

ORDINANCE 20-008

AN ORDINANCE AMENDING CHAPTER 154 ENTITLED “ZONING”, TO INCLUDE A
NEW SECTION 154.20 TO BE ENTITLED “DOWNTOWN OVERLAY DISTRICT”
OF THE CITY ORDINANCES OF THE CITY OF MONMOUTH, ILLINOIS

BE IT ORDAINED by the City Council of the City of Monmouth, Warren County,
Illinois, as follows:

SECTION 1:

MONMOUTH DOWNTOWN OVERLAY DISTRICT

154.20 SHORT TITLE

This chapter shall be known as the “Monmouth Downtown Overlay District”.

154.21 BOUNDARIES

The boundaries of the Monmouth Downtown Overlay District shall be the centerline of Archer Avenue on the North; the centerline of 1st Street on the East; the centerline of 2nd Avenue on the South; and the centerline of A Street on the West.

154.22 PROHIBITED USES

This Section imposes additional prohibited uses in the Monmouth Downtown Overlay District. Any property use already prohibited by the existing zoning code adopted by the City of Monmouth shall remain in effect. The following business type uses are prohibited in the Monmouth Downtown Overlay District:

- a. dispensaries of adult-use cannabis and CBD
- b. tobacco and vape shops
- c. tattoo and piercing parlors
- d. storage units
- e. automotive sales
- f. automotive services and body repair enterprises
- g. pawn shop
- h. title loan or “quick cash” agencies
- i. storage yards or staging areas with outdoor operations
- j. parking lots for any type of commercial or service vehicles
- k. adult entertainment establishments as defined by Section 154.11 of this Chapter

154.23 NONCONFORMING USES

Existing uses as of the effective date of this new Section 154.20, et. seq. are allowed to continue as nonconforming uses provided such businesses shall not be allowed to expand beyond the existing building footprint or property line. If said business discontinues its operation, then a new similar business that is prohibited by this Section shall not be allowed to open in the same location.

SECTION 2:

In all other respects, Chapter 154 of the Monmouth Code of Ordinances previously enacted shall remain in full force and effect.

SECTION 3:

This ordinance shall be in full force and effect ten (10) days after this due publication in pamphlet form, passage and approval thereof.

PASSED this _____ day of _____, A.D., 2020.

APPROVED this _____ day of _____, A.D., 2020.

MAYOR

ATTEST:

CITY CLERK

Ayes: _____

Nays: _____

Absent or not voting: _____