

CITY OF RED BUD, ILLINOIS
SCHEDULE 173-29(B): USE TABLE

The use table provides a tabular summary of the land uses allowed within each zoning district. The table is intended for reference and does not necessarily reflect all of the regulations that apply to particular uses or districts.

- (A) **Permitted (By Right):** Uses identified in a zoning district column of the Use Table with a “•” are “permitted by right” and shall be permitted in such zoning district, subject to such supplemental use regulations as may be indicated in the “Supplemental Regulations” column and all other requirements of this Zoning Code.
- (B) **Special Uses:** Uses identified in a zoning district column of the Use Table with an “S” are “Special Uses” and shall be permitted in such zoning district if reviewed and approved in accordance with the standards of Section 173-107 to 108. Special uses shall be subject to such supplemental use regulations as may be indicated in the “Supplemental Regulations” column and all other requirements of this Zoning Code.
- (C) **Use Standards:** The last column of the Use Table is entitled “Supplemental Regulations”. The numbers in this column refer to various Sections of the City’s Zoning Code, Chapter 173. Each of the numerical Subsections contain special use standards applicable to a particular use in one or more of the districts in which such use is allowed.
- (D) **Unlisted Uses:** Any use not shown as a use permitted by right or a special use in a zoning district is specifically prohibited in that district. Uses not listed have been determined either not to be appropriate in any district, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Code. Any use not shown as a use permitted by right or a special use in any zoning district, but constituting a use that is required to be permitted by law, shall be subject to the conditions of the most appropriate underlying district and the following requirements.
- (1) The use shall be permitted only to the extent required by law to be permitted;
 - (2) The use shall be approved only as a Special Use, except if by law it is required to be permitted by right;
 - (3) The use shall be located no closer than one thousand (1,000) feet from any residence, residential property, park, school, or church, except as may be modified by the Governing Body through a Special Use Permit;
 - (4) The use shall maintain a distance of at least one thousand (1,000) feet from any other such use having the same description;
 - (5) The use shall be approved by the City Council pursuant to the requirements herein.

Use is permitted by right: •
 Use permitted as a special use: S
 Use not permitted:

| | A-1 | R-1 | R-2 | R-4 | R-5 | MXD | B-2 | B-1 | I-1 | Supplemental Regulations |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------------------------|
| PRINCIPAL RESIDENTIAL USES | | | | | | | | | | |
| 1. Convalescent, Nursing or Retirement Home | | | | S | | | | | | 173-39 |
| 2. Dwelling, Single-Family Detached | • | • | • | • | • | | | | | |
| 3. Dwelling, Two-Family (“Duplex”) | | | | • | | | | | | |
| 4. Dwelling, Multi-Family (“Apartment”) | | | | • | | S | | | | |
| 5. Dwelling, Loft | | | | | | S | | S | | |
| 6. Independent Living Facility | | S | S | S | | | S | | | |
| 7. Mobile Home Subdivision | | | | | S | | | | | 173-56 |
| 8. Modular, Single Family Detached | S | S | S | S | S | | | | | |
| 9. Legally Existing Nonconforming Uses | • | • | • | • | • | • | • | • | • | |
| 10. Reserved | | | | | | | | | | |
| 11. Reserved | | | | | | | | | | |
| PRINCIPAL NON-RESIDENTIAL USES | | | | | | | | | | |
| 12. Agricultural Uses (“Agriculture”) | • | S | | | | | | | | |
| 13. Agricultural Implement Sales & Service | S | | | | | | • | | S | |
| 14. Antique Shop | | | | | | • | • | • | | |
| 15. Arts, Crafts and Photo Studio | | | | | | • | • | • | • | |
| 16. Asphalt/Concrete Plant | S | | | | | | | | S | |
| 17. Auction House | | | | | | | • | | | |
| 18. Automotive Parking Garage or Lot (private or public) | | | | | | S | • | S | S | |
| 19. Automotive Parts and Supply Store | | | | | | • | • | • | • | |
| 20. Automotive Rental Agency | | | | | | S | • | S | • | |
| 21. Automotive Repair Shop | | | | | | | • | | S | |
| 22. Automotive Sales and Lease | S | | | | | | • | | S | |
| 23. Automotive Service Station | | | | | | S | • | S | S | |
| 24. Automotive Tire Store | | | | | | S | • | S | • | |
| 25. Bar or Tavern | | | | | | S | S | S | | |
| 26. Bed and Breakfast (1-5 rooms) | S | S | | S | | | S | S | | |
| 27. Business or Vocational School | | | | | | • | • | • | • | |
| 28. Cannabis Business Establishments | | | | | | | | | | 173-54 |
| 29. Car Wash | | | | | | S | • | | • | |
| 30. Catering Service | | | | | | • | • | • | • | |
| 31. Church, Temple or Synagogue | S | S | S | S | S | S | S | S | S | |
| 32. Club, Civic or Fraternal Organization | | | | | | S | • | S | • | |
| 33. Computer Repair or Data Processing Service | | | | | | • | • | • | • | |
| 34. Construction Contractor | | | | | | S | S | | • | |
| 35. Convenience Store | | | | | | S | • | | | |
| 36. Dance Hall, Night Club or Private Club | | | | | | S | S | S | S | |
| 37. Dance Studios or Schools | | | | | | • | • | • | S | |
| 38. Drug Store (Pharmacy) | | | | | | • | • | • | • | |
| 39. Dry Cleaning/Laundry Pick-up | | | | | | • | • | • | • | |
| 40. Filling Station/Fuel Sales & Storage | | | | | | S | S | • | • | 173-37 |
| 41. Financial Services | | | | | | • | • | • | | |
| 42. Firearms Shop | S | | | | | | S | | S | |
| 43. Freight Terminal | | | | | | | | | • | |
| 44. Funeral Home | | | | S | | S | S | S | S | |
| 45. Furniture, Appliance or Equipment Sales | | | | | | S | • | S | • | |
| 46. Garden Supply or Landscaping Center | S | | | | | | S | | • | |
| 47. Golf Course | • | S | | | | • | • | • | | |
| 48. Health Club or Fitness Center | | | | *S | | S | • | • | • | *Members only |
| 49. Heavy Equipment Sales & Service | S | | | | | | • | | S | |
| 50. Hospital | | | | | | S | S | | | |
| 51. Hotel or Motel | | | | | | S | • | | | |
| 52. Indoor Flea Market | | | | | | S | • | • | S | |
| 53. Indoor Pet Care Facility | S | | | | | | • | | • | |

| | A-1 | R-1 | R-2 | R-4 | R-5 | MXD | B-2 | B-1 | I-1 | Supplemental Regulations |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------------------------|
| 54. Industrial, Light | | | | | | | | | • | |
| 55. Industrial, Heavy | | | | | | | | | S | |
| 56. Junk Yard | | | | | | | | | S | 173-40 |
| 57. Kennel, Outdoor | S | | | | | | | | S | 173-44 |
| 58. Liquor Store | | | | | | S | S | S | S | |
| 59. Lumber or Building Materials Sales | | | | | | | • | | S | |
| 60. Manufactured Home Sales | | | | | | | S | | S | |
| 61. Massage Establishment, Therapeutic (licensed) | | | | | | • | • | • | | |
| 62. Medical or Dental Offices | | | | | | S | S | | S | |
| 63. Mini-Warehouse (Self-Storage Facility) | | | | | | | • | | • | |
| 64. Nursery School (Commercial) | | | | S | | S | S | S | | 173-41 |
| 65. Office | | | | | | • | • | • | • | |
| 66. Outdoor Vehicle Storage Yard | S | | | | | | S | | • | |
| 67. Pawnbroker or pawnshop | | | | | | | S | | | |
| 68. Photocopying and Duplicating Services | | | | | | • | • | • | • | |
| 69. Pole barn | • | | | | | | | | S | |
| 70. Printing & Publishing Facility | | | | | | | S | | • | |
| 71. Public Service Facility (City of Red Bud only) | • | • | • | • | • | • | • | • | • | 173-43 |
| 72. Public Service Facility (Other than Red Bud) | S | S | S | S | S | S | S | S | S | 173-43 |
| 73. Recovery Home | | | | | | | | | S | |
| 74. Recreation Facility or Area | S | S | S | S | S | S | S | S | S | |
| 75. Recreation, Rural | S | | | | | | | | | |
| 76. Recreational Vehicle Sales, Lease or Rental | | | | | | | S | | S | |
| 77. Residential Treatment Facility | | | | | | | S | | S | |
| 78. Repair Services | | | | | | • | • | • | S | |
| 79. Research Services | | | | | | S | S | S | S | |
| 80. Restaurant, Fast Food | | | | | | S | S | S | | |
| 81. Restaurant, General | | | | | | • | • | • | | |
| 82. Retail Sales & Services | | | | | | • | • | • | • | |
| 83. Schools, Private | S | S | S | S | | • | • | • | | 173-41 |
| 84. Schools, Public | S | S | S | S | | S | S | S | | 173-41 |
| 85. Sexually-Oriented Businesses | | | | | | | | | S | 173-55 |
| 86. Shopping Center | | | | | | S | S | | | |
| 87. Tobacco Store | | | | | | | • | | | |
| 88. Tanning Salon (State licensed) | | | | | | • | • | • | | |
| 89. Tattoo Establishment (State licensed) | | | | | | | S | | | |
| 90. Television or Radio Broadcast Station | | | | | | • | • | S | • | |
| 91. Theater, Motion Picture | | | | | | • | • | • | | |
| 92. Theater, Performing Arts | | | | | | • | • | • | | |
| 93. Towing Service | | | | | | | S | | • | |
| 94. Truck & Equipment Sales, Lease & Rentals | | | | | | S | S | | S | |
| 95. Used Merchandise Store | | | | | | | • | • | • | |
| 96. Veterinarian | • | | | | | • | • | • | • | |
| 97. Warehousing and Distribution, Including wholesale | | | | | | | S | | • | |
| 98. Legally Existing Nonconforming Use | • | • | • | • | • | • | • | • | • | |
| 99. Main and Market St. Business | | | S | S | | | | | | 173-38.1 |
| 100. Reserved | | | | | | | | | | |
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| | A-1 | R-1 | R-2 | R-4 | R-5 | MXD | B-2 | B-1 | I-1 | Supplemental Regulations |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------------------------|
| ACCESSORY USES & STRUCTURES | | | | | | | | | | |
| 101. Accessory Buildings and Structures | • | • | • | • | • | • | • | • | • | |
| 102. Automotive Parking Garage or Lot (private or public) | | | • | • | • | • | • | • | • | |
| 103. Cemetery | S | | | | | | S | S | S | |
| 104. Construction Office (Temporary) | • | • | • | • | • | • | • | • | • | |
| 105. Deck, Patio, Platforms and Gazebo | • | • | • | • | • | • | • | • | • | |
| 106. Drive Through | | | | | | S | S | S | | |
| 107. Dumpsters, Enclosed | | | | • | • | • | • | • | • | 173-49 |
| 108. Fence or Wall | • | • | • | • | • | • | • | • | • | 173-36 |
| 109. Garage or Carport | • | • | • | • | • | | | | | |
| 110. Greenhouse or Plant Nursery | S | | | | | S | • | S | S | |
| 111. Guest house | • | S | | | | | | | | |
| 112. Home Occupation | S | S | S | S | S | S | | S | | 173-38 |
| 113. Nursery/Day Care (Home) | S | S | S | S | S | | | | | |
| 114. Outdoor Display Area | | | | | | • | • | • | S | |
| 115. Outdoor Storage | | | | | | S | S | | S | |
| 116. Parking, Off-Street | • | • | • | • | • | • | • | • | • | |
| 117. Pole Barn | • | | | | | | | | S | |
| 118. Portable Storage Containers | | | | | | | • | | | |
| 119. Real Estate Sales Office (New Construction) | • | • | • | | | | | | | |
| 120. Recreational Facility or Area | | | | | | • | • | • | • | |
| 121. Recycling Collection Facility | | | | | | | S | | • | |
| 122. Rural Recreation | • | | | | | | | | | |
| 123. Shed | • | • | • | • | • | | | | | |
| 124. Small Wireless Facilities | S | S | S | S | S | S | • | • | • | 173-72 |
| 125. Solar Collector | • | • | • | • | • | • | • | • | • | 173-54 |
| 126. Swimming Pool (commercial) | | | | | | S | S | S | | 173-42 |
| 127. Swimming Pool/Hot Tub | • | • | • | • | • | | | | | 173-42 |
| 128. Tennis Courts | • | • | • | • | • | | | | | |
| 129. Telecommunications Antenna | S | S | S | S | S | S | S | S | S | 173-64 |
| 130. Warehousing and Distribution | | | | | | | | | • | |
| 131. Wind Turbine | • | S | S | S | S | S | S | S | S | |
| 132. Legally Existing Nonconforming Uses | • | • | • | • | • | • | • | • | • | |
| 133. Reserved | | | | | | | | | | |
| 134. Reserved | | | | | | | | | | |
| 135. Reserved | | | | | | | | | | |