

# River Forest Land Use Chart

All Land Uses

## Legend

P = Permitted

S = Special Use

N = Prohibited

PD = Planned Development Required

land use categories (rows) with proposed changes

red = new or changed text

green = text to be deleted

LAND USES	DISTRICTS							
	R1 And R2 Low Density Residential	R3 Medium Density Residential	R4 High Density Residential	C1 Commercial	C2 Commercial	C3 Central Comercial	ORIC Office/Research/Industrial/Commercial	PRI Public/Private Recreational Institutional
<b>RESIDENTIAL</b>								
Dormitories	N	N	N	N	N	N	N	S
Group homes	S	S	N	N	N	N	N	N
Halfway houses	N	N	N	N	N	N	N	N
Home occupations	P	P	P	N	P	P	N	N
Multiple-family dwellings (maximum FAR of 1.5)	N	N	PD	N	PD	PD	N	N
Multiple-family dwellings (maximum FAR of 2.75)	N	N	N	N	P	P	N	N
Multiple-family dwellings above first floor of permitted commercial or office uses	N	N	N	N	PD	PD	PD	N
Nursing homes and skilled care facilities	N	N	N	N	N	N	N	N
Rooming and boarding houses	N	N	N	N	N	N	N	N
Single-family dwelling _ attached (maximum FAR of 0.55)	N	PD	PD	N	N	N	N	N
Single-family dwelling _ detached (maximum FAR of 0.6 to 0.8)	P	P	P	N	N	N	N	N
Transitional housing	N	N	N	N	N	N	N	N
<b>RETAIL TRADE</b>								
Adult bookstore/adult entertainment	N	N	N	N	N	N	N	N
Art dealers	N	N	N	P	P	P	P	N
Automotive parts, accessories	N	N	N	P	P	P	P	N

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Boat sales and service	N	N	N	P	P	N	S	N
Book, periodical and music stores	N	N	N	P	P	P	P	N
Camera and photographic supply stores	N	N	N	P	P	P	P	N
Casket sales	N	N	N	P	P	P	P	N
Cellular phone antennas	N	N	N	N	N	N	N	S
Clothing stores	N	N	N	P	P	P	P	N
Computer and software stores	N	N	N	P	P	P	P	N
Dry cleaning, with off premises cleaning	N	N	N	P	P	P	P	N
Dry cleaning, with on premises cleaning	N	N	N	S	S	S	S	N
Electronics and appliance stores	N	N	N	P	P	P	P	N
Florists	N	N	N	P	P	P	P	N
Furniture and home furnishing stores	N	N	N	P	P	P	P	N
Gift, novelty, and souvenir shops	N	N	N	P	P	P	P	N
Gun shops	N	N	N	N	N	N	N	N
Hardware stores	N	N	N	P	P	P	P	N
Hobby, toy, and game stores	N	N	N	P	P	P	P	N
Jewelry stores	N	N	N	P	P	P	P	N
Luggage and leather goods stores	N	N	N	P	P	P	P	N
Lumber and other building materials	N	N	N	S	S	N	S	N
Miscellaneous retail stores	N	N	N	S	S	S	S	N
Motor fuel service station	N	N	N	S	S	S	S	N

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Motor fuel service station with minimarts	N	N	N	S	S	S	S	N
Motor vehicle body shops	N	N	N	N	N	N	N	N
Motor vehicle sales and rental	N	N	N	S	S	S	S	N
Motor vehicles repair and maintenance, not including bodywork	N	N	N	S	S	S	S	N
Musical instrument and supply stores	N	N	N	P	P	P	P	N
News dealers and newsstands (indoors)	N	N	N	P	P	P	P	N
News dealers and newsstands (outdoors)	N	N	N	N	N	N	N	N
Optical goods stores	N	N	N	P	P	P	S	N
Paint, glass and wallpaper stores	N	N	N	P	P	P	P	N
Parking facilities _ outdoor, not accessory to use on same lot, for noncommercial vehicles only (exception made for commercial vehicles temporarily parked in the course of providing deliveries or services)	N	N	N	P	P	P	P	N
<b>Pawn Shops</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>
Pet and pet supplies stores	N	N	N	P	P	P	P	N
Prerecorded tape, CD and record stores	N	N	N	P	P	P	P	N
Rental stores (with outdoor storage)	N	N	N	N	N	N	N	N

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Retail nurseries and garden stores	N	N	N	S	S	S	P	N
Retail _ temporary	N	N	N	N	N	N	N	N
Sewing, needlework and piece goods	N	N	N	P	P	P	P	N
Shoe stores	N	N	N	P	P	P	P	N
Sporting goods stores	N	N	N	P	P	P	P	N
Stationery stores	N	N	N	P	P	P	P	N
Tobacco stores	N	N	N	N	N	N	N	N
Used merchandise stores	N	N	N	N	N	N	N	N
Wholesale sales and distribution, no outside storage or display	N	N	N	S	S	S	S	N
Wholesale sales with storage of materials outdoors	N	N	N	N	N	N	S	N
<b>ACCOMMODATIONS AND FOOD SERVICES</b>								
Bars, taverns and cocktail lounges	N	N	N	N	N	N	N	N
Coffee Shops	N	N	N	P	P	P	P	N
Convenience food marts	N	N	N	S	S	S	S	N
Dinner theaters	N	N	N	S	S	S	S	N
Fast food establishment	N	N	N	S	S	N	S	N
Hotels	N	N	N	S	S	S	S	N
Nursing homes and skilled care facilities	N	N	N	N	N	N	N	N
Restaurant _ drive through	N	N	N	S	S	S	S	N

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Restaurants operating outside the hours of 7:00 A.M. to 1:00 A.M.	N	N	N	S	S	S	S	N
Restaurants, sit down, greater than 5,000 square feet	N	N	N	S	S	S	S	N
Restaurants, sit down, less than 5,000 square feet	N	N	N	P	P	P	P	N
Specialty food stores	N	N	N	P	P	P	P	N
<b>FINANCIAL, INSURANCE AND REAL ESTATE</b>								
Commodity contract brokers, dealers	N	N	N	P	P	P	P	N
Financial Institutions with drive up window	N	N	N	S	S	S	S	N
Financial institutions without drive up window	N	N	N	P	P	P	P	N
Insurance agents, brokers and service	N	N	N	P	P	P	P	N
Investment advisors	N	N	N	P	P	P	P	N
Real estate agents and managers	N	N	N	P	P	P	P	N
Security brokers and dealers	N	N	N	P	P	P	P	N
<b>SERVICES</b>								
Accounting, auditing and bookkeeping	N	N	N	P	P	P	P	N
Adult daycare facilities	N	N	N	S	S	S	S	N
Advertising agencies	N	N	N	P	P	P	P	N
Architectural, engineering and related services	N	N	N	P	P	P	P	N
Auto repossession/recovery	N	N	N	N	N	N	N	N

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Barbershops	N	N	N	P	P	P	P	N
Beauty shops	N	N	N	P	P	P	P	N
Business and technical schools	N	N	N	S	S	S	S	N
Business consulting	N	N	N	P	P	P	P	N
Business operations involving the storage of hazardous materials	N	N	N	S	S	S	N	N
Business operations involving the storage of vehicles for more than 24 hours	N	N	N	S	S	S	N	N
Car wash	N	N	N	N	N	N	N	N
Commercial art and graphic design	N	N	N	P	P	P	P	N
Computer and data processing services	N	N	N	P	P	P	P	N
Currency exchange, pay day loan store, check cashing services	N	N	N	N	N	N	N	N
Direct mail advertising services	N	N	N	S	S	S	S	N
Electrical repair shops (small consumer appliances)	N	N	N	P	P	P	P	N
Employment agencies	N	N	N	P	P	P	P	N
Extermination and pest control services	N	N	N	S	S	S	S	N
Financial institutions with drive up windows	N	N	N	S	S	S	S	N
Financial institutions without drive up windows	N	N	N	P	P	P	P	N
Funeral homes	N	N	N	P	P	N	S	N

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Labor organizations	N	N	N	P	P	P	P	N
Landscaping services	N	N	N	S	S	S	S	N
Legal services	N	N	N	P	P	P	P	N
Limousine service	N	N	N	S	S	S	S	N
Massage parlors	N	N	N	N	N	N	N	N
Massage therapy establishment	N	N	N	P	P	P	P	N
Medical equipment rental	N	N	N	P	P	P	P	N
Medical or dental offices, labs and outpatient surgical facilities	N	N	N	P	P	P	P	N
Pet care (except veterinary) services	N	N	N	S	S	S	S	N
Photocopying and duplicating services	N	N	N	P	P	S	S	N
Photographic studios, portrait	N	N	N	P	P	P	P	N
Political organizations	N	N	N	P	P	P	P	N
Private instructional facilities	N	N	N	P	P	P	P	S
Private mailing service	N	N	N	P	P	P	P	N
Professional organizations	N	N	N	P	P	P	P	N
Public postal service	N	N	N	N	N	N	P	N
Rail terminals _ commuter	N	N	N	N	N	N	N	P
Recycling centers _ drop off	N	N	N	N	N	N	S	P
Reupholsters and furniture repair	N	N	N	P	P	P	P	N
Secretarial and court reporting	N	N	N	P	P	P	P	N
Shoe repair and shoeshine parlors	N	N	N	P	P	P	P	N
Tanning salons	N	N	N	P	P	P	P	N

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Tattoo parlor	N	N	N	N	N	N	N	N
Telemarketing bureaus	N	N	N	P	P	P	P	N
Towing operations (sole purpose)	N	N	N	N	N	N	N	N
Travel agents	N	N	N	P	P	P	P	N
Veterinary hospitals or clinics for small animals	N	N	N	S	S	N	S	N
Video tape and disk rental	N	N	N	P	P	P	P	N
Watch, clock, jewelry repair	N	N	N	P	P	P	P	N
<b>INDUSTRIAL</b>								
Canning and bottling facilities	N	N	N	N	N	N	N	N
Cellular phone antennas	N	N	N	N	N	N	N	S
Electrical distribution centers and utility substations	S	S	S	S	S	S	S	P
Manufacturing labs, testing facilities	N	N	N	S	S	S	S	N
Manufacturing, processing, assembly and packaging of biological and botanical products, except manure	N	N	N	N	N	N	S	N
Manufacturing, processing, assembly and packaging of merchandise from prepared materials, and pharmaceuticals, toiletries and plastics, chemicals and food products	N	N	N	N	N	N	S	N
Metal fabrication facilities	N	N	N	N	N	N	N	N
Newspaper offices and distribution services	N	N	N	P	P	P	P	N
Vehicle and equipment	N	N	N	N	N	N	N	N

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storage yards - outdoor, not accessory to use on same lot								
<b>ENTERTAINMENT AND RECREATION</b>								
Billiard/pool halls	N	N	N	N	N	N	N	N
Martial arts facilities	N	N	N	P	P	P	S	N
Off track betting facilities	N	N	N	N	N	N	N	N
Fitness and recreational sports centers - less than 10,000 square feet in floor and land area	N	N	N	P	P	P	P	P
Fitness and recreational sports centers - 10,000 square feet or more in floor and land area	N	N	N	S	S	N	S	S
Swimming pools _ private	P	P	P	N	N	N	N	N
Swimming pools _ public	N	N	N	N	N	N	N	P
Tennis, racquet and paddle ball courts _ private	S	S	S	N	N	N	N	N
Theaters for movie and drama _ commercial	N	N	N	P	P	P	P	N
Video game arcades	N	N	N	N	N	N	N	N
<b>INSTITUTIONAL</b>								
Colleges and universities	N	N	N	N	N	N	N	N
Convents, monasteries and seminaries	N	N	N	N	N	N	N	N
Hospitals and clinics	N	N	N	N	N	N	N	N
Houses of worship	N	N	N	N	N	N	N	P
Libraries	N	N	N	N	N	N	N	P

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Membership organizations, related to recreational facilities and accessory buildings	N	N	N	S	S	S	S	S
Municipal buildings, structures and grounds	N	N	N	N	N	N	N	P
Museums, historical sites and like institutions	N	N	N	S	S	S	S	P
Parks, forest preserves, related recreational facilities, administrative offices and storage buildings	N	N	N	N	N	N	N	P
Schools, public and private, elementary, junior high and high schools	N	N	N	N	N	N	N	P
<b>ACCESSORY USES</b>								
Child daycare homes	P	P	P	N	P	P	N	N
Commissaries for students and faculty	N	N	N	N	N	N	N	P
Dormitories	N	N	N	N	N	N	N	P
Garages, parking facilities, and similar off street parking	P	P	P	P	P	P	P	P
Rectories, parsonages and parish houses	N	N	P	N	P	P	N	P
Other accessory structures for mechanical equipment, storage of mechanical equipment and vehicles and athletic fields and stands	P	P	P	N	N	N	N	P