

CHAPTER 4

SIGN REGULATIONS

9-4-1: Title:

This Chapter of the Village of Holiday Hills Zoning Ordinance is entitled and may be referred to as the “Sign Regulations”.

9-4-2: Purposes and Scope:

1. The purposes of this Chapter:
 - A. to regulate signs that may, by reason of their size, location, construction or manner of display endanger the public safety, and
 - B. to regulate signs that may confuse, mislead or obstruct the vision necessary for traffic safety, and
 - C. to regulate signs that may endanger public health, safety, and morals, and/or property values.
2. Except as specifically provided for in this Chapter, no person shall erect, construct, alter, repair, change, maintain and/or relocate any sign without first obtaining a sign permit for the work from the Zoning Enforcement Officer and paying the required fee.
3. Signs shall be classified and permitted in accordance with this Chapter and only those signs specifically permitted by the text of this Section shall be permitted.
4. Signs shall be regulated in such a manner as to maintain the character of each Zoning District as set forth in this Title. The classification of signs shall be in accordance with the various Zoning Districts designated now or hereafter established in this Title and shall be subject to further restrictions of this Title and all other applicable ordinances of the Village.

9-4-3: Exceptions to the Sign Regulations

The following signs are exempt from this Chapter, provided that, and only if, they comply with the provisions of this Section 9-4-3 and with the provisions of Section 9-4-4 of this Chapter:

1. Exempt Signs:
 - A. Construction Sign. One sign on a lot denoting the architect, engineer, contractor and/or tradesmen when placed upon such lot with work under construction thereon shall not exceed six (6) square feet in area on each of two (2) abutting display surfaces; except only in cases of new construction where the architect, engineer and contractor(s) are designated on a single sign, then such a single sign shall not exceed eighteen (18) square feet on each of two (2) abutting display surfaces.

- B. Community Event Signs. Temporary signs announcing an event affecting the residents of the Village or a significant portion thereof, shall be approved in advance by the Chairman of the Roads Committee of the Village Board or by the Village President. Approval of such signs by the Chairman of the Roads Committee or Village President may specify and limit the size, location and duration of such signs.
- C. Flags. The flags, emblems, or insignia of any nation or political subdivision or corporate flag, except when displayed in connection with a commercial promotion.
- D. Memorial Signs. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other non-combustible materials.
- E. Municipal Signs. Municipal signs shall include: traffic control signs, signals and devices; legal notices, identification signs for municipal buildings, departments, divisions, services, or structures; informational or warning signs; directional signs; railroad crossing signs; temporary emergency signs; and such other non-advertising signs as may be approved by the Village Board provided, however, subdivision, neighborhood and Village entrance monuments shall be regulated as provided below. Municipal signs shall include advertising signs identifying the location of any tenants building owned by the Village if the location and design of such sign has been approved in advance in writing by the Village Board.
- F. Nameplates. Nameplates shall be exempt provided the sign does not exceed one (1) square foot in area.
- G. No Trespassing/No Dumping Signs. Private “No Trespassing” and/or “No Dumping” signs which do not exceed two (2) square feet shall be exempt from this Section.
- H. Garage or Rummage Sale Signs. Such signs advertising occasional sales including but not limited to garage sales or rummage sales, when displayed by residents or by groups of residents shall be exempt provided that such signs are in compliance with the following standards:
 - i. No more than two (2) such signs shall be displayed designating the location of any such occasional sale.
 - ii. One (1) of said signs shall be a directional sign which may be located off of the sale premises, provided any off-premises sign shall not interfere with traffic or cause a safety hazard.
 - iii. A second sign may be displayed only on the premises where the sale is being held and not within any portion of the dedicated right-of-way of any street, road, highway or on other public property.

- iv. Signs for such sales shall not exceed a gross surface area of six (6) square feet on each of two (2) display surfaces and each sign shall not exceed a height of three (3) feet as measured from the ground to the top of the sign.
 - v. All other items which might be used to draw attention to such sales, including but not limited to banners, streamers, balloons and flags are hereby prohibited.
 - vi. All signs authorized under this Section shall be removed no later than three (3) hours after conclusion of the sale and in no event later than 9:00 p.m. on the second day of the sale.
- I. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts and moving lights.
 - J. Signs directing, guiding, warning and/or otherwise regulating traffic and parking on private property, but bearing no advertising matters.
2. Real Estate Signs

The following regulations shall apply to all real estate signs, including but not limited to “for sale” signs, “for rent” signs, real estate open house signs, and other real estate signs whether for residential buildings, commercial buildings, single vacant lots or other vacant land:

- A. Permits. Real estate signs in compliance with the regulations as hereinafter described shall be exempt from the sign permit requirements of this Chapter.
- B. Number of Signs.
 - i. Interior Lots. Only one (1) real estate sign shall be permitted on interior lots.
 - ii. Corner Lots. Two (2) real estate signs shall be permitted on corner lots, provided there is only one (1) sign per street frontage.
- C. Gross Surface Area. A single real estate sign shall not exceed six (6) square feet on each of two (2) abutting display surfaces.
- D. Duration. All real estate signs shall be removed within seven (7) days of the sale or lease of the premises upon which the sign is located but real estate open house signs shall erected only on the day of the open house and shall be removed by 9:00 p.m. on the day of the open house or three (3) hours after the close of the open house, whichever is sooner.

- E. Illumination. Real estate signs shall not be illuminated.
 - F. Location. Such signs shall be located only on the property for sale.
3. Subdivision, Neighborhood and Village Entrance Monuments:
- A. Display. Lettering on subdivision, neighbor-hood or Village entrance monuments shall not be more than one foot in height and shall only indicate the name of the subdivision or neighborhood but must include the phrase, "Holiday Hills" in lettering not less than one half the height of the largest lettering on the sign.
 - B. Gross Surface Area. No single subdivision, neighborhood or Village entrance monument shall exceed one hundred twenty-five (125) square feet in its gross surface area on any one side.
 - C. Height. It shall be unlawful to erect any such subdivision, neighborhood or Village entrance monument, the total height of which (not including any lighting fixtures) is greater than seven (7) feet above the center line datum elevation of the highest street upon which the sign faces. Lighting fixtures attached to any such monument shall not exceed two (2) feet in height.
 - D. Application.
 - i. Applications for construction of such a subdivision, neighborhood or Village entrance monument shall be submitted to the Zoning Enforcement Officer.
 - ii. Applications shall include a scaled rendering of the proposed entrance monument and any signage, detailed specifications for any illumination of the monument and sign, location survey and a list of construction materials.
 - iii. The Village may require alterations to the plans submitted if it is determined that such plans are not consistent with public safety. Such plans shall comply with all applicable Sign Regulations as contained in this Section but no other permit shall be required.
 - iv. Upon review by the Zoning Enforcement Officer, the application will be forwarded to the Board of Trustees for their consideration and approval or disapproval, provided, however, the Board of Trustees may refer the application to the Plan Commission for its recommendation, if the Board deems this advisable.

- E. Ownership and Maintenance.
- i. As a condition of constructing and installing any such subdivision, neighborhood or Village entrance monument, a duly established homeowners, property owners or civic association shall own and maintain the monument; and shall execute an agreement reasonably acceptable to the Board of Trustees providing for such maintenance.
 - ii. If the association in question fails to execute such an agreement prior to the erection of such new monument, or relative to existing monuments, within ninety (90) days after notice is given of this Section, or if such association fails to maintain said monument in accordance with such an agreement, after ten (10) days written notice from the Village, the Zoning Enforcement Officer may:
 - (a) cite the association for a violation of this Chapter; and/or
 - (b) cause such maintenance work as may be reasonably required or as was required by such agreement to be performed, and the association shall be obligated to reimburse the Village for all costs of such maintenance; and/or
 - (c) the Village may cause such monument to be removed, and the association shall again be obligated to reimburse the Village for all costs of removal.
- F. Location. No subdivision, neighborhood or Village identification sign shall be located on or be hereafter maintained on Village property or in any public right-of-way within the Village without a permit as provided by this Section or without the express approval of the Board of Trustees as expressed by motion or resolution.

9-4-4: Prohibitions

1. Prohibited Signs

- A. With the exception of those exempt signs or exceptions complying with Section 9-4-3 hereof, no signs of any kind shall be permitted in any Agricultural, Residential or Estate Zoning District. Signs in all other Zoning Districts shall require a special use permit and shall be governed by the provisions of the Sign Regulations of McHenry County, as amended from time to time, which Regulations are hereby incorporated herein by reference.
- B. Without limiting the prohibitions contained in sub-paragraph A above, the following are expressly prohibited: tethered airborne signs, beacon lights, portable signs, freestanding signs, poster boards, bench signs, billboards, flashing signs, internally illuminated signs, roof signs, car signs, moving signs, streamers, banners, pennants, valances, signs not advertising bona fide business conducted or

a product sold on the premises where the signs are located, signs painted directly on a wall or walls, and vehicle signs.

2. Unsafe, Unlawful Construction Prohibited

- A. Unsafe Signs: If the Zoning Enforcement Officer finds that any sign or other advertising structure regulated is unsafe or insecure such that an immediate peril to the safety of persons or property exists, the Zoning Enforcement Officer may with or without notice remove it or may cause it to be removed at the expense of the permit holder.
- B. Signs in Violation of this Chapter or Title: If the Zoning Enforcement Officer finds that any sign or other advertising structure regulated in this Section or this Title has been constructed or erected or is being maintained in violation of the provisions of this Section or this Title, but where no immediate peril to the safety of persons or property exists, and the sign or other advertising structure is not within a public right-of-way, the Zoning Enforcement Officer shall give written notice of such violation to the permit holder who shall have ten (10) calendar days after such written notice is sent to remove or alter the structure so as to comply with the provision of this Section or this Title. Where an immediate peril exists, or where the sign or other advertising structure is located within a public right-of-way, any Village officer shall have the authority to immediately abate a violation of this Section or of this Title.
- C. Obstructions: No sign shall be erected, relocated or maintained in such a manner that free ingress or egress from any door, window, or fire escape is prevented. No sign of any kind shall be attached to any standpipe or fire escape, or be attached in a manner which will interfere with any opening required for ventilation.
- D. Traffic Hazards Prohibited:
 - i. No sign or other advertising structure otherwise allowable shall be erected or maintained in such a manner as to obstruct free and clear vision, or as to distract the attention of the driver of any vehicle by reason of the position, shape, or color of such sign or other advertising structure.
 - ii. No sign shall be erected or maintained in such a manner as to be likely to interfere with, obstruct the view of, or be confused with, any authorized traffic sign, signal, or device, or in such manner as to cause glare on any public property or public right-of-way or on any residential property in the vicinity, or in such manner as to interfere with visibility of drivers using any public property or public right-of-way.
 - iii. No sign shall make use of the words “Stop”, “Go”, “Look”, “Danger” or any other similar word, phrase, symbol or character; and no sign shall employ any red, yellow, orange, green or other colored lamp or light in such a manner as to interfere with, mislead, or confuse the driver of any vehicle.

- E. Miscellaneous Advertising Objects Prohibited: No person shall place on, or suspend from the exterior of any building or structure, any goods, wares, or merchandise.
- F. Obscene Matter Prohibited: It shall be unlawful for any person to display upon any sign or other advertising structure any obscene, indecent, or immoral matter.

3. Conditions Requiring Removal

- A. Discontinuance of Activity: If the owner of a nonconforming sign shall discontinue the activity advertised at the place where the sign is located, the sign shall be taken down at the expense of the owner within ten (10) calendar days after such discontinuance. Such sign shall not be erected elsewhere unless a permit is issued for the new installation pursuant to the provisions of this Section.
- B. Nonconforming Signs: Unless otherwise specified in this Section, all signs which become nonconforming by the provisions of this Section or this Chapter, including any such nonconforming signs for which variations have been previously granted, shall be removed, altered, or repaired so as to conform with the provisions of this Section or this Title by five (5) years from the date the last building permit or sign permit was issued for such sign.
- C. Violations: It shall be unlawful for any person to erect, construct, repair, alter, relocate, change and/or maintain or commence to erect, repair, alter, relocate, change and/or maintain, any sign without first securing a sign permit as required by this Chapter. It shall also be unlawful for any person to violate, disobey, omit, neglect or refuse to comply with or to resist or obstruct the enforcement of any of the provisions of this Chapter.

9-4-5: Definitions: As used in this Chapter, the following words and terms shall be defined as specified below:

- Banner: A piece of cloth or other material attached to a staff or line, to attract attention.
- Beacon Lights: Any light with one (1) or more beams, capable of being directed in any direction or directions or capable of being revolved automatically.
- Bench Sign: A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.
- Billboard: Any sign erected upon the land or attached to any building which does not advertise the business, profession, service conducted or product offered on the premises to which such sign is annexed or attached.

- Construction Sign:** Any sign giving the name or names of principal contractors, architects, and lending institutions responsible for construction on the site where the sign is placed, together with other information.
- Directory Sign:** A sign on which the names and locations of occupants or the use of a building is given. This shall include office buildings and church directories.
- Flashing Sign:** Any illuminated sign and/or flashing light where each artificial light unit is not maintained in a stationary condition, or where all light units are not constant in intensity and/or color at all times when such sign is illuminated. Illuminated signs which indicate the time and/or temperature shall not, for that reason alone, be considered flashing signs.
- Free Standing Sign:** Any mobile or portable sign or sign structure, not securely attached to the ground or to any other structure. This shall not include car signs as defined above.
- Illuminated Sign:** Any sign illuminated in any manner by an artificial light source.
- Moving Sign:** Any sign that has an external or visible part or parts that move, rotate, or spin. Signs which indicate the time and/or temperature shall not for that reason alone be considered moving signs.
- Name Plate:** Any sign which states the name or address or both of the business or occupancy of the lot where the sign is placed.
- Nonconforming Sign:** Any sign which was lawful prior to the adoption, revision or amendment to this Chapter, but which now fails by reasons of such adoption, revision or amendment, to conform to the present requirements of this Chapter.
- Portable Sign:** Any sign designed to be moved from place to place.
- Real Estate Sign:** Any sign which is used to offer for sale, lease, or rent property or to advertise an open house for such sale, lease or rental.
- Temporary Sign:** Any sign, banner, pennant, streamer, valance or other advertising display intended to be displayed for a period not to exceed thirty (30) days.
- Vehicle Sign:** An advertising or business sign attached to an operable or inoperable motor vehicle, van, trailer which is parked or placed in position where it is displayed to the public.

TABLE 1: PRINCIPAL USE PERMITTED IN ZONES

A -1	A -2	E -5	E -3	E -2	E -1	R -1	R -2	R -3		B -1	B -2	B -3	O	I -1	I -2	H
									Advertising agency	X			X			H
									Agricultural implement sales/service			X				
C									Airport, restricted landing area					C	C	
C									Airport, commercial (L)							
									Alcoholic beverages: - package sales - consumption on premises of sale (L)	* X	* X	* X				
C									Amphitheaters			X				
									Ambulance service garage; commercial	X		X				
									Amusement park (L)			C				
X									Animal; exotic, breeding and training							
X									Animal care shelter							
X									Animal hospital	X		X	X			
T	T	T	T	T	T				Animal show; circus	T	T	T	T	T	T	
C									Antique sales; stripping	X		X				H
X	X	X							Apiculture (beekeeping)							
									Apparel sales	X		X				H
									Army and Navy surplus store			X				
									Archery range, indoor			X				
X									Archery range, outdoor			X				
									Arena, enclosed			X				
									Art gallery, art studio, sales and supplies store	X		X	X			H
T									Asphalt batching plant, portable					T	T	
C		C	C	C	C	C	C	C	Athletic field							
									Auction house	X						
T	T	T	T	T	T	T	T	T	Auction	T	T	T	T	T	T	

- C = Permitted as a special use
- (L) = Liquor
- T = Permitted as a temporary use
- X = Permitted by right
- * = Must comply with the Holiday Hills Liquor Regulations (Chapter 8 of Title 2)
- ** = Minimum lot size shall be two (2) acres
- *** = See Section 9-5-2, Industrial Use Regulations, for standards which must be complied with
- H = Permitted as a home occupation only in compliance with Section 9-5-3; without this designation, such uses are prohibited as home occupation

TABLE 1: PRINCIPAL USE PERMITTED IN ZONES

A -1	A -2	E -5	E -3	E -2	E -1	R -1	R -2	R -3		B -1	B -2	B -3	O	I -1	I -2	H
									Auditorium			X				
									Automobile: - Body repairs or painting - Car wash - Muffler shop - Outdoor sales lot - Parking lot or garage, commercial - Parts and supplies - Rentals - Service station, repairs - Sales, showroom	X X X X X X X X		X		X	X	
									Bait shop		X					H
									Bakery, retail	X		X				H
									Bank, Savings and Loan Association	X		X	X			
									Barber shop	X						H
									Beauty shop	X						H
		X	X	X	X	C	C	C	Beach, private							
									Beverage, wholesale and storage			X				
									Bicycle sales or repair	X		X				H
X		X							Blacksmith shop, horse related							H
									Blueprinting and photostat shop	X			X			H
									Boilers, retail sales			X				
									Bookseller	X						H
									Bowling alley (L)	X		X				
									Broadcasting station; studio	X			X			
									Building materials, sales			X		X		
									Bus terminal			X				
									Business machine sales, repair, servicing	X			X			H

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C		C	C						Camps, day							
C		C							Camp, commercial							
C									Campground							
									Catalog sales office	X			X			
									Caterer	X		X				H
C	C	C	C	C	C	C	C	C	Cemetery							
T	T	T	T	T	T				Christmas tree sales	T		T	T	T	T	
C	C	C	C	C	C	C	C	C	Church, or other places of worship	C		C				
									Cleaners (clothing); pick-up	X		X				
									Clinic, medical, chiropractic, dental	X		X	X			
X									Clinic, veterinary: - large animal - small animal	X		X	X			
C									Club or lodge; private, social, political, fraternal (L)	X		X				
									Community center, public	X		X				
T	T	T	T	T	T	T	T	T	Contractor's project office and shed	T	T	T	T	T	T	
									Coin-operated entertainment, amusement, and recreation devices	X		X				
C	C	C	C	C	C	C	C	C	County buildings and structures	X	X	X	X	X	X	
									Currency exchange	X			X			
X									Dairy processing ***							
									Dancing school	X						H
		C	C	C	C	C	C	C	Day care center	C						
									Department store	X		X				
									Detective agency	X			X			H
X	X	X	X	X	X	X		X	Dwelling, residential: - Single family - Two family - Multiple family							

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A -1	A -2	E -5	E -3	E -2	E -1	R -1	R -2	R -3		B -1	B -2	B -3	O	I -1	I -2	H
C									Earth materials, extraction and Processing					C	C	
C	C	C	C	C	C	C	C	C	Electrical distribution center	C	C	C	C	C	C	
X									Egg production, commercial ***							
									Exterminating and fumigating shop			X		X		
C									Fairgrounds (L)							
T	T	T	T	T	T				Festival (L)	T	T	T	T	T	T	
X	X	X	X	X	X	C	C	C	Fire station, and public rescue squads	X	X	X	X	X	X	
X									Feed, grain and seed sales ***			X				
T									Flea market	T		T	T	T	T	
X									Flour, feed and grain milling ***							
									Florist sales	X						H
									Food locker	X						
X									Forest and game management							
									Funeral home	X		X				
									Furnace and water heater sales			X				
									Furnace and water heater repair and service			X		X	X	H
									Furniture sales, new and used	X		X				H
C									Game breeding and shooting preserve							
									Garbage and rubbish reduction, Recycling center			C		C	C	
									Gift shop	X						
C		C	C	C	C	C			Golf course, country club (L)							
C									Golf driving range and/or mini-golf	X						
X									Grain elevator, commercial ***					X	X	
X									Greenhouse; commercial nursery center			X				
									Grocery, retail	X		X				

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TABLE 1: PRINCIPAL USE PERMITTED IN ZONES

A -1	A -2	E -5	E -3	E -2	E -1	R -1	R -2	R -3		B -1	B -2	B -3	O	I -1	I -2	H
								X	Group dwelling							
									Handicraft, custom production	X		X				H
									Hardware store, retail	X		X				
									Health club; gymnasium or athletic Club (L)	X						
C									Heliport			C	C			
C		C	C	C	C	C	C	C	Homes, institutions, specialized care							
X	X	X							Horse farm							
C		C	C	C	C	C	C	C	Hospitals	C		C	C			
									Hotels (L)	X		X				
									Household appliances: sales, repair of	X						H
									Ice cream shop	X						
									Industry, heavy: Production, processing, fabrication, cleaning, testing, storage or repair of abrasive products, asphalt; chemicals; clay, glass, fiberglass, stone manufacturing; coal, coke and tar products; concrete production; fertilizers; foundries; metal and metal ores (except precious & rare metal) reduction, refinishing, smelting; railroad freight terminals; rubber (natural & synthetic); textile mill; transportation equipment						X	
									Industry, light: Production, processing, fabrication, cleaning, testing, storage or repair of advertising displays; apparel; art work; commercial or trade school; electrical assembly; food processing; furniture; laundry processing (non-retail); lumber, mail order house; machine shop; manufacturer's agent office; paper and printing; pilot-plant; warehouse; wholesaling of goods and services					X		

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									Insurance agency	X			X			H
									Interior decorator	X			X			H
									Janitorial services	X						
									Jewelry, retail	X			X			
									Judo, karate, jiu-jitsu instruction	X						
C									Kennel, commercial			C				
X	X	X	X	X	X	C			Kennel, private				X			
									Laboratory				X			
C									Landfill; sanitary, solid waste transfer Station, commercial incinerator					C	C	
									Laundromat				X			
X		X	X	X	X	C	C	C	Library, public	X		X	X			
									Liquor store (L)	X	X	X				
									Loan company offices	X			X			
									Locksmith	X						H
		C	C	C	C	C	C	C	Long-term care facility							
									Marina, marine supplies	X		X				
									Markets; fish, fruit, meat, vegetables	X		X				
C									Migrant labor residential facility							
						C			Mobile home park							
									Mobile home sales			X				
									Motel	X	X	X				
									Motorcycle, ATV, snowmobiles sales and service			X				

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C	C	C	C	C	C	C	C	C	Municipal buildings and structures	X	X	X	X	X	X	
									Museum (L)			X				
									Newsstand; magazines, cigarettes, Notions	X			X			
X									Nursery, commercial (plants)			X				
									Offices; business and professional services	X		X				H
									Office supplies, stationery	X						
C	C	C	C	C	C	C	C	C	Outdoor concerts	X	X	X	X	X	X	
C	C	C	C	C	C	C	C	C	Outdoor music entertainment events	X	X	X	X	X	X	
									Paint and wallpaper store	X						
									Pharmacy	X						
									Photography studio	X			X			H
									Plumbing supplies and fixture sales			X		X		
X		X	X	X	X	X	X	X	Police station	X	X	X	X	X	X	
C									Public safety training area							
									Public utility company buildings, yards and garages		X		X	X		
X	X	X	X	X	X	X	X	X	Public utility structures and facilities, other than water towers, standpipes, buildings, yards and garages	X	X	X	X	X	X	
T		T	T	T	T	C	C	C	Real estate project sales office	T	T	T	T	T	T	
									Recycling facility	T		T				
									Rendering plant						X	
									Rental service store	X		X				
X	X	X	X	X	X	X	X	X	Residential alternative for disabled Persons, 1-6 residents							
C	C	C	C	C	C	C	C	C	Residential alternative for disabled Persons, seven (7) or more residents							
C									Resort	X		X				

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- *** = See Section 9-5-2, Industrial Use Regulations, for standards which must be complied with
- H = Permitted as a home occupation only in compliance with Section 9-5-3; without this designation, such uses are prohibited as home occupation

TABLE 1: PRINCIPAL USE PERMITTED IN ZONES

A -1	A -2	E -5	E -3	E -2	E -1	R -1	R -2	R -3		B -1	B -2	B -3	O	I -1	I -2	H
									Restaurant	X	X					
									Retail, general	X		X				
		C	C	C	C	C	C	C	Retirement community	C						
X	X	X	X	X	X				Roadside sales stands, produce grown On premises							
T	T								Roadside sales stands, produce grown Off premises							
									Roller skating rink			X				
									Salvage yard					C	C	
C									Sawmill, permanent						X	
T	T	T	T	T	T				Sawmill, portable					T	T	
									Sawmill, product sales					X	X	
C		C	C	C	C	C	C	C	Schools, private: - college, university/junior - elementary, high or junior high	C		C	C	C	C	
C		C	C	C	C	C	C	C		C		C	C	C	C	
X		X	X	X	X	X	X	X	Schools, public: - college, university/junior - elementary, high or junior high	X		X	X	X	X	
X		X	X	X	X	X	X	X		X		X	X	X	X	
									Second-hand store	X		X				
C		C	C	C	C	C	C	C	Semi-independent group residence							
C		C	C	C	C	C	C	C	Semi-independent residence			X				
C									Shooting range (outdoor)					C	C	
									Shooting range (indoor)			X				
									Shopping center	X		X				
C	C	C	C	C	C	C	C	C	Signs, all signs other than exempt signs and exceptions specified in Chapter 4 of Title 9	C	C	C	C	C	C	
									Sporting goods, retail	X						

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X	X	X	X	X	X				Stable: ** - private - professional - public (i.e., livery)							
X									Stockyards ***							
									Storage, equipment			X		X	X	
									Stores, wholesale			X				
									Swimming pool, commercial			X				
									Tailor	X		X				
									Tavern; night club		X					
T	T	T	T	T	T	C	C	C	Tent theaters, meetings sponsored by local civic, religious, governmental organizations, and recognized duly chartered fraternal organizations	T	T	T	T	T	T	
C									Theaters, drive-in movie							
									Theaters, indoor movie	X		X				
									Tool grinding and sharpening			X		X	X	H
C	C	C	C	C	C	C	C	C	Township buildings and structures	X	X	X	X	X	X	
									Upholsterer	X						H
C	C	C	C	C	C	C	C	C	Utility facility	C	C	C	C	C	C	
									Warehouse			X		X	X	
C	C	C	C	C	C	C	C	C	Water towers and standpipes	X	X	X	X	X	X	
									Welding					X	X	
									YMCA; YWCA	X		X				
									Yard and garden equipment, sales And service			X				
C									Zoo (L)			C				

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TABLE 2 - BULK CHART

		LOT AREA, PARCEL AREA AND FRONTAGE		YARD REQUIREMENTS				BULK LIMITS				
Zoning District Desig- nation	Requirements ----- Districts/Units	Mini- mum Area ** A	Min. Width Frontage (Feet)	Yard Abutting Road or Street (Feet)	Mini- mum Rear Yard (Feet)	Mini- mum Side Yard (Feet)	Transi- tional Yard (Feet)	Maximum Coverage of Bldg. or Structure (%)	Height Limit For Principal Use		Height Limit For Accessory Use	
									Feet	Stories	Feet	Stories
A-1	AG/RESIDENTIAL	160A	330	50*	75	50	--	--	35	2.5	20	1
A-2	AGRICULTURE	For bulk requirements, see district of applicable site										
E-5	ESTATE	5A	330	50*	50	30	--	10	35	2.5	20	1
E-3	ESTATE	3A	250	30	50	20	--	15	35	2.5	20	1
E-2	ESTATE	2A	175	30	30	20	--	20	35	2.5	20	1
E-1	ESTATE	1A	150	30	20	20	--	30	35	2.5	20	1
R-1	SINGLE-FAMILY RESIDENTIAL	8,000 s. f.	60	30	20	10	10	30	35	2.5	14	1
R-2	TWO-FAMILY	1A	150	30	20	10	20	30	35	2.5	14	1
R-3	MULTI-FAMILY	2A	175	30	20	10	30	30	35	2.5	14	1
B-1	NEIGHBORHOOD BUSINESS	1/2A	100	30	20	10	30	35	35	2.5	20	1
B-2	LIQUOR BUSINESS	1A	150	30	20	10	50	35	35	2.0	20	1
B-3	GENERAL BUSINESS	1A	150	30	20	10	50	35	35	2.0	20	1
O	OFFICE/RESEARCH	1/2A	100	30	20	10	30	35	35	2.5	20	1
I-1	LIGHT INDUSTRIAL	1A	150	30	20	10	75	40	40	2.0	20	1
I-2	HEAVY INDUSTRIAL	1A	150	30	20	10	100	40	40	2.0	20	1

ALL SIDE YARDS AND FRONT SETBACKS SHALL BE MEASURED FROM THE OVERHANG.

Established Front Yard Setback Line – When sixty (60) percent or more of the lots or parcels of the same zoning district classification in a block have existing structures and have the same front yard setback but different from the setback than that otherwise required, that common setback shall be the required front yard setback line. However, if such structures vary in front yard setback but sixty (60) percent or more do not have the same setback, the average of all front yard setbacks in a block shall be used as the required front yard setback line.

* Fifty (50) feet from established right-of-way or eighty (80) feet from centerline, whichever is greater.

** Lot or parcel area shall be determined by the actual lot lines of the lot or parcel in question. Lot or parcel area shall not be determined by any dimension measured from the center of any road, street or highway, but from the edge of any right-of-way of any road, street or highway.

A = Acres

S.F. = Square Feet

TABLE 2 - BULK CHART CONTINUED

In all Zoning Districts the following schedule shall be used to allow reduced frontages for the division of land along the outside curve of roads and highways.

<u>Radius of Curve Along Right of Way</u>	<u>Percent Reduction of Frontage Allowed</u>
Over 4,000'	None
2,200' to 4,000'	10%
1,101' to 2,200'	15%
826' to 1,100'	20%
651' to 825'	25%
526' to 650'	30%
431' to 525'	35%
361' to 430'	40%
301' to 360'	45%
250' to 300'	50%
Under 250' except cul-de-sac	50%
Cul-de-sacs	60%

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- NOTE:
1. In any Zoning District the minimum frontage on a curved road or highway shall not be less than 90 feet.
 2. In any Zoning District the minimum frontage on a cul-de-sac shall not be less than 75 feet.