

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.

PRINCIPAL LAND USE TABLE

Use is permitted by right:		*								
Use is permitted as a Special Use		S								
Use is not permitted										
	Ag	Residential				Business			Ind	Supplemental
	A-1	R-1	R-2	R-4	R-5	MXD	B-1	B-2	I-1	Regulations
Residential Uses										
Community Residence , Small			S	S				S	S	
Community Residence , Large				S				S	S	
Convalescent, Nursing or Retirement Home				S				*		173-39
Dwelling, Single-Family Detached	*	*	*	*	*					
Dwelling, Two-Family (Duplex)				*						
Dwelling, Multi-Family (Apartment)				*		S				
Dwelling, Loft						S	S			
Independent Living Facility				S				*		
Mobile Home and Mobile Home Park					S					173-56 to 173-59
Modular, Single Family Detached	*	*	*	*	*					
Legally Existing Nonconfirming Uses	*	*	*	*	*	*	*	*	*	
Parsonages, rectories, parish house		*	*	*		S		S		
Tiny Houses					*					<600 SQ FT
Commercial Uses										
Agricultural Implement Sales & Service						S		*	*	
Antique Shop						*	*	*		
Apiary	*									
Arts, Crafts and Photo Studio						*	*	*	*	
ATV/ Marine Sales						S		*	*	
Auction House								S	S	
Automotive Painting & Body Shop								*	*	
Automotive Parking Garage or Lot (private or public)						S	S	*	S	
Automotive Parts & Supply Store						*	*	*	*	
Automotive Rental Agency						S	S	*	*	
Automotive Repair Shop								*	*	
Automotive Sales & Lease						S		*	*	
Automotive Service Station						S	*	*	S	
Automotive Tire Store						S	S	*	*	
Bakery						*	*	*	*	
Barber Shop						*	*	*	*	
Bar or Tavern						S	S	S		
Beauty Salon						*	*	*	*	
Bed & Breakfast (1-5 Rooms)				S		*	*	*		
Brewery / Distillery						S	S	S		
Car Wash						S		*	*	
Catering Service						*	*	*	*	

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Use is not permitted										
	Ag	Residential				Business			Ind	Supplemental
	A-1	R-1	R-2	R-4	R-5	MXD	B-1	B-2	I-1	Regulations
Computer Repair or Data Processing Service						*	*	*	*	
Convenience Store						S		*		
Crematorium								S	*	
Dance Hall / Night Club						S	S	S	S	
Dry Cleaning / Laundry Pick Up						*	*	*	*	
Farmers Market	*					*	*	*	*	105
Financial Services						*	*	*	*	
Firearms Shop								S	S	
Furniture, Appliance or Equipment Sales						*	*	*	*	
Gaming Facility						S	S	S		
Garden Supply						*	*	*	*	
Heavy Equipment Sales & Service								*	*	
Hotel or Motel						*	*	*		
Indoor Flea Market						*	*	*		
Indoor Pet Care Facility						*	*	*	*	
Kennel, Outdoor	S								S	173-44
Landscape, Bulk Sales								*	*	
Legally Existing Nonconforming Use	*	*	*	*	*	*	*	*	*	
Liquor Store						S	S	S		
Lumber or Building Material Sales						S		*	*	
Main & Market St. Business			S	S						173-38.1
Manufactured Home Sales								S	S	
Nail Salon						*	*	*	*	
Office						*	*	*	*	
Outdoor Storage (Non-Residential)								S	*	
Outdoor Vehicle Storage								S	*	
Pawnbroker or Pawnshop							S	S	S	
Payday Loans							*	*		
Photocopying or Duplicating Services						*	*	*	*	
Private Club						*	*	*	*	
Real Estate Office						*	*	*	*	
Repair Services						*	*	*	*	
Research Services						S	S	*	*	
Restaurant, Fast Food						*	*	*		
Restaurant, General						*	*	*		
Retail Sales & Services						*	*	*	*	
Rooming house / Boarding houses				S			S	S		
Sexually Oriented Business									S	173-55
Shopping Center						S		S	S	
Short Term Rentals - Non Owner Occupied			S	S		*	*	*		173-38.2
Sporting Goods						*	*	*		

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Use is not permitted										
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	A-1	R-1	R-2	R-4	R-5	MXD	B-1	B-2	I-1	Regulations
Medical Uses										
Drug Store / Pharmacy						*	*	*	*	
Emergency Services, Private				S		*		*	S	
Hospital						S		S	S	
Massage Establishment, Spa						*	*	*	*	
Medical or Dental Offices						*	*	*	*	
Recovery Home				S				S	S	
Residential Treatment Facility								S	S	
Urgent Care Facility						*	*	*	*	
Veternarian						*	*	*	*	
Recreational & Entertainment Uses										
Bowling Alley						*	*	*	*	
Golf Courses	S	*						*		
Health Club or Fitness Center						*	*	*	*	*members only
Library, Museum, Gallery				S		*	*	*		
Race Track (auto & animal)	S									
Recreation Facility or Area	S	S	S	S	S	S	S	S	S	
Recreation, Rural	S									
RV Park	S									
Shooting Range, Indoor	S							S	S	
Shooting Range, Outdoor	S									
Special Event Center, Enclosed							S	S	S	
Special Event Center, Open Air							S	S	S	
Swimming Pool (commercial)		S						S	S	173-42
Theater, Motion Picture						*	*	*		
Theater, Performing Arts						*	*	*		
Institutional Uses										
Airport / Airstrip								S	*	
Church, Temple or Synagogue	S	S	S	S	S	*	*	*	*	
Club, Civic or Fraternal Organization						*	*	*	*	
Correctional Center								S	S	

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Use is not permitted										
	Ag	Residential				Business			Ind	Supplemental
	A-1	R-1	R-2	R-4	R-5	MXD	B-1	B-2	I-1	Regulations
Funeral Home				S		S	S	*	S	
Military Offices								*	*	
Public Service Facility (City of Red Bud only)	*	*	*	*	*	*	*	*	*	173-43
Public Service Facility (Other than Red Bud)	S	S	S	S	S	S	S	S	S	173-43
Miscellaneous Uses										
Agricultural Uses (Agriculture)	*									
Cannabis Business Establishments										173-54
Cemetery	S			S				S	S	
Heliport / Helipad								S	*	
Landfill									S	
Telecommunication Tower Permitted	*	*	*	*	*	*	*	*	*	173-65
Telecommunication Tower Not Permitted	S	S	S	S	S	S	S	S	S	173-67

ACCESSORY LAND USE TABLE

Use is permitted by right:		*								
Use is permitted as a Special Use		S								
Use is not permitted										
	Ag	Residential				Business			Ind	Supplemental
	A-1	R-1	R-2	R-4	R-5	MXD	B-1	B-2	I-1	Regulations

ACCESSORY USES & STRUCTURES

Apiaries	*		S	S						
Automotive Parking Garage or Lot (private or public)						S	S	*	S	
Cemetery	S			S				S	S	
Construction Office (temporary)	*	*	*	*	*	*	*	*	*	
Deck, Patio, Platform & Gazebo	*	*	*	*	*	*	*	*	*	
Drive Through						S	S	S		
Dumpsters, Enclosed				*	*	*	*	*	*	173-48
Farmers Market	*					*	*	*	*	
Fence or Wall	*	*	*	*	*	*	*	*	*	173-36
Garage or Carport	*	*	*	*	*					
Greenhouse or Plant Nursery	*		*	*				S	S	
Guest House		S	S	S						
Home Occupation	S	S	S	S	S					173-38
Legally Existing Nonconforming Uses	*	*	*	*	*	*	*	*	*	
Nursery / Daycare (home)	S	S	S	S						
Outdoor Display Area						*	*	*	*	
Outdoor Storage								S	*	
Parking, Off Street		*	*	*	*	*	*	*	*	
Pole Barn	*									
Portable Storage Containers								S	*	
Recreation Facility or Area	S	S	S	S	S	S	S	S	S	
Refreshment Stand	S					S	S	S	S	
Rural Recreation	*									
Shed	*	*	*	*	*		*	*	*	
Short Term Rentals - Non-Owner Occupied						S	*	S		173-38.2
Short Term Rentals - Owner Occupied			*	*						173-38.2
Small Wireless Facilities	S	S	S	S	S	*	*	*	*	173-72
Solar Collector	*	*	*	*	*	*	*	*	*	173-53
Swimming Pool / Hot Tub	*	*	*	*	*					173-42
Tennis Courts	*	*	*	*	*					
Telecommunications Towers Permitted	*	*	*	*	*	*	*	*	*	173-65
Telecommunications Towers Not Permitted	S	S	S	S	S	S	S	S	S	173-67
Wind Turbine	S	S	S	S	S	S	S	S	S	