

ORDINANCE NO. 341
VILLAGE OF BELLEVUE
ZONING ORDINANCE

INDEX

	<u>Page</u>
Article 1: Definitions	1
Article 2: General Provisions	4
2.1 Short Title	4
2.2 Scope of Regulations	4
2.3 Incidental Used	5
2.4 Exemptions	5
Article 3: Districts	5
Article 4: Agricultural District	6
Article 5: Residential Districts	7
5.1 R-1 General Residential District	7
5.2 R-2 Mobile Home Park District	9
Article 6: Commercial Districts	9
6.1 C-1 Neighborhood Commercial District	9
6.2 C-2 General Commercial District	12
6.3 C-3 Highway Commercial District	14
6.4 Restrictions Applying to All Commercial Districts	16
Article 7: Industrial District Regulations	19
7.1 I-1 Light Industrial District	19
7.2 I-2 Heavy Industrial District	20
Article 8: Water and Sewage Disposal Regulations	21
Article 9: Enforcement and Penalties	21
Article 10: Board of Appeals	22
Article 11: Appeals for Variations	23
Article 12: Other Appeals	23
Article 13: Appeals to Court	24
Article 14: Zoning Commission	24
Article 15: Permits	25

Article 16: Nonconforming Uses	27
16.1 Continuation	27
16.2 Expansion	27
16.3 Discontinuance	27
16.4 Destruction or Damage	28
16.5 Changes	28
16.6	28
16.7 Records	28
Article 17: Amendments	28
Article 18: Validity	29
Article 19: Interpretation Purposes and Conflicts	29
Article 20: Conflicting Ordinances	30
Article 21: Subdivision Plat Regulations	30
21.1	30
21.2 Procedure Not Involving District Reclassification	31
21.3 Procedure Involving District Reclassification	31
21.4 Final Plat Regulation	32
21.5 Recording	34
21.6 General	34
Article 22: Effective Date	34

ORDINANCE NO. 341
VILLAGE OF BELLEVUE
ZONING ORDINANCE

The Board of Trustees of the Village of Bellevue has determined that it is in the best interests of the Village and its residents to enact an ordinance regulating and restricting the location and use of buildings, structures, and land for trade, industry, residence and other uses, regulating and restricting the intensity of such uses and establishing various other standards for the uses of property within the Village.

For the purpose of promoting the public health, safety, morals, comfort and general welfare, conserving the values of property throughout the Village, and lessening or avoiding congestion in the public streets and highways it is hereby ordained by the President and Board of Trustees of Village of Bellevue:

ARTICLE 1
DEFINITIONS

1.1 For the purpose of this ordinance certain terms and words are hereby defined as follows: Words used in the present tense include the future; the singular number shall include the plural; and work "shall" is mandatory and not directory.

Accessory Building. A subordinate building, the use of which is incidental to that of a Main Building.

Auto Wrecking Yard. Any place where two or more automobiles not in running condition, or the parts thereof, are stored and are not being restored to operation, or any place used principally for the wrecking or storing of such automobiles or the parts thereof.

Basement. A story having part but not more than one-half (1/2) its height below grade. A basement is counted as a story for the purpose of height regulations if subdivided and used for business or dwelling purposes.

Board House. A building other than a hotel where, for compensation, meals, or lodging and meals, are provided for more than three (3) but less than twenty (20) persons.

Building. Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, or property. When a structure is divided into separate parts by unpierced walls extending from the ground up, each part is deemed a separate building.

Building, height of. The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line

of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

District. A section or sections of the Village for which the zoning regulations are uniform.

Dwelling. Any building, or portion thereof, which is designed or used for residential purposes.

Enforcing Officer. The officer designated by the Mayor and approved by the Board of Trustees charged with the responsibility of enforcing the provisions of this Ordinance.

Frontage. All the property on one side of the street between two intersecting streets (crossing or terminating), measured along the line of the street; or if the street is dead-ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.

Garage, Private. An Accessory Building used solely for storing motor-driven vehicles, not more than one of which may be a commercial vehicle of not more than one and one-half (1 1/2) ton load capacity.

Garage, Public. Any building or premises except those used as a private garage used for equipping, repairing, hiring, selling, servicing or storing motor-driven vehicles, or parts thereof.

Garbage. Any odorous combustible or offensive waste materials.

Gasoline Station. Any building or premises used for the dispensing, sale or offering for sale at retail of any automobile fuels or oils.

Home Occupation. An occupation conducted in a Dwelling, provided that:

(1) Only members of the family residing on the premises shall be engaged in such occupation.

(2) The use of the Dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25% of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

(3) There shall be no change in the outside appearance of the Building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding four square feet in area, nonilluminated, and mounted flat against the wall of the principal building.

(4) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a

residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this chapter, and shall not be located in a required front yard.

(5) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses outside the Dwelling. In the case of electrical interference, no equipment or process shall be used which creates a significant visual or audible interference in radio or television receivers off the Premises, or causes fluctuations in line voltage off the Premises.

Hotel. A building in which lodging is provided and offered to the public for compensation and which is open to transient or permanent guests.

Lot. A parcel of land occupied or intended for occupancy by one (1) Main Building together with any Accessory Buildings, and uses customarily incidental to it, including the open spaces required by this ordinance and having its principal frontage upon a street or upon an officially approved place.

Lot, depth of. The mean horizontal distance between the front and the rear lot line.

Lot of Record. A lot of which is a part of a subdivision, the map of which has been recorded in the office of the Recorder of Deeds of Peoria County, Illinois, or a lot described by metes and bounds, the description of which has been recorded in the office of the Recorder of Deeds of Peoria County, Illinois.

Main Building. A Building which houses the primary use on any particular Lot. There may be only one Main Building on any given Lot.

Mobile Home. Any vehicle or portable structure used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses or skirtings and which is, has been, or reasonably may be, equipped with wheels or other devices for transporting the structure from place to place whether by motive power or other means.

Nonconforming Use. Any building or land lawfully occupied by a use at the time of the passage of this Ordinance, or any amendment hereto, which does not conform after the passage of this Ordinance or amendment with the use regulations of the District in which it is situated.

Recreational Vehicle. Any vehicle designed and constructed for travel, lodging or recreational purposes, intended only for recreational use, and not for permanent lodging, and licensed as a recreational vehicle under the Illinois Vehicle Code.

Rooming House. A building where lodging only is provided for compensation to more than three (3) but less than twenty (20) persons.

Signs. All signs or billboards displayed on a building or separate structure, but not including names of owners, farm or business names, and signs on the interior of windows.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it.

Story, Half. A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use. A half story containing independent apartments or living quarters shall be counted as a full story.

Street. All property dedicated for public or private street, highway or roadway purpose.

Structure. Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

Structural Alterations. Any change in the supporting members of a Building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

Tourist or Trailer Camp. An area containing one or more structures designed or intended to be used as temporary living facilities for two or more families and intended primarily for automobile transients or providing spaces where two or more tents or auto trailers can be parked for dwelling purposes.

Yard. An open space on the same Lot with a Building, unoccupied and unobstructed by any portion of a Structure from the ground upward. In measuring a Yard for the purpose of determining the width of a side Yard, the depth of a front Yard or the depth of a rear Yard, the mean horizontal distance between the lot line and the Main Building shall be used.

ARTICLE 2 GENERAL PROVISIONS

2.1 Short Title. This ordinance shall be known and may be cited as the Zoning Ordinance of The Village Of Bellevue.

2.2 Scope of Regulations. Except as provided by this Ordinance, it shall be unlawful:

(1) To establish any use of a Building, Structure or land, either by itself or in addition to another use.

(2) To expand, change or re-establish any Nonconforming Use.

(3) To erect, rebuild, structurally alter, add to or relocate any Building, Structure or part thereof.

(4) To reduce the open space of a Building or Structure, or to include any part of such open space as that required for an adjoining Building or Structure.

(5) To provide or connect onto water supply or sewage disposal facilities.

2.3 Incidental Uses. Unless otherwise prohibited or restricted, the allowance by this Ordinance of a permitted use also allows uses, Buildings and Structures incidental thereto if located on the site. However, such incidental uses, Buildings and Structures shall not be established or erected prior to the establishment or construction of the principal use or Building and shall be compatible with the character of the principal use.

2.4 Exemptions. The following uses are permitted in any district: (1) poles, towers, wires, cables, conduits, vaults, laterals or any other similar distributing equipment of a public utility, and (2) a temporary yard for a contractor's plan required for highway construction, if not nearer than 800 feet to any residence other than that of the owner or lessor of the site.

ARTICLE 3 DISTRICTS

3.1 For purposes of this Ordinance, all land in the incorporated area of Village of Bellevue, Illinois, is hereby divided in eight (8) Districts designated as follows:

- A-1 Agricultural
- R-1 Residential
- R-2 Mobile Home Park
- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Highway Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial

3.2 If uncertainty arises with respect to the boundaries of the various Districts as shown on the zoning maps, the enforcing officer shall determine the boundaries in accordance with the following rules:

(a) District boundaries, unless otherwise indicated, are the center lines of streets, highways, alleys, railroads or

easements, or the boundary lines of sections, quarter sections or Lots, or such line extended.

(b) Where a district boundary line divides a Lot in single ownership, the regulations of either district may apply to the entire lot but not more than 25 feet beyond the boundary line.

(c) In areas not subdivided into lots and blocks, the district boundary lines on the zoning maps shall be determined by scale to the nearest one hundred feet.

3.3 The boundaries of these districts are indicated upon the Zoning Map of the Village of Bellevue, Illinois, which Map is made a part of this Ordinance. The said Zoning Map of Village of Bellevue, Illinois and all notations, references, and other matter shown thereon be as much a part of this Ordinance as if they were fully described herein. The said Zoning Map of Village of Bellevue, Illinois, as amended from time to time, shall be on file and available for public reference in the Village Hall.

3.4 Any use not specifically provided for in Articles 4, 5, 6 or 7 shall be permitted in the District with the most related or similar uses, such determination to be made by the Zoning Board of Appeals.

3.5 All territory which may hereafter become a part of the incorporated area of Village of Bellevue shall be classed Agricultural District until otherwise classified by amendment.

3.6 Corporation limits of the Village of Bellevue shown on the Zoning Map are not necessarily correct.

3.7 In the event areas shown as being outside of the Corporation Limits are determined or found to lie within the classification of zoning shall be Agricultural District.

ARTICLE 4 AGRICULTURAL DISTRICT

4.1 This district is designed for agricultural uses on certain lands in the outlying areas of the Village, prior to development of those areas into subdivisions, commercial, industrial or other use as is provided for under the District regulations established in this Ordinance. When such development occurs, it is expected that these areas will be changed in zoning to a class other than Agricultural in conformity with the general plan of that particular portion of the Village.

4.2 Buildings and premises shall be used only for the following and other similar purposes:

1. Apiaries.
2. Aviaries.

3. Farming; cattle, horses, sheep or poultry raising; etc.
4. Gardening.
5. Greenhouses.
6. Nurseries (plant materials).
7. Dwellings for families engaged in farming, located on the farmed property.
8. Orchards.
9. Roadside stands for the sale of only those farm products produced on the premises on which the stand is located, provided that a parking area for not less than six customers' vehicles shall be provided on the private property and that the parking area and access drives shall be surfaced with compacted crushed stone or superior surfacing.

ARTICLE 5
RESIDENTIAL DISTRICTS

5.1 R-1 GENERAL RESIDENTIAL DISTRICT.

A. This District is designed to protect and preserve quiet, low density residential areas that are presently developed or will be developed with Dwellings. The regulations for this District are designed to stabilize and protect the residential character of the District and to promote and encourage a suitable environment for residential activities.

B. Buildings and premises shall be used only for the following and other similar purposes.

1. Churches and Convents.
2. Dwellings.
3. Fire Stations.
4. Lakes.
5. Libraries and Museums.
6. Parks.
7. Police Stations.
8. Home Occupations.
9. Public utility substations, booster stations, etc.

10. Railroad trackage.
11. Schools.
12. Accessory Buildings and uses customarily incident to the above uses, not involving the conduct of a business, including a Private Garage.

C. In addition to the uses listed above, Buildings and premises may be used for the following purposes provided that they are secondary to the primary use only and not carried on as a business:

1. Flower Gardening.
2. Greenhouses.
3. Nurseries.
4. Orchards.
5. Truck Gardening.

D. Every Dwelling constructed in the Village shall have an area of not less than 900 square feet. No more than one Dwelling is permitted on any Lot.

E. Every Lot shall have a minimum width of fifty (50) feet; not more than thirty-five percent (35%) of the area of any Lot shall be occupied by Buildings.

F. No foundation or any part of any Building shall be erected nearer to the side lot property line than a distance equal to ten percent (10%) of the Lot Frontage at the building set-back line; in the event the side lot lines are not parallel, then the distance shall be determined by the average of the total width of the front and rear lot lines, and in no case, shall said distance be less than five (5) feet.

G. Any Accessory Building that is not a part of the Main Building shall be located not less than sixty (60) feet from the front lot line provided that if located fifty (50) feet or more from the required setback line and not less than seventy-five (75) feet from the front property line.

H. No Accessory Building shall be constructed upon a Lot until the construction of the Main Building has been actually commenced, and no Accessory Building shall be used as a Dwelling. Neither shall a Basement be occupied temporary as living quarters until the outside of the Main Building has been completed.

I. No Recreational Vehicle shall be permitted on any Lot in a R-1 Residential District except:

(i) a Recreational Vehicle owned by a bona fide guest of the owner of the Dwelling located thereon, which shall be permitted to remain on said Lot for not more than thirty days. The owner of the Recreational Vehicle shall comply with all water supply and

sewage disposal regulations of the Peoria County Health Department;
or

(ii) a Recreational Vehicle owned by the owner of the Lot and temporarily stored on the Lot. No persons may live in a Recreational Vehicle so stored.

Any Recreational Vehicle permitted on a Lot pursuant to this Section 5.1I shall be placed only in the side yards or back yard, but not the front yard.

J. No Building shall be constructed less than five (5) feet from a rear property line.

5.2 MOBILE HOME PARK DISTRICT

A. This District is intended to provide areas where Mobile Homes can be a viable alternative to the housing types permitted in the R-1 General Residential District.

B. Buildings and premises shall be used only for the following and similar purposes:

1. Those uses permitted in R-1 District.
2. Mobile Homes.

C. Those who own and occupy Mobile Homes shall comply with the provisions of the applicable mobile home ordinances of the Village.

D. Mobile Homes shall be permitted only in an R-2 Mobile Home Park District.

ARTICLE 6 COMMERCIAL DISTRICTS

6.1 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT.

A. This District is designed primarily to provide areas of convenience, retail shopping and day to day consumer services that are necessary to serve residential areas. High traffic generating and traffic oriented uses are restricted in order to prevent an undesirable influence in adjacent residential areas.

B. Buildings and premises shall be used only for the following and similar purposes:

1. Those uses permitted in the R-2 District.
2. Accountant's office.
3. Appliance, household, repair shop.
4. Architect's office.

5. Artist's studio or office.
6. Art store.
7. Assembly room or hall.
8. Attorney's office.
9. Author's or writer's office.
10. Bakery, retail.
11. Bank.
12. Barbershop.
13. Beauty parlor.
14. Book store.
15. Business office.
16. Cleaning, pick-up station.
17. Clock or watch repair shop.
18. Clothes pressing establishment.
19. Coin or stamp store.
20. Club, community nonprofit.
21. Confectionery store.
22. Credit union.
23. Delicatessen.
24. Dental clinic.
25. Dental laboratory.
26. Dental office.
27. Designer's office.
28. Detective's office.
29. Dressmaking shop.
30. Drugstore.
31. Dry goods store.
32. Family counselor's office.

33. Florist shop.
34. Food store.
35. Fruit store.
36. Funeral homes.
37. Furniture store.
38. Garage, parking.
39. Garden supplies store.
40. Gift shop.
41. Gunsmith.
42. Hardware store.
43. Insurance office.
44. Interior decorating shop.
45. Investment counselor's shop.
46. Jewelry store.
47. Landscape architect's office.
48. Laundromat, washing or dry cleaning.
49. Laundry, pick-up.
50. Library.
51. Loan office.
52. Locksmith.
53. Management consultant's office.
54. Meat market.
55. Medical clinic.
56. Medical laboratory.
57. Museums.
58. Milk distributing station not involving any bottling on the premises.
59. Millinery shop.

60. Neighborhood centers, nonprofit.
61. Newspaper distribution station.
62. Notions store.
63. Novelty store.
64. Parking garage.
65. Parking lot.
66. Personal service establishment.
67. Photographer's office.
68. Physician's office.
69. Psychiatrist's office.
70. Public utility office.
71. Publisher's office.
72. Radio, sales or service.
73. Real estate office.
74. Research or testing laboratory.
75. Retail stores for reading matter, clothing, curios, art objects, household sundries, etc.
76. Secondhand store.
77. Shoe repair shop.
78. Shoeshine parlor.
79. Shoe store.
80. Uses similar and/or accessory to the above permitted uses.

6.2 C-2 GENERAL COMMERCIAL DISTRICT.

A. This District is designed to provide for a range of general and comparison shopping facilities that serve a larger area than just the immediate residential area. All commercial uses are permitted except exclusively highway-oriented ones.

B. Buildings and premises shall be used only for the following and similar purposes:

1. Those uses permitted in the C-1 District.
2. Amusement arcade.
3. Art gallery, commercial.
4. Auditorium or armory, exhibition hall.
5. Auto, truck and trailer sales and rentals, storage, repair, parking or sales lots for new or used vehicles.
6. Bars.
7. Bicycles, retail sales and service.
8. Billiard or pool hall.
9. Blueprinting.
10. Boats, pleasure - retail, service or sales.
11. Bowling alleys.
12. Building material, retail only.
13. Business machines, retail sales and service.
14. Bus terminal.
15. Cabaret.
16. Catering establishment.
17. Cleaners, drive-in.
18. Cleaning and dyeing plants.
19. Cocktail lounge.
20. Commercial school or business college.
21. Customs office.
22. Department stores.
23. Display rooms for merchandise to be sold at wholesale.
24. Establishments for sale of beer or intoxicating liquor for consumption on the premises.
25. Feed store.

26. Fraternal organization, nonprofit - no alcoholic beverage.
27. General hospital.
28. Greenhouse (products for sale).
29. Gymnasium.
30. Indoor commercial recreation.
31. Instruments, repair of scientific or professional.
32. Laboratory, research or testing.
33. Laundries.
34. Manufacturing of dental and medical goods.
35. Meeting halls.
36. Motorcycle, rentals, sales or service.
37. Passenger terminal.
38. Pet shop.
39. Photo laboratory.
40. Photostating.
41. Radio or television stations, studios and offices.
42. Service and repair establishments such as a cabinet, electrical, heating, air-conditioning, plumbing, printing, engraving or lithographing shop.
43. Uses similar and/or accessory to the above permitted uses.

6.3 C-3 HIGHWAY COMMERCIAL DISTRICT.

A. This District provides a location for commercial uses of a highway or thoroughfare-oriented nature. Other uses which may benefit from drawing a proportion of their clientele from passing traffic are permitted as well as additional uses which can be correlated with those above.

B. Buildings and premises shall be used only for the following and other similar purposes.

1. Those uses permitted in the C-2 District.
2. Drive-in restaurant.

3. Heavy machinery or products display.
4. Laundries, bakeries, dry cleaning, dyeing and carpet cleaning plants.
5. Power and heating plants with fuel storage.
6. Produce markets, cold storage plants, creameries, soda water and soft drink bottling establishments.
7. Storage and killing of poultry and small game to be sold at retail on premises.
8. Warehouse, storage, transfer terminal and loft buildings.
9. Wholesaling.
10. Cinema production and development.
11. Furniture and upholstering manufacture.
12. Leather goods and luggage manufacturing.
13. Lumber yards (no milling or planing).
14. Mattress manufacturing.
15. Metal buffing, plating and polishing.
16. Outdoor storage; provided that storage of buses, semi truck trailers, Mobile Homes and inoperable vehicles of any kind is prohibited.
17. Painting and varnishing shops.
18. Paper box and cardboard products manufacturing.
19. Pattern making shops.
20. Pharmaceutical products manufacturing.
21. Plastic products manufacturing.
22. Storage and killing of poultry and small game for the wholesale trade.
23. Tinsmith and sheet metal shops.
24. Toiletries and cosmetics manufacturing.
25. Tool, die, gauge and machine shops, manufacturing small parts not involving pressing or stamping operations.

26. Automobile service stations, provided all gasoline pumps or appliances for dispensing gasoline which are installed outside of enclosed buildings shall be located not less than 13 feet from the street right of way or from the setback lines established, and if such pumps or appliances are located within 40 feet of the property line, they shall be installed and maintained in such a location so as to prevent any part of the vehicles being serviced at such pumps or appliances from projecting into the street, alley or sidewalk area.
27. Amusement outdoor enterprise.
28. Boarding kennels.
29. Breeding kennels.
30. Car wash establishment.
31. Drive-in and open-air restaurants.
32. Drive-in theaters.
33. Driving range, golf.
34. Mobile home sales.
35. Motels, tourist homes, etc.
36. Roadside stands.
37. Uses similar and/or accessory to the above permitted uses.

6.4 RESTRICTIONS APPLYING TO ALL COMMERCIAL DISTRICTS.

A. SIGNS.

1. Advertising - The surface area of advertising signs shall not exceed 400 sq. ft. per face. No advertising sign shall be erected within 50 ft. of an adjoining residential District nor designed to face into such district nor may any advertising sign be erected within 100 feet of and facing any public park.
2. Business - The total surface area of all business signs shall not exceed 4 sq. ft. for each lineal foot of principal street frontage, but may expand to 6 sq. ft. for each lineal foot of frontage if the signs are built into a building. Business signs shall be limited to flat wall signs which shall not extend more than 15 inches from the face of the building, except however, one projecting or free

standing sign shall be permitted for each principal use in a building.

3. No business sign shall be erected above the permitted building height. Illumination of such sign shall not direct concentrated light into residential districts nor in any way obstruct the vision of motor vehicle operators. No person shall place, maintain, or display upon or in view any unauthorized sign, signal, marking or device which is an imitation of or resembles an official traffic control device or railroad sign or signal or which attempts to disrupt the movement of traffic. No person shall place, maintain or display any sign which hides from view or interferes with the movement of traffic or the effectiveness of any traffic control device or any railroad sign or signal.

B. SETBACKS.

1. Front Setback.

- a. Where the frontage on one side of the street between two intersecting streets is zoned partly residential and partly as commercial or industrial, the front Yard depth in the commercial and industrial Districts shall be equal to the required front Yard depth of the residential District.
- b. Where all of the frontage on one side of the street between intersecting streets is zoned business or industrial and part or all of the frontage on the opposite side of the street between the same two intersecting streets is zoned residential, the front Yard depth in the business and industrial district shall be at least 15 feet.
- c. Where all of the frontage on both sides of the street between two intersecting streets is zoned business or industrial, no front Yard is required except where on either side of the street 50% or more of the frontage is improved with buildings that have observed an average front yard depth greater than 15 feet; then there shall be a front yard of at least 15 feet in depth on such side of the street.
- d. No required front Yard shall be used for the open-air parking or storage of motor vehicles.

2. Rear Setback.

No building or structure or any portion thereof shall be erected within twenty-five (25) feet from the rear lot line if the rear lot line abuts a lot in a Residential District; if the rear lot line abuts a lot in any other District, the setback shall be five (5) feet.

3. Side Setback.

There shall be a minimum side lot clearance on each side of the Building of not less than ten percent (10%) of the lot frontage at the front setback line or twenty-five (25) feet, whichever is less, which space shall remain open and unoccupied by any Building or Structure. Attached Garages or Accessory Buildings connected with the Main Building by a breezeway or other permanently constructed connection shall be construed to be a part of the Main Building for purposes of this subsection. No other Accessory Buildings detached from the Main Building shall be erected in such space. However, this subsection shall not apply unless the land upon which such building is to be erected abuts on one or both sides of a lot or street in a Residential District.

C. HEIGHT.

No Building shall be erected to a height in excess of thirty-five (35) feet.

D. PARKING.

1. Churches, places of worship, theaters, assembly halls or stadiums and the like: one space for four legal occupants and located on the same Lot with the facility or on another lot any part of which is within 500 feet in a direct line from the facility.
2. General hospitals, convalescent homes, rest homes and the like: for hospitals, two spaces per bed and for convalescent homes, rest homes and the like, one space for each three beds, all on the same Lot with the facility or in another lot any part of which is within 500 feet in a direct line from the facility.
3. Hotels, motels, tourist courts, rooms to let in a Dwelling and the like: one space for each guest unit plus one space for each three persons regularly employed, and located on the same Lot with the facility.

4. Gasoline stations and motor vehicle dealers and repairers, establishments for auto washing and cleaning and the like: ten spaces and located on the same lot with the facility.
5. Restaurants and food service establishments, retail stores, business and professional offices, financial institutions, medical and dental clinics, laboratories, commercial recreational facilities and the like: one space for each 300 square feet of usable floor area and located on the same lot with the building or on another lot, any part of which is within 300 feet in a direct line from the Building.
6. Undertakers' establishments: forty spaces plus ten spaces for each chapel or parlor in excess of one, all located on the same lot with the building or on another Lot any part of which is within 300 feet in a direct line from the building.
7. Warehouses; wholesale businesses; trucking terminals; contractors' businesses; research laboratories; establishments for the manufacture, processing or assembling of goods; printing and publishing establishments; painting, woodworking, sheet metal, blacksmith, welding, tire recapping and machine shops; laundry, cleaning and dyeing plants and the like: one space for each one and one-half employees during the largest daily work shift period and located on the same lot with the facility or on another lot any part of which is within 500 feet in a direct line from the facility.

ARTICLE 7
INDUSTRIAL DISTRICT REGULATIONS

7.1 I-1 LIGHT INDUSTRIAL DISTRICT.

(a) This District is an industrial zone that is compatible to neighboring commercial developments and is designed to provide a buffer between a heavy industrial District and other commercial uses.

(b) Buildings and premises may be used only for the following and other similar purposes:

1. The uses permitted in the C-3 district.
2. Animal hospital and kennels.
3. Bookbinders.
4. Confection manufacturing and food products manufacturing.

5. Wearing apparel manufacturing.
6. Welding shops.
7. Uses similar and/or accessory to the above permitted uses.

7.2 I-2 HEAVY INDUSTRIAL DISTRICT.

(a) The heavy industrial District permits types of industry having major environmental effects. Such a classification may be assigned to property only after a public hearing before the Village Zoning Board of Appeals and approval by the President and Board of Trustees and such use is subject to such conditions, restrictions and regulations as are deemed necessary by the President and Board of Trustees as necessary to the preservation of surrounding property and the environment.

(b) Buildings and premises may be used only for the following and other similar purposes.

1. All uses permitted in the I-1 District.
2. Automobile accessory manufacturing.
3. Brewing and distilling of malt beverages or liquors.
4. Building material yards, including sand, gravel, stone and cinders.
5. Canning factories.
6. Cigar and cigarette manufacturing.
7. Coal and coke yards.
8. Coke ovens.
9. Disinfectant and insecticide manufacturing.
10. Drop forging plants.
11. Electrical fixtures, batteries and other electrical apparatus manufacturing.
12. Enameling and galvanizing plants.
13. Foundry.
14. Gas holders.
15. Hardware and cutlery manufacturing.
16. Heat treating plants.

17. Incinerator plants.
18. Linoleum and oilcloth manufacturing.
19. Meat and fish processing (not including slaughtering and rendering).
20. Metal stamping or pressing plants.
21. Millwork, lumber and planing mills.
22. Open storage yards of building and construction contractors.
23. Paint, enamel, lacquer and varnish manufacturing.
24. Plastic manufacturing.
25. Railroad yards.
26. Roofing manufacturing.
27. Sewage disposal plants.
28. Tank storage of bulk oil and gasoline.
29. Tire and recapping plants.
30. Tire and rubber goods manufacturing.

ARTICLE 8
WATER AND SEWAGE DISPOSAL REGULATIONS

8.1 Every residence, building, business, trade or industry hereafter established and requiring water supply and sewage disposal facilities shall provide such facilities conforming to the standard of Peoria County Health Department and the Illinois State Health Department, and any new water supply and sewage disposal facilities, or alterations to existing facilities shall also conform to such standards.

ARTICLE 9
ENFORCEMENT AND PENALTIES

9.1 This Ordinance shall be administered and enforced by the Village of Bellevue Enforcing Officer appointed by the Village Board of Trustees, who is hereby designated and herein referred to as the Enforcing Officer.

9.2 Proper authorities of the Village or any person affected may institute any appropriate action or proceedings against a violator as provided by statute.

