

Article Two

General Zoning Districts



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2.1 Establishment of Districts

For the purpose of this Ordinance, the Planning Jurisdiction is divided into the following zoning districts for the general uses as stated:

AG—Agriculture (Page 3-2 and 3-3): This district is composed of land to be used for production farming, hobby farming, and homes and buildings associated with agriculture production. These districts are not expected to develop for urban uses within the near future. It is the intent of this district to allow agricultural uses, to conserve the desirable characteristics of the land, to preserve prime agriculture land, and to protect these areas from the encroachment of scattered, urban-type uses.

R1—Estate Residential (Page 3-4 and 3-5): This district is primarily established for those areas in the planning jurisdiction which are for single family, detached, large homes and estate sized lots.

R2—Large Lot, Large Home Residential (Page 3-6 and 3-7): This district is primarily established for those areas in the planning jurisdiction which are for single family, detached, large size lots and large homes.

R3—Medium Lot, Medium Home Residential (Page 3-8 and 3-9): This district is primarily established for those areas in the planning jurisdiction which are for single family, detached, medium size homes and medium size lots.

R4—Medium Lot, Small Home Residential (Page 3-10 and 3-11): This district is primarily established for those areas in the planning jurisdiction which are proposed for single family, detached, small to medium size homes, and medium size lots.

R5—Old Town Residential (Page 3-12 and 3-13): This district has been specially developed for the existing older neighborhoods in the Town of Cicero.

R6—Multifamily Residential (Page 3-14 and 3-15): This district is established for small to moderate sized multifamily apartments, duplexes, condominiums, and/or similar units.

RC-1—Residential Condominiums 1 (Page 3-16 and 3-17): This district is intended to provide for medium density multifamily residential.

RC-2—Residential Condominiums 2 (Page 3-18 and 3-19): This district is intended to provide for high density multifamily residential.

MP—Manufactured Home Park (Page 3-20 and 3-21): This district is established for manufactured home parks which lease dwelling sites for single-wide and double-wide manufactured homes.

NC—Neighborhood Commercial (Page 4-2 and 4-3): This district is intended for small scale businesses that provide products and services primarily to local neighborhoods.

OC—Office Commercial (Page 4-4 and 4-5): This district is generally intended for small to moderate scale office uses with provisions for some complementary uses.

DC—Downtown Commercial (Page 4-6 and 4-7): This district is generally intended to meet the special issues and land use goals for the downtown area in Cicero.

HC—Highway Commercial (Page 4-8 and 4-9): This district is generally intended to address the special issues related to commercial developments along Highway 31 in west Jackson Township.

C1—Small to Medium Scale General Commercial (Page 4-10 and 4-11): This district is generally intended for a wide variety of retail, commercial, service, entertainment, and eating establishments that are small to medium in scale.

C2—Medium to Large Scale General Commercial (Page 4-12 and 4-13): This district is generally intended for a wide variety of retail, commercial, service, entertainment, and eating establishments that are medium to large in scale.

C3—Business Park/Light Manufacturing/Utility (Page 4-14 and 4-15): This district is generally intended for small business parks, light manufacturing facilities, light manufacturing parks, and utility usage.

C4—Industrial Park/Manufacturing (Page 4-16 and 4-17): This district is generally intended for large business parks, manufacturing facilities, manufacturing parks, and utility usage.

Each of the above districts stand alone and are not a part of a hierarchy system of zoning. For example, what is permitted in the C1 district is NOT permitted in the C2 district. Only those uses and development standards which are expressly permitted and noted for each district apply.

2.2 Planned Development Districts

The provisions of this ordinance allow the R2, R3, R4, R6, OC, HC, C1, C2, and C3 districts to be rezoned for a planned development. No other districts can be rezoned into a planned development district.

On the Official Zoning Map a planned development district, once rezoned, shall be labeled as PD followed by the district it was created from. The following are the appropriate labels for Planned Development Districts: PD-R2, PD-R3, PD-R4, PD-R6, PD-OC, PD-HC, PD-C1, PD-C2, and PD-C3.

The provisions that regulate Planned Developments can be found in Article 8 beginning on page 8-2.

2.3 District Land Uses

Land uses are either Permitted, Non-Permitted or a Special Exception in each Zoning District. Cicero/Jackson Township's permitted and special exception uses for each district are noted in the Permitted Use and Special Exception columns in Article 3 and 4. These articles represent two categories of Zoning Districts. They are:

**Residential Districts, Article 3, found on page 3-1; and
Commercial Districts, Article 4, found on page 4-1.**

2.4 Unlisted or Questionable Land Uses

Any land use not listed as a Permitted Use or Special Exception is considered Non-Permitted unless the Plan Commission or Zoning Administrator makes a determination otherwise. The Plan Commission or Zoning Administrator may determine into which category any questionable use be placed if not specifically listed and is similar to another use that is Permitted or a Special Exception. This determination may be appealed to the Board of Zoning Appeals.

