

ORDINANCE NO. _____

**ORDINANCE AMENDING ZONING ORDINANCE
- SECTION XI. B-1 NEIGHBORHOOD SHOPPING DISTRICT –
SECTION XII. B-2 COMMERCIAL DISTRICT-**

WHEREAS, on the 2nd day of January, 2020 upon due notice, the Decatur City Plan Commission held a public hearing on the petition of Raymond Lai, Director Community Development, to modify and amend the Zoning Ordinance of the City of Decatur, the same being Ordinance No. 3512, as amended, by amending Sections XI., B-1 NEIGHBORHOOD SHOPPING DISTRICT and XII., B-2 COMMERCIAL DISTRICT thereof, so that said Sections XI., and XII. as modified and amended shall provide as set forth herein.

XI. Neighborhood Shopping District

C. Conditional Uses

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1. Any of the uses in Paragraph B of this section (Permitted Uses) that exceed 6000 square feet of gross leasable area.
2. Cemetery or cremation garden, provided that all above ground structures (excluding monuments or grave markers) shall be located at least forty (40) feet from any side or rear lot line.
3. Convenience food and beverage store, extended hours.

4. Drive-up or drive-through facilities attached to an allowed use; however, all amplified equipment shall be located at least 25 feet from any side or rear lot line in a residential district.
5. Mixed use – residential and any combination of office and/or commercial in one building
6. Schools, Commercial: Para-professional.
7. School: public, parochial or private.

XII. B-2 Commercial District

B. Conditional Uses

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1. Ambulance service
2. Animal Clinic or Hospital with outdoor kennel located at least 100 feet from any Residential District. (Amended, Ordinance No. 2004-27, April 19, 2004)
3. Animal kennel, provided that any outdoor kennels be located not less than 100 feet from a property line of any property located in a residential district. (Amended, Ordinance No. 2017-27, June 5, 2017)
4. Car wash, automatic or coin operated self service
5. Cemetery or cremation garden, provided that all above ground structures (excluding monuments or grave markers) shall be located at least forty (40) feet from any side or rear lot line
6. Crematory or Crematorium as an ancillary use to a funeral home
7. Mixed use – residential and any combination of office and/or commercial in one building
8. Recreation, commercial: outdoor facilities, when located a minimum of 100 feet from any side or rear lot line in a residential district
9. Schools, Commercial: Trade and technical
10. Swim club
11. Licensed Truck Stop Establishment

12. School: public, parochial or private

WHEREAS, the Decatur City Plan Commission did report its findings and did recommend that said petition be granted and that the Zoning Ordinance be so modified and amended.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the report and recommendations of the Decatur City Plan Commission be, and the same are hereby, received, placed on file and approved.

Section 2. That the Zoning Ordinance of the City of Decatur be, and the same is hereby, amended and modified at Sections XI. and XII. as set forth herein.

Section 3. That the City Clerk be, and she is hereby, authorized and directed to cause this ordinance to be published in pamphlet form.

PRESENTED, PASSED, APPROVED AND RECORDED this 21st day of January, 2020.

JULIE MOORE WOLFE, MAYOR

ATTEST:

KIM ALTHOFF, CITY CLERK

ADDITIONS AND DELETIONS
- ZONING ORDINANCE -

SECTION XI.C.

B-1 Neighborhood Shopping District-Conditional Uses

1. Any of the uses in Paragraph B of this section (Permitted Uses) that exceed 6000 square feet of gross leasable area.
2. Cemetery or cremation garden, provided that all above ground structures (excluding monuments or grave markers) shall be located at least forty (40) feet from any side or rear lot line.
3. Convenience food and beverage store, extended hours.
4. Drive-up or drive-through facilities attached to an allowed use; however, all amplified equipment shall be located at least 25 feet from any side or rear lot line in a residential district.
5. Mixed use – residential and any combination of office and/or commercial in one building.
6. Schools, Commercial: Para-professional.
7. School: public, parochial or private.

SECTION XII.B.

B-2 Commercial District-Conditional Uses

1. Ambulance service
2. Animal Clinic or Hospital with outdoor kennel located at least 100 feet from any Residential District. (Amended, Ordinance No. 2004-27, April 19, 2004)
3. Animal kennel, provided that any outdoor kennels be located not less than 100 feet from a property line of any property located in a residential district. (Amended, Ordinance No. 2017-27, June 5, 2017)
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5. Cemetery or cremation garden, provided that all above ground structures (excluding monuments or grave markers) shall be located at least forty (40) feet from any side or rear lot line
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