Winthrop Harbor
Downtown
Zoning Districts

Prepared for:
The Village of Winthrop Harbor, Illinois

DRAFT December 12, 2013
Village of Winthrop Harbor
830 Sheridan Road
Winthrop Harbor, IL 60096

Mayor
Robert Loy

Village Trustees
Kimberly D. Braden
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Richard Robards

Village Staff
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Tim Neargarder Village Trustee
Bob Mosteller Planning & Zoning Board Chair
Bill Stried Planning & Zoning Board
Margo Nelson Economic Development Commission Chair
Kurt Melander Economic Development Commission
Bob Long Village Attorney
Pat DiPersio Community Development Director

Funding Provider
Regional Transit Authority
Technical Assistance Grant for Transit Supportive Zoning Regulations
Anthony Mannon, Project Manager

Consultant
Farr Associates
53 West Jackson Boulevard, Suite 650
Chicago, Illinois
(312) 408-1661
www.farrside.com
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(1) Intent

These regulations are established to provide development standards to the Village for downtown and adjacent redevelopment areas.

(a) To guide the development of a mix of uses and a pedestrian-oriented environment established in the Station Area & Streetscape Plan.
(b) To achieve development that is appropriate in scale and intensity for downtown and adjacent neighborhoods.

(2) Overview of Code

(a) The following sections are included in Section 154.078:
   1. Section (A): General. These regulations are organized within districts for adoption into the Village’s existing code. These zoning districts shall be mapped on the Village’s Zoning Map; however, the primary streets designation and adjusted front build-to zone shall be referenced from the attached map, Figure (A)(2) 1.
   2. Section (B): Building Types. Six building types are defined for use in the downtown (DT) districts. A mix of building types are typically permitted per district. These building types outline the desired building forms for new construction and renovation of structures, and contain regulations that determine physical building elements such as build-to-zones, facade transparency levels, entrance location, and parking location. Refer to Table B(1)1 for building types permitted in each district.
   3. Section (C): Uses. Use requirements are defined in Section 154.078 (C) for each of the downtown (DT) districts. Uses may also be further limited by the building types. Refer to Section 154.078 (B) Building Types under “3. Uses” in the tables per each building type.

(b) Section 152.018: Site Development Standards for Downtown (DT) Districts. A new section is included within Chapter 152 Subdivision for larger parcels specifically within DT districts. Requirements are defined for new streets, block configuration and size, and the provision of open space.

(c) Chapter 159: Landscape Standards. A new chapter with landscape requirements for all village districts is provided to improve the appearance of streets, create appropriate buffers between pedestrian and vehicular traffic, and minimize adverse impacts created by adjoining or neighboring uses.

(3) Regulating Map

These regulations apply to the parcels mapped on the Regulating Map, Figure (A)(2) 1, with downtown districts defined in 154.078(A)(4) below.

(a) Primary Streets. The Regulating Map designates primary streets within the downtown district area. These designations prioritize the street frontages for locating the front lot line for required amounts of building frontage and allowable amounts of parking frontage.

1. When two primary streets abut a parcel, 7th Street shall be designated the front lot line, unless otherwise determined by the Director of Community Development.

(b) Adjusted Front Build-to Zone. Several lots located along Sheridan Road between 6th and 7th Streets have front lot lines that do not align with neighboring parcels. The front build-to zone for these lots shall be reduced by 10 feet to align with neighboring lots. For example, if the front build-to zone for the building type is between 15' and 20 feet, for these parcels the build-to zone should be from 5 feet to 10 feet, measured from the lot’s front property line.

(4) Districts

The following districts are established for mixed use, commercial, and residential development within the downtown. Figure (A)(2) 1 illustrates the locations for the districts.

(a) DT 1: Downtown Core. The Downtown Core District is a mid-scale district that supports a mix of 2 to up to 4 story buildings that make up the core of the mixed use downtown area along Main Street. The form of this retail and service-centered area establishes a street wall of storefront-style buildings with shallow build-to-zones along the sidewalk and parking in the rear or off-site. It focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

(b) DT 2: Sheridan Road District. The Sheridan Road District is a mid-scale district similar to the Downtown Core that supports a mix of up to 4 story buildings. The form of this retail and service-centered area remains pedestrian-centered but allows for more off-street parking options. Storefront-style buildings focus a broader spectrum of retail and service uses on the ground story with residential and/or office uses in upper stories.

(c) DT 3 Downtown Flex District. A mid-scale district similar to the Downtown Core that supports a mix of residential and office buildings, up to 4 stories in height. The form of this district is oriented to the street, with shallow build-to zones along the sidewalk and either structured parking or parking in the rear.

(d) DT 4: Downtown Residential District. The Downtown Residential District is a lower-scale residential district with a mix of apartments and townhouses. With a maximum height of 3.5 stories, this area provides for a mix of housing types adjacent to downtown for people of all ages and lifestyles.
Figure (A)(2) 1. Regulating Map of Downtown Districts.

Adjusted Front Build-to Zone. Front build-to zone for these parcels or portions of parcels shall be measured from the front lot line 10 feet less than defined. For example, if the build-to zone (btz) is 10 to 20 feet for the building type, for these parcels the btz is 0 to 10 feet, measured from the lot’s front property line.
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(5) Subdivision Requirements
For all parcels greater than 5 acres, refer to Section 152.018
Site Development Standards for Downtown (DT) Districts.
Block, street, and open space requirements may apply.

(6) Development Approval Process
(a) Site Plan Review. An approved site plan is required for
the development or redevelopment of all parcels in any DT
district (refer to Section 154.297 and 154.298 of the Zoning
Ordinance) with the following revisions:

ADD to Section 154.298, provided in Microsoft Word:
The Director of Community Development (Director) shall
approve a site plan for parcels within DT districts if the site
plan complies with all requirements of the Village's zoning
ordinance. If the Director denies approval of a site plan, the
denial may be appealed by the applicant to the Planning
& Zoning Board for review. The Planning & Zoning Board
shall then approve the site plan, approve the site plan with
conditions, or deny the site plan.

1. Planned Unit Development (PUD). Planned
developments are permitted within a Downtown
zoning district per Section 154.305 of the Zoning
Ordinance. Any PUD shall clearly illustrate how the
alternative plan supports and allows more compliance
with the spirit of the overall vision of the most recent
adopted downtown plan on file at Village Hall.

(b) Variations. The Applicant shall submit requested
variations to the Director with the Site Plan application per
Section 32.05 (B) of the Code of Ordinances.

ADD to Section 32.05 (B), provided in Microsoft Word:
(c) The following variations from these regulations shall be
favorably recommended by the PZB to the Village Board
only in accordance with the standards of Section 32.05
(B) of the Code of Ordinances upon an affirmative simple
majority vote of the Chairman and members of the PZB.

1. Minor Variations. The Planning & Zoning Board
may approve minor variations to any dimension or
percentage as follows:
   a. The location of the building within up to one foot
   from any minimum yard requirement or build-to
   zone width/location.
   b. Up to 10% increase in total impervious coverage,
   not to exceed the total amount of permitted
   impervious plus semi-pervious coverage.
   c. Up to 10% decrease in Front Lot Line coverage.
   d. Additional height of any story up to two feet,
   as long as the overall building height does not
   exceed the allowable height of all floors at their
   maximum permitted height.

2. Design Variations. The Planning & Zoning Board shall
review and approve, deny, or approve with conditions
for the following variations:

   building materials may be approved outside the
   requirements of (D)(12), with the exception of the
   prohibited materials. For approval, the Applicant
   shall submit samples and local examples of the
   material a minimum of four weeks prior to the
   review, to allow site visits to the location.
   b. Façade Variety Alternative. A reprieve from the
   facade variety requirements in (D)(2)(d) 8 may
   be approved. The Applicant shall submit fully
   rendered elevations and three dimensional
drawings of all street facades with materials
samples for all surfaces to prove a higher quality
building design with variation and relief from
monotony.

3. Existing Building Variations. The Planning & Zoning
Board shall review and approve, deny, or approve with
conditions for the following variations, when applied
to the renovation of an existing building(s):
   a. For renovation of existing buildings, the
   maximum front lot line coverage may be waived
   with an existing coverage of 60%; however, any
   expansion on the ground story shall contribute to
   the extension of the front lot line coverage.
   b. For renovation of existing buildings, the location
   of the building within up to five feet from any
   minimum yard requirement or build-to zone
   width/location.
   c. For renovation of existing buildings, the
   minimum height of the ground story and upper
   story may be increased or decreased by up to two
   feet for existing stories.
   d. For renovation of existing buildings, other
   required dimensions may be modified up to five
   feet or 10%, whichever is less, unless otherwise
   modified by this section.

4. Any variation other than those listed above in 154.078
(A)(5)(c) requires an affirmative vote of three-fifths of
the Chairman and members of the PZB, for the matter
to have received a favorable recommendation to the
Village Board.

(7) Nonconforming Structures
Refer to Section 154.205 through 212 for nonconforming use
and nonconforming structure requirements.

(a) Single Family Homes. All single family home structures
and uses in existence at the time of this code adoption
are exempt from these regulations and may continue
until no longer used as a single family home.

1. Existing single family homes within the downtown
districts may be renovated and expanded per the
requirements of the R3 zoning district.

(b) **Nonconforming Uses.** Refer to 154.205 - 211 for Non-Conforming Use requirements with the following exception and addition.

ADD to Section 154.209 (F), provided in Microsoft Word:

(F) **Nonconforming Downtown (DT) District Structures.** The following regulations allow for the continuation of occupation of a structure in a downtown (DT) district that was legally constructed prior to the adoption or amendment to Section 154.078 of this code, but that could not occur under the provisions of this code.

1. All building type standards apply to all new construction and renovation of existing structures where the renovation includes an addition of more than 60% in gross building square footage.

2. When the existing front or corner facade is located within the build-to zone and a renovation of the front facade occurs with or without any added building square footage, the Street Facade Requirements and Entrance Type Requirements of any permitted building type shall be met when the renovation includes any of the following:
   a. Installation of additional doors or a change in location of a door;
      i. Expansion or change in location of 30% of windows on any street façade; or
   b. Replacement of 30% or more of facade materials on any street facade with a different facade material.

3. When the existing building front or corner facade is located within the build-to zone and a renovation of the shape or style of the roof occurs with or without added building square footage, the Roof Type Requirements of any permitted building type shall be met.

4. Under all circumstances, no portion of the building type standards must be met in the case of normal repairs required for safety and continued use of the structure, such as replacement of window or door glass.

(8) **Definitions**

For the purposes of this document, the following terms shall have the following meanings:

(a) **Build-to Zone.** An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure (A)(6) 1 Build-to Zone vs. Setback Line.

(b) **Courtyard.** An outdoor area enclosed by a building on at least three sides and is open to the sky.

(c) **Expression Line.** An architectural feature consisting of a decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least 2 inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building.

(d) **Impervious Site Coverage.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios. Detention and retention areas are exempt from the calculation.

(e) **Live-Work.** A single unit of a building consisting of both a commercial/office and a residential component that is occupied by the same resident, where the unit is the primary dwelling of the occupant.

(f) **Lot Frontage.** The horizontal distance between the side lot lines, measured at the front lot lines.

(g) **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

(h) **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block’s perimeter.

(i) **Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

(j) **Primary Street.** A street designated on the Regulating
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Map that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure (A)(2) 1 for mapped location of primary streets.

(k) **Semi-Pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers or permeable asphalt and concrete.

(l) **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

(m) **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

(n) **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.

(o) **Street Face.** The facade of a building that faces a street right-of-way.

(p) **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.

(q) **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the Principal Structure. Refer to Figure (A)(6) 2 Illustration of Yards. Note that the Rear Yard is fully screened from the street by the Structure.

1. Yard, Corner Side. A Yard extending from the corner side building Facade along a Corner Side Lot Line between the Front Yard and Rear Lot Line.

2. Yard, Front. A Yard extending from the front Facade of the Principal Structure along the full length of the Front Lot Line, between the Side Lot Lines or Side and Corner Side Lot Lines.

3. Yard, Rear. A Yard extending from the rear building Facade along the Rear Lot Line between the Side Yards or, on a corner Lot, the Corner Side and Side Yards.


(r) **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.

![Figure (A)(6) 2. Illustration of Yards.](image-url)
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154.078 (D). Building Types

3. Lots wider than 100 feet are permitted one double-loaded aisle of parking (maximum 12'), 45' deep on all full height floors from the Occupied Space.

Permitted uses are limited to those with high levels of pedestrian activity, such as retail, service, office, and residential uses in the upper stories. Ground floor large amounts of transparency and regularly spaced entrances off the street are utilized to allow for access to passing pedestrians. Parking may be provided in the rear of the lot, internally accessed to the Building Type.

The Storefront Building Description & Intent. The Storefront Building is a mixed use building located at the front of the lot line and shall meet a Front Lot Line width of 70 feet), located perpendicular to the Road shall provide a side yard of 15 feet.

Intent of the Building Type. The Building Type Standards represent one example of building type standards.
(1) Introduction to Building Type Standards

The buildings detailed in this section outline the building types permitted for new construction and renovated structures within the Districts defined in 154.078 (A).

(a) General Requirements. All building types shall meet the following requirements to achieve the intents defined for the districts.

1. Zoning Districts. Each building type shall be constructed only within its designated districts. Refer to Table (B)(1) 1. Permitted building types by Districts.

2. Uses. Each building type can house a variety of uses depending on the district in which it is located. Refer to 154.078 (C) for uses permitted per district. Some building types have additional limitations on permitted uses.

3. No Other Building Types. All buildings constructed shall meet the standards of one of the building types within the zoning district of the lot.

4. Multiple Principal Buildings on One Lot. For all building types, multiple principal buildings are permitted on all lots; however, each buildings must meet the requirements of the building type, unless otherwise noted. For example, unless otherwise noted, all buildings are required to be built up to the front lot line within a designated number of feet.

5. Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

6. Build-To Zones/Setbacks. All build-to zones and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space. Where permitted, driveways may cross perpendicularly through the build-to zone or setback with a maximum width of 22 feet for two way driveways and 12 feet for one way and single family residential driveways.

7. Accessory Structures.
   a. Attached accessory structures are considered part of the principal structure.
   b. Detached accessory structures are allowed per each building type and shall comply with all setbacks except the following:
      i. Detached accessory structures are not permitted in the front or corner side yard.
      ii. Detached accessory structures shall be located behind the principal structure in the rear yard.
      iii. Maximum height of detached accessory structures shall be no more than 3 stories or 36 feet.

iv. Detached accessory structures shall not exceed the height of the principal structure.

(b) Page Layout. Document pages are laid out to provide the maximum amount of information for each building type on one spread of two pages. Refer to Figure (B)(1) 1 for a typical building type layout page.

1. Tables. Refer to 154.078 (B)(2) for further information on each Table.

2. Graphics. Graphics typically represent one example of a building that could be developed utilizing the standards for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supersede graphic representations.
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(2) General Design Requirements.
The following outlines the district design requirements that affect a building's appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and visually emphasize the Village as a harbor town.

(a) Harbor Character. A style that is reminiscent of coastal architecture is preferred. Elements such as small round nautical-inspired windows, dormers, gambrel roofs, towers, and multipaned windows with shutters are encouraged. Materials and finishes include white wood trim for balconies and eaves, natural shingle siding, light colored wood siding. Refer to Figure (B)(2) 1.

(b) Materials and Color.
1. Primary Facade Materials. 80 percent of each street facade shall be constructed of primary materials. Street facade materials shall continue around the corner a minimum depth of 20 feet onto the side facade.

2. Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.

a. Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure (B)(2) 2.

b. Preferred Materials. Natural shingles, shingles painted in gray or blue tones, and wood or fiber cement boards in a horizontal application are preferred as a facade material. Refer to Figure (B)(2) 1.

Rendering courtesy of Donald Powers Associates

Figure (B)(2) 1. Images illustrating aspects of Harbor Character.
a. Exterior Insulation and Finishing Systems (EIFS) is permitted on upper floor facades only.

3. Triangle Parcel Rear and Side Facades. For parcels located in districts DT1 and DT3 within the triangle parcels (bounded by 7th Street/Main Street to the south, N. Park Avenue to the east, and Sheridan Road to the west), primary and secondary facade materials apply to all building facades visible from any street and any other parcel.

4. Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, and slate. “Engineered” wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure (B)(2) 3.

5. Color. Main building colors shall utilize any historic palette from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10 percent of the facade surface area.

6. Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the Cottage Commercial Building, Row Building, and the Yard Building. Refer to Figure (B)(2) 4.

(c) Windows & Shutters.

1. Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed and vertically oriented. Percent of transparency is required per building type. Horizontal or vertical strip windows, tinted or reflective glass, and glass block (refer to Figure (B)(2) 5) are prohibited on street facades.

2. Window Elements. Dormers and multi-paned windows are encouraged in upper stories. Refer to Figure (B)(2) 4.

3. Security Grills. Grills shall be fully retractable and completely within the interior of the building and

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Figure (B)(2) 2. Primary Materials.

Figure (B)(2) 3. Roof Materials.

Figure (B)(2) 4. Commercial Grade Doors & Windows.

Prohibited: Residential Grade Doors on Commercial Buildings.

Permitted: Commercial Grade Doors & Windows on Commercial Buildings.
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inconspicuous to the extent possible. Exterior bars are prohibited on any window. Refer to Figure (B)(2) 4.

4. Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. “Engineered” wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure (B)(2) 5.

(d) Awnings.

1. Material. All awnings shall be canvas or metal. Plastic awnings and canopy awnings with supports on the ground are prohibited. Awning types and colors for each building face shall be coordinated. Refer to Figure (B)(2) 6.

2. Projection. Awnings may extend into the right-of-way no more than 6 feet and no closer than 3 feet from back of curb.

3. Clearance. A minimum 8 feet clear walkway is required below all awnings.
4. Awnings shall not fully block any door, window, or architectural element. If possible, locate the awning within window frame. Awnings shall not project above the roof of the building.

(e) **Balconies.** The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure (B)(2) 7.

1. **Size.** Balconies shall be a minimum of six feet deep and five feet wide.

2. **Connection to Building.** Balconies shall be integral to the facade at the street line. Balconies on stepbacked stories shall be independently secured and unconnected to other balconies.

3. **Facade Coverage.** A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

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Prohibited: Balconies tacked onto the facade with a large, connected structure, sharing no materials of the facade.

Permitted: Examples of Balconies Integral to the Facade, either recessed into the facade or utilizing the materials of the facade and roof.

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Figure (B)(2) 7. Balconies Integral to Facade.
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(3) Storefront Building.

(a) Description & Intent. The Storefront Building is a mixed use building located at the front and corner lot lines allowing easy access to passing pedestrians. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, no off-street parking is required. Storefronts with large amounts of transparency and regularly spaced entrances off the street are utilized on the ground floor front facade. Ground floor uses are limited to those with high levels of pedestrian activity, such as retail, service, and office uses, with additional commercial, office, and/or residential uses in the upper stories.

(b) Regulations. Regulations for the Storefront building type are defined in the adjacent table.

Notes:
1. Lots wider than 100 feet are permitted one double-loaded aisle of parking (maximum width of 70 feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of 60%.
2. Any corner side yard adjacent to Sheridan Road shall provide a side yard of 15 feet.
3. A paseo is an open air, ground floor walkway either through the building or between buildings. Minimum width 12 feet, with storefront windows along 50% of the walls.
4. Access on Sheridan Road. Access to lots on Sheridan Road shall primarily be from an alley. If no alley exists and the lot is either on a corner or side yard is adjacent to an alley right-of-way, the alley shall be constructed. For all other lots, one driveway is permitted per lot.
5. Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
   a. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
   b. No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.
6. Facade Variety Requirements. Building design shall vary between designated vertical facade divisions, where required per the building type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure (B)(2) 4. Building Variety for one illustration of this requirement.
   a. The proportion of recesses and projections.
   b. The location of the entrance and window placement, unless storefronts are utilized.
   c. Roof type, plane, or material, unless otherwise stated in the building type requirements.

<table>
<thead>
<tr>
<th>Permitted Districts</th>
<th>DT 1: Downtown Core</th>
<th>DT 2: Sheridan Road</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Building Siting</strong></td>
<td>Refer to Figure (B)(3) 1.</td>
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<tr>
<td>Minimum Front Lot Line Coverage</td>
<td>95%</td>
<td>80% note 1</td>
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<tr>
<td>Occupation of Corner</td>
<td>Required</td>
<td>Required</td>
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<tr>
<td>Front Build-to Zone</td>
<td>0’ to 5’</td>
<td>10’ to 20’</td>
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<tr>
<td>Corner Build-to Zone</td>
<td>0’ to 5’ note 2</td>
<td>0’ to 10’</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>0’; 5’ if adjacent to other building type</td>
<td></td>
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<tr>
<td>Minimum Rear Yard Setback</td>
<td>5’; 25’ if located adjacent to residential</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>25’</td>
<td></td>
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<tr>
<td>Maximum Building Width</td>
<td>25’ none; one paseo required for each 100’ segment of buildings over 150’ wide along the street^2</td>
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<tr>
<td>Maximum Impervious Coverage Additional Semi-Pervious Coverage</td>
<td>75% 25%</td>
<td>75% 25%</td>
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<td>Parking &amp; Loading Location</td>
<td>Rear yard</td>
<td>Rear Yard; Side Yard with Conditions note 1</td>
</tr>
<tr>
<td>Entry for Parking within Building</td>
<td>Rear &amp; Side Facades</td>
<td></td>
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<tr>
<td>Vehicular Access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared access &amp; encouraged</td>
<td>Alley; if no alley exists, construct per 152.018(E)</td>
<td>See Note 4</td>
</tr>
<tr>
<td><strong>2. Height</strong></td>
<td>Refer to Figure (B)(3) 2.</td>
<td></td>
</tr>
<tr>
<td>Minimum Overall Height</td>
<td>1 story</td>
<td></td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>4 stories</td>
<td></td>
</tr>
<tr>
<td>Ground Story: Minimum Height Maximum Height (Measured floor to floor)</td>
<td>12’ 16’</td>
<td></td>
</tr>
<tr>
<td>12’ 16’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Stories: Minimum Height Maximum Height (Measured floor to floor)</td>
<td>9’ 12’</td>
<td></td>
</tr>
<tr>
<td>9’ 12’</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>3. Uses</strong></td>
<td>Refer to Figure (B)(3) 2.</td>
<td></td>
</tr>
<tr>
<td>Ground Stories</td>
<td>Per Section 154.078 (C) Uses</td>
<td></td>
</tr>
<tr>
<td>Upper Stories</td>
<td>Per Section 154.078 (C) Uses</td>
<td></td>
</tr>
<tr>
<td>Parking within Building</td>
<td>Permitted fully in any basement and in rear of upper floors</td>
<td></td>
</tr>
<tr>
<td>Occupied Space</td>
<td>30’ deep on all full height floors from the front facade</td>
<td></td>
</tr>
<tr>
<td><strong>4. Street Facade Requirements</strong></td>
<td>Refer to Figure (B)(3) 3.</td>
<td></td>
</tr>
<tr>
<td>Minimum Ground Story Transparency Measured between 2’ and 8’ above grade</td>
<td>65%</td>
<td>65%</td>
</tr>
<tr>
<td>Minimum Transparency</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Stories</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>Refer to Note 5 or 154.078 (B)(9)(d)2 for requirements.</td>
<td>Required per floor</td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>Storefront</td>
<td></td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>Front or Corner Facades</td>
<td></td>
</tr>
<tr>
<td>Number of Front Facade Entrances</td>
<td>Minimum 1 for every 50’ or less of facade</td>
<td></td>
</tr>
<tr>
<td>Ground Story Vertical Divisions</td>
<td>One per every 30’ of facade width</td>
<td></td>
</tr>
<tr>
<td>Horizontal Facade Divisions</td>
<td>Within 3’ of the top of the ground story</td>
<td></td>
</tr>
<tr>
<td>Facade Variety Required</td>
<td>Refer to Note 6 or 154.078 (B)(9)(d)8 for requirements.</td>
<td>Every 80’ of facade width</td>
</tr>
<tr>
<td><strong>5. Roof Type Requirements</strong></td>
<td>Refer to Figure (B)(3) 3.</td>
<td></td>
</tr>
<tr>
<td>Permitted Roof Types</td>
<td>Parapet, Pitched</td>
<td></td>
</tr>
<tr>
<td>Tower</td>
<td>Permitted</td>
<td></td>
</tr>
</tbody>
</table>
154.078 (B). Building Types

Figure (B)(3) 1. Building Siting.

Typical Site Plan.

Figure (B)(3) 2. Height & Use Requirements.

Figure (B)(3) 3. Street Facade Requirements.
154.078 (B). Building Types

(4) General Stoop Building

(a) Description & Intent. The General Stoop building type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. Similar to the Storefront Building, the General Stoop building is intended to be built close to the front and corner lot lines, but generally allows for more landscape space between the building and the street. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front lot line.

(b) Regulations. Regulations for the General Stoop building type are defined in the adjacent table.

Notes:
1. Lots wider than 100 feet are permitted one double-loaded aisle of parking (maximum width of 70 feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of 60%.
2. Access on Sheridan Road. Access to lots on Sheridan Road shall primarily be from an alley. If no alley exists and the lot is either on a corner or side yard is adjacent to an alley right-of-way, the alley shall be constructed. For all other lots, one driveway is permitted per lot.
3. Ground story maximum height is 18’, however, 14’ or more in height counts as two stories towards maximum building height.
4. Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
   a. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
   b. No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.
5. Facade Variety Requirements. Building design shall vary between designated vertical facade divisions, where required per the building type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure (B)(4) 4. Building Variety for one illustration of this requirement.
   a. The proportion of recesses and projections.
   b. The location of the entrance and window placement, unless storefronts are utilized.
   c. Roof type, plane, or material, unless otherwise stated in the building type requirements.

<table>
<thead>
<tr>
<th>Permitted Districts</th>
<th>DT 2: Sheridan Road</th>
<th>DT 3: DT 4: Downtown Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>80% note 1</td>
<td>80%</td>
</tr>
<tr>
<td>2. Occupation of Corner</td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td>3. Front Build-to Zone</td>
<td>15’ to 25’</td>
<td>10’ to 15’</td>
</tr>
<tr>
<td>4. Corner Build-to Zone</td>
<td>5’ to 10’</td>
<td>5’ to 10’</td>
</tr>
<tr>
<td>5. Minimum Side Yard Setback</td>
<td>10’</td>
<td>5’</td>
</tr>
<tr>
<td>6. Minimum Rear Yard Setback</td>
<td>5’; 25’ if located adjacent to residential</td>
<td>0’</td>
</tr>
<tr>
<td>7. Minimum Lot Width</td>
<td>25’; none</td>
<td>25’; none</td>
</tr>
<tr>
<td>8. Maximum Building Width</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>9. Maximum Impervious Coverage</td>
<td>70%</td>
<td>60%</td>
</tr>
<tr>
<td>10. Additional Semi-Pervious Coverage</td>
<td>20%</td>
<td>15%</td>
</tr>
<tr>
<td>11. Parking &amp; Loading Location</td>
<td>Rear yard note 1</td>
<td>Rear yard</td>
</tr>
<tr>
<td>Entry for Parking within Building</td>
<td>Rear &amp; Side Facades</td>
<td></td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>See Note 2</td>
<td>Alley; if no alley exists, construct per 152.018(E)</td>
</tr>
<tr>
<td>2. Height</td>
<td>Minimum Overall Height</td>
<td>1 story</td>
</tr>
<tr>
<td></td>
<td>Maximum Overall Height</td>
<td>3.5 stories</td>
</tr>
<tr>
<td>3. Uses</td>
<td>All Stories</td>
<td>Minimum Height</td>
</tr>
<tr>
<td></td>
<td>All Stories</td>
<td>9’; 12’ note 2</td>
</tr>
<tr>
<td>4. Street Façade Requirements</td>
<td>Minimum Transparency</td>
<td>Per each Story</td>
</tr>
<tr>
<td></td>
<td>Blank Wall Limitations</td>
<td>Required per floor</td>
</tr>
<tr>
<td></td>
<td>Front Façade Entrance Type</td>
<td>Stoop, Porch</td>
</tr>
<tr>
<td></td>
<td>Principal Entrance Location</td>
<td>Front facade or corner facade</td>
</tr>
<tr>
<td></td>
<td>Number of Street Entrances</td>
<td>Minimum 1 for every 150’ or less of facade</td>
</tr>
<tr>
<td></td>
<td>Ground Story Vertical Divisions</td>
<td>Every 100’ of facade width</td>
</tr>
<tr>
<td></td>
<td>Horizontal Facade Divisions</td>
<td>Within 3’ of the top of the ground story and any visible basement</td>
</tr>
<tr>
<td></td>
<td>Facade Variety Required</td>
<td>Refer to Note 4 or 154.078 (B)(9)(d)8 for requirements.</td>
</tr>
<tr>
<td></td>
<td>Permitted Roof Types</td>
<td>Parapet, Pitched</td>
</tr>
<tr>
<td>2. Tower</td>
<td>Permitted</td>
<td></td>
</tr>
</tbody>
</table>
Typical Site Plan.
Figure (B)(4) 1. Building Siting.

Site Plan with side parking (DT 2 only, minimum 100’ lot width).

Figure (B)(4) 2. Height & Use Requirements.

Figure (B)(4) 3. Street Facade Requirements.
154.078 (B). Building Types

(5) Cottage Commercial Building

(a) Description & Intent. Commercial Building combines characteristics of the Storefront building type with physical characteristics of a residential cottage, such as a pitched roof and a front stoop or porch. This lower-scale building has a pedestrian-friendly storefront, stoop, or porch entrance type with moderate transparency and a primary entrance that faces the street. Constructed with Setbacks similar to a residential cottage, this building typically has more landscape area than the Storefront building types. Parking is permitted in the rear of the lot or a side aisle (with conditions). The Cottage Commercial Building may contain a mix of uses, including retail, service, and office uses on the ground floor, with residential uses on upper floors.

(b) Regulations. Regulations for the Cottage Commercial building type are defined in the adjacent table.

Notes:
1. Lots wider than 80 feet are permitted one single-loaded aisle of parking (maximum width of 40 feet), located perpendicular to the front lot line, and shall meet a Front Lot Line Coverage of 50%.
2. Any corner side yard adjacent to Sheridan Road shall have a build-to-zone of 15 to 20 feet.
3. Access on Sheridan Road. Access to lots on Sheridan Road shall primarily be from an alley. If no alley exists and the lot is either on a corner or side yard is adjacent to an alley right-of-way, the alley shall be constructed. For all other lots, one driveway is permitted per lot.
4. Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
   a. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
   b. No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.
5. Facade Variety Requirements. Building design shall vary between designated vertical facade divisions, where required per the building type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure (B)(2) 4. Building Variety for one illustration of this requirement.
   a. The proportion of recesses and projections.
   b. The location of the entrance and window placement, unless storefronts are utilized.
   c. Roof type, plane, or material, unless otherwise stated in the building type requirements.

---

<table>
<thead>
<tr>
<th>1. Building Siting</th>
<th>Refer to Figure (B)(5) 1.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Front Lot Line Coverage</td>
<td>85% note 1</td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>Required</td>
</tr>
<tr>
<td>Front Build-to Zone</td>
<td>5’ to 15’</td>
</tr>
<tr>
<td>Corner Build-to Zone</td>
<td>0’ to 15’ note 2</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>5’</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5’, 25’ if located adjacent to residential</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>25’</td>
</tr>
<tr>
<td>Maximum Building Width</td>
<td>50’</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>70%</td>
</tr>
<tr>
<td>Additional Semi-Pervious Coverage</td>
<td>25%</td>
</tr>
<tr>
<td>Parking &amp; Loading Location</td>
<td>Rear Yard note 1</td>
</tr>
<tr>
<td>Entry for Parking within Building</td>
<td>Rear Façade</td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>Shared access is encouraged</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Height</th>
<th>Refer to Figure (B)(5) 2.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Overall Height</td>
<td>1.5 stories</td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>2.5 stories</td>
</tr>
<tr>
<td>All Stories: Minimum Height</td>
<td>8’</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>14’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Uses</th>
<th>Refer to Figure (B)(5) 2.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Story</td>
<td>Per Section 154.078 (C) Uses except residential &amp; lodging uses</td>
</tr>
<tr>
<td>Upper Stories</td>
<td>Per Section 154.078 (C) Uses except retail uses</td>
</tr>
<tr>
<td>Parking within Building</td>
<td>Permitted fully in any basement and in rear of upper floors</td>
</tr>
<tr>
<td>Occupied Space</td>
<td>30’ deep on all full height floors from the front facade</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Street Facade Requirements</th>
<th>Refer to Figure (B)(5) 3.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Ground Story Transparency</td>
<td>Measured between 2’ and 8’ above grade</td>
</tr>
<tr>
<td>Measured between 2’ and 8’ above grade</td>
<td>50%</td>
</tr>
<tr>
<td>Minimum Transparency</td>
<td>15%</td>
</tr>
<tr>
<td>Upper Stories</td>
<td>Required per floor</td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>Refer to Note 3 or 154.078 (B)(9)(d)2 for requirements.</td>
</tr>
<tr>
<td>Front Façade Entrance Type</td>
<td>Storefront, Stoop, Porch</td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>Front or Corner Side Facade</td>
</tr>
<tr>
<td>Number of Street Entrances</td>
<td>Minimum 1 per Building</td>
</tr>
<tr>
<td>Ground Story Vertical Divisions</td>
<td>Not Required</td>
</tr>
<tr>
<td>Horizontal Façade Divisions</td>
<td>Within 3’ of the top of any visible basement</td>
</tr>
<tr>
<td>Facade Variety Required</td>
<td>Between adjacent buildings</td>
</tr>
</tbody>
</table>

5. Roof Type Requirements Refer to Figure (B)(5) 3.

<table>
<thead>
<tr>
<th>1. Permitted Roof Types</th>
<th>Pitched</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower</td>
<td>Not Permitted</td>
</tr>
</tbody>
</table>
Figure (B)(5) 1. Building Siting.

Figure (B)(5) 2. Height & Use Requirements.

Figure (B)(5) 3. Street Facade Requirements.
154.078 (B). Building Types

(6) Civic Building.

(a) Description & Intent. The Civic Building is a more flexible building type intended only for civic and institutional types of uses. These buildings are distinctive within the community fabric created by the other building types. In contrast to most of the other building types, a minimum setback line is required instead of a build to zone. Parking is limited to the rear in most cases. The maximum heights of this building type depend on the district within which it is located.

(b) Regulations. Regulations for the Civic building type are defined in the adjacent table.

<table>
<thead>
<tr>
<th>1. Building Siting</th>
<th>Permitted Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Front Lot Line Coverage</td>
<td>DT 1: Downtown Core</td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>None</td>
</tr>
<tr>
<td>Front Setback</td>
<td>0'</td>
</tr>
<tr>
<td>Corner Setback</td>
<td>10'</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>5'</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>5'; 25' if located adjacent to residential</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>60'</td>
</tr>
<tr>
<td>Maximum Building Width</td>
<td>none</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>70%</td>
</tr>
<tr>
<td>Additional Semi-Pervious Coverage</td>
<td>20%</td>
</tr>
<tr>
<td>Parking &amp; Loading Location</td>
<td>Rear yard note 1</td>
</tr>
<tr>
<td>Entry for Parking within Building</td>
<td>Rear &amp; Side Facades</td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>Alley; if no alley exists, construct per 152.018(E) See Note 3 Alley; if no alley exists, construct per 152.018(E)</td>
</tr>
</tbody>
</table>

Notes:
1. Lots wider than 100 feet are permitted one double-loaded aisle of parking (maximum width of 70 feet), located perpendicular to the front lot line.
2. Access on Sheridan Road. Access to lots on Sheridan Road shall primarily be from an alley. If no alley exists and the lot is either on a corner or side yard is adjacent to an alley right-of-way, the alley shall be constructed. For all other lots, one driveway is permitted per lot.
3. 18' or more in height counts as two stories towards maximum building height.
Figure (B)(6) 1. Building Siting.

Figure (B)(6) 2. Height & Use Requirements.

Figure (B)(6) 3. Street Facade Requirements.
154.078 (B). Building Types

(7) Row Building.

(a) Description & Intent. The Row Building is a building comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessible from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

(b) Regulations. Regulations for the Row building type are defined in the adjacent table.

Notes:
1. For the purposes of the Row Building, a building consists of a series of units. Each building shall meet the front lot line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units and may count towards the minimum front lot line coverage.

2. Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
   a. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
   b. No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.

3. The storefront entrance type is permitted on buildings that are designated for live-work units. When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

4. Facade Variety Requirements. Building design shall vary between designated vertical facade divisions, where required per the building type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure (B)(2). Building Variety for one illustration of this requirement.
   a. The proportion of recesses and projections.
   b. The location of the entrance and window placement, unless storefronts are utilized.
   c. Roof type, plane, or material, unless otherwise stated in the building type requirements.

---

<table>
<thead>
<tr>
<th>Permitted District</th>
<th>DT 3: Downtown Flex</th>
<th>DT 4: Downtown Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Building Siting</td>
<td></td>
<td>Refer to Figure (B)(7) 1.</td>
</tr>
<tr>
<td>Minimum Front Lot Line Coverage</td>
<td>75% note 1</td>
<td>65% note 1</td>
</tr>
<tr>
<td>Occupation of Corner</td>
<td>Required</td>
<td>Required</td>
</tr>
<tr>
<td>Front Build-to Zone</td>
<td>10’ to 15’</td>
<td>15’ to 25’</td>
</tr>
<tr>
<td>Corner Build-to Zone</td>
<td>10’ to 15’</td>
<td>15’ to 15’</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>0’ per unit;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>15’ between buildings</td>
<td></td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>20’, if alley present 5’</td>
<td>30’, if alley present 5’</td>
</tr>
<tr>
<td>Minimum Unit Width</td>
<td>18’ per unit</td>
<td>24’ per unit</td>
</tr>
<tr>
<td>Maximum Building Width</td>
<td>Maximum 8 units per building; maximum 180’ width</td>
<td>Maximum 4 units per building; maximum 100’ width</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>75% 20%</td>
<td>60% 20%</td>
</tr>
<tr>
<td>Additional Semi-Pervious Coverage</td>
<td></td>
<td>Refer to Note 2 or 154.078 (B)(9)(d)2 for requirements.</td>
</tr>
<tr>
<td>Parking &amp; Garage Location</td>
<td>Rear yard; attached garages access off rear facade only.</td>
<td>Rear yard; attached garages access off rear facade only.</td>
</tr>
<tr>
<td>Vehicular Access</td>
<td>Alley; if no alley exists, construct per 152.018(E)</td>
<td>One driveway per every two buildings</td>
</tr>
<tr>
<td>Ground Story</td>
<td>Residential, service &amp; employment uses permitted when utilized as live-work units</td>
<td>Residential only</td>
</tr>
<tr>
<td>Upper Stories</td>
<td>Residential only</td>
<td>Residential only</td>
</tr>
<tr>
<td>Parking within Building</td>
<td>Permitted fully in any basement and in rear of upper floors</td>
<td></td>
</tr>
<tr>
<td>Occupied Space</td>
<td>30’ deep on all full height floors from the front facade</td>
<td></td>
</tr>
<tr>
<td>3. Uses</td>
<td>Refer to Figure (B)(7) 2.</td>
<td></td>
</tr>
<tr>
<td>Minimum Overall Height</td>
<td>2 story</td>
<td>2 story</td>
</tr>
<tr>
<td>Maximum Overall Height</td>
<td>3.5 stories</td>
<td>3 stories</td>
</tr>
<tr>
<td>All Stories: Minimum Height</td>
<td>9’</td>
<td>9’</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>14’</td>
<td>12’</td>
</tr>
<tr>
<td>4. Street Facade Requirements</td>
<td>Refer to Figure (B)(7) 3.</td>
<td></td>
</tr>
<tr>
<td>Minimum Transparency</td>
<td>15% 2</td>
<td>Required per floor</td>
</tr>
<tr>
<td>Per each Story</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blank Wall Limitations</td>
<td>Required per floor</td>
<td></td>
</tr>
<tr>
<td>Front Facade Entrance Type</td>
<td>Storefront note 1, Stoop, Porch</td>
<td>Stoop, Porch</td>
</tr>
<tr>
<td>Principal Entrance Location</td>
<td>Front, Corner Side, or Courtyard Facade</td>
<td></td>
</tr>
<tr>
<td>Number of Street or Courtyard Entrances</td>
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</tr>
<tr>
<td>Vertical Divisions</td>
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<tr>
<td>Horizontal Facade Divisions</td>
<td>Between any visible basement and the ground story</td>
<td>Between adjacent buildings.</td>
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<tr>
<td>Facade Variety Required</td>
<td>Refer to Note 4 or 154.078 (B)(9)(d)8 for requirements.</td>
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<tr>
<td>Permitted Roof Types</td>
<td>Parapet, Pitched</td>
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<tr>
<td>Tower</td>
<td>One permitted per building</td>
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</tbody>
</table>
154.078 (B). Building Types

Figure (B)(7) 1. Building Siting.

Site Plan without Rear Yard

Figure (B)(7) 2. Height & Use Requirements.

Site Plan with Rear Yard

Figure (B)(7) 3. Street Facade Requirements.
154.078 (B). Building Types

(8) Yard Building

(a) Description & Intent. The Yard Building is a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley. A series of Yard Buildings can be located around a courtyard with a minimum number located along the street.

(b) Regulations. Regulations for the Yard Building type are defined in the adjacent table.

Notes

1. When multiple buildings are located on a single lot, each building shall meet the front lot line coverage requirement, except for every one building three additional buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

2. Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of 5’.

3. Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
   a. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
   b. No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.

4. Facade Variety Requirements. Building design shall vary between designated vertical facade divisions, where required per the building type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure (B)(2) 4. Building Variety for one illustration of this requirement.
   a. The proportion of recesses and projections.
   b. The location of the entrance and window placement, unless storefronts are utilized.
   c. Roof type, plane, or material, unless otherwise stated in the building type requirements.
Figure (B)(8) 1. Building Siting.

Site Plan

Figure (B)(8) 2. Height and Use Requirements.

Figure (B)(8) 3. Street Facade Requirements.
154.078 (B). Building Types

(9) Explanation of Building Type Table Standards

The following explains and further defines the standards outlined on the tables for each building type, refer to 154.078 (B)(3)–(8).

(a) Building Siting. The following explains the line item requirements for each building type Table within the first section entitled “Building Siting.” Table (B)(9) 1, right, illustrates an example of a Building Siting Table from a typical building type.

1. Minimum Front Lot Line Coverage. Refer to Figure (B)(9) 1. Measuring Front Lot Line Coverage. Measurement defining the minimum percentage of street wall or building facade along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
   a. Certain buildings have this number set to also allow the development of a courtyard along the front lot line.
   b. Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a set maximum in feet.
   c. When a driveway is located at the front lot line and a side yard parking is not utilized, a driveway width of 20’ may be deducted from the width of the BTZ and is not included in the calculation of the minimum front lot line.

2. Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.

3. Front Build-to Zone. The build-to zone or setback parallel to the front lot line. Building components, such as awnings or signage, are permitted to encroach beyond the build-to zone.

4. Corner Build-to Zone. The build-to zone or setback parallel to the corner side lot line.

5. Minimum Side Yard Setback. The minimum required setback along a side lot line.

6. Minimum Rear Yard Setback. The minimum required setback along a rear lot line.

7. Minimum Lot Width. The minimum width of a lot, measured at the front lot line.

8. Maximum Building Width. The maximum width of a building, measured across the front facade.

9. Maximum Impervious Coverage. (Refer to Figure (B)(9) 2), Maximum Impervious & Semi-Impervious Coverage. The maximum percentage of a lot permitted to be covered by principal structures,

| Permitted Districts |
|--------------------|-----------|-----------|
| District A          | District B |
|---------------------|-----------|-----------|
| Multiple Principal Buildings | Not permitted | Not permitted |
| Minimum Front Lot Line Coverage | 95%        | 65%       |
| Occupation of Corner | Required   | Required  |
| Front Build-to Zone  | 0’ to 20’ | 5’ to 20’ |
| Corner Build-to Zone | 0’ to 5’  | 0’ to 10’ |
| Minimum Side Yard Setback | 0’         | 5’        |
| Minimum Rear Yard Setback | 5’         | 25’ if located adjacent to residential |
| Minimum Lot Width   | 30’        | 30’       |
| Maximum Building Width | none      | none     |
| Maximum Impervious Coverage | 75% 25%  | 65% 15%  |
| Additional Semi-Impervious Coverage | none | none |
| Parking & Loading Location | Rear yard | Rear yard |
| Entry for Parking within Building | Rear & Side Facades | Alley; if no alley exists, 1 driveway per street frontage |

Table (B)(9) 1. Example Building Siting Requirements Table from a Typical Building Type.

Figure (B)(9) 1. Measuring Front Lot Line Coverage
accessory structures, pavement, and other impervious surfaces.

10. Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.

11. Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.

12. Entry for Parking within Building. Permitted garage door location for parking entrance when parking is located within building.

13. Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
   a. Alleys, when present, shall always be the primary means of access with the exception of inner lots on Sheridan Road.
   b. When alleys are not present, driveways may be permitted per building type and, if an alternative is available, shall not be located off a primary street.

(b) Height. The following explains the line item requirements for each building type Table within the second section entitled “Height”. Table (B)(g) 2, right, illustrates an example of a Height Requirements Table from a typical building type.

1. Minimum Height (in Stories). The minimum overall height for the building shall be located within the build-to zone; stories above the minimum height may be stepped back from the facade.
154.078 (B). Building Types

d. Floors within the building shall be visibly designated on the street facades by the use of expression lines or the layout of the windows.

3. Ground Story and Upper Story, Minimum and Maximum Height. (Refer to Figure (B)(g) 3. Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
   a. Floor height is measured in feet between the floor of a story to the floor of the story above it.
   b. For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
   c. Double height spaces may be located along any non-street facade or in the entrance way to the building. The entrance way shall not exceed 50 percent of the street facade.

(c) Uses. The following explains the line item requirements for each building type Table within the third section entitled “Uses.” Refer to 154.078 (C) for uses permitted within each Zoning District. The requirements in this section of the building type Tables may limit those uses within a specific building type. Table (B)(g) 3, right, illustrates an example of the Uses table from a typical building type.
   1. Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
   2. Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
   3. Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

(d) Street Facade Requirements. The following explains the line item requirements for each building type Table within the fourth section entitled “Street Facade Requirements.” These requirements apply only to facades facing a public or private street right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated. Table (B)(g) 4, right, illustrates an example of a Street Facade Requirements Table from a typical building type.
   1. Minimum Ground Story and Upper Floor Transparency. (Refer to Figure (B)(g) 5. Measuring Transparency per Facade). The minimum amount of transparency on street facades with street frontage.
      a. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
   i. Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
   ii. A general Minimum Transparency requirement shall be measured from floor to floor of each story.
   2. Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
      a. No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
      b. No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.
3. Front Facade Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given building type. A mix of permitted Entrance Types may be utilized. Refer to (B)(9) Entrance Types for definition of and additional requirements for each Entrance Type.

4. Principal Entrance Location. The facade on which the primary building entrance is to be located.

5. Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.

6. Ground Story Vertical Divisions. The use of a vertically oriented expression line or form to divide the ground floor facade into increments no greater than the dimension shown, as measured along the base of the facade, and extending a minimum of 80% from the average grade of the facade elevation to the interior ceiling. Elements may include a column, pilaster, or other continuous vertical ornamentation.

7. Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions, extending a minimum of 90% of the full width of the facade. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

8. Facade Variety Requirements. Building design shall vary between designated vertical facade divisions, where required per the building type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure (B)(9) 4. Building Variety for one illustration of this requirement.
   a. The proportion of recesses and projections.
   b. The location of the entrance and window placement, unless storefronts are utilized.
   c. Roof type, plane, or material, unless otherwise stated in the building type requirements.

(e) Roof Type. The following explains the line item requirements for each building type Table in Sections (B)(3) through (B)(8), within the fifth section entitled “Roof Types.” Table (B)(9) 5, right, illustrates an example of a Roof Type Requirements Table from a typical building type.

1. Permitted Roof Type. The roof type(s) permitted for a given building type. Refer to (B)(10) Roof Types for more specific requirements.

2. Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to (B)(10) Roof Types.

Permitted Districts

<table>
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<th>Permitted Roof Types</th>
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<th>District B</th>
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<td>Permitted</td>
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</table>

Table (B)(9) 5. Example Roof Type Requirements Table from a Typical Building Type.

Figure (B)(9) 4. Building Variety.

Figure (B)(9) 5. Measuring Transparency on Each Story.

Figure (B)(9) 5. Measuring Ground Floor Transparency on a Storefront base.
154.078 (B). Building Types

(10) Entrance Types

Entrance type standards apply to the ground story and visible basement of front facades of all building types as defined in this Section. Refer to the Building Type Table Requirements, Sections (B)(3) through (8).

(a) General. The following provisions apply to all entrance types.

1. Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type standard (refer to Building Types (B)(3) through (B)(8)).

2. Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.

3. Measuring Transparency. Refer to (B)(2)(d) Explanation of Building Type Table Standards, for information on measuring building transparency.

4. Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

(b) Storefront Entrance Type. (Refer to Figure (B)(9) 1). The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

1. Transparency. Minimum transparency is required per building type.

2. Elevation. Storefront elevation shall be between zero and one foot above street sidewalk.

3. Visible Basement. A visible basement is not permitted.

4. Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.

5. Entrance. All entries shall be recessed from the front facade closest to the street.

   a. Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.

   b. When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

(c) Stoop Entrance Type. (Refer to Figure (B)(9) 2). A stoop is an unroofed, open platform.

1. Transparency. Minimum transparency is required per building type.

2. Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.

3. Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
4. Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.

5. Entrance. All entries shall be located off a stoop. The stoop may be continuous along the facade of the building.

6. Landscape Area. A minimum five (5) foot wide landscape area is required within the build-to zone along the length of this entrance type with the exception of walks accessing the building.

(d) Porch Entrance Type. (Refer to Figure (B)(9) 3). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

1. Transparency.
   a. Minimum transparency per building type is required.
   b. If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.

2. Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.

3. Elevation. Porch elevation shall be located a maximum of 2'-6” above the sidewalk without a visible basement and a maximum of 4'-6” above the sidewalk with a visible basement. Americans with Disabilities Act requirements must be met.


5. Height. Porch may be two stories to provide a balcony on the second floor.

6. Entrance. All entries shall be located off a porch.
154.078 (B). Building Types

(11) Roof Types

Roof type standards apply to the roof and cap of all building types as defined in this Section. Refer to the building type Table Requirements, Sections (B)(3) through (8).

(a) General Provisions. The following provisions apply to all roof types.

1. Intent. To guide the design of the cap of all buildings.
2. Applicability. All buildings shall meet the requirements of one of the roof types permitted for the building type.
3. Measuring Height. Refer to Section (B)(2)(b) for information on measuring building height.
4. Other roof types. Other building caps not listed as a specific type may be requested with the following requirements:
   a. The roof type shall not create additional occupiable space beyond that permitted by the building type.
   b. The shape of the Roof Type shall be significantly different from those defined in this section (B) (10) Roof Types, i.e. a dome, spire, vault.
   c. The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

(b) Parapet Roof Type. (Refer to Figure (B)(10) 1, Parapet Roof Type). A parapet is a low wall projecting above a building’s roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

1. Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
   a. Minimum height is two feet with a maximum height of six feet.
   b. The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
2. Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
   a. Minimum height is two feet with a maximum height of six feet.
   b. The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
3. Occupied Space. Occupied space shall not be incorporated behind this roof type.

(c) Pitched Roof Type. (Refer to Figure (B)(10) 2, Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

1. Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
   a. Slopes less than 4:12 are permitted to occur on second story or higher roofs.
   b. Mansard roofs may have slopes above 16:12 for the lower portion of the roof.
2. Configurations.
   a. Hipped, gabled, combination of hips and gables, and gambrel with or without dormers are permitted. Gambrel and gabled roofs are preferred.
   b. Mansard roofs are permitted with the following requirements:
      i. They are required to have occupied space beneath the roof counting as a half story.
      ii. The steepest portion of the roof shall be no greater than the tallest permitted height of one upper story.
      iii. A protruding dormer is required for every 15 feet of ridge line on any street face with a minimum of one dormer per street face.
3. Parallel Ridge Line. With the exception of the mansard roof, a gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the
ridge line runs parallel to the front lot line. (Refer to Figure (B)(10) 3). Parallel Ridge Line).

4. Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the building type.

5. Occupied Space. Occupied space may be incorporated behind this roof type.

(d) Towers. (Refer to Figure (B)(10) 4). A tower is a rectilinear or cylindrical, vertical element, that shall be used with other roof types.

1. Quantity. All building types, with the exception of the Civic Building, are limited to one tower per building.

2. Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.

3. Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.

4. Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential building types.

5. Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied.

6. Application. May be combined with all other roof types.

7. Tower Cap. The tower may be capped by the parapet, or pitched roof types, or the spire may cap the tower. Pitched cap is preferred.

Figure (B)(10) 4. Tower
154.078 (B). Building Types
154.078 (C). Uses
154.078 (C). Uses

(1) General Provisions

The following establishes a set of uses permitted within each of the downtown zoning districts. All uses shall occur within a permitted building type, unless otherwise noted or defined.

(a) Uses by District. Permitted and special uses for each downtown district are shown in Table (C)(2) 1. Permitted Uses.

(b) Use Definitions. Uses listed in Table (C)(2) 1 are defined in Section 154.003 of the Zoning Ordinance. Further definitions applicable only to the DT districts are located in this Section under (C)(2). Use Requirements.

(c) Permitted Use (”.“). These uses are permitted by-right in the downtown districts in which they are listed.

(d) Permitted in Upper Stories (“”). These uses are permitted by-right in the downtown districts in which they are listed, provided that the uses are located in the upper stories of the structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade.

(e) Requires a Special Use Permit (“”). These uses require a Special Use Permit (refer to Sections 154.280 through 154.286 Special Use Regulations) in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the special use. Uses requiring a Special Use Permit are defined in Table (C)(2) 1 Permitted Use Table.

(f) Permitted with Development Standards (“”). These uses are permitted in the districts in which they are listed, provided that they are developed utilizing the listed development standards. These standards, combined with the building type requirements, are intended to alleviate any negative impacts associated with the use, making it appropriate in a district where it otherwise might not have been appropriate.

(g) Prohibited Use. A blank cell or an unlisted use in the use table indicates that the use is prohibited in that district.

(h) Community Development Director Determination. When a proposed land use is not explicitly listed in Table (C)(2) 1, Permitted Uses, the Village shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics and external impacts of a listed use that it should be treated as the same use. Any such determination may be appealed to the Planning and Zoning Board.

(i) Temporary Accessory Uses. Temporary accessory uses are permitted in the DT 1 and DT 2 districts, including outdoor displays, seasonal displays and sales, festivals, and vendors. The following requirements apply:

1. Outdoor displays are permitted up to eight hours per day, no more than three consecutive days in any one month.

2. Build-to Zone. Temporary outdoor displays of merchandise are permitted in the Build-to Zone without a permit.

(2) Use Requirements.

(a) Residential Uses. A category of uses that include several residence types.

1. Residential. One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.

2. Senior Apartments & Housing. A facility consisting of multiple independent and semi-independent dwelling units, each occupied by not more than 2 residents per unit, at least one of whom is 62 years of age or older or disabled. Facility typically has on-site passive and active recreational facilities, housekeeping assistance, and medical personnel to provide services, such as dietary and nutritional assistance and nursing care.

3. Nursing or Rest Home. A facility licensed to provide bed care, inpatient services, nursing care, meals, and lodging, for five or more patients with illness, disease, or physical or mental infirmity, on a 24 hour per day basis. In the districts where Nursing, Rest Homes require a Special Use Permit (“”), the following applies:

a. The facility shall be limited to no more than 12 rooms devoted to patients with overnight accommodations.

4. Hotel, Inn, Bed & Breakfast. A facility offering temporary lodging to the general public consisting of an unlimited number of sleeping rooms. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. No guest shall remain for more than 14 consecutive days, totaling no more than 60 days in any calendar year. In the district where Hotels, Inns, Bed and Breakfasts require a Special Use Permit (“”), the following applies:

a. The facility shall be considered an Inn or Bed and Breakfast, limited to no more than 12 bedrooms devoted to rooms rented as overnight accommodations.

b. The owner or resident manager of the Inn shall maintain the structure as their primary residence and shall reside on the premises at all times that a guest is registered.

c. Employees are limited to no more than 4, and shall be employed as domestic help such as a
### Table (C)(2) 1. Permitted Use Table.

#### Residential & Lodging Uses Category

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<th>Category</th>
<th>DT 1: Downtown Core</th>
<th>DT 2: Sheridan Road</th>
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<td>Senior Apartments &amp; Housing</td>
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#### Retail Uses Category

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#### Service Uses Category

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#### Employment Uses Category

<table>
<thead>
<tr>
<th>Category</th>
<th>DT 1: Downtown Core</th>
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<tr>
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#### Infrastructure Uses Category

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#### Accessory Uses

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<td>Communication Equipment</td>
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<td>Drive In or Drive Through Facility</td>
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<tr>
<td>Accessory Parking Lot</td>
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<tr>
<td>Accessory Parking Structure</td>
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</table>

#### Key

- **Permitted**
- **Permitted in Upper Stories Only**
- **Permitted with Development Standards**
- **Requires Special Use Permit**

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(b) Civic Uses. A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

1. Transportation Terminal Facility. A facility such as a bus terminal, railroad passenger station, or other public transportation station, with direct and convenient access to a major arterial street.
   In applicable DT districts, these facilities require a Special Use Permit ("○○").

2. Convention, Meeting, or Assembly Hall. A large scale facility designed to accommodate more than 100 persons, used for conventions, conferences, seminars, displays, recreation activities, and entertainment functions. Accessory functions include temporary outdoor displays, food and beverage preparation and service for on-premise consumption. In applicable DT districts, these facilities require a Special Use Permit ("○○").

3. Hospital, Care Institutions. A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and typically include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, and gift shop. In applicable DT districts, these facilities require a Special Use Permit ("○○").

4. Library, Museum. A category of uses generally open to the public housing educational, cultural, artistic, or historic information, resources, and exhibits, offices, or other civic related uses. May also include food service and a gift shop.

5. Recreation, Community Center. A facility to be used as a place of meeting, recreation, and/or social activity and not operated for profit. Alcoholic beverages and meals are not typically dispensed or consumed. In applicable DT districts, these facilities require a Special Use Permit ("○○").

6. Police Station & Fire Station. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. In applicable DT districts, these facilities require a Special Use Permit ("○○"). The facilities shall be housed in a permitted building, but shall have the following additional allowances:
   a. Garage doors are permitted on the front facade.
   b. Exempt from maximum driveway widths.

7. Post Office. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.

8. Assembly, Clubs, & Lodges. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a house of worship, private clubs, and lodges.

9. School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

(c) Retail Uses. A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

1. Neighborhood Retail. A use in this category occupies a space of less than or equal to 8,000 square feet. Neighborhood retail includes such uses as those listed in Table (C)(3) 1. List of Typical Uses in Retail Category.

2. General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of greater than 8,000 square feet as well as such uses as those listed in Table (C)(3) 1. List of Typical Uses in Retail Category.

3. Garden Center, Building Supply. A use involving the sale of goods, materials, or merchandise to businesses and/or the general public for gardening and/or construction activities. This use typically includes outdoor storage. In applicable DT districts, these facilities require a Special Use Permit ("○○"). If any business activities are conducted outside an enclosed building and within 500 feet of a residential district.

(d) Service. A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as many patrons do not utilize scheduled appointments.

1. Neighborhood Service. A use in this category occupies a space of less than or equal to 8,000 square feet. Neighborhood service includes such uses as those listed in Table (C)(3) 2. List of Typical Uses in Service Category.

2. General Service. A use in this category includes all Neighborhood Service uses occupying a space of greater than 8,000 square feet as well as such uses as those listed in Table (C)(3) 2. List of Typical Uses in Service Category.

3. Large Scale Recreation Places. Uses including billiard and pool rooms, bowling alleys, dance halls, skating rinks, and establishments with 10 or more pinball and/or amusement machines.

(e) Office Uses. A category of uses for businesses that involve the transaction of affairs of a profession, service, industry,
### Neighborhood Retail
(less than 8,000 square feet)

- Antique Shop
- Apparel Shop
- Art, Craft, & Sculpture Store
- Art Gallery
- Automotive Accessory Store (Retail Only)
- Bait, Tackle, & Outdoor Sports
- Bakery
- Book, Stationary, & Periodical Store
- Camera & Photo Equipment Store
- Candy & Ice Cream Store
- China & Glassware Shop
- Computer Software Sales
- Consumer Electronics Store
- Delicatessen
- Drugs & Cosmetics Store
- Fabric & Craft Store
- Food Stores, including Groceries, Meat, Fish, Packaged Food, Gourmet, & Specialty Items
- Florist Shop
- Garden Supply & Seed Store
- Gift Shop
- Hardware Store
- Hobby Shop
- Housewares & Kitchen Store
- Jewelry Store
- Luggage & Leather Goods
- Marine Supply Store
- Music & Musical Instrument Store
- Office Supply Store
- Optical Goods
- Package Liquor Store
- Paint & Wallpaper Store
- Party Supply Shop
- Pet Store
- Shoe Store
- Sporting Goods & Bicycle Shop
- Stationary & Paper Store
- Toy & Hobby Supply Store
- Video Sales & Rental Store
- Wine & Beer Store

### General Retail
(less than 8,000 square feet)

- All Neighborhood Retail (over 8,000 square feet)
- Appliance Store
- Department Store
- Furniture & Home Furnishings Store
- General Merchandise Stores
- Medical Supply Store
- Variety Store

### Neighborhood Service
(less than 8,000 square feet)

- Banks & Financial Institutions
- Barber Shop, Beauty Parlor
- Dry Cleaners (Retail Only)
- Music, Dance Studio & Store
- Emergency Care Clinic
- Framing Picture Shop
- Health & Fitness Club
- Laundry Pick-up Station
- Locksmith
- Mailing Services
- Microbrew Pubs
- Music, Dance Studio
- Pet Grooming
- Photocopying & Retail Printing Services
- Photography Studio
- Repair of Small Goods & Electronics
- Restaurants, including incidental sale of alcoholic beverages
- Shoe Repair
- Tailor & Seamstress
- Tavern, Bar
- Veterinarian (no outdoor training, boarding or kennels)

### General Service
(less than 8,000 square feet)

- Automated Teller Machines (ATM)
- Daycare Centers
- Nail Salon & Specialty Body Services (Spa)

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### Cottage Industry

- Apparel & Finished Fabric Products
- Bakery & Confections
- Beverages, including Beer, Wine, Coffee
- Botanical Products
- Brooms & Brushes
- Canning & Preserving Food
- Dairy Products
- Electrical Fixtures
- Engraving
- Fabricated Metal Products
- Film Making
- Furniture & Fixtures
- Glass
- Jewelry, Watches, Clocks, & Silverware
- Leather Products
- Musical Instruments & Parts
- Pottery, Ceramics, & Related Products
- Shoes & Boots
- Signs & Advertising
- Smithing
- Taxidermy
- Toys & Athletic Goods
- Upholstery
- Woodworking

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### Table (C)(3) 1. List of Typical Uses in Retail Category.

**Office**

- Architecture/Engineering/Design Services
- Broadcasting & Telecommunications Studio
- Building Contractor (office only)
- Business Consulting
- Charitable Institutions
- Computer Programming & Support
- Detective Services
- General Professional Office
- Educational Services (tutor & testing)
- Employment Agency
- Financial & Insurance
- Government Offices
- Legal Services
- Management Services
- Medical Office
- Motion Picture & Sound Recording Studio
- Physical Therapy Facility
- PR & Advertising
- Property Development
- Real Estate
- Research & Development
- Research Agency
- Surveying

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### Table (C)(3) 2. List of Typical Uses in Service Category.

**Cottage Industry**

**General Service**

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### Table (C)(3) 3. List of Typical Uses in Office Category.

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### Table (C)(3) 4. List of Typical Uses in Cottage Industry Category.
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or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table (C)(3) 3. List of Typical Uses in Office Category.

(f) Cottage Industry. A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Cottage Industry includes such uses as those found in Table (C)(3) 4. List of Typical Uses in Cottage Industry Category. The following development standards apply:

1. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.
2. The maximum overall gross floor area is limited to 12,000 square feet, unless otherwise noted.
3. The showroom or retail outlet shall be located in the front storefront of the building and shall occupy a minimum of 25% of the gross floor area.

(g) Parking Lot. A lot that does not contain a permitted building and is solely used for the parking of vehicles. Parking lots are permitted as-of-right on parcels with less than 30 feet of street frontage and are not required to obtain a special use permit. In the district where a parking lot requires a special use permit ("\" \") and the parcel has more than 30 feet of street frontage, the following additional requirements apply:

1. Corner Lots. A corner lot shall not be used as a parking lot.
2. Adjacent Parking Lots. Two parking lots cannot be located directly adjacent to one another.
4. Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
   a. At least 75% of the spaces are dedicated for public use.
5. Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.

6. Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these districts.

(i) Open Space. A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Open space uses may also be utilized to host temporary private or community events, such as a farmer’s market or art fair. In the districts where open space is permitted with development standards ("\" \"), the following apply:

1. Parking. Parking lots are not permitted in open space in any district unless otherwise specified.
2. Stormwater Accommodations. Open space that incorporates stormwater management on a site or district scale is encouraged.
   a. Stormwater facilities are encouraged to be designed to accommodate additional uses, such as an amphitheater or a sports field.
   b. Stormwater facilities are encouraged to be designed not to be fenced and shall not impede public use of the land they occupy.
3. This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk, with no service access.
4. Buildings located directly adjacent to an open space shall treat facades facing this use with street facade requirements.

(j) Accessory Uses. A category of uses that are not permitted to serve as the principal use on a zoning lot. These uses are incidental to and customary in connection with the principal building or use and located on the same lot with such principal building or use.

2. Alternative Energy Generation. Alternative energy generation includes structures for solar, wind, and
geothermal. The following development standards apply:

a. Roof or Building Mounted Solar panels are permitted with the following requirements:
   i. Panels mounted at the same angle of the roof or flush on the building facade are permitted on any roof or building face.
   ii. Panels projecting off the roof or building at a different angle are limited to the rear and side facing roofs, unless solar access is limited in these locations.
   iii. Panels shall not extend more than 10 feet above the surface of the roof to which they are attached. On pitched roofs, panels shall not extend more than three feet.

b. Roof Mounted Small Wind Energy Systems are permitted with the following requirements:
   i. Maximum rated capacity of 5 kW is permitted per turbine.
   ii. One turbine is permitted for each 750 square feet of roof area.
   iii. Maximum height is fifteen 15 feet above the surface of the roof.

c. Geothermal Energy is permitted in any yard with the following requirements:
   i. Any related above ground structure shall be located in a side or rear yard with a maximum height of ten 10 feet, subject to all requirements of an accessory structure.

3. Communication Equipment. In the districts where accessory communication equipment is permitted with development standards ("4"), the following applies:

   a. The communication equipment is located on a lot with a building and is a secondary use for the site.

   b. Roof Mounted Location. Roof mounted equipment shall be located per one of the following:
      i. Pitched Roof. Locate the equipment on a rear facing surface of the roof, if feasible for communication purposes.
      ii. Flat Roof. Locate the equipment towards the rear portion of the roof, where visibility is limited from the street to the maximum extent possible.

   c. Ground Mounted Location. Ground mounted equipment is limited to the rear yard. Equipment may be located in the side yard if the equipment is screened from the street with an opaque wall, of the same or similar material of the street facade of the building.

   d. Height. The height of the equipment is either a maximum of 12 feet or the maximum that is not visible from any street sidewalk, whichever is greater.

4. Drive-in, Drive-through Facility. In the districts where drive-in/drive-through structures are permitted with development standards ("6"), the following applies. Refer to Figure (C)(3) 5 for one illustration of the following requirements.

   a. Structure/Canopy. Drive-in/Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any primary street.

   b. Stacking Lanes. Stacking lanes shall be located perpendicular to the primary street or behind the building.

   c. The canopy and structure shall be constructed of the same materials utilized on the building.

5. Accessory Parking Lot. An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. In the districts where an accessory parking lot is permitted with development standards ("6"), accessory parking lots are regulated by the building type on the lot. Refer to 154.078 (B) Building Types.

6. Accessory Parking Structure. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. In the districts where accessory parking structures are permitted with development standards ("6"), the following applies:

   a. Accessory parking structures located within the...
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building with the principal use are regulated per building type. Refer to 154.078 (B) Building Types.

b. Separate structures are permitted in the rear of lot, behind the building, with no primary street frontage and the following additional standards apply:

i. The height of the separate structure must be lower than the principal structure.

ii. Any facade facing the street shall be of the same materials of the principal building.

iii. Sloped drives or ramps shall be not be located on the street facade.
152.018. Site Development Standards for Downtown (DT) Districts
152.018. Site Development Standards for Downtown (DT) Districts

(A) Applicability.
The following standards apply to all developments or redevelopments within any or any combination of downtown (DT) districts where the total combined acreage is larger than 5 acres and/or construction of a new public or private street is included.

(B) New Streets and Subdivision.
For all developments with total parcel acreage larger than 5 acres, subdivision and construction of a new street will yield the most buildings as the regulations require buildings to front streets. Refer to Figure (B) 1 for an example of a typical new block and street configuration. The following recommendations apply:

1. **Interconnected Street Pattern.** Streets shall connect and continue existing streets from adjoining areas. Cul-de-sac and dead end streets should be avoided when not necessitated by natural features or site constraints.

2. **Blocks.**
   a. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
   b. Blocks shall typically be two lots or buildings deep with the exception of blocks containing open space. Blocks may include existing lots.
   c. Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.
   d. Consider lot and block orientation for maximum energy efficiency. For example, block orientation along an east-west longitudinal axis will encourage development of buildings oriented along an east-west axis, with smaller east and west facing facades, potentially taking advantage of passive solar technology.
   e. Block size should be less than 400’, but may be as long as 650’ due to natural features or site constraints.

3. **Access Points.** A minimum of two access points should be provided for each development, with a minimum of one per every 1,500 feet of boundary recommended.

4. **Primary Streets.** Designate primary streets so that all buildings front at least one primary street. Vehicular

Figure (B) 1. Example of New Street and Block Configuration for Large Parcels or When Multiple Parcels are Combined.
access should not be located off a primary street, unless the parcel is fronted by more than two primary streets.

(5) **Alleys and Lanes.** Blocks may include interior alleys or lanes.

(6) **Typical Lot Configuration.** All lots shall have frontage along either an existing street or one of the street types included in these regulations, unless otherwise specified in building type requirements. Flag lots are prohibited.

(7) **Street Types.**
   (a) The Neighborhood and Narrow Neighborhood Street Types are provided for small developments of mainly residential character. Refer to Figures (E)(3) 1, (E)(4) 1 and (E)(4) 2.
   (b) The Alley is provided for new drives through blocks to provide parking access as well as service access and refuse pickup. Refer to Figure (D)(2) 1.

(C) **Open Space Requirements.**

All developments within any or any combination of DT districts totaling over 5 acres shall meet the following:

(1) One type of open space is required within 1/6th of a mile of the principal residential entrance of all residential and mixed use buildings or units.

(2) **Types of Open Space.** The following types of open space are permitted:
   (a) Plaza. A plaza is a generally hardscaped area between 1/4 and 2 acres in size with either street right-of-way or building frontage on all sides and at least one side the equivalent of 25% of the perimeter open to the street.
   (b) Square. A square is a combination of hardscape and landscape between 1/4 and 3 acres in size and surrounded by street frontage on all sides.
   (c) Green. A green is a generally landscaped space between 1/2 and 2 acres with street right-of-way on at least 75% of the perimeter.
   (d) Park. A park is a larger, generally landscaped space, a minimum of 2 acres in size, with at least 25% of the perimeter on street right-of-way.
   (e) Existing Open Space. Existing natural area or open space within the limits of the requirements may be used.

(D) **General Street Requirements.**

The following requirements shall apply to all new and existing streets within DT Districts with the intent of creating pedestrian oriented, multimodal streets. Refer to Figure (B) 1 for a typical recommended layout for new streets on a parcel for redevelopment.

(1) **Typical Street Elements.** All street rights-of-way should include the following vehicular and pedestrian realm considerations. Refer to Figure (D)(1) 1 Typical Right-of-Way Elements.
   (a) Vehicular Realm. The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
   (b) Pedestrian Realm. The pedestrian realm is comprised of pedestrian facilities, such as sidewalk. A buffer area that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm shall consist of one of the following:
      1. Landscape Zone. A landscape area between the back of curb to the sidewalk in which street trees, stormwater swales, lighting, and signage may be located. Typically used adjacent to residential ground floor uses.
      2. Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office ground floor uses.
   (c) Bicycle Facilities. Bicycle facilities, such as dedicated lanes and dedicated shared lanes should be included on any streets based on the Village’s bicycle plan if one exists. New streets within DT districts shall utilize shared lanes. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

Figure (D)(1) 1. Typical Right-of-Way Elements.
152.018. Site Development Standards for Downtown (DT) Districts

(d) Vehicular On-Street Parking. On-street parking, whether parallel or diagonal, should be included on both sides of all streets, unless otherwise noted on the street type.

(e) Unique Street Types. Refer to 152.018 (E) for a typical Alley requirements. Refer to 152.018 (F) for a Narrow Neighborhood Street Type, to be utilized in unique locations with distinctive natural features limiting developability of the site.

(2) Trees. Street trees are required along all new and existing street frontages.

(a) All planting material requirements within Chapter 159 Landscape shall be met.

(b) Street trees shall be located in either a Landscape Zone (within a planting bed or lawn) or a Furnishings Zone (in trees wells with grate as required) per 152.018(D)(1)(b).

(3) Pedestrian Lighting. Pedestrian light fixtures shall be installed per the street requirements of the Village’s Department of Public Works and any streetscape master plan adopted by the Village.

(4) Streetscape Design Submittal. For all developments with new streets and/or with 400 feet or more of existing street frontage within a downtown (DT) district, a consistent streetscape design shall be submitted for approval. At a minimum, the submittal shall include the following:

(a) Street Trees. Trees shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of Chapter 159.

(b) Sidewalk Pavement Design. Sidewalk paving materials and pattern shall be set for each street type (refer to 152.018 (D)(1)(b). General Street Requirements: Pedestrian Realm).

(c) Street Furnishings. Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type. A minimum of two benches, two trash receptacles, and two bicycle racks are required for each block face.

(d) Landscape Design. Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.

(e) Lighting. Pedestrian and vehicular lighting shall be specified and locations and quantities noted.

(f) Identity Elements. Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.
152.018. Site Development Standards for Downtown (DT) Districts

(E) Alley.

(1) **Intent.** The Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in Figure (D)(2) 1.

(2) **General Requirements.** Alleys shall be developed using the standards in Table (E)(2) 1.

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<tr>
<td>Parking Lanes</td>
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<tr>
<td>Pavement Width</td>
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<td></td>
<td>Maximum 20 feet</td>
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<td>Bicycle Facilities</td>
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<tr>
<td>Pedestrian Facilities</td>
<td>Shared; travel lanes are shared among drivers, pedestrians and bicyclists</td>
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<tr>
<td>Street Buffer</td>
<td>None required</td>
</tr>
</tbody>
</table>

Table (E)(2) 1 Typical Alley Standards.

Figure (D)(2) 1. Typical Alley.
152.018. Site Development Standards for Downtown (DT) Districts

(F) Narrow Neighborhood Street.

(1) **Intent.** The Narrow Neighborhood Street is a low capacity street designed for slow speeds with a narrow Right-of-Way. It primarily serves those residences directly adjacent to it and is intended for use in locations where topography and natural features limit the developability of a site. Refer to the typical plan and section, Figure (D)(3) 1.

(2) **General Requirements.** The Narrow Neighborhood Street shall be developed using the guidelines in Table (E)(3) 1.

<table>
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<th>Narrow Neighborhood Street Requirements</th>
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<tbody>
<tr>
<td><strong>Location</strong></td>
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<td><strong>Typical ROW Width</strong></td>
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<td><strong>Vehicular Realm</strong></td>
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<tr>
<td><strong>Travel Lanes</strong></td>
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<td><strong>Lane Width</strong></td>
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<tr>
<td><strong>Allowable Turn Lanes</strong></td>
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<td><strong>Parking Lanes</strong></td>
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<td><strong>Pavement Width</strong></td>
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<tr>
<td><strong>Bicycle Facilities</strong></td>
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<td><strong>Pedestrian Facilities</strong></td>
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</table>

Table (E)(3) 1 Typical Narrow Neighborhood Street Standards.

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Figure (D)(3) 1. Typical Narrow Neighborhood Street.

Figure (D)(4) 1. Narrow Neighborhood Street: Alternative with Trail
Chapter 159. General Landscape Standards
Chapter 159. General Landscape Standards

159.001 General Requirements.

(A) Intent. The landscape standards outlined in this section are designed to meet the following set of goals.

1. To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.

2. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.

3. To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.

4. To shade large expanses of pavement and reduce the urban heat island effect.

(B) Applicability. Landscaping, trees, and buffers shall be installed with all new development or redevelopment as required and detailed in this section.

1. General Compliance. Application of this section to existing uses shall occur with the following developments.

a. Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.

b. Alteration to an existing principal or accessory structure that results in a change of 60% or more in the structure’s gross floor area.

(c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.

(d) Single family homes are exempt from all requirements.

(2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions.

a. Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.

b. Points of Access. Buffering is not required at driveways or other points of access to a lot.

(C) Timing of Planting. In any circumstances where the landscape cannot be planted, whether due to adverse weather conditions or for other just cause, funds shall be deposited by the Village Treasurer to cover installation costs.

1. Amount of funds shall be determined by the Village and shall be sufficient to cover the costs of purchase and planting of such trees in compliance of this chapter, in addition to any fees required by the current fee schedule.

2. Funds shall be placed in escrow for each applicable lot.

3. If the landscape has not been installed within one year of completion of all of other construction, the village may notify the lot owner or developer of the amount in escrow. If the lot owner or developer causes the landscape to be planted, the village may reimburse such lot owner from the escrow up to the available amount for that lot.

4. If after one year after the deposit of the funds into the escrow, the landscape has not been installed by either the developer or lot owner, then the village shall notify both the developer and the owner of the lot that if the landscape is not planted within 30 days, the escrow will be forfeited to the village. The village may then, at its election, use the funds to either install the landscape on the lot.

159.002 Installation of Landscape.

(A) Intent. The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

(B) Applicability. These provisions apply to landscape installation as required by this section.

(C) General Installation Requirements. The installation of landscaping shall adhere to the following standards.

1. National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.

   (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.

   (b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.

2. Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.

   (a) If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional.

   (b) Complete installation is required within nine
months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.

(3) Plant Size Requirements. Plant material shall be sized according to Table (2)(C) 1. Plant Material Size at Installation at the time of installation, unless otherwise noted in this section.

(4) Condition of Landscape Materials. The landscaping materials used shall be:

(a) From a nursery certified by the Illinois Department of Agriculture’s Bureau of Environmental Programs.
(b) Healthy and hardy with a good root system.
(c) Grown in conditions similar to the site, including natural and man-made conditions such as wind, salt, pollution, slope, water table, and soil type.
(d) Protected from damage by grates, pavers, or other measures.
(e) Species native or naturalized to the Midwest Region, whenever possible.
(f) Species that are not considered invasive in the area by the Northeast Illinois Invasive Plant Partnership.

(5) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.

(6) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

(D) Ground Plane Vegetation. All unpaved areas shall be graded and covered by one of the following.

(1) Planting Beds.
(a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
(b) Nonliving materials, such as pine straw, colored gravel, or mulch, are permitted for up to 50% of a bed area.
(c) Annual beds must be maintained seasonally, replanting as necessary.

(2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
(a) Grass shall be established within 90 days of planting or the area must be re-seeded, re-plugged, or re-sodded.

(E) Tree Installations. Refer to the list of permitted tree types, available at Village Hall.

(1) Tree Measurement. New trees shall be measured at six inches above the mean grade of the tree’s trunk when four inch caliper or less and twelve inches for tree trunks above four inches, and noted as caliper inches throughout this ordinance.

(2) Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed per American National Standards Institute (ANSI) A300.

(3) Species Composition. Trees planted on a site shall be any combination of permitted species with the

<table>
<thead>
<tr>
<th>Plant Material Type</th>
<th>Minimum Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deciduous Shade/Overstory Tree</td>
<td></td>
</tr>
<tr>
<td>Single Trunk</td>
<td>2” caliper</td>
</tr>
<tr>
<td>Multi Trunk</td>
<td>10’ in height</td>
</tr>
<tr>
<td>Evergreen Tree</td>
<td>8’ in height</td>
</tr>
<tr>
<td>Understory Tree</td>
<td>6’ in height</td>
</tr>
<tr>
<td>Ornamental Tree</td>
<td>1.5” caliper</td>
</tr>
<tr>
<td>Shrubbery - Deciduous</td>
<td>container class 5</td>
</tr>
<tr>
<td>Shrubbery - Evergreen</td>
<td>container class 5</td>
</tr>
<tr>
<td>Groundcover</td>
<td>3” in height</td>
</tr>
</tbody>
</table>

Table (2)(C)1. Plant Material Size at Installation.

<table>
<thead>
<tr>
<th>Tree Size</th>
<th>Soil Volume (cubic ft)</th>
<th>Soil Surface Area (sq ft) with 2.5’ Soil Depth</th>
<th>Permeable Surface Area Requirement (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Small</td>
<td>181</td>
<td>72 (approx. 8.5’ x 8.5’)</td>
<td>25 (5’ x 5’)</td>
</tr>
<tr>
<td>Small</td>
<td>736</td>
<td>294 (approx. 17’ x 17’)</td>
<td>100 (10’ x 10’)</td>
</tr>
<tr>
<td>Medium</td>
<td>2852</td>
<td>1141 (approx. 34’ x 34’)</td>
<td>225 (15’ x 15’)</td>
</tr>
<tr>
<td>Large</td>
<td>6532</td>
<td>2681 (approx. 50’ x 50’)</td>
<td>400 (20’ x 20’)</td>
</tr>
</tbody>
</table>

Table (2)(E)1. Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.
Chapter 159. General Landscape Standards

following exceptions.
(a) One genus shall not comprise more than 30% of
trees planted on a site.
(b) One species shall not comprise more than 10% of
trees planted on a site.
(c) Exceptions to this provision may be granted by
the Director.

(4) Tree Size. All trees to be installed to meet the
requirements of this section shall be balled and
burlapped and a minimum of 2 inch caliper at the time
of installation.

(5) Tree Spacing.
(a) Trees shall be planted at least 30 feet and 20 feet
apart for large and medium trees, respectively.
(b) No trees may be planted closer to any curb or
sidewalk than as follows unless a permeable
surface is provided:
1. Medium trees: three feet.
2. Large trees: four feet.

(6) Permeable Surface. For each tree preserved or
planted, a minimum amount of permeable surface
area is recommended, unless otherwise stated in this
ordinance.
(a) At least seventy 70% of the canopy limits of
preserved trees should have a permeable surface.
(b) Planted trees have a suggested minimum
permeable area and soil volume based upon tree
size; refer to Table (2)(E) 1 for details.
(c) Permeable area for one tree cannot count toward
that of another tree.

(7) Structural Soil. When the Soil Surface Area (per Table
(2)(E) 1) of a tree will extend below any pavement,
structural soil is required underneath that pavement.
Structural soil is a medium that can be compacted
to pavement design and installation requirements
while still permitting root growth. It is a mixture of
gap-graded gravels (made of crushed stone), clay
loam, and a hydrogel stabilizing agent to keep the
mixture from separating. It provides an integrated,
root penetrable, high strength pavement system that
shifts design away from individual tree pits (source:
Cornell University, Urban Horticulture Institute).

(F) Irrigation Systems. Permanent irrigation, beyond
establishment, is required and shall adhere to the
following standards.
(1) All irrigation systems shall be designed to minimize
the use of water.
(2) Non residential landscape irrigation shall have an
automatic clock-activated permanent system.
(3) The irrigation system shall provide sufficient coverage
to all landscape areas.
(4) The irrigation system shall not spray or irrigate
impervious surfaces, including sidewalks, driveways,
streets, and parking and loading areas.

(5) All systems shall be equipped with a back-flow
prevention device.
(6) All mechanical systems including controllers and
back-flow prevention devices shall be properly
screened from public view.

(G) Maintenance of Landscape. All landscaping shall be
maintained in good condition at all times to ensure a
healthy and orderly appearance.
(1) All required landscape shall be maintained to adhere
to all requirements of this ordinance.
(2) Replacing Unhealthy Landscaping. Unhealthy
landscaping shall be replaced with healthy, live plants
by the end of the next applicable growing season. This
includes all plant material that shows dead branches
over a minimum of 25% of the normal branching
pattern.
(3) Maintenance Responsibility. The owner is responsible
for the maintenance, repair, and replacement of all
landscaping, screening, and curbing required herein.
(4) Maintain Quality and Quantity. Maintenance shall
preserve at least the same quantity, quality, and
screening effectiveness as initially installed.
(5) Fences and Other Barriers. Fences, walls, and other
barriers shall be maintained in good repair and free
of rust, flaking paint, graffiti, and broken or damaged
parts.
(6) Tree Topping. Tree topping is not permitted. When
necessary, crown reduction thinning or pruning is
permitted. Refer to (E)(3)(d) 4.3.4(2) for clear branch
height of street trees.
(7) Village Inspection. All landscaped areas regulated by
this ordinance may be inspected by the Village.

159.003 Street Trees.

(A) Intent. To line all streets with a consistent and
appropriate planting of trees, to establish tree canopy
for environmental benefit and a sense of identity for all
streets.

(B) Applicability. The requirements herein apply to
development of all new streets and to all development
with 400 feet or more of existing street frontage.

(C) Minimum Street Tree Requirements. The following
standards apply to the installation of street trees.
(1) Exception. Street trees are not required on Alleys.
Refer to 152.018 (E).
(2) Clear Branch Height. Minimum clear branch height
is six feet; in commercial districts, minimum clear
branch height is eight feet.
(3) Street Tree Type. Medium and large shade trees are
permited to be installed as street trees. Refer to the list of permitted tree types available at Village Hall.

(4) Street Tree Spacing. Street trees shall be planted as follows.

(a) Each lot is required to have one tree for every 40 feet of street frontage with a minimum of one street tree per street frontage.

(b) Spacing.
   1. Large trees must be spaced a minimum of 30 and a maximum of 60 feet on center.
   2. Medium trees must be spaced a minimum of 20 and a maximum of 40 feet on center.

(c) Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet with a sidewalk, Applicant shall work with the Director to determine the appropriate tree species.
   1. The Director may waive the street tree requirement in spaces less than nine feet.
   2. The Director may require the tree planting to be placed between the sidewalk and the development, either in the right-of-way if space allows for a wide enough sidewalk or on the private property.

(5) Tree Wells. In commercial districts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.

(a) For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.
   1. The opening must be covered with a tree grate or pervious pavement.
   2. The opening in a tree grate for the trunk must be expandable.
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159.004 Frontage Buffer.

(A) Intent & Applicability.
   (1) **Intent.** To lessen the visual impact of vehicular areas visible from the street.
   (2) **General Applicability.** Applies to properties in all districts where a vehicular area is located adjacent to a right-of-way.
      (a) Exceptions. Vehicular areas along alleys, except when a residential district is located across the alley; single and two family residences.

(B) Frontage Buffer Requirements

(1) Buffer Depth & Location note 1
   | Depth | 7' |
   | Location on the Site | Between street facing lot line and parking area note 2 |

(2) Buffer Landscape Requirements

| Uses & Materials | Uses and materials other than those indicated are prohibited in the buffer |
| Shade Trees | Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees |
| Hedge | Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas |
| Hedge Composition | Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48". |
| Existing Vegetation | May be credited toward buffer area |

(3) Fence
   | Location | 2' from back of curb of vehicular area |
   | Materials | Steel or colored PVC; Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted |
   | Minimum Height | 3' |
   | Maximum Height | 4' |
| Colors | Black, gray, or dark green |
| Opacity | Minimum 30%; Maximum 60% |
| Gate/Opening | One gate permitted per street frontage; Opening width maximum 6' |

Notes:
1 This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.
2 In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the lot line must be landscaped.
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159.005 Side & Rear Buffer.

(A) Intent & Applicability.

(1) Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.

(2) General Applicability. Applies to all DT districts.

(B) Side & Rear Buffer Requirements

(1) Buffer Depth & Location

<table>
<thead>
<tr>
<th>Depth</th>
<th>Variates based on the zoning district of the lot and the adjacent lot; see Table (5) 1.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location on the Site</td>
<td>Locate buffers on more intensively zoned lot; Buffer is measured from side and rear lot lines.</td>
</tr>
</tbody>
</table>

(2) Required Landscape Screen

<table>
<thead>
<tr>
<th>Width</th>
<th>5’ landscape screen in addition to any other buffer landscaping</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Directly adjacent to the rear or side lot line</td>
</tr>
<tr>
<td>Hedge</td>
<td>Continuous double row of shrubs required between shade trees</td>
</tr>
<tr>
<td>Hedge Composition</td>
<td>Double row of individual shrubs with a minimum width of 24”, spaced no more than 36” on center; Mature height in one year of 24”</td>
</tr>
<tr>
<td>Hedge Frequency</td>
<td>Minimum of 15 shrubs per 100’ of lot line is required</td>
</tr>
<tr>
<td>Shade Trees</td>
<td>At least 1 medium or large shade tree per every 40’ within the buffer</td>
</tr>
</tbody>
</table>

(3) Buffer Landscape Requirements

<table>
<thead>
<tr>
<th>Uses and Materials</th>
<th>Uses and materials other than those indicated are prohibited within the buffer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Canopy Coverage</td>
<td>1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen</td>
</tr>
<tr>
<td>Existing Vegetation</td>
<td>May be credited toward buffer area</td>
</tr>
</tbody>
</table>

Notes:

1 The Director may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

Figure (5) 1. Landscape Screen within Light Side & Rear Buffer.

<table>
<thead>
<tr>
<th>Buffer Requirements between Downtown Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buffer Required by these Districts</td>
</tr>
<tr>
<td>DT 1</td>
</tr>
<tr>
<td>DT 1</td>
</tr>
<tr>
<td>DT 2</td>
</tr>
<tr>
<td>DT 3</td>
</tr>
<tr>
<td>DT 4</td>
</tr>
<tr>
<td>Any existing single family</td>
</tr>
</tbody>
</table>

Table (5) 1. Side & Rear Buffer Requirements between District.
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159.006 Interior Parking Lot Landscape.

(A) Intent & Applicability.

(1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.

(2) General Applicability. All open-air, off-street parking lots in all districts.

(3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking, loading, or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650' thereafter. Paved areas with hatched striping where vehicles are not permitted, shall be landscaped and may contain a walkway.

(4) Existing Vegetation. Existing vegetation may be credited toward these requirements.

(B) Interior Parking Lot Landscape Requirements

<table>
<thead>
<tr>
<th>(1) Landscape Island Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Required Island Locations</strong></td>
</tr>
<tr>
<td>Terminal ends note 2 of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length note 3</td>
</tr>
<tr>
<td><strong>Minimum Width</strong></td>
</tr>
<tr>
<td>9' Islands less than 9' must utilize structural soil under any paved surface and install an aeration system or utilize permeable pavement within the tree’s critical root zone (for large trees: a 5’ radius around the tree)</td>
</tr>
<tr>
<td><strong>Required Trees Within Islands</strong></td>
</tr>
<tr>
<td>Minimum of 1 medium or large shade tree per island</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(2) Landscape Median Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Required Median Location</strong></td>
</tr>
<tr>
<td>Required in each free-standing bay of parking along the length of the bay</td>
</tr>
<tr>
<td><strong>Minimum Width</strong></td>
</tr>
<tr>
<td>5’; medians less than 9’ and with required trees must utilize structural soil under any paved surface and install an aeration system or utilize permeable pavement within the tree’s critical root zone (for large trees: a 5’ radius around the tree)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(3) Tree Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Requirements per Parking Space</strong></td>
</tr>
<tr>
<td>Each parking space must be located within 50’ of a tree planted within parking lot interior note 4</td>
</tr>
<tr>
<td>Minimum of 1 shade tree must be planted within parking lot interior or within 4’ of parking lot’s edge for every 3 parking spaces</td>
</tr>
<tr>
<td><strong>Tree Shade Goal</strong></td>
</tr>
<tr>
<td>Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table (E)(6) 1 for calculation.</td>
</tr>
</tbody>
</table>

Table (6) 1. Estimated Canopy and Height at Maturity.

<table>
<thead>
<tr>
<th>Tree Size</th>
<th>Estimated Canopy at Maturity (sq ft)</th>
<th>Estimated Height at Maturity (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Small</td>
<td>150</td>
<td>under 15'</td>
</tr>
<tr>
<td>Small</td>
<td>400</td>
<td>15’-25’</td>
</tr>
<tr>
<td>Medium</td>
<td>900</td>
<td>25’-40’</td>
</tr>
<tr>
<td>Large</td>
<td>1600</td>
<td>40’+</td>
</tr>
</tbody>
</table>

1 Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

2 Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

3 There shall be no more than 8 continuous parking spaces in a row without a landscape island.

4 Trees within a designated buffer area may not be utilized to meet these requirements.
159.007 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

(A) Intent & Applicability.

(1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.

(2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all districts.

(B) Screening of Open Storage, Refuse Areas, & Utility Appurtenances

(1) Open Storage & Refuse Area Screening Requirements

<table>
<thead>
<tr>
<th>Location on the Site</th>
<th>Not permitted in front or corner side yards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opaque Screen Wall</td>
<td>Required around 3 sides of the dumpster and trash bin area</td>
</tr>
</tbody>
</table>

**Screen Wall Height**

Height shall be the higher of the following:
1. 6’
2. Height of use to be screened
3. Height as determined by Village to accomplish objective of the screen

**Visible Openings**

Openings visible from the public way or adjacent properties must be furnished with opaque gates

**Landscape Requirement**

If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas.

(2) Utility Appurtenance Screening Requirements

**Large Private Mechanical Equipment**

Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way

**Small Private Mechanical Equipment**

Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36” on center

Notes:

1. Vertical structured barrier to visibility at all times such as a fence or wall
2. This tree, if located within 50’ of a parking space, may be utilized to meet the minimum shade requirements
3. Large private mechanical equipment is equal to or greater than 4’ in height
4. Small private mechanical equipment is smaller than 4’ in height