

Permitted, Conditional, Temporary Uses

UR-3A (Urban Residential 3A)

Full link to Zoning Code Use Table: https://codelibrary.amlegal.com/codes/lakevillail/latest/lakevilla_il/0-0-0-7677

- X = Permitted by right
- S = Permitted by right as a special use (See Section 10-4-3 of the Village Code)
- C = Permitted with conditional use permit (See Section 10-4-4 of the Village Code)
- T = Permitted with temporary use permit (See Section 10-4-4 of the Village Code)
- "BLANK" = Not A Permitted Use

Use(s)	UR3A
Adult respite care center	C
Adult Use Cannabis Business Establishment(s)	
Adult Use Cannabis Craft Grower	
Adult Use Cannabis Cultivation Center	
Adult Use Cannabis Dispensing Organization	
Adult Use Cannabis Infuser Organization Or Infuser	
Adult Use Cannabis Processing Organization Or Processor	
Adult Use Cannabis Transporting Organization Or Transporter	
Advertising agency	
Advertising agency (if restricted to second floor and above)	
Advertising display construction	
Agricultural implement sales and service (see subsection 10-4-3B3 of this title)	
Agricultural uses	
Airport (see subsection 10-4-4B21 of this title)	
Amusement park	
Antique sales	
Appliance, sales, repair or service	
Arboretum or botanical garden (5 acre minimum)	
Archery range, indoor	
Archery range, outdoor (see subsection 10-4-4B16 of this title)	
Art gallery, commercial	
Art supply store	
Automobile and/or truck body shop	
Automobile parking garage or lot	
Automobile sales and rental (see subsection 10-4-3B3 of this title)	
Automobile service and repairs, excluding auto body repairs (see subsection 10-4-3B3 of this title)	
Automobile washing (see subsection 10-4-3B3 of this title)	
Bakery, retail	
Bank	
Barbershop	

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Use(s)	UR3A
Batch plant for road construction	T
Beauty salon/tanning salon	
Beverage distribution, sales	
Bicycle sales	
Blueprinting and photostat shop	
Boat rental (see subsection 10-4-3B5 of this title)	
Boat sales and service (see subsection 10-4-3B3 of this title)	
Bookstore (except no adult bookstore permitted)	
Bowling alley	
Building material sales yard (see subsection 10-4-4B12 of this title)	
Bulk materials storage (see subsection 10-4-4B26 of this title)	
Bus maintenance shop and bus parking lot (see subsection 10-4-3B3 of this title)	
Business	
Business machine repair, servicing and sales	
Cabinetmaker	
Camera shop	
Camp, commercial recreational (see subsection 10-4-4B16 of this title)	
Camp, day or youth (see subsection 10-4-4B16 of this title)	
Candy store	
Carnival or circus	
Carpet and rug cleaning plant	
Catalog sales office or mail order store	
Catering service	
Cemetery (see subsection 10-4-4B5 of this title)	C
Childcare facility (see subsections 10-4-3B1 and 10-4-4B6 of this title)	S
Christmas tree sales	
Church, or other place of worship	X
Clothing store	
College, university or junior college	
Commercial center (see subsection 10-4-4B10 of this title)	
Commercial school, trade, or other school offering specialized courses of study including personal training center	
Community center for public use (except for Village uses)	X
Compressed gas distribution, sales	

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Use(s)	UR3A
Computer sales, retail	
Contractor's equipment storage, indoor	
Contractor's equipment storage, yard	
Contractor's model home	T
Contractor's project office and sheds	T
Crematory (see subsection 10-4-4B30 of this title)	
Currency exchange	
Dance and/or fitness studio (instructional)	
Dance hall (instructional)	
Department store	
Discount store	
Drive-in theater (see subsection 10-4-4B17 of this title)	
Drive-up sales, rental or service (see subsection 10-4-4B11 of this title)	
Drugstore	
Dry cleaning, pressing, repair	
Dwelling unit (if restricted to second floor and above)	
Dwelling, apartments	
Dwelling, group	
Dwelling, single-family	X
Dwelling, townhouse	
Dwelling, two-family	
Elderly housing (see subsection 10-4-4B25 of this title)	
Electronic equipment sales (not installation)	
Elementary, high or junior high	X
Emergency care, trauma center (see subsection 10-4-3B2 of this title)	
Employment office	
Employment office (if restricted to second floor and above)	
Engineering office	
Exterminating and fumigating shop	
Feed and grain sales	
Fine arts	
Floodplain uses (see subsection 10-4-4B27 of this title)	C
Floor covering sales	
Florist sales	
Food processing and packing	
Fruit and vegetable market, retail	
Fuel: oil, coal, and wood sales	
Funeral home	
Furnace, HVAC, and water heater sales, display, service	
Furniture cleaning, refinishing	

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Use(s)	UR3A
Furniture sales	
Furrier, retail only	
Garden center, greenhouse, nursery	
Gas, butane and propane sales (bulk and refilling, when not limited to consumer use)	
Gasoline service station	
General education	X
Gift store	
Go-kart racetrack	
Golf course	
Golf driving range	
Golf, miniature	
Greenhouse and/or nursery center	
Grocery store or supermarket	
Hair salon	
Hardware store, retail	
Health club or gymnasium	
Health food store	
Hobby shop, retail	
Hospital (see subsection 10-4-4B7 of this title)	
Hotel, motel	
Household furnishing shop	
Ice cream shop	
Icehouse	
Industrial	
Industrial park (see Commercial center)	
Industrial uses generally involving the use of materials brought in from off site; including, but not limited to, assembling, cleaning, compounding, fabricating, manufacturing, packaging, processing, producing, repairing, servicing, storing, and testing which can meet the highest industrial performance standard (see section 10-4-1 of this title)	
Institutional mixed use (see subsection 10-4-4B24 of this title)	
Insurance office	
Interior decorators	
Jewelry, sales	
Kennel, commercial (sales or boarding) (see subsection 10-4-4B3 of this title)	
Kennels, animal shelter, dog obedience school (see subsection 10-4-4B3 of this title)	
Landscape contractor's storage yard	

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Use(s)	UR3A
Laundry, nonretail	
Laundry, retail	
Leather goods sales	
Library, public (except for village uses)	C
Liquor store (see section 3-8-6 of this code)	
Locksmith	
Lumber, retail sales	
Machinery storage yard	
Massage establishment (only if currently licensed pursuant to Chapter 7 fo Title 3 of the Lake Villa Village Code)	
Meat market, retail	
Meatpacking	
Medical cannabis cultivation center (see subsection 10-4-4B28 of this title)	
Medical cannabis dispensing organization (see subsection 10-4-4B29 of this title)	
Medical clinic, or office	
Medical laboratory	
Miniwarehouse, personal storage facility (see subsection 10-4-4B13 of this title)	
Mobile home sales, service	
Monument sales	
Motorcycle sales, service (see subsection 10-4-3B3 of this title)	
Motor-rail freight terminal	
Museum, or gallery, not for profit (except for village uses)	
Music, musical instruments, and CD sales	
Nursery, tree and shrubs, nonretail	
Nursing home or convalescent home, including instruction for the mentally or physically handicapped (see subsection 10-4-4B8 of this title)	
Office equipment and supplies, retail sales and service	
Office park (see Commercial center)	
Offices for executive or administrative purposes	
Ornamental iron workshop	
Outside sales, storage, and display uses (see subsection 10-4-3B4 of this title)	
Paint and wallpaper sales	
Park or playground, public	X
Park, commercial recreation	
Pet store and grooming	
Photography studio	

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Use(s)	UR3A
Picnic grove	
Planned development (see chapter 9 of this title)	C
Playground	X
Plumbing supplies and fixture sales, retail	
Post office (United States)	
Primary or secondary	X
Printing and photocopying service	
Professional office	
Radio and TV sales or repair	
Real estate project sales office	T
Recreation center, public	X
Recreational accessory uses (see subsection 10-4-4B15 of this title)	C
Recreational uses, outdoor (see subsection 10-4-4B16 of this title)	
Recreational vehicle park	
Recreational vehicle sales, service and rental	
Recreational vehicle storage	
Rental of equipment and supplies, indoor storage	
Resort	
Restaurant	
Retail sales as an accessory use	
Savings and loan association	
Schools:	
Scientific research laboratory including, but not limited to, pure research, product development, pilot plants, and research manufacturing facilities (see subsection 10-4-4B19 of this title)	
Seasonal sale of farm produce	
Secondhand store/resale shop	
Seminary, theological	
Septic tank sales, service (see subsection 10-4-4B20 of this title)	
Sewing machine shop	
Shelter, temporary	T
Sheltered care home (see subsection 10-4-4B2 of this title)	C
Shoe repair shop	
Shoe store	
Shooting range, indoor	
Shooting range, outdoor (5 acres required)	
Shopping center (see Commercial center)	
Sign shop	

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Use(s)	UR3A
Signs (see Lake Villa sign ordinance) (chapter 6, article D of this title)	X
Skating rink (ice, roller, or rollerblade)	
Solar Energy System, Ground-Mounted	
Solar Energy System, Building-Mounted	X
Solid waste disposal sites (not permitted)	
Souvenir, curio sales	
Spectator sports facility, private and public, not including these accessories - primary and secondary schools (see subsection 10-4-4B9 of this title)	
Sporting goods, sales	
Sports arena	
Stable, commercial (see subsection 10-4-4B4 of this title)	
Stable, private (see subsection 10-4-4B4 of this title)	
Stationery store, retail sales	
Swimming pool, commercial (not permitted)	
Tattoo Studio	
Tavern (sometimes also referred to as a "bar" or "cocktail lounge" or "nightclub")	
Taxicab garage (see subsection 10-4-3B3 of this title)	
Teen club	
Temporary sales	T
Theater	
Ticket office	
Toy store	
Travel agency	
Truck parking (see subsection 10-4-3B3 of this title)	
Truck sales, repair (see subsection 10-4-3B3 of this title)	
Truck, trailer rental (see subsection 10-4-3B3 of this title)	
Upholstery shop	
Utility installation and service (see subsection 10-4-4B23 of this title)	
Utility service yard or garage	
Veterinary clinic (indoor only)	
Village buildings, structures and other Village uses	X
Warehouse	
Water softening equipment sales, rental, service	
Welding shop	
Well drilling service	
Wholesaling and storage of goods or materials	
Wildlife refuge or preserve (5 acre minimum)	
Wind Energy System, Large	

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Use(s)	UR3A
Wind Energy System, Small - Building-Mounted	
Wind Energy System, Small - Ground-Mounted	

Note(s):

1. Any use existing in the RD District as of August 15, 1991, is a permitted use.

C1= An Adult Use Craft Grower may be authorized only when granted a Conditional Use by a separate ordinance and only when co-located within the Village and sharing the same premises with a Medical Cannabis Dispensing Organization and/or with an Adult-Use Cannabis Dispensing Organization.

C2= Not more than two (2) Conditional Uses for Adult Use Cannabis Dispensing Organizations shall be authorized within the Village.

C3= An Adult Use Infuser Organization may be authorized only when granted a Conditional Use by separate ordinance and only when colocated within the Village and sharing the same premises with a Medical Cannabis Dispensing Organization and/or with an Adult Use Dispensing Organization.