



## Table of Permitted & Special Uses

Last Updated: April 2017

The City of Geneva is divided into twenty-six (26) zoning districts. Each zoning district establishes a specific list of allowable uses. Allowable uses are divided into two categories; either permitted or special uses. A use listed as “permitted” in a zoning district is considered to always be appropriate for the district and does not require any special permission from the City Council. Permitted uses are allowable by right and simply require the property owner to obtain the necessary building permits or change of use permit to establish the use. A use listed as “special” in a zoning district is considered to have characteristics that may create off-site negative impacts on allowable permitted uses within the district. Therefore, such uses are required to obtain a special use permit which requires a public hearing before the Plan Commission and ultimate approval by the City Council. Conditions of approval may be placed on a special use request to ensure that any negative impacts are mitigated or eliminated.

The following table provides a list of all of the uses allowed in the City of Geneva and notes which district each use is allowed in. In addition, the table indicates whether or not the use is allowed by right or by special use permit. The table does not incorporate the bulk regulations for each zoning district. The zoning districts are listed in the table by their one (1) to three (3) letter abbreviations; please see the right hand side of this page. Permitted uses are noted with the letter “P” and special uses are noted with the letters “SU”. A space that is unmarked indicates that the use is not permitted in the corresponding zoning district. Please note that the five (5) Special Purpose Districts do not establish specific permitted or special uses and are therefore not included in the table.

In addition to the established zoning districts, there are more than forty (40) Planned Unit Developments (PUD) located within the City. A PUD may establish its own set of permitted and special uses which supersede those allowed by the underlying zoning district. The bulk regulations for properties located within a PUD may also differ from those established by the underlying zoning district.

If you have any questions regarding the table of permitted and special uses, the procedure for obtaining a special use permit, the zoning of property, the bulk regulations of a zoning district, or the details of a planned unit development, please contact the Community Development Department at (630) 232-0818.

### Residential Districts

RR, Rural Single-Family Residential  
RE, Estate Single-Family Residential  
R1, Low Density Single-Family Residential  
R2, Medium Density Single-Family Residential  
R3, Medium to High Density Single-Family Residential  
R4, High Density Single-Family Residential  
R5, Low Density Two- and Three-Family Residential  
R6, Medium Density Two- and Three-Family Residential  
R7, Multiple-Family Residential  
RPS, Public Schools

### Office and Business Districts

GO, General Office  
B1, Business  
B2, Business  
B3, Business  
B3(E), Business  
B4, Business  
B5, Business  
B6, Planned Unit Development Business

### Industrial Districts

OR, Office Research  
I1, Light Industrial  
I2, General Industrial

### Special Purpose Districts

CO, Corridor Overlay  
H1, Historic Preservation Overlay  
B2-J, James Street Transitional Business Sub-District  
B2-HN, Hamilton Street North Transitional Business Sub-District  
B2-HS, Hamilton Street South Transitional Business Sub-District

P = Permitted Use

SU = Special Use

P\* = may be subject to a special use

USE CLASS	ZONING DISTRICT																				
	RR	RE	R1	R2	R3	R4	R5	R6	R7	RPS	GO	B1	B2	B3	B3(E)	B4	B5	OR	I1	I2	
Accessory uses											SU	P*	P*	P*		P*	P*	P*	P*	P*	
Accessory uses and building and uses incidental to and on the same lot as a principal use, in accord with the standards of section 11-3-3 of the Zoning Ordinance															P*						
Accessory uses incidental to and on the same zoning lot as a principal use, in accord with the requirements of section 11-5J-5 of the Zoning Ordinance										P											
Accessory uses, including commercial and retail											P										
Adult Use Businesses, subject to the licencing requirements set forth in Title 4 Chapter 7, Sections 11-7-8, 11-7-9, 11-7-11, and 11-7-24																				P	P
Agriculture, limited to the cultivation of crops	SU	SU	SU	SU	SU	SU	SU	SU	SU												
Alcoholism and substance abuse treatment center																		SU			
Amusement establishments (arcade, bowling alleys, pool halls, dance halls)																SU	P				
Antique shop												P	P	P	P	P	P				
Apparel and other products manufactured from textile																			P	P	
Apparel shop												P	P	P	P	P	P				
Appliance stores												P	P	P	P	P	P				
Art and craft store												P	P	P	P	P	P				
Art and office supply store												P	P	P	P	P	P				
Art and sculpture studio												P	P	P	P	P	P	P			
Art gallery												P	P	P	P	P	P				
Assisted living																			P		
Athletic and recreation facilities with exterior lighting not to exceed sixty feet (60') in height, except for the Geneva High School football stadium where exterior lighting may be ninety feet (90') in height										P											
Athletic training facilities																			P	P	
Attached dwellings										P											
Automobile accessory stores (retail sales only)												P	P			P	P				
Automobile and major truck repair (outdoor storage prohibited)																			P	P	
Automobile leasing, new and used vehicles																		P			
Bakeries, wholesale																			P	P	
Bakery (on site retail sales only)												P	P	P	P	P	P				
Banks and other financial institutions												P	P			P	P				
Banks and other financial institutions without drive-through facilities (above or below ground floor only for properties fronting on Third Street between Campbell and South Street)														SU							
Barbershop and hair salon												P	P			P	P				
Barbershop/hair salon (above or below ground floor only for properties fronting on Third Street between Campbell and South Street)														SU							
Bed and breakfast inn	SU	SU	SU	SU	SU	SU	SU	SU	SU					SU	SU						
Bedding manufacture																			P	P	
Belting manufacture																				P	
Bicycle manufacture																				P	
Boat and marine sales																		P			
Boat building and repair																			P	P	
Books and periodical store												P	P	P	P	P	P				
Boot and shoe manufacture																				P	
Bottling works																			P	P	
Brokerage office												P	P			P	P				
Brooms and brushes manufacture																				P	
Building equipment and yards for manufacturing (outdoor storage permitted as an accessory use)																			P	P	
Building material and products sales and storage																SU					
Buildings exceeding thirty five feet (35') in height, but in no case to exceed sixty feet (60')										SU									P		
Bus stations												SU	SU			SU	SU				

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	RR	RE	R1	R2	R3	R4	R5	R6	R7	RPS	GO	B1	B2	B3	B3(E)	B4	B5	OR	I1	I2
Business machines sales and service																P				
Business offices and professional offices (below ground floor only for properties fronting on Third Street between Campbell and South Street)															SU					
Cabinet manufacture																			P	P
Camera and photo equipment store												P	P		P	P	P			
Candle manufacturing																				P
Canvas and canvas products manufacturing																				P
Car care center (brakes, muffler, lube, tire, detailing and accessories in a completely enclosed building)																P			SU	
Car wash																SU				
Carpet and rug cleaning																			P	P
Carpet, rugs, and linoleum store												P	P			P	P			
Cartage and express facilities																SU				
Catalog stores																	P			
Catering service																			P	
Cemeteries	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU										
China or glassware shop												P	P	P	P	P	P			
Chiropractor's office												P	P		P	P	P			
Churches												SU	SU	SU		SU	SU			
Cleaning, pressing and dying plants																				P
Clinic or medical offices																		P		
Clinics											SU	SU	SU			SU	SU			
Clock shop (including sales and service)												P	P			P	P			
Clubs and lodges												SU	SU			SU	SU			
Closet and home organizational products store												P	P		P	P	P			
Cocktail lounge												P	P	SU		P	P			
Cold storage plants																				P
Colleges and universities																		SU	SU	
Community living centers, congregate living centers or senior citizen housing	SU	SU	SU	SU	SU	SU	SU	SU	SU	P										
Community living or congregate living facility																		P		
Consumer electronics store												P	P		P	P	P			
Contractor or construction offices, shops and yards																SU			P	P
Cork products manufacturing																				P
Cosmetics manufacturing																				P
Cosmetic Tattooing												P	P		P	P	P	P		
Cosmetic Tattooing (above or below ground floor only for those properties fronting on Third Street between Campbell and South Street)															P					
Cultural institutions, including public libraries, museums, and art galleries	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU			SU	SU	SU	SU				
Dance Studio																			P	
Daycare centers																		SU		
Daycare centers and preschools											SU	SU	SU			SU	SU			
Delicatessen												P	P			P	P			
Department stores																	P			
Drive-in and drive-through facilities												SU	SU			SU	SU			
Drive-in and drive-through facilities for banks, day											SU									
Drugs and cosmetics store												P	P			P	P			
Dry cleaners												P	P			P	P			
Dwelling unit (above ground floor)												P	P	P	P	P	P			
Educational institutions (excluding school facilities owned and operated by Geneva Community Unit School District No. 304, see section 11-5J of the Zoning Ordinance)	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU										
Electronic component manufacturing																		P	P	P

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Elementary and junior (middle) schools										P										
Emergency trauma facility																		P		
Employment agency												P	P			P	P		P	
Express mail business												P	P		P	P	P		P	
Exterior lighting of the Geneva High School football stadium in excess of ninety feet (90') and exterior lighting of other athletic and/or recreational fields or facilities exceeding sixty feet (60')										SU										
Extermination/pest control																P			P	
Fabric store												P	P		P	P	P			
Firewood sales																P				
Florist shop												P	P	P	P	P	P			
Florist warehouse																			P	
Food manufacture, packaging and processing																				P
Food store (including ice cream, candy, meat, packaged food, gourmet and specialty items)												P	P	P	P	P	P			
Fuel and ice plants																			P	P
Furniture and home furnishings store												P	P			P	P			
Garages - for storage and repair of motor vehicles, including body repair, painting and engine rebuilding (within an enclosed structure - no outside storage)																SU				
Garden supply																P	P			
Gasoline fuel station and food mart												SU	SU			P	SU			
Geneva Community Unit School District 304 administrative center/friendship station										P										
Gift shop												P	P	P	P	P	P			
Glass products from previously manufactured glass																				P
Golf driving range																P				
Grocery store												P	P			P	P			
Grocery store 2,500 square feet and under																			P	
Group homes (licensed by the state up to 15 persons with disabilities)									P	P										
Group homes (licensed by the state up to 8 persons with disabilities)	P	P	P	P	P	P	P													
Group homes (unlicensed by the state and/or more than 15 persons with disabilities)								SU	SU											
Group homes (unlicensed by the state and/or more than 8 persons with disabilities)	SU	SU	SU	SU	SU	SU	SU													
Hardware store												P	P			P	P			
Health or fitness clubs												P	P			P	P	P	P	
Health services staff housing																		P		
Heating and plumbing sales and service																P				
Heating and plumbing service																			P	
Heliport																		SU	SU	SU
Higher education facilities and classrooms for business and professional schools											P	P	P			P	P		P	
Hobby shop												P	P		P	P	P			
Home improvement center																P	P			
Home occupations in detached accessory structures	SU	SU	SU	SU	SU	SU	SU	SU	SU											
Hospital																			P	
Hotel												SU	SU				SU	SU		
House wares and kitchen store												P	P		P	P*	P			
Indoor theater												SU					SU			
Interior decorating services												P	P	P	P	P	P		P	
Jewelry store												P	P	P	P	P	P			
Kennel (wholly enclosed)																SU			P	
Kennels and veterinary hospitals and clinics																				P
Laundromat												P	P			P	P			
Leather goods and luggage store												P	P	P	P	P	P			
Library												SU	SU			SU	SU			

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Light assembly of products																		SU	P	
Light steel fabrication																				P
Locksmith shop												P	P			P	P		P	
Massage therapy												P	P		P	P	P			
Massage therapy (above ground floor only for properties fronting on Third Street between Campbell and South Street)														P						
Massage therapy (below ground floor only for properties fronting on Third Street between Campbell and South Street)														SU						
Medical and dental clinics																			P	P
Metal and metalware processing, assembly and manufacture																				P
Metal polishing and plating																				P
Mortuaries and funeral parlors												P	P	SU	SU	P	P			
Motor vehicle rental agency																			SU	
Motor vehicle sales including recreational vehicles																SU	P			
Moving and storage facilities																			P	P
Multiple-family dwellings										P										
Music and musical instruments store												P	P			P	P			
Music, dance studio/store												P	P			P	P		P	
Musical instruments manufacturing																				P
Nail salon												P	P		P	P	P			
Nail salon (above or below ground floor only for real properties adjacent and abutting Third Street between Campbell and South Streets)														SU						
Nursing home											SU							P		
Office supply store												P	P			P	P			
Offices													P		P					
Offices for the administration and management functions of business and civic organizations											P	P				P	P			
Offices, business and professional																P				
Offices, business and professional (above ground floor only)														P						
Offices: business, professional, medical arts and headquarters																		P		
Offices: business, professional, and headquarters																			P	
Optical sales and service												P	P			P	P			
Orthopedic and medical appliance manufacture																			P	P
Orthopedic and medical supply stores																P				
Other manufacturing processing and storage uses in compliance with the performance standards																				SU
Outdoor miniature golf																P				
Package sales of alcoholic beverages													SU			SU				
Package sales of alcoholic beverages (including wine shops)												P					P			
Paint and wallpaper store												P	P			P	P			
Paper products manufacture																				P
Parking lot or structure (as a principal use)													SU	SU	SU		SU	SU	SU	SU
Parking structure (separate from a principal structure)											SU									
Parking structures, when integrated as part of the principal use and structure											P	P				P	P		P	
Parks and recreational areas											SU	SU	SU			SU	SU	SU	SU	SU
Parks and recreational uses in accordance with the use permissibility and supplemental regulations table for parks and recreational uses, facilities and structures contained in Section 11-5-7A of the Zoning Ordinance	P*	P*	P*	P*	P*	P*	P*	P*	P*											
Pet stores												P	P			P	P			
Photocopying and retail printing services												P	P			P	P			
Photography studio																			P	
Photography studio and store												P	P			P	P			

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Physical therapy facilities, medical												P	P			P	P			
Picture framing shop												P	P		P	P	P			
Planned unit developments	SU	SU	SU	SU	SU	SU	SU	SU	SU		SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Plumbing and metal shops																				P
Post office												P	P			P	P			
Precision instruments manufacturing																		P	P	P
Principal uses over five thousand (5,000) square feet of gross floor area														SU	SU					
Printing and publishing services																P		P	P	P
Private nine-hole golf clubs and accessory uses common to golf clubs including but not limited to tennis courts, swimming pools, event tents and clubhouses, except parking lots with more than 25 parking stalls, or containing pole-mounted light fixtures, shall not be located within 100 feet of a lot used for residential purposes	P																			
Private stadiums and sports facilities												SU					SU			
Processing of water softening equipment and appliances																				P
Public service uses, offices only														SU						
Public utility and public service uses, except personal wireless service facilities																				P
Public utility and service uses, and civic buildings, as follows: Fire stations, Police stations, Telephone exchange, telephone transmission equipment buildings and microwave relay towers, Waterworks, reservoir, pumping station and filtration plant, Other municipal buildings not herein listed	SU	SU	SU	SU	SU	SU	SU	SU	SU		SU	SU	SU			SU	SU	SU	SU	P
Radio and television stations and studios																P		P	P	P
Record, CD, cassette tape music store												P	P			P	P			
Recreation clubs, private									SU											
Religious institutions	SU	SU	SU	SU	SU	SU	SU	SU	SU						SU					
Repair and servicing of any article, the sale of which is permitted within the district																SU				
Repair of electronic devices (televisions, computers, telephones, etc.)																			P	
Research and development testing facilities																		P	P	P
Residential life care or life retirement facility									SU											
Restaurant												P	P	SU	SU	P	P	SU	SU	SU
Retail sales of commodities manufactured or processed, fabricated, or assembled on the premises not to exceed ten percent (10%) of the gross floor area nor exceed a total of five thousand (5,000) square feet																			P	P
Rope, cord and twine manufacture																				P
Sanitarium																		SU		
Seasonal or temporary uses																		P	P	P
Secondhand shops less than 7,500 square feet in area (selling items of the type offered for sale by other uses permitted within this district only)													P	P	P					
Secondhand shops 7,500 square feet or more in area (selling items of the type offered for sale by other uses permitted within this district only)													SU		SU					
Secondhand shops 7,500 square feet or more in area (selling items of the type offered for sale by other uses permitted in this district only, except uses located upon real properties adjacent and abutting Third Street between Campbell and South Streets)														SU						
Secondhand shops (selling items of the type offered for sale by other uses permitted in this district only)												P	P			P	P			
Secretarial services												P	P			P	P		P	
Self-service storage facility																			P	P
Senior apartments and senior housing									P			SU	SU			SU	SU			
Senior high schools										P										
Service and business offices (see Zoning Ordinance for a list of such uses)											P	P	P			P	P			
Shoe repair												P	P		P	P	P			
Shoe store														P	P					
Shopping center												P					P			
Single-family detached dwellings	P	P	P	P	P	P	P	P	P											

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	RR	RE	R1	R2	R3	R4	R5	R6	R7	RPS	GO	B1	B2	B3	B3(E)	B4	B5	OR	I1	I2
Skilled nursing care facility									SU											
Small animal grooming establishment																P			P	
Small animal grooming establishment, not including boarding or kenneling												P	P		P	P	P			
Sporting goods and bicycle store												P	P			P	P			
Storage and distribution of flammable liquids, fats or oils																				SU
Storm water management facilities										P										
Tailor shop												P	P			P	P			
Tattoo parlors and body piercing establishments, subject to all applicable State of Illinois and municipal licensing requirements																	SU			
Tavern												SU	SU			SU	SU			
Taxi stand												P	P			P	P			
Taxidermist																P				
Telephone answering service and call center																			P	
Telegraph office and telephone answering service												P	P			P	P			
Television sales and service												P	P			P	P			
Temporary uses and events												P	P			P	P		P	
Theater													SU						SU	
Three-family dwelling								P	P	P										
Tobacco sales												P	P			P	P			
Toys and hobby supply store												P	P			P	P			
Transportation facilities/bus garage											SU									
Travel bureau												P	P	SU	SU	P	P		P	
Truck and trailer rental agency																P				
Truck terminal or cartage express facility																				SU
Two-family dwelling								P	P	P										
Variety store												P	P			P	P			
Veterinary hospitals																SU				
Veterinary hospitals and clinics																			P	P
Video sales and rental store												P	P			P	P			
Warehousing and distribution																			P	P
Watchman's quarters																			P	P
Wine shop														SU	SU					
Woodworking and wood products manufacture																			P	P