

Table One: Use Categories

A = Accessory Use P = Permitted By-Right Use CS = Special Conditional Use Review Required Blank Cell = Not Permitted L = Limited But Permitted Use

P(CS) = Permitted but may require a Special-Conditional Use pursuant to criteria in the Additional Regulations Blank Cell = Use Not Permitted

	E	R-1	R-2	R-3	R-4	R4-A	R-5	R-5A	B-1	B-2	B-3	O	DC	ORI	M-1	M2	Additional Regulations
1000 Residence or accommodations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1100 Private household / Dwelling Unit	P	P	P	P	P	P	P	P	L	L	CS	L	L		L	L	Sections 49-108.2-4.4.A.; 49-108.3-4.4.B.; 49-108.5-4.4.A.; 49-108.7-4.4.A.; 49-108.8-4.4.A.1.E; 49-109.2-4.4.A.
1110 One Family Dwelling	P	P	P	P	P	P											
1120 Two Family Dwelling					P	P											
1130 ROW Dwelling (Party Wall)						P	P	P									
1140 Multi-Family Dwelling							P	P									
1150 Manufactured Home / Mobile Home Park																	
1200 Housing services for the elderly					CS	CS	CS	CS	CS	CS	CS						
1300 Hotels, motels, or other accommodation services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Definition: This category is comprised of establishments which serve lodging accommodations for travelers and must be staffed with twenty-four-hour clerical service maid and janitor services. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation.																
1310 Bed and breakfast inn										CS	CS	CS	L				
	Definition: This is a 1300 use category which is comprised of establishments which operate primarily in private homes and small buildings.																
1320 Rooming and boarding / Single Room Occupancy										CS	CS						
	Definition: This is a 1300 use category which is comprised of accommodation services such as rooming and boarding and single room occupancy establishments, rooming and boarding establishments serve a specific group or membership, such as a dormitory, fraternity or sorority house, or workers' camp, they provide accommodations and may offer housekeeping, meals, and laundry services. Single Room Occupancy are establishments where a room is provided, for compensation pursuant to previous arrangement, as sleeping and living quarters, but without cooking facilities and with or without an individual																
1330 Hotel, minor										CS	CS		CS	CS	CS	CS	Otherwise complying with Article X of Chapter 25 of the Aurora Municipal Code
	Definition: This is a 1300 use category which is comprised of establishments with fewer than fifty (50) guest rooms established prior to December 01, 1992.																
1340 Motel										CS	CS						Otherwise complying with Article X of Chapter 25 of this code
	Definition: This is a 1300 use category which is comprised of establishments with no common corridor to access guest rooms, the rooms are individually accessible from the outside. Including but not limited to Tourist Courts; Motor Lodges; and Motels																

1350 Hotel, limited service											CS	CS		CS	CS	CS	CS	Otherwise complying with Article X of Chapter 25 of this code
Definition: This is a 1300 use category which is comprised of establishments that have more than fifty (50) guest rooms, and has meeting space/banquet facilities for less than 100 persons, no food service and none or one of the following amenities: swimming pool, exercise facility, gift shop or hotel restaurant within the physical confines of the hotel.																		
1360 Hotel, select service											CS	CS		CS	CS	CS	CS	Otherwise complying with Article X of Chapter 25 of this code
Definition: This is a 1300 use category which is comprised of establishments that have more than fifty (50) guest rooms, and has meeting space/banquet facilities for between 100 and 200 persons, limited food service (i.e. continental breakfast) and two or more of the following amenities: swimming pool, exercise facility, gift shop or hotel restaurant within the physical confines of the hotel. In addition to these required amenities others may also be provided for guests including but not limited to: spa facilities, dry cleaning service, recreational activities, or entertainment.																		
1370 Hotel, full service											CS	CS		CS	CS	CS	CS	Otherwise complying with Article X of Chapter 25 of this code
Definition: This is a 1300 use category which is comprised of establishments that have more than one hundred and twenty (120) guest rooms, and has meeting space/banquet facilities for between 200 and 1,000 persons, a hotel restaurant within the physical confines of the hotel and room service that is accessory to the restaurant use and all three of the following amenities: swimming pool, exercise facility, and gift shop. In addition to these required amenities others may also be provided for guests including but not limited to: spa facilities, dry cleaning service, recreational activities, or entertainment.																		
1380 Hotel, convention														CS	P(CS)	P(CS)	P(CS)	Otherwise complying with Article X of Chapter 25 of this code
Definition: This is a 1300 use category which is comprised of establishments that have at least 200,000 square feet of floor area of which a minimum of 50% must be occupied by meeting space/banquet facilities, and has meeting space/banquet facilities for at least 1,000 persons, a minimum of one hotel restaurant within the physical confines of the hotel and room service that is accessory to the restaurant use and all three of the following amenities: swimming pool, exercise facility, and gift shop. In addition to these required amenities others may also be provided for guests including but not limited to: spa facilities, dry cleaning service, recreational activities, or entertainment.																		
1400 Home occupations	L	L	L	L	L	L	L	L										Section 49-107.2-4.
1500 Community Residence	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1510 Community Residence, minor	L	L	L	L	L	L	L											Section 49-104.2-2.
1520 Community Residence, major	CS	CS	CS	CS	CS	CS	CS	CS						CS				
1530 Community Residence, transitional							CS	CS										
2000 General sales, services or office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2100 Retail sales or service										P	P	P		P	A	P	P	Otherwise complying with Chapter 25 of this code the Aurora-Municipal Code
2110 Retail sales or service, with a Drive Through										P(CS)	P(CS)					P(CS)	P(CS)	

2115 Cannabis Dispensing Facility										CS	CS		CS	CS	CS	CS	Otherwise complying with IL Public Act 098-0122 and Public Act 101-0027 and the AZO Section 49-104.3-3	
2120 Used clothing stores										P	P		L		P	P	Otherwise complying with Article VII of Chapter 25 of this code the Aurora Municipal Code	
2130 Industrial Arts, manufacture and sales										P	P		P		P	P		
2140 Beer, wine, and liquor store										P	P				P	P	Otherwise complying with Chapter 6 of this code the Aurora Municipal Code	
2150 Meat Market										P	P	P			P	P		
2160 Pawnshop										CS	CS		CS		CS	CS	Otherwise complying with Article VI of Chapter 25 of this code the Aurora Municipal Code & Section 49-104.3-3.	
2170 Flea Market										CS	CS	CS			CS	CS	Otherwise complying with Article VII of Chapter 25 of this code the Aurora Municipal Code	
2180 Regional consumer goods sales or service										P	P		CS		P	P		
2181 Lumber yard and building materials														CS	P	P		
2182 Heavy machinery repair and chemical cleaning services															P	P		
2190 Adult businesses															P		Otherwise complying with Article VIII of Chapter 29 and Article XIII of Chapter 44 of this code the Aurora Municipal Code	
2195 Automated business devices						A	A	A	A	A	A	A		A	A	A	A	

2195.1 Donation collection bin											CS	CS							
2197 Cigarette or tobacco shops										P	P	P			A	P	P		
2198 Garage Sales	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A		Section 49-104.4-10.
2200 Banks, Financial Institutions and Insurance										P	P	P	CS	P	CS	P	P		
2210 Financial institutions with a drive-through facility										P(CS)	P(CS)	P(CS)		CS	CS	P(CS)	P(CS)		Section 49-104.3-3
2220 Alternative Financial Institutions											CS	CS		CS					Sections 49-104.3.P and 49-11.6-6.1.L
2300 Leasing or renting of real estate or household goods										P	P	P							
2310 Leasing commercial, industrial machinery, and equipment											P	P							
2400 Business and professional, office										P	P	P	P	P	P	P	P		
2410 Employment agency											P	P		L		P	P		
2420 Scientific and Technical offices/laboratory											P	P		P	P	P	P		
2500 Restaurant/Food and beverage services										P	P	P		P		P	P		Otherwise complying with Article VII of Chapter 8 of this code the Aurora Municipal Code
2510 Bar or drinking establishment											P	P		P		P	P		Otherwise complying with Chapter 6 of this code the Aurora Municipal Code
2520 Drive-in Restaurant												P(CS)				P(CS)	P(CS)		
2530 Restaurant with a drive-through facility											P(CS)	P(CS)				P(CS)	P(CS)		
2560 Caterer											P	P		P		P	P		
2580 Vending machine operator												P		P	P	P	P		Otherwise complying with Article IV of Chapter 8 of this code the Aurora Municipal Code

2600 Personal services										P	P	P	P	P	A	P	P	Otherwise complying with Chapter 25 of this code this code the Aurora Municipal Code
2610 Laundromat										P	P	P	CS	P	A	P	P	
2620 Drycleaning and Pressing Establishments										L	L	P	CS	P	P	P	P	Section 49-108.3-4.4.A.
2700 Pet and animal sales or service (except veterinary)										P	P		CS	P	A	P	P	
2710 Kennel with Outdoor Pens and Runs													CS	P	A	P	P	
2720 Animal Hospital												P	CS	P	A	P	P	
2800 Vehicle sales or service establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2810 Vehicle dealership										P	P		CS	P	A	P	P	
2811 Car Dealership, entirely used												CS	CS	P	A	CS	CS	
2812 Motorcycle, ATV, etc.											P		CS	P	A	P	P	
2813 Bus, truck, mobile homes, or large vehicles											P		CS	P	A	P	P	
2820 Auto Parts and Supplies										L	P	P	CS	P	A	P	P	
2830 Repair and other services											P	P	CS	P	A	P	P	
2831 Gasoline Station										CS	CS		CS	P	A	CS	CS	
2832 Car Wash, Single Bay										CS	P		CS	P	A	P	P	
2833 Car Wash, Multiple Bay												CS	CS	P	A	P	P	
2834 Vehicle Repair, Minor										P	P		CS	P	A	P	P	
2835 Hand Wash, detail shop										P	P		CS	L	A	P	P	
2836 Vehicle Repair, Major										CS	CS		CS	P	A	P(CS)	P(CS)	Sections 49-104.3-3.M. and 49-109.2-4.4.B.
2840 Vehicle Rental										P	P		CS	P	A	P	P	
2841 Truck Stop Establishments										CS	CS		CS	P	A	CS	P	
2900 General contractor, or special trade contractor (off site work)											P	P	P	P	A	P	P	

4300 Utilities and utility services	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS		
4310 Alternative energy systems	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Section 49-104.4-9.	
4320 Public Drinking Water Well House	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
5000 Arts, entertainment, and recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
5100 Performing arts or supporting establishment										P	P	P		P	A	P	P	Otherwise complying with Article VI of Chapter 8 of this code the Aurora Municipal Code Chapter 41.5 of the Aurora Municipal Code
5110 Motion picture Theater										P	P			P		P	P	
5120 Art Galleries and Studios										P	P			P		P	P	
5200 Special purpose recreational institutions										CS	CS	CS		CS	CS	CS	CS	Otherwise complying with Article IV of Chapter 8 of this code the Aurora Municipal Code
5210 Community Center	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	L	CS	CS	CS	
5220 Casino or gambling establishment														P				
5221 Off-track betting facility										CS	CS			CS	CS	CS	CS	
5230 Golf Courses, public or private	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	
5240 Outdoor Recreation Places														CS				
5250 Gun Clubs and shooting ranges														CS				Otherwise complying with Article V of Chapter 8 of this code the Aurora Municipal Code
5260 Poolrooms											P			P		P	P	Otherwise complying with Division 4 of Article IV of Chapter 8 of this code the Aurora Municipal Code

6630 Social Service Agencies, Charitable Organizations, Health Related Facilities, and similar uses when not operated for pecuniary profit	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	CS	
7000 Agriculture, forestry, fishing and hunting																	
7100 Greenhouse, nursery, and floriculture																	
7110 Cannabis Cultivation Facility																	
7115 Cannabis Craft Grower Facility																	
7200 Truck gardening																	
7300 Stormwater management facilities, drainage area, and common landscaping areas																	
8000 Planned Development																	

Otherwise complying with IL Public Act 098-0122 and Public Act 101-0027 and ~~the AZO~~ Section 49-104.3-3

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