SECTION 47-10 R-B RESTRICTED BUSINESS DISTRICT

The purpose of this District is to provide for the maintenance and alteration of existing buildings and for new construction of clean, inoffensive business offices and professional buildings and multiple-family residential buildings.

47-10.1 PERMITTED USES

1. Offices of surgeons, physicians, dentists and other similar professional persons concerned with the community health and medical treatment of persons.

2. Facilities for the care of persons and animals, such as:

   a. Hospitals, medical clinics;

   b. Animal hospitals and veterinary clinics completely within an enclosed building.

3. Offices of architects, engineers, artists, and other graphic arts.

4. Offices in which the personnel will be employed for work in executive, administrative, legal, writing, clerical, stenographic, accounting, insurance or similar enterprises.

5. Those uses permitted as of right pursuant to Section 47-7, provided the uses conform to the area, bulk and other district regulations in which the uses are typically located.*

   * Ordinance #11215; 7/16/96

6. Public and Semi-Public Buildings, not including storage yards for materials or equipment.

7. Dental Laboratories.

8. Clubs and fraternal lodge halls, but not including those whose chief activity is rendering services customarily carried on as a business.

9. Tourist homes.

10. Military facilities, Armory, Reserve Center, etc.

11. Mortuaries on lots fronting on collector and minor arterial streets as shown on the Official Street Classification Map.

47-10.2 ACCESSORY USES AND BUILDINGS PERMITTED

1. Incidental commercial services provided the following conditions are complied with:

   a. Such services shall be limited principally to the tenants of the building.

   b. Such commercial areas shall be contained within the principal building, and shall not exceed 6,000 square feet or 2% of the gross floor area.

   c. No advertising signs or window displays visible from the exterior of the structure shall be permitted.

d. There shall be no direct access to any commercial service from the exterior of the building.

2. Garages shall be permitted for storage purposes only with no repair facilities.

3. Such accessory buildings and accessory uses as are customarily incidental to the permitted principal uses.

47-10.3 SPECIAL USES

The following uses may be allowed as special uses by the Mayor and City Council, with the advice of the Board of Appeals, in accordance with Section 47-5.2:

A. Those uses permitted as of right pursuant to Section 47-9.1, provided the uses conform to the area, bulk and other district regulations in which the uses are typically located;

B. Those special uses permitted under Section 47-9.2;

C. Research laboratories;*

* Ordinance #11215; 7/16/96

D. Medical cannabis dispensary organization operating in strict compliance with the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/1 et seq.), as amended, and the regulations promulgated thereunder, and that also meets the following additional requirements:

1. The dispensary must be currently registered with the Illinois Department of Financial and Professional Regulation (or a successor agency) and be in good standing;

2. A dispensary may not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, another dispensary, or an area zoned for residential use. A registered dispensing organization may not be located in a house, apartment, condominium or an area zoned for residential use.

3. A dispensary may not be located within a pre-existing Redevelopment Project Area (TIF District).

4. A dispensary may not be located in the offices of a physician.

5. A dispensary may be open to the public between the hours of 7:00 a.m. and 10:00 p.m. on any day of the week, including holidays.

6. A dispensary may not utilize amplified music outdoors.

7. Medical cannabis inventory and cannabis infused products may not be displayed or stored in an area accessible to the public.

8. A dispensary shall have appropriate security measures, in accordance with State regulations, to deter and prevent the theft of cannabis and unauthorized entrance into areas containing cannabis.

9. Medical cannabis may not be consumed on the site of a dispensary.

10. Exterior signage shall comply with Section 47-17.21 of the Zoning Ordinance, except that signs or exterior building surfaces depicting or simulating cannabis, cannabis infused products, smoking or cannabis paraphernalia shall not be permitted.

11. A dispensary shall operate in strict compliance with the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/1 et seq.), as amended, and all regulations promulgated thereunder.

12. A dispensary is not eligible for a "drive-in" permit under Section 8-181 of the Code of Ordinances.

13. The Mayor and City Council may condition a special use permit on a requirement that the dispensary organization defend and indemnify the City of Joliet, and its officers and employees, from and against any claim arising from the organization's operations.**

** Ordinance #17186; 1/07/14

47-10.4 YARD REQUIREMENTS AND LOT COVERAGE

1. Required Yards: The following minimum yard areas shall be provided:

   a. Front Yards: 25 feet in depth.

   b. Side Yards: 15 feet on each side.

   c. Rear Yards: 40 feet in depth.

   d. Side yards for clinics, hospitals, sanitariums, and convalescent homes: 20 feet on each side.

2. Lot Coverage: No building and its accessory building shall collectively cover more than forty (40) percent of the lot area.

47-10.5 BUILDING HEIGHTS

The building height in this District shall not exceed six (6) stories or 75 feet, except in the R-B District that is contiguous to the B-2 (Central Business District), where the height shall not exceed 10 stories or 120 feet.

47-10.6 ACCESSORY PARKING

Spaces shall be provided in accordance with the provisions in Section 47-17.17.

47-10.7 OFF-STREET LOADING

Spaces shall be provided in accordance with the provisions in Section 47-17.16.

47-10.8 SIGN REGULATIONS

See Section 47-17.21 for size and location of permitted signs.

47-10.9 LANDSCAPING

All yard areas not used for parking or ways for pedestrians or vehicles shall be planted with grass and/or shrubbery so as to provide attractive green areas.

47-10.10 SCREENING

See Section 47-17.18 for screening regulations for uses adjoining residential districts.

47-10.11 PROHIBITED USES

All uses not expressly permitted as of right by Section 47-10.1 or as a permitted accessory use under Section 47-10.2 or pursuant to a special use permit under Section 47-10.3 are prohibited in R-B zoning districts.*, **

* Ordinance #11215; 7/16/96
** Ordinance #13051; REVISED 1/17/01

47-10.12 MINIMUM BUILDING DESIGN STANDARDS

All non-residential structures erected within an R-B zoning district shall conform to the design guidelines set forth in Section 47-15H.*

* Ordinance #15794; 2/20/07