

Do I need to go through the Planned Use Process?

Article 9 of the O'Fallon Zoning Ordinance requires certain uses to be processed as a Planned Use. The Planned Use process was enacted by City Council to make sure that development is compatible with surrounding neighborhoods and that impacts can be mitigated. The Planned Use is also available for developers who want to propose creative developments that might not meet all the zoning requirements of a particular zone district.

The following questions are designed to tell you if your project needs to proceed through the Planned Use process.

- **Does the development contain one of the following uses?**
 - Convenience Store or Automotive Services Station
 - Retail or wholesale fuel, dispensed or sold
 - Uses offering liquor sales and/or consumption; on or off premise
 - Restaurants or public eating places
 - Drive in or drive through services
 - Car Washes, Self or Automated
 - Hotels, Motels, and overnight accommodations
 - Dance Halls, Nightclubs, or Entertainment Facilities such as theaters, museums, meeting halls, golf courses, country clubs, driving ranges, mini-golf courses, arcades, billiard halls, bowling alleys, skating rinks, etc.
 - Bed and Breakfast
 - Landfill or disposal site
 - Gun and Archery Clubs or Ranges
 - Halfway Houses and Group Homes
 - Manufactured/mobile home subdivision and mobile home parks
 - Mining or mineral excavation or extraction.
 - Mini-warehouses
 - Correction or detention facility
 - Dry cleaning service facility
 - Salvage, scrap or storage Yard
 - Auto Repair and Service Garage
 - Outdoor Display (including car and equipment dealerships)
 - Apartment buildings, three units or greater
 - Public, private, or parochial schools or other uses offering course of instruction in accordance with standards for compulsory education.
 - Child Day Care facilities required to be licensed by the State of Illinois
 - Churches or other places of formal worship
 - Shopping Centers
 - Pole Barns or metal-sided buildings (pole-barns/metal sided buildings are only allowed in Industrial Zoned Areas)
 - Veterinary Clinics
- **Is the proposed development a new use, change in use, or construction of a building:**
 - Within 500 feet of street frontage of a neighboring property having residential, church/religious, or school as the principal use?
 - Within 250 feet of any property zoned or principally used for residential, church/religious, or school purposes?
 - Greater than 10,000 square feet?
 - Have two or more principal buildings proposed on one lot?
 - Generate traffic that would result in a level of service of "D" or worse pursuant to accepted national traffic standards?

If yes was answered to any one of these questions, the project must proceed through the Planned Use process.