

**CITY OF COLLINSVILLE, ILLINOIS**

**ORDINANCE NO. 23-106**

**AN ORDINANCE AMENDING SECTION 17.050.010. –  
USE TABLE OF TITLE 17 (ZONING) OF  
THE CODE OF ORDINANCES  
OF THE CITY OF COLLINSVILLE**

**ADOPTED BY THE**

**CITY COUNCIL**

**OF THE**

**CITY OF COLLINSVILLE, ILLINOIS**

**THIS 26<sup>th</sup> DAY OF September, 2023**

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Published in pamphlet form by authority of the City Council of the City of  
Collinsville, Madison County, Illinois, this 26<sup>th</sup> day of September, 2023.

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SECTION 17.050.010. –USE TABLE OF TITLE 17 (ZONING) OF  
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OF THE CITY OF COLLINSVILLE**

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**WHEREAS**, the City of Collinsville, Illinois, a home rule municipality (hereinafter the “City”), has enacted Municipal Code regulations for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare of the people;

**WHEREAS** the City of Collinsville places a priority on providing for a strong and diverse economy supported by quality, vibrant development which will contribute to and improve the appearance of property and commercial corridors within the City of Collinsville; and,

**WHEREAS**, on September 14<sup>th</sup>, 2023, the Collinsville Planning Commission held a public hearing regarding the text amendment to the City’s Zoning Code as outlined in the following Sections of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Collinsville, Illinois, as follows:

**Section 1.** *“Section 17.050.010. – Use Table – Table 5, Principal and Accessory Uses”* of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, is hereby repealed and replaced by the table present in Exhibit A – Use Table.

**Section 2.** In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.

**Section 3.** All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

**Section 4.** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

**Section 5.** This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.


Passed and approved this 26<sup>th</sup> day of September, 2023.

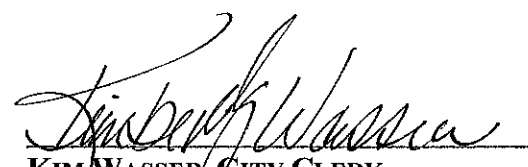
Ayes: Jerome, Fuhrmann, Green, Stehman

Nays: None

Absent: Hausmann

Approved: September 26, 2023

APPROVED:   
JEFF STEHMAN, MAYOR

ATTEST:   
KIM WASSER, CITY CLERK

RECORDED: \_\_\_\_\_, 2023.

Exhibit A - Use Table

CATEGORY	LAND USE	NAICS CODE	R-1	R-1A	R-2	R-3	R-4	B-2	B-3	B-4	HP-1	CP-1	CP-2	BP-1	BP-2	BP-3	BP-4	M-1	UCD	MINIMUM PARKING REQUIREMENT
Agriculture, Forestry, Fishing	Crop Production	111	X														X	X		None
	Greenhouse, Nursery, and Floriculture Production	1114	X				X										X	X		
	Cannabis, grown under cover (Cultivation Center)	111419															X	X		
	Cannabis, grown in an open field (Cultivation Center)	111998															X	X		
	Cannabis Craft Grower										S					X	X	S		
	Other Crop Farming	1119	X				X										X	X		
Residential	Dwelling, Single Family Detached	1510	X	X	X	X													X	2 spaces exclusive of any garage or enclosed off street parking spaces
	Dwelling, Single Family Attached	1520		P	P	P													X	
	Dwelling, Two Family Attached Duplex	1530			P	P													P	2.5 spaces per unit
	Dwelling, Multi-Family	1540				P													P	
	Manufactured Home - Residential Design (Mobile Home)	1550					X													2 spaces per unit
	Modular Home	1560	X	X	X	X														
	Dwelling Loft	1570						X		X									X	
Utilities	Electric Power Transmission, Control and Distribution	22112	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1 space or every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
	Solar Electric Power Generation	221114													X	X	X			
	Natural Gas Distribution	2212						P	P	P	P	P	P	P	P	P	P	P	P	
Construction	Construction of Buildings	236						X	X	X				X	X	X	X	X	X	3 spaces per 1,000 sq. ft. of floor area, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
	Heavy and Civil Engineering Construction	237						X	X	X				X	X	X	X	X	X	
	Specialty Trade Contractors	238						X	X	X				X	X	X	X	X	X	
Manufacturing	Food Manufacturing	311														P	P	X		1 space for every employee on the maximum shift
	Beverage Manufacturing	3121														P	P	X		
	Textile Mills	313														P	P	X		
	Textile Product Mills	314														P	P	X		
	Apparel Manufacturing	315														P	P	X		
	Leather and Allied Product Manufacturing	316														P	P	X		
	Veneer, Plywood and Engineered Wood Product Manufacturing	3212														P	P	X		
	Other Wood Product Manufacturing	3219														P	P	X		
	Printing and Related Support Activities	323						X	X	X				X	X	X	X	X	X	
	Fabricated Metal Product Manufacturing	332														P	P	X		
	Machinery Manufacturing	333														P	P	X		
	Computer and Electronic Product Manufacturing	334														P	P	X		
	Electric Equipment, Appliance, and Component Manufacturing	335														P	P	X		
Furniture and Related Product Manufacturing	337														P	P	X			
Cannabis Processing																P	P	X	P*	

	Cannabls Infuser																P	P	X	P*	
	Miscellaneous Manufacturing	399															P	P	X		
Wholesale Trade	Automobiles and Other Motor Vehicle Merchant Wholesalers	42311								X								P	X		
	Motor Vehicle Supplies and New Parts Merchant Wholesalers	42312								X	X	X	X	X	X	X					
	Tire and Tube Merchant Wholesalers	42313								X	X	X	X	X	X	X					
	Furniture and Home Furnishing Merchant Wholesalers	4232								X	X	X	X	X	X	X					
	Lumber and Other Construction Materials Merchant Wholesalers	4233																P	X		
	Professional and Commercial Equipment and Supplies Merchant Wholesalers	4234									X	X	X	X	X	X					
	Metal Service Centers and Other Metal Merchant Wholesalers	42351																P	X		
	Household Appliances and Electrical and Electronic Goods Merchant Wholesalers	4236									X	X	X	X	X	X					
	Hardware and Plumbing and Heating Equipment and Supplies Merchant Wholesalers	4237									X	X	X	X	X	X					
	Machinery, Equipment and Supplies Merchant Wholesalers	4238																	P	X	
	Misc. Durable Goods Merchant Wholesalers	4239									X	X	X	X	X	X					
	Merchant Wholesalers, Nondurable Goods	424									X	X	X	X	X	X					
	Drugs and Druggists' Sundries Merchant Wholesalers	4242					X	X	X	X	X	X	X	X	X	X	X				X
	Apparel, Piece Goods and Notions Merchant Wholesalers	4243					X	X	X	X	X	X	X	X	X	X	X				X
Wholesale Electronic Markets and Agents and Brokers	425									X	X	X	X	X	X						
Automotive Dealers	4411					S	S	S	S										S		
(See 17.050.030)																					
Other Motor Vehicle Dealers	4412					X	X	X	X											X	
Automotive Parts and Accessories Stores	44131					X	X	X	X	X										X	
Tire Dealers, New	441321					X	X	X	X	X										X	
Furniture and Home Furnishing Stores	442					X	X	X	X											X	
Electronics and Appliance Stores	4431					X	X	X	X											X	
Building Materials and Supplies Dealers	4441					X	X	X	X											X	
Lawn and Garden Equipment and Supplies Stores	4442					X	X	X	X											X	

4 spaces per 1,000 sq. ft. of floor area devoted to office use, plus .5 spaces per 1,000 sq. ft. of floor area devoted to warehousing and storage use

3.5 Spaces for every 1,000 sq. ft. of floor area of sales and showroom area, 3 spaces for every service bay in repair garage areas, and 1 space for every vehicle customarily used in the operation of this use or stored on the premises (this shall not include space provided for vehicles for sale or lease)

3 spaces per 1,000 sq. ft. of floor area

2.5 spaces per 1,000 sq. ft. of floor area

4.5 spaces per 1,000 sq. ft. of floor area

4 spaces per 1,000 sq. ft. of floor area

3.5 spaces per 1,000 sq. ft. of floor area



Transporting and Warehousing	Taxi and Limousine Service	4853																	X	X	X	X	X		1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	
	School and Employee Bus Transportation	4854																					X		1 space for every employee on the maximum shift	
	Charter Bus Industry	4855																					X		2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises, plus 1 space for every 200 sq. ft. of lobby area	
	Other Transit and Ground Passenger Transportation	4859																					X			
	Scenic and Sightseeing Transportation	487																					X		1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	
	Support Activities for Road Transportation (Towing)	4884																					X			
	Freight Transportation Arrangement	4885																		X	X	X	X	X	X	1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
	Cannabis Transportation Organization																			X	X	X	X	X	X	
	Packing and Crating	488991																			X	X	X	X	X	1 space for every 1.5 employees on the maximum shift, but with a minimum of .5 spaces per 1,000 sq. ft. of floor area
	Postal Service	491																		X	X	X	X	X	X	4 spaces for every customer service station, plus 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises
	Couriers and Messengers	492																		X	X	X	X	X	X	
	Warehousing and Storage	493																			X	X	X	X	X	1 space for every 1.5 employees on the maximum shift, but with a minimum of .5 spaces per 1,000 sq. ft. of floor area
	Outdoor Storage (as accessory use only)	494																							X	
Information	Publishing Industries (except Internet)	511																								4 spaces per 1,000 sq. ft. of floor area
	Motion Picture and Sound Recording Industries	512																								
	Broadcasting (except Internet)	515																								
	Telecommunications	517																								
Data Processing, Hosting and Related Services	518																									
Finance and Insurance	Monetary Authorities - Central Bank	521																		X	X	X	X	X	X	4.5 spaces per 1,000 sq. ft. of floor area
	Credit Intermediation and Related Activities	522																		X	X	X	X	X	X	
	Consumer Lending (Payday Loan)	52229 1																								
	All Other Nondepository Credit Intermediation (Pawnshop)	52229 8																								
	Securities, Commodity Contracts and Other Financial Investment and Related Activities	523																			X	X	X	X	X	
	Insurance Carriers and Related Activities	524																			X	X	X	X	X	
	Funds, Trusts and Other Financial Vehicles	525																			X	X	X	X	X	

Real Estate and Rental Leasing	Lessors of Residential Buildings and Dwellings	53111						X	X	X				X	X	X	X	X	X	4 spaces per 1,000 sq. ft. of floor area	
	Lessors of NonResidential Buildings (Banquet Hall)	53112						X		X				X	X	X	X	X	X	1 space per 4 persons based on maximum design capacity of building, or 5 spaces per 1,000 sq. ft. of floor area, whichever is greater	
	Lessors of Warehouses and Mini Storage	53113																P		4 spaces per 1,000 sq. ft. of floor area	
	Lessors of Other Real Estate Property	53119						X	X	X				X	X	X	X	X	X		
	Automotive Equipment Rental and Leasing	5321						X	X	X		X						X		3.5 Spaces for every 1,000 sq. ft. of floor area of sales and showroom area, 3 spaces for every service bay in repair garage areas, and 1 space for every vehicle customarily used in the operation of this use or stored on the premises (this shall not include space provided for vehicles for sale or lease)	
	Consumer Goods Rental	5322						X	X	X		X						X	X		
	General Rental Centers	5323						X	X	X		X	X	X	X	X	X	X	X	4 spaces per 1,000 sq. ft. of floor area	
	Commercial and Industrial Machinery and Equipment Rental and Leasing	5324																P	X		
	Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works)	533							X	X	X				X	X	X	X	X	X	4 spaces per 1,000 sq. ft. of floor area
Professional, Scientific and Technical Services	Professional, Scientific and Technical Services	541						X	X	X				X	X	X	X	X	X		
Management of Companies and Enterprises	Management of Companies and Enterprises	551						X	X	X				X	X	X	X	X	X	4 spaces per 1,000 sq. ft. of floor area	
Administrative and Support and Waste Management and Remediation Services	Office Administrative and Support Services	561						X	X	X				X	X	X	X	X	X	4 spaces per 1,000 sq. ft. of floor area	
	Business Support Services	5614						X	X	X				X	X	X	X	X	X	6 spaces per 1,000 sq. ft. of floor area	
	Travel Arrangement and Reservation Services	5615						X	X	X				X	X	X	X	X	X	4 spaces per 1,000 sq. ft. of floor area	
	Investigation and Security Services	5616						X	X	X				X	X	X	X	X	X		
	Services to Buildings and Dwellings	5617						X	X	X				X	X	X	X	X	X		
	Other Support Services	5618						X	X	X				X	X	X	X	X	X		
	Remediation Services	56291																P	X		
	All Other Waste Management Services	56299																	X		
Education Services	Elementary and Secondary Schools	6111	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	1 space for every 4 students, plus safe and convenient loading and unloading of students	
	Junior Colleges	6112												P	P	P	P				
	Colleges, Universities and Professional Schools	6113													P	P	P	P	P		
	Business Schools and Computer and Management Training	6114													X	X	X	X	X	X	.75 spaces per student seat, plus 1 space per faculty member
	Technical and Trade Schools	6115													X	X	X	X	X	X	
	Other Schools and Instruction	6116													X	X	X	X	X	X	
	Educational Support Services	6117							X	X	X				X	X	X	X	X	X	4 spaces per 1,000 sq. ft. of floor area
Ambulatory Health Care Services	621							X	X	X		X		X	X	X	X	X	X	4.5 spaces per 1,000 sq. ft. of floor area, or 4 spaces for every doctor and 1 space	



Health Care and Social Assistance	Ambulance Services	62191								P						X	X	X	for every additional employee on the maximum shift, whichever is greater				
	Hospitals	622														P	P	P	1 space for every 2 beds, plus 1 space for every staff doctor and employee on the maximum shift				
	Nursing & Residential Care Facilities	623	P	P	P	P	P	P	P	P									P				
	Other Residential Care Facilities	6239	P	P	P	P			P	P	P									P			
	Individual and Family Care Services	6241							X	X	X						X	X	X	X	X		
	Community Food Services	62421							P	P	P						P	P	P	P	P		
	Emergency and Other Relief Services	62423							P	P	P						P	P	P	P	P		
	Vocational Rehabilitation Services	6243							X	X	X						X	X	X	X	X	X	
	Child Day Care Services	6244	P	P	P	P			P	P	P						X	X	X	X	X	P	
Arts, Entertainment and Recreation	Performing Arts Companies	7111						X	X	X	X					X	X	X	X	X	X		
	Spectator Sports	7112									P					P	P	P	P	P	P		
	Promoters of Performing Arts, Sports and Similar Events	7113						X	X	X						X	X	X	X	X	X		
	Agents and Managers for Artists, Athletes, Entertainers and Other Public Figures	7114						X	X	X						X	X	X	X	X	X		
	Independent Artists, Writers and Performers	7115						X	X	X						X	X	X	X	X	X		
	Museums, Historical Sites and Similar Institutions	7121						X	X	X	X						X	X	X	X	X	X	
	Amusement and Theme Parks	71311									P												
	Amusement Arcades	71312						P	P	P	X						P	P	P	P	X	P	
	Golf Courses and Country Clubs	71391	P									P											
	Fitness and Recreational Sports Centers	71394						X	X	X	X						X	X	X	X	X	X	
	Bowling Centers	71395						X	X	X	X										X	X	
	All Other Amusement and Recreation Centers	71399						P	P	P	X										X	P	
Accommodation and Food Services	Hotels (Except Casino Hotels) and Motels	721110									X												
	Extended Stay Hotels	721111									P												
	Bed and Breakfast Inns	721191	S	S	S	S		S	S	S											S		
	Rooming and Boarding Houses	7213	S	S	S	S		S	S	S												P	
	Food Service Contractors	72231															X	X	X	X	X		
	Caterers	72232						X	X	X													
	Mobile Food Service Headquarters	72233						X	X	X	X						X	X	X	X	X	X	X
Drinking Places (Alcoholic Beverages)	7224						S	S	S											S	S		

