

**17.11 USE REGULATIONS.** Only the following uses and their essential services may be allowed in any district:

(a) Permitted Uses. Permitted uses, being the principal uses, specified for a district. Only those principal uses specified for a district and their essential services shall be permitted in that district.

(b) Accessory Uses. Accessory uses and structures as specified are permitted in any district but not until their principal structure is present or under construction.

(c) General Conditional Use Provisions. Provisions applicable to conditional uses generally:

(1) Conditional uses and their accessory uses are considered as special uses requiring, for their authorization, review, public hearing and approval by the Plan Commission and the Village Board in accordance with Article E of this Chapter excepting those existent at time of adoption of the Zoning Code.

(2) No inherent right exists to receive a conditional use permit, and all conditional uses are subject to approval by the Plan Commission and the Village Board.

(3) Proposed change from permitted use in a district to conditional use shall require review, public hearing and approval by the Plan Commission and the Village Board in accordance with this Chapter.

(4) Conditional use(s), when replaced by permitted use(s), shall terminate. In such case(s), the reestablishment of any previous conditional use(s), or establishment of new conditional use(s) shall require review, public hearing and approval by the Plan Commission and the Village Board in accordance with this Chapter.

(5) Conditional uses shall be for a period of time set by the Village Board at the recommendation of the Plan Commission, or for an indefinite period of time if no such period is set.

(6) Conditional uses shall be subject to an annual review process set forth in Section 17.71.

(7) Change to conditional use of other than same or similar type shall require procedures and approval in accordance with this Chapter.

(d) Uses Not Specified in Code. Uses not specified in this Chapter which are found by the Plan Commission and the Village Board to be sufficiently similar to specified permitted uses for a district may be permitted if it is determined during the application process that such use is consistent with the other provisions of this Section and this Chapter.