

Franklin Park

Title 9 - Zoning Regulations Chapter 5. Commercial Districts Article G: Downtown Zoning Districts

Prepared for:

The Village of Franklin Park, Illinois

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Village of Franklin Park

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9-5G-1. General Requirements

A. Intent

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

1. To guide the development of a mix of uses and a pedestrian-oriented environment established in the Transit Oriented Development Study.
2. To provide for a mix of housing types within downtown and adjacent areas for people of all ages and lifestyles,
3. To achieve development that is appropriate in scale and intensity for downtown and adjacent neighborhoods.
4. To set building and site standards that ensure that the public health, safety, and welfare is satisfied.

B. Overview of Code

1. **Districts.** These regulations are organized within districts for adoption into the Village's existing code. These zoning districts (Section 9-5G-1D) shall be mapped on the Village's Zoning Map, however, the Primary Streets designation shall be referenced from the attached map, Figure 9-5G-1C (1).
2. **Uses.** Use requirements are defined in Section 9-5G-3, for each of the DT Downtown Districts. Uses may also be further limited by the building types. Refer to 9-5G-2 Building Types under "Uses" in the tables per building type.
3. **Building Types.** Five building types are defined for use in the DT Downtown Districts in Section 9-5G-2. A mix of building types are permitted per district. These building types outline the desired building forms for the new construction and renovation of structures and contain regulations that determine physical building elements such as build-to-zones, transparency levels, entrance location, and parking location.
4. **Sign Types.** The Sign Type standards in Section 9-5G-4 provide requirements specifically calibrated for the pedestrian oriented DT districts.
5. **Landscaping.** The landscape standards provided in Section 9-5G-5 improve the appearance of streets and create appropriate buffers between pedestrian and vehicular traffic and minimize adverse impacts of created by adjoining or neighboring uses.
6. **Parking.** Section 9-5G-6 provides parking requirements for all new development and changes in use or intensity of use for existing development in any Downtown (DT) District.

C. Applicability

1. These regulations apply to the downtown and adjacent

redevelopment areas within the Village as shown on the Village's zoning map. Refer to Figure 9-5G-1C (1) for affected parcels.

2. If there is any conflict between this chapter (9-5G) and any other regulation, this chapter shall control.

D. Districts

The following Districts are established for mixed use, commercial, and residential development within downtown and adjacent redevelopment areas. Figure 9-5G-1.C (1) illustrates the locations for the districts.

1. **DT 1: Downtown Core District.** The Downtown Core District is a mid-scale district that mainly consists of one to six story buildings with ground floor storefronts and upper floor offices and residential uses. The form of this mixed use area establishes a street wall of facades with shallow build-to-zones along the sidewalk and parking in the rear. This district also allows limited use of up to six story buildings and the civic building for civic and institutional uses.
2. **DT 2: Downtown Mix District.** The Downtown Mix District permits the same buildings and similar uses as the Downtown Core, but also allows the general building. With the introduction of this building form, more traditional office forms can be developed with lower levels of transparency on the ground floor and an allowance for more setback. The form of this retail and service-centered area remains pedestrian-centered, but also allows for more off-street parking options.
3. **DT 3: Downtown General District.** The Downtown General District is a lower density district that permits General Buildings as well as Row Building. Uses are limited to office and residential types of uses in these buildings oriented to the sidewalk but with more surrounding landscape areas.
4. **DT 4: Downtown Edge District.** The Downtown Edge District is a lower density residential district with a permitted mix of small apartment or condominium buildings, townhouses, and bungalow courts. With a maximum height of three and half stories, this area provides for a mix of housing types adjacent to downtown for people of all ages and lifestyles.

E. Development Approval Process

1. **Zoning Certificate.** A zoning certificate with an approved site plan is required for the development or redevelopment of all parcels in any DT district per Chapter 10 of Title 9 - Zoning Regulations of the Village Code, specifically 9-10-6, with the following additions:
 - a. **Applicability.** Development or redevelopment is defined as construction of a new building, any addition to an existing building or site, renovation to

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Figure 9-5G-1.C (1). Map of Franklin Park Form-Based Districts.

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the exterior facades or site, or change in use.

- b. Pre-Submittal Meeting. For new buildings, additions to buildings, additions or renovation of site features, and changes to the exterior facade, a pre-submittal meeting is required with staff.
- c. Section 9-10-6 (C) Copies, Materials. In DT districts, in addition to the application and the requirements of 9-10-6 (C), the following review documents are required. All maps and plans shall include the date of preparation, north arrow, and scale.
 - (1) Site Location Map, Legal Description/Limits of Plan.
 - (2) Survey Plat. Dimensions of property lines, easements, rights-of-way. Plat shall be no older than one year from date of application submittal.
 - (3) Development Boundaries and Proposed Phasing, if applicable.
 - (4) Existing Conditions Plan. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
 - (5) Existing Natural Conditions Plan. Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.
 - (6) Site Plan. A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
 - (7) Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 9-5G-2 Building Types.
 - (8) Declaration of Use. A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, and illustrating compliance with 9-5G-3 Uses, to accompany the zoning certificate application. Additionally, a Declaration of Use shall be approved per 9-10-6 (C).
 - (9) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of 9-5G-2 Building Types, including but not limited to such items as color, materials, depth of details on facades, glass locations, and types of glass.
 - (10) Landscape Plan. Landscape Plan illustrating compliance with the requirements of 9-5G-5. Landscape. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.

(11) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with 9-5G-6 Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with 9-5G-6 Parking.

(12) Signage Plan, if Signage is included. Signage plan and elevation illustrating compliance with the requirements of 9-5G-4 Sign Types.

- d. Conditional Use permits shall follow the process defined in Chapter 10, Article C of the Zoning Regulations.
 - e. If the Zoning Administrator denies approval of a zoning certificate application, including the provision of written comments as to the reason for such denial, the denial may be appealed by the applicant to the Zoning Board of Appeals for review. The Zoning Board of Appeals shall then approve the zoning certificate, approve the zoning certificate with conditions, or deny the site plan.
2. **Exceptions.** The Applicant shall submit requested exceptions to the Zoning Administrator with the zoning certificate application. In lieu of the waivers defined for other districts in 9-10-2(I), the Zoning Administrator may approve exceptions to a DT district zoning certificate for the following:
- a. Minor Exceptions. Minor deviations are permitted as follows:
 - (1) Conditions. Exceptions, outlined below, are permitted under the following conditions:
 - i. No other alternative is possible.
 - ii. The exception fulfills the intent defined for this chapter of the zoning regulations. Refer to 9.5G-1(A).
 - iii. The resulting form is consistent or compatible with the surrounding context.
 - (2) Permitted Exceptions. The following are the only permitted exceptions, if the above conditions are met.
 - i. The location of the building within up to one foot from any minimum yard requirement or build-to zone width/location.
 - ii. Up to 10 percent increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.
 - iii. Up to 10 percent decrease in Front Property Line coverage.
 - iv. 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

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- at their maximum permitted height.
- v. Up to ten percent decrease in transparency or a ten percent increase in blank wall limitation for corner side facades.
- b. Design Exceptions
- (1) Alternative Building Materials. Alternative building materials are permitted from the requirements of 9-5G-2.B, with the exception of the prohibited materials. For approval of the zoning certificate, the following shall be met:
 - i. 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.
 - ii. The submitted application meets the intent of the materials requirements and will hold up for a minimum period of 15 years with little or no maintenance.
- c. Existing Building Exceptions. The following exceptions are permitted when applied to the renovation of an existing building(s):
- (1) For renovation of existing buildings, the maximum front property 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 property line coverage.
 - (2) 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.
 - (3) 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.
 - (4) For renovation of existing buildings, other required dimensions may be modified up to five feet or 10 percent, whichever is less, unless otherwise modified by this section.
- the provisions of this code.
- a. General Design Requirements. For any restoration, expansion, or renovation, Section 9-5G-2.B General Design Requirements shall be met.
 - b. General Renovations. Where any renovation includes an addition of more than 60 percent in gross building square footage within a five year period, all requirements of this Section shall be met.
 - c. Facade Renovations. For any level of renovation, if the building's façade exists or will exist within the required build-to zone of these regulations, the Street Facade Requirements and Base Type Requirements of the applicable building type shall be met if the renovation includes any one of the following:
 - (1) Installation of additional doors or a change in location of a door.
 - (2) Expansion or change in location of 30 percent of windows on any street façade.
 - (3) Replacement of 30 percent or more of facade materials on any street facing Facade with a different facade material.
 - d. Roof Renovations. For any level of renovation, if the renovation of the shape or style of more than 50 percent of the roof occurs and 30 percent of the street facing façade exists within the Build-to Zone, the Roof Type Requirements of the applicable building type (per Section 9-5G-2) shall be met.

F. Nonconformance

All building type standards apply to all new construction and renovation of existing structures. A building or structure that is nonconforming or that contains a nonconforming use at the time of enactment or amendment of this Section may be retained, with the following exceptions, superceding the requirements of Section 9-7.

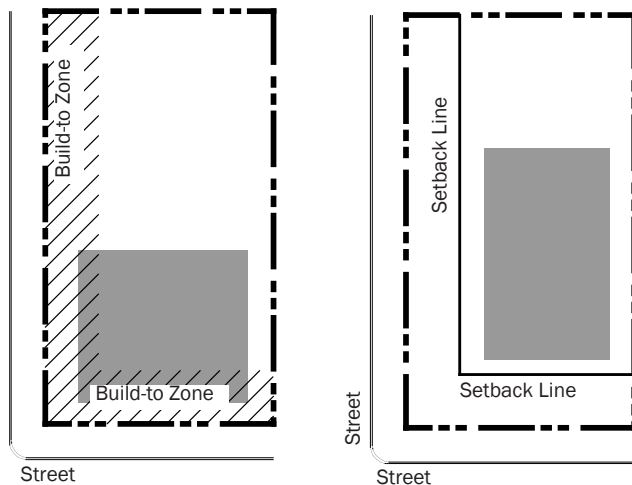
1. **Nonconforming Structures.** The following regulations modify Section 9-7-3 specifically for the DT districts and allow for the continuation of occupation of a structure that was legally constructed prior to the adoption or amendment to this code, but that could not occur under

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G. Definitions

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

1. **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 build-to zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 9-5G-1.G (1) Build-to Zone vs. Setback Line.
2. **Courtyard.** An outdoor area enclosed by a building on at least three sides and is open to the sky.
3. **Expression Line.** An architectural feature consisting of a decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building.
4. **Impervious Site Coverage.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
5. **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.
6. **Lot Frontage.** The horizontal distance between the side lot lines, measured at the front lot lines.
7. **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
8. **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.
9. **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.
10. **Primary Street.** A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure 9-5G-1.C (1) for mapped Primary Streets.
11. **Railroad Right-of-Way Facade.** Any facade of a building facing and essentially parallel to the existing Milwaukee District West Line/Soo Line Rail Line.
12. **Semi-Pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40 percent



Build-to Zone vs Setback Line

A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed. A build-to zone indicates a zone or area in which the Facade of a building must be located. The use of a build-to zone allows some control over building placement, while the range provides some flexibility. This method also provides an element of predictability that is absent when the only requirement is to locate a building beyond a certain line.

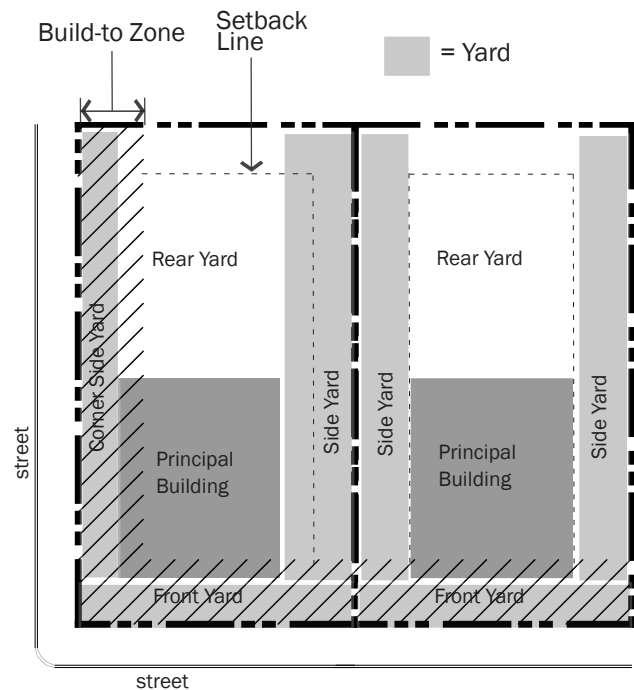


Figure 9-5G-1.G (2). Illustration of Yards.

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absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

13. **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.
14. **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.
15. **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
16. **Street Face.** The facade of a building that faces a street right-of-way.
17. **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.
18. **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Refer to Figure 9-5G-1.G (2) Illustration of Yards. Note that the Rear Yard is fully screened from the street by the Structure.
 - a. **Yard, Corner Side.** A Yard extending from the corner side building Facade along a Corner Side Property Line between the Front Yard and Rear Property Line.
 - b. **Yard, Front.** A Yard extending from the front Facade of the Principal Structure along the full length of the Front Property Line, between the Side Property Lines or Side and Corner Side Property Lines.
 - c. **Yard, Rear.** A Yard extending from the rear building Facade along the Rear Property Line between the Side Yards or, on a corner Lot, the Corner Side and Side Yards.
 - d. **Yard, Side.** A Yard extending from the side building Facade along a Side Property Line between the Front Yard and Rear Property Line.
19. **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade. Refer to Figure 9-5G-1.G (3).



Figure 9-5G-1.G (3). Building with a Visible Basement.

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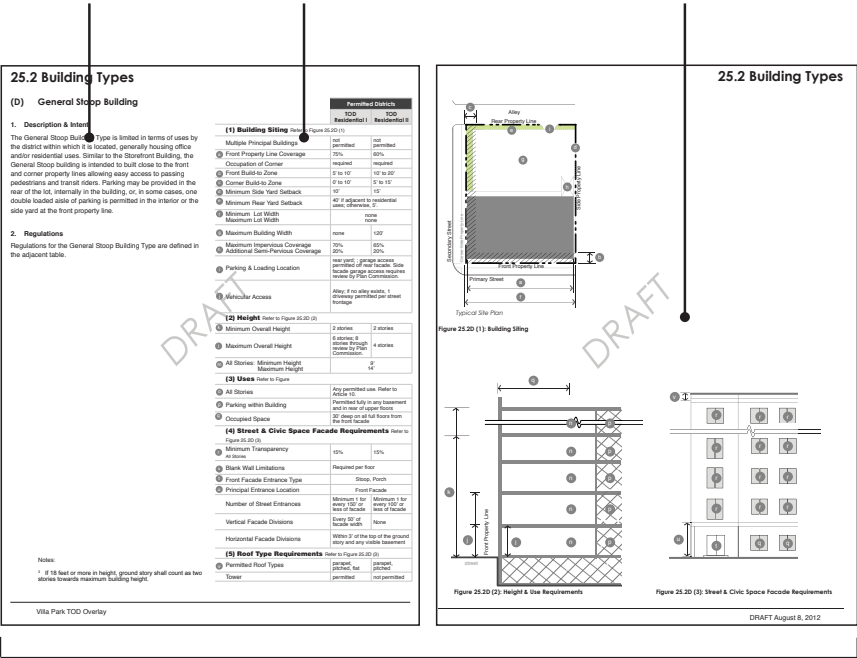
9-5G-2. Building Types

9-5G-2. Building Types

Intent of the Building Type.

Tables define the regulations for each building type. Refer to 9-5G-2.H Definition of Building Type Table Standards

Graphics related to the tables on the left. Graphics typically represent one example of building type standards



9-5G-2. Building Types

A. 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 9-5G-1.D.

1. **General.** All building types shall meet the following requirements to achieve the intents defined for the districts.
 - a. **Zoning Districts.** Each building type shall be constructed only within its designated districts. Refer to Table 9-5G-2.A (1). Permitted Building Types by Districts.
 - b. **Uses.** Each building type can house a variety of uses depending on the district in which it is located. Refer to 9-5G-3 for uses permitted per district. Some building types have additional standards on permitted uses.
 - c. **No Other Building Types.** All buildings constructed shall meet the standards of one of the building types within the zoning district of the lot.
 - d. **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.
 - e. **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.
 - f. **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 are permitted to cross perpendicularly through the build-to zone or setback with a maximum width of 24 feet for two way driveways and 12 feet for one way and single family residential driveways. Parking is not permitted in build-to zones or setbacks.
 - g. **Yards.** All yards not covered by parking or driveways shall contain either landscape, patio space, or sidewalk space. Refer to 9-G5-5.B.4 for ground plane vegetation requirements in landscape areas.
 - h. **Accessory Structures.** Refer to 9-5G-3 for permitted accessory structures other than general outbuildings to support the principal use.
 - (1) Attached accessory structures are considered part of the principal structure.
 - (2) Detached accessory structures are allowed per each building type and shall comply with all setbacks except the following:
 - ii. Detached accessory structures shall be located behind the principal structure in the rear yard.
 - iii. Detached accessory structures shall not exceed the height of the principal structure.
2. **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 9-5G-2.A (1) for a typical building type layout page.
 - a. **Tables.** Refer to 9-5G-2.H for further information on each Table.
 - b. **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 supercede graphic representations.

Building Types by Districts					
		Districts			
		DT 1: Downtown Core	DT 2: Downtown Mix	DT 3: Downtown General	DT 4: Downtown Edge
Building Types	Storefront Building	●	●		
	Stoop Building		●	●	●
	Row Building			●	●
	Yard Building				●
	Civic Building	●	●	●	●

● = Permitted within district

Table 9-5G-2.A (1). Permitted Building Types by District

9-5G-2. Building Types

B. General Design Requirements.

The following outlines the district design requirements that affect a building's appearance and district cohesiveness. These requirements are intended to improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color.

- a. Street and Railroad Right-of-Way Facade Primary Materials. 80 percent of each street and railroad 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.
 - (1) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick, glass, and cement-based stucco. High quality synthetic materials not listed are permitted with conditions during the zoning certificate process with an approved sample and examples of successful, high quality local installations. Refer to Figure 9-5G-2.B (1).

- (2) Prohibited primary building materials include unfinished concrete, Exterior Insulation and Finishing Systems (EIFS), concrete masonry units, glass block, and vinyl siding.
 - (3) Permitted primary building materials on upper floor facades include fiber cement board siding (such as Hardie Board), wood siding, and exterior architectural metal panels and cladding.
- b. Street and Railroad Right-of-Way Facade Secondary Materials. Secondary materials are limited to details and accents and include all primary building materials; burnished concrete masonry units; gypsum reinforced fiber concrete for trim and cornice elements; ceramic tile; cast stone concrete details; vinyl for trim and details; metal for beams, lintels, trim, and ornamentation; and exterior architectural metal panels and cladding.
 - (1) Synthetic stucco and Exterior Insulation and Finishing Systems (EIFS) and stained, finished wood siding are permitted on upper floor facades only.



Primary Materials: Brick



Primary Materials: Stone

Figure 9-5G-2.B (1). Primary Materials.



Roof Materials: Asphalt Composite Shingles



Roof Materials: Metal



Roof Materials: Ceramic Tile

Figure 9-5G-2.B (2). Roof Materials.

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- (2) Glass block and metal bars on windows are prohibited secondary materials.
 - c. Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "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 9-5G-2.B (2).
 - d. Color. Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized on details and accents, not to exceed a total area larger than 10% of the facade surface area.
 - e. Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the Row Building and the Yard Building. Refer to Figure 9-5G-2.B (3).
2. Windows, Awnings, and Shutters.
- a. Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed. Percent of transparency is required per

building type. Horizontal or vertical strip windows, tinted or reflective glass, and glass block are prohibited on street facades.

- b. Security Grills. Grills shall be fully retractable and completely within the interior of the building and inconspicuous to the extent possible. Exterior bars are prohibited on any window.
- c. Awnings.
 - (1) All awnings shall be canvas or steel. Plastic and fiberglass awnings are prohibited.
 - (2) Canopy awnings with pole supports are prohibited on the front facade.
 - (3) Domed, barreled, convex, or quarter round awning shapes are prohibited. Traditional shed, concave, or three point awning shapes are preferred.
 - (4) Steel awnings shall be open on the ends. Refer to Figure 9-5G-2.B (4).
 - (5) Canvas awnings shall be forest green (Sunbrella #4637 or Pantone #343C or approved equal). Any lettering shall be white.



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted Awnings: Metal



Permitted: Commercial Grade Doors & Windows on Commercial Buildings.



Permitted Awnings: Canvas. Note that colors are not correct.

Figure 9-5G-2.B (3). Commercial Grade Doors & Windows.

Figure 9-5G-2.B (4). Awnings.

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Front Facade Example.



Rear Facade Example.

Figure 9-5G-2.B (5). Rear Parking Facade Design.

- d. 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.
3. **Rear Parking Facade Design.** The following applies in all locations where a public building entrance occurs on the rear or side facade adjacent to a parking lot. Refer to Figure 9-5G-2.B (5).
 - a. Entrance Type. An entrance type permitted for the building type shall be utilized for a minimum of 20 feet of rear facade (refer to 9-5G-2.I).
 - b. Materials. The materials and color requirements in Section 9-5G-2.B(1) above shall be met for the portions of the facade with a public entrance.
 - c. Transparency Requirement. Public building entrance

facade area, minimum 20 feet wide, shall utilize one of the following:

- (1) When the Storefront Entrance Type is utilized, a minimum 45 percent transparency is required for the ground floor facade entrance, and the door shall be a minimum of 45 percent transparent.
- (2) When any other entrance type is utilized, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of 45 percent transparent.

- d. Awnings and signage are encouraged. When awnings and signage are utilized on the front facade, that treatment is required to be continued on similar facades on rail right-of-way facades.

4. **Balconies.** Balconies include any platform that projects from the wall of a building above grade and is enclosed by a parapet or a railing. These regulations do not apply to false balconies, sometimes referred to as juliet balconies or balconets, which are permitted. False balconies consist of a rail and door with no outdoor platform. The following applies in all locations where balconies are incorporated into the facade design facing any street, parking lot, or the rail right-of-way. Refer to Figure 9-5G-2.B (6).
 - a. Size. Balconies shall be a minimum of six feet deep and five feet wide.
 - b. Connection to Building. Balconies shall be integral to the facade design in one of the following ways.
 - (1) The balcony shall be attached to the building on



Permitted Balconies: Integral to Facade.

Figure 9-5G-2.B (6). Balconies.



Prohibited Balconies: Separate Structure Covering Facade.

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at least two sides;

- (2) The balcony shall rest on a bay below;
- (3) Balconies on stepbacked stories shall be independently secured and unconnected to other balconies; or
- (4) When the balconies are attached to the facade on one side only, the facade shall be articulated to receive each balcony with a recess, columns, pilasters, or other detail 2 inches or more in depth.

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

- 5. **Parking Structures.** Parking structures as the principal use on the lot require a conditional use permit (refer to 9-5G-3.C(6)(b)) and shall meet the following. Refer to Figure 9-5G-2.B(7) for one illustration of a compliant parking structure.

- a. Primary and secondary material requirements shall be met on all street facades. Additional permitted secondary material is stained, finished concrete.
- b. Ramps and slopes shall be located on non-primary street facades. Refer to Figure 9-5G-1.C (1). Regulating Map.
- c. Vertical divisions the full height of the structure

are required every 30 feet to de-emphasize the horizontal decks. Divisions shall be a minimum of 2 feet in width with a minimum projection of 2 inches.

- d. **Blank Wall Limitations.** No rectangular area greater than 30% of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 15 feet in width may be solid, blank wall.
- e. **Entry Tower.** A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the space is enclosed, windows are required to meet a transparency rate of 65 percent. Refer to the tower defined in 9-5G-2.J.5.
- f. **Cap.** The top story of the parking structure shall include a parapet or roof type along the street facades. Refer to roof types defined in 9-5G-2.J.
- g. **Vehicular Entrances.** Driveways shall be no wider than 20 feet and the entrance and exit should be split if possible. Access should be located on a non-primary street, when feasible. No more than two access points shall be located on any one street, totaling no more than twenty four feet of drives crossing sidewalk.

- Entry Tower
- Cap
- Vertical Divisions
- Blank Wall Limitations and No Ramps or Slopes
- Vehicular Entrance



Figure 9-5G-2.B (7). Permitted Parking Structure.

9-5G-2. Building Types

C. Storefront Building.

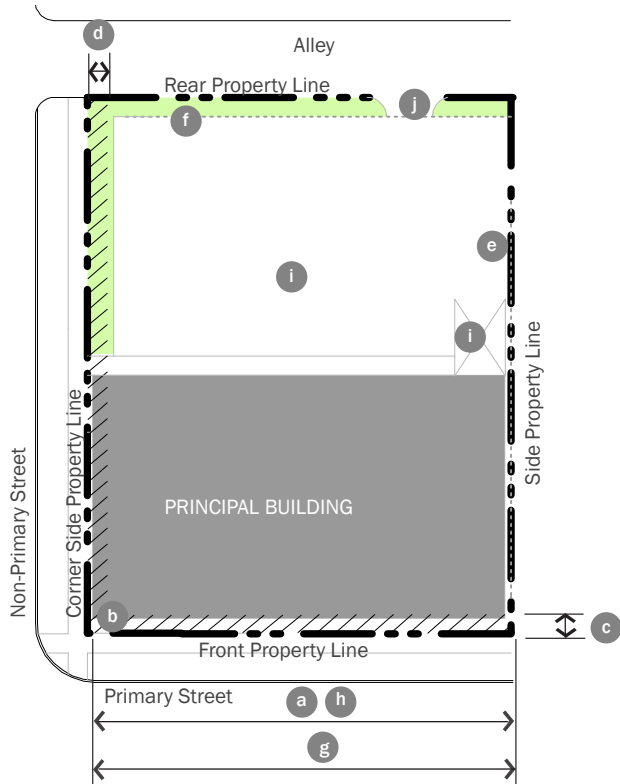
- Description & Intent.** The Storefront Building is a mixed use building located at the front and corner property lines allowing easy access to passing pedestrians. Parking may be provided in the rear of the lot, or internally in the building, unless otherwise noted. Storefronts with large amounts of 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.
- Regulations.** Regulations for the Storefront Building Type are defined in the adjacent table.

Notes:

- For buildings 100 feet or wider as measured along the front property line, an additional 5 feet of build-to zone is permitted, provided the structure meets the facade location of any existing building at the edges and no common wall is visible.
- 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%.
- Buildings 3 or more stories in height require review and recommendation by the ZBA prior to approval of the zoning certificate.
- 18' or more in height counts as two stories towards maximum building height.

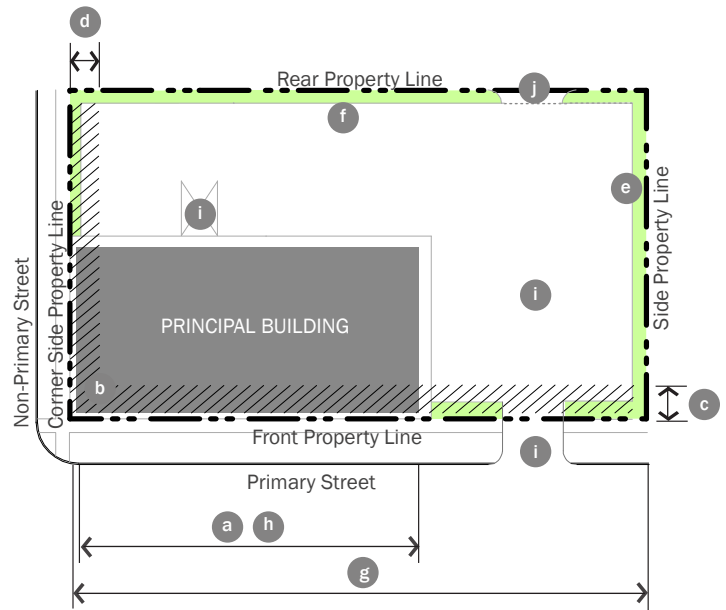
		Permitted Districts		
		DT 1: Downtown Core	DT 2: Downtown Mix	
(a) Building Siting Refer to Figure 9-5G-2.C (1).				
a	Minimum Front Lot Line Coverage	95%	80%	
b	Occupation of Corner	Required		
c	Front Build-to Zone	0' to 5' ^{note 1}	0' to 10'	
d	Corner Build-to Zone	0' to 10'	0' to 10'	
e	Minimum Side Yard Setback	0'; 5' if adjacent to other building type		
f	Minimum Rear Yard Setback	5'; 20' if located directly adjacent to single family residential with no alley		
g	Minimum Lot Width	25'		
h	Maximum Building Width	none		
Maximum Impervious Coverage		85%		
Additional Semi-Pervious Coverage		15%		
i	Parking & Loading Location	Rear yard	Rear Yard ^{note 2}	
Entry for Parking within Building		Rear, Corner Side, & Side Facades		
j	Vehicular Access	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
(b) Height Refer to Figure 9-5G-2.C (2).				
k	Minimum Overall Height	1 story	1 story	
l	Maximum Overall Height	6 stories ^{note 3}	4 stories ^{note 3}	
m	Ground Story: Minimum Height	14'	14'	
Maximum Height		18' ^{note 3}	18' ^{note 3}	
n	Upper Stories: Minimum Height	9'	9'	
Maximum Height		12'	12'	
(c) Uses Refer to Figure 9-5G-2.C (2).				
o	Ground Stories	Per Section 9-5G-3 Uses		
p	Upper Stories	Residential, Civic, and Office only, per Section 9-5G-3 Uses		
q	Parking within Building	Permitted fully in any basement and in rear of upper floors		
r	Occupied Space	30' deep on all full height floors from the front facade		
(d) Facade Requirements Refer to Figure 9-5G-2.C (3).				
s	Minimum Ground Story Transparency	75%	65%	
t	Measured between 18" and 8' above grade on primary street facades only			
Minimum Transparency		20%	20%	
All stories of all facades except ground story street facades				
u	Blank Wall Limitations	Required per floor on all street facing facades		
v	Refer to 9-5G-2.J(4)(b) for requirements.			
Front Facade Entrance Type		Storefront		
Principal Entrance Location		Front or Corner Facades		
w	Number of Primary Street Entrances	Minimum 1 for every 50' or less of facade		
x	Ground Story Vertical Divisions	One per every 30' of facade width		
Horizontal Facade Divisions		Within 3' of the top of the ground story and the bottom of any fifth floor		
Facade Variety Required		Every 90' of facade width on street and rail right-of-way facing facades		
y	Refer to 9-5G-2.B(4)(h) for requirements.			
(e) Roof Type Requirements Refer to Figure 9-5G-2.C (3). .				
Permitted Roof Types		Parapet, Pitched, Flat, Tower		
Tower		Permitted		

9-5G-2. Building Types



Typical Site Plan.

Figure 9-5G-2.C (1). Building Siting.



Site Plan with side parking (DT 2 only).

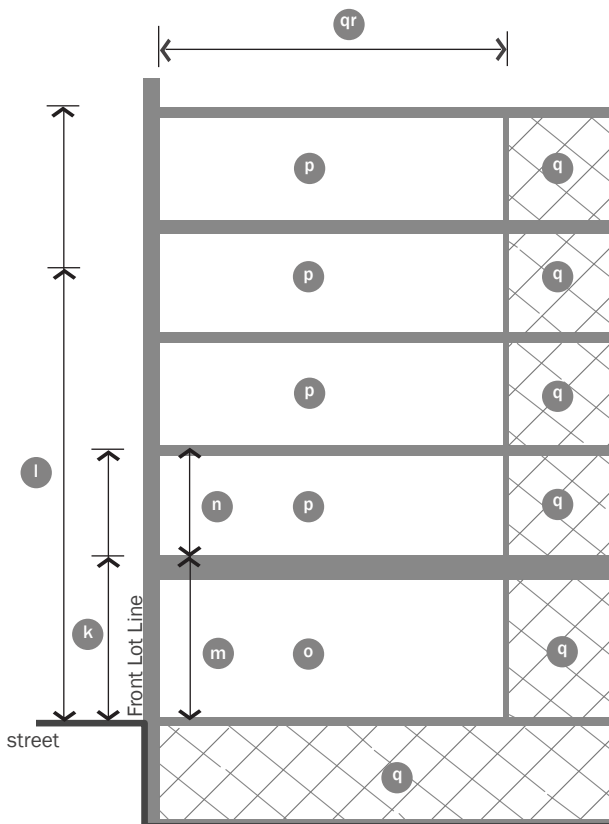


Figure 9-5G-2.C (2). Height & Use Requirements.

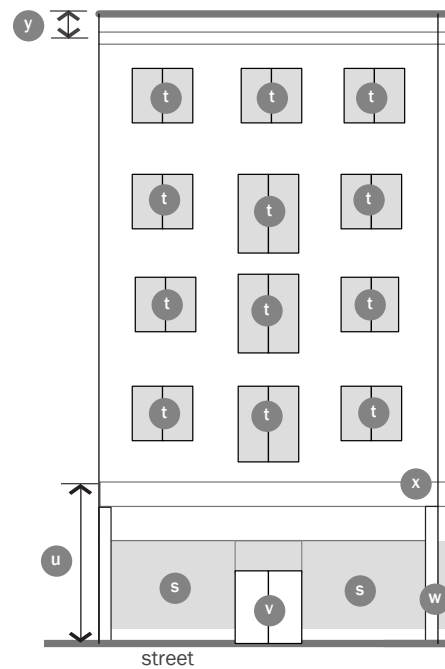


Figure 9-5G-2.C (3). Street Facade Requirements.

9-5G-2. Building Types

D. Stoop Building.

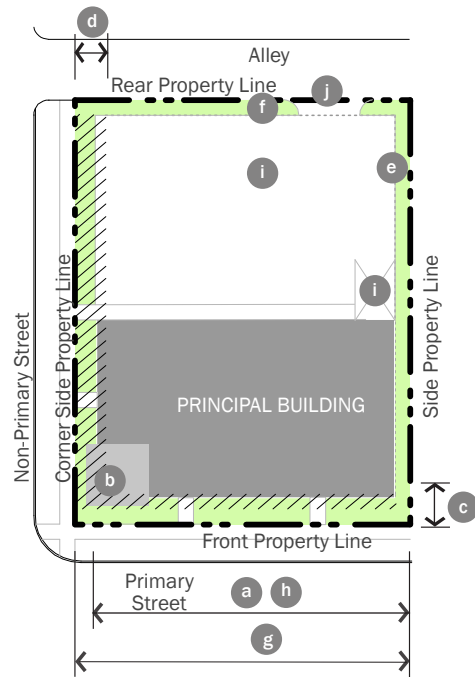
- Description & Intent.** The Stoop Building Type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. Similar to the Storefront Building, the Stoop Building is intended to be built close to the front and corner property lines, but 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.
- Regulations.** Regulations for the Stoop Building Type are defined in the adjacent table.

		Permitted Districts		
		DT 2: Downtown Mix	DT 3: Downtown General	DT 4: Downtown Edge
(a) Building Siting Refer to Figure 9-5G-2.D (1).				
a	Minimum Front Lot Line Coverage	80%	70%	50%
b	Occupation of Corner	Required		
c	Front Build-to Zone	5' to 10'	10' to 15'	15' to 20'
d	Corner Build-to Zone	0' to 10'	5' to 10'	5' to 10'
e	Minimum Side Yard Setback	5'	5'	10'
f	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential with no alley	25'	25'
g	Minimum Lot Width	25'	25'	25'
h	Maximum Building Width	none	150'	100'
	Maximum Impervious Coverage	75%	70%	60%
	Additional Semi-Pervious Coverage	20%	15%	15%
i	Parking & Loading Location	Rear yard	Rear yard ^{note 1}	Rear yard ^{note 1}
Entry for Parking within Building		Rear & Side Facades		
j	Vehicular Access	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
(b) Height Refer to Figure 9-5G-2.D (2).				
k	Minimum Overall Height	1 story	1 story	1 story
l	Maximum Overall Height	4 stories ^{note 2}	4 stories ^{note 2}	3 stories ^{note 2}
n	All Stories: Minimum Height	9'	9'	9'
	Maximum Height	14'	14'	12'
(c) Uses Refer to Figure 9-5G-2.D (2).				
p	All Stories	All residential, civic, office uses, and undertaking establishments as permitted in section 9-5G-3 Uses.		
q	Parking within Building	Permitted fully in any basement and in rear of upper floors		
r	Occupied Space	30' deep on all full height floors from the front facade		
(d) Facade Requirements Refer to Figure 9-5G-2.D (3).				
t	Minimum Transparency Per each Story on all Facades	20%	20%	15%
Blank Wall Limitations Refer to 9-5G-2.B(4)(b) for requirements.		Required per floor on all street facing facades		
u	Front Facade Entrance Type	Stoop, Porch		
v	Principal Entrance Location	Front facade or corner facade		Front facade, side, or corner facade
Number of Primary Street Entrances		Minimum 1 for every 100' or less of primary street facade		None
w	Ground Story Vertical Divisions	Every 100' of facade width		None
x	Horizontal Facade Divisions	Within 3' of the top of the ground story and any visible basement		
Facade Variety Required Refer to 9-5G-2.B(4)(h) for requirements.		Every 100' of facade width on street and rail right-of-way facing facades	None	None
(e) Roof Type Requirements Refer to Figure 9-5G-2.D (3).				
y	Permitted Roof Types	Parapet, Pitched, Flat		Pitched
z	Tower	Permitted		

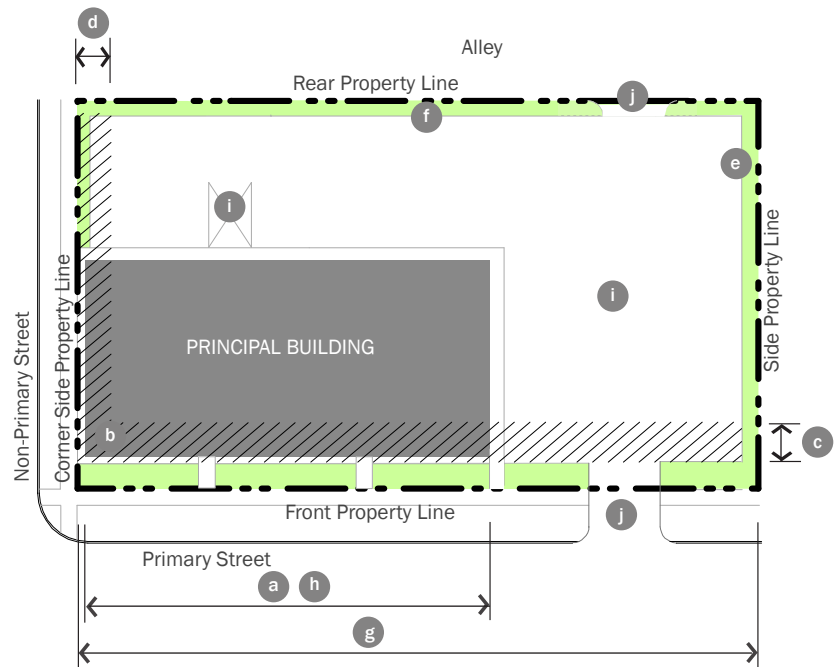
Notes:

- 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 in the side yard.
- Buildings three or more stories in height require review and recommendation by ZBA prior to approval of the zoning certificate.

9-5G-2. Building Types



Typical Site Plan.
Figure 9-5G-2.D (1). Building Siting.



Site Plan with side parking (DT 2 and DT 3 only).

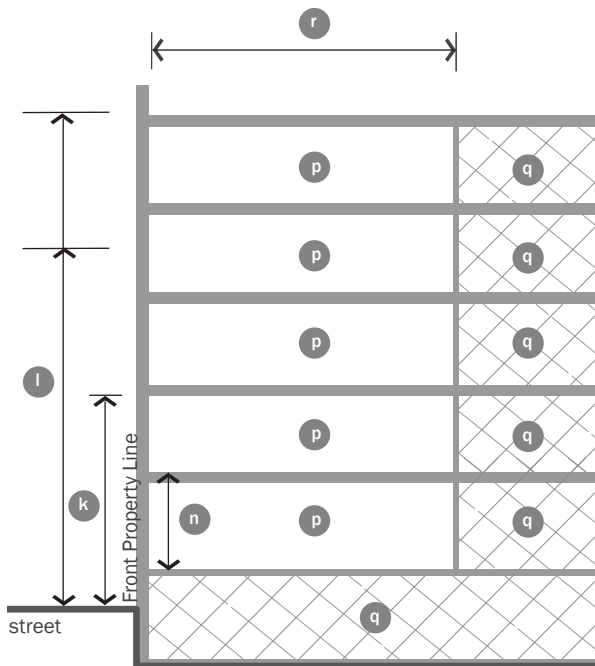


Figure 9-5G-2.D (2). Height & Use Requirements.

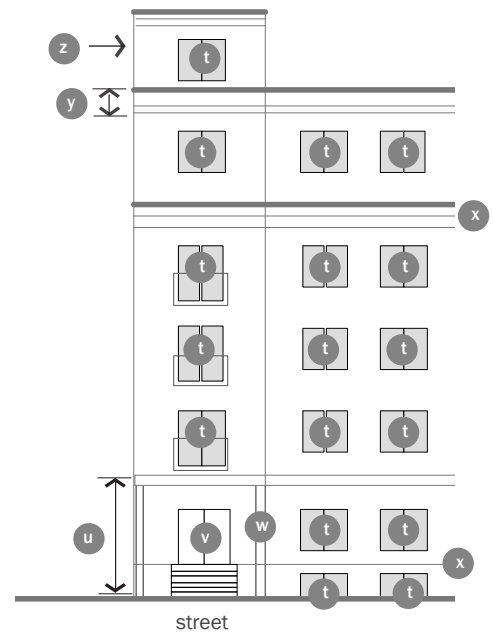


Figure 9-5G-2.D (3). Street Facade Requirements.

9-5G-2. Building Types

E. Row Building.

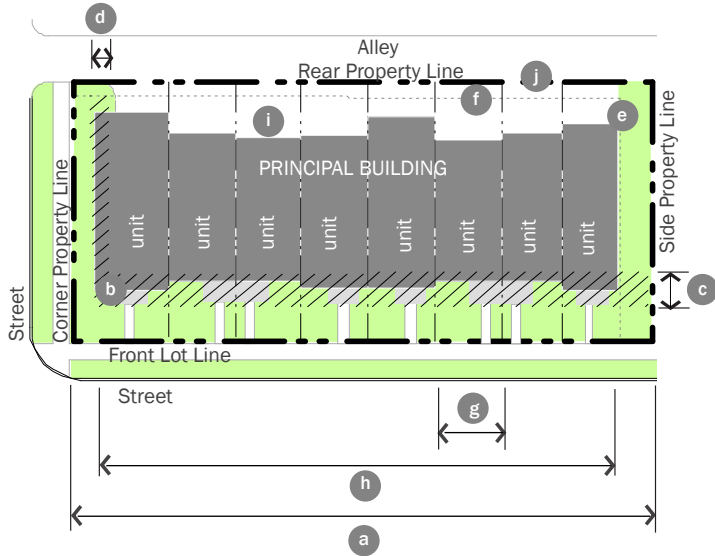
- Description & Intent.** The Row Building is a building comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed 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.
- Regulations.** Regulations for the Row Building Type are defined in the adjacent table.

Notes:

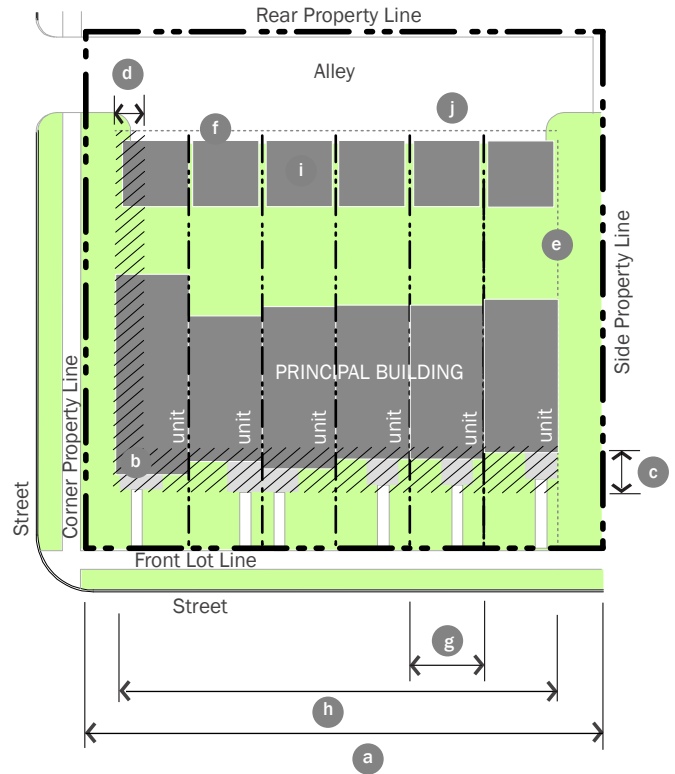
- Each building shall meet the front lot line coverage requirement, except one of every five units may front a courtyard. The courtyard shall have a minimum width of 30 feet as measured along the front property line and shall be defined on three sides by units.
- Attached garages are considered part 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'.
- 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.

		Permitted Districts	
		DT 3: Downtown General	DT 4: Downtown Residential
(a) Building Siting Refer to Figure 9-5G-2.E (1).			
a	Minimum Front Lot Line Coverage	75% ^{note 1}	65% ^{note 1}
b	Occupation of Corner	Required	Required
c	Front Build-to Zone	10' to 15'	15' to 25'
d	Corner Build-to Zone	5' to 10'	10' to 15'
e	Minimum Side Yard Setback	0' per unit; 10' between buildings	0' per unit; 15' between buildings
f	Minimum Rear Yard Setback	25', if alley present 5'	
g	Minimum Unit Width	18' per unit	18' per unit
h	Maximum Building Width	Maximum 8 units per building; maximum 200' building width	Maximum 6 units per building; maximum 120' building width
Maximum Impervious Coverage Additional Semi-Pervious Coverage		70% 20%	60% 20%
i	Parking & Garage Location	Rear yard; attached garages access off rear facade only. ^{note 2}	
j	Vehicular Access	Alley; if no alley exists, one driveway is permitted per building	
(b) Height Refer to Figure 9-5G-2.E (2).			
k	Minimum Overall Height	2 stories	2 stories
l	Maximum Overall Height	3.5 stories	3.5 stories
n	All Stories: Minimum Height Maximum Height	9' 14'	9' 12'
(c) Uses Refer to Figure 9-5G-2.E (2).			
p	All Stories	Residential only; Service & Office uses permitted in ground story when designated live/work units	Residential only
q	Parking within Building	Permitted fully in any basement and in rear of upper floors	
r	Occupied Space	30' deep on all full height floors from the front facade	
(d) Facade Requirements Refer to Figure 9-5G-2.E (3).			
t	Minimum Transparency Per each Story on all Facades	12%	12%
Blank Wall Limitations		Required per floor on all street facing facades	
u	Front Facade Entrance Type	Storefront ^{note 3} , Stoop, Porch	Stoop, Porch
v	Principal Entrance Location	Front or Corner Side Facade	
Number of Primary Street Entrances		1 per unit	
Ground Story Vertical Divisions		None required	
Horizontal Facade Divisions		None required	
Facade Variety Required Refer to 9-5G-2.B(4)(h) for requirements.		Between adjacent buildings.	
(e) Roof Type Requirements Refer to Figure 9-5G-2.E (3).			
y	Permitted Roof Types	Parapet, Pitched, Flat	
Tower		One permitted per building	

9-5G-2. Building Types



Site Plan without Rear Yard
Figure 9-5G-2.E (1). Building Siting.



Site Plan with Rear Yard

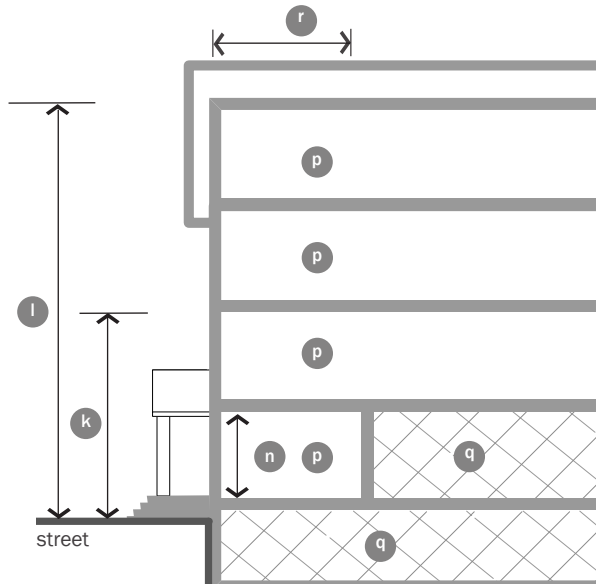


Figure 9-5G-2.E (2). Height & Use Requirements.

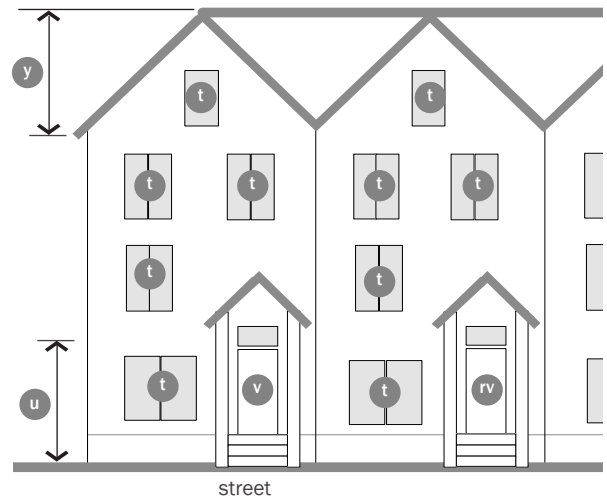


Figure 9-5G-2.E (3). Street Facade Requirements.

9-5G-2. Building Types

F. Yard Building.

- Description & Intent.** The Yard Building is a residential building, incorporating a yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.
- Regulations.** Regulations for the Yard Building Type are defined in the adjacent table.

Notes:

- When multiple buildings are located on a single lot, each building shall meet the front lot line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.
- 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'.
- Development of multiple adjacent buildings or buildings located on a courtyard requires introduction of a new alley to serve all of those buildings. Two access points are permitted off a non-primary street. If no other option exists, the access may be located off the primary street.

Permitted District

DT 4:

Downtown Residential

(a) Building Siting Refer to Figure 9-5G-2.F (1).

a	Minimum Front Lot Line Coverage	65% ^{note 1}
b	Occupation of Corner	Required
c	Front Build-to Zone	15' to 25'
d	Corner Build-to Zone	10' to 20'
e	Minimum Side Yard Setback	7.5'
f	Minimum Rear Yard Setback	25', if alley present 5'
g	Minimum Lot Width	25'
h	Maximum Building Width	65'
	Maximum Impervious Coverage	60%
	Additional Semi-Pervious Coverage	20%
i	Parking & Garage Location	Rear yard; attached garages access off rear facade only. ^{note 2}
j	Vehicular Access	Alley; if no alley exists, one driveway is permitted per building ^{note 3}

(b) Height Refer to Figure 9-5G-2.F (2).

k	Minimum Overall Height	1.5 stories
l	Maximum Overall Height	3.5 stories
n	All Stories: Minimum Height	9'
	Maximum Height	14'

(c) Uses Refer to Figure 9-5G-2.F (2).

p	All Stories	Residential only
q	Parking within Building	Permitted
r	Occupied Space	30' deep on all full height floors from the front facade

(d) Facade Requirements Refer to Figure 9-5G-2.F (3).

t	Minimum Transparency Per each Story on all Street Facing Facades	12%
	Blank Wall Limitations	Not required
u	Refer to 9-5G-2.B(4)(b) for requirements.	
v	Front Facade Entrance Type	Stoop, Porch
	Principal Entrance Location	Front facade
	Number of Primary Street Entrances	1 per building
	Ground Story Vertical Divisions	None required
	Horizontal Facade Divisions	None required
	Facade Variety Required Refer to 9-5G-2.B(4)(h) for requirements.	Between adjacent buildings

(e) Roof Type Requirements Refer to Figure 9-5G-2.F (3).

y	Permitted Roof Types	Parapet, Pitched, Flat
	Tower	Not permitted

9-5G-2. Building Types

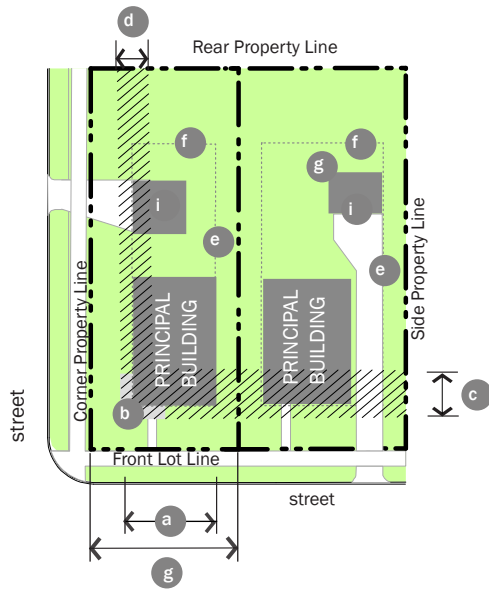
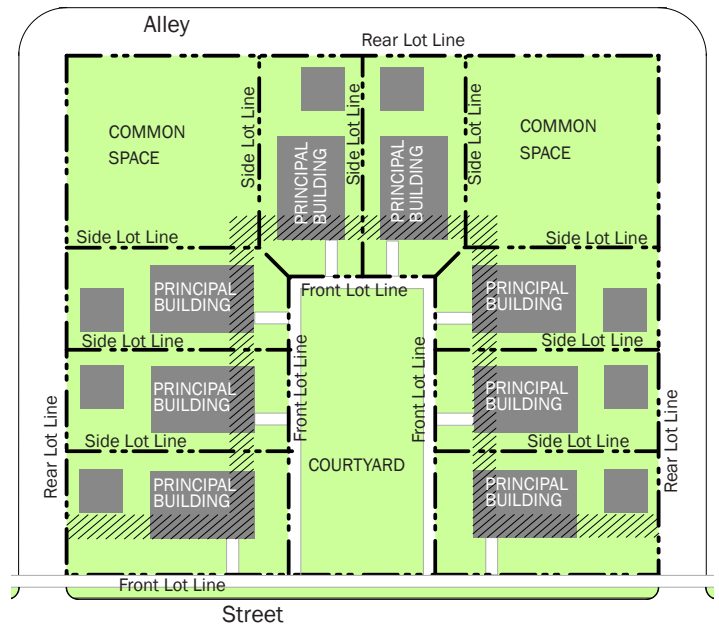


Figure 9-5G-2.F (1). Building Siting.



Site Plan with Courtyard

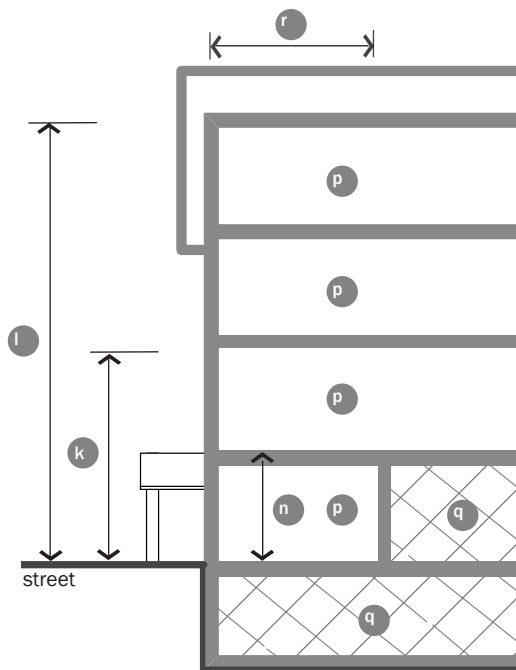


Figure 9-5G-2.F (2). Height and Use Requirements.

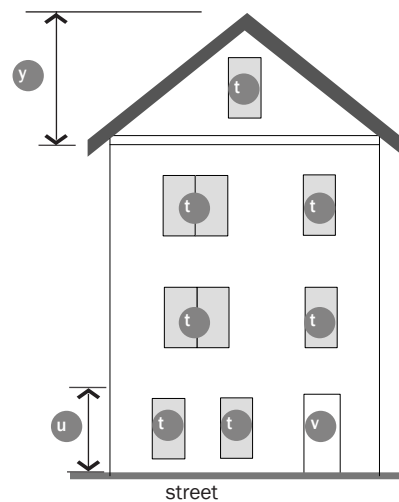


Figure 9-5G-2.F (3). Street Facade Requirements.

9-5G-2. Building Types

G. Civic Building.

- Description & Intent.** The Civic Building Type 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.
- Regulations.** Regulations for the Civic Building Type are defined in the adjacent table.

Notes:

- 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.
- 18' or more in height counts as two stories towards maximum building height.

		Permitted Districts		
		DT 1: Downtown Core	DT 2: Downtown Mix DT 3: Downtown General	DT 3: Downtown Residential
(a) Building Siting Refer to Figure 9-5G-2.G (1).				
Minimum Front Lot Line Coverage		None		
Occupation of Corner		Not Applicable		
c	Front Setback	10'	15'	15'
d	Corner Setback	5'	5'	10'
e	Minimum Side Yard Setback	5'	5'	10'
f	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential		25'
g	Minimum Lot Width Maximum Building Width	50' none	50' none	30' none
Maximum Impervious Coverage Additional Semi-Pervious Coverage		70% 20%	70% 20%	60% 20%
i	Parking & Loading Location	Rear yard ¹	Rear yard ¹	Rear yard ¹
Entry for Parking within Building		Rear & Side Facades		Rear & Side Facades
j	Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per street frontage		
(b) Height Refer to Figure 9-5G-2.G (2).				
k	Minimum Overall Height	1 story	1 story	1 story
l	Maximum Overall Height	6 stories	4 stories	3 stories
m	Ground Story: Minimum Height Maximum Height	14' 18' ²	14' 24' ²	9' 14
n	Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14
(c) Uses Refer to Figure 9-5G-2.G (2).				
p	All Stories	Limited to Civic category Per Section 9-5G-3 Uses.		
q	Parking within Building	Permitted fully in any basement and in rear of upper floors		
r	Occupied Space	30' deep on all full height floors from the front facade		
(d) Facade Requirements Refer to Figure 9-5G-2.G (3).				
t	Minimum Transparency Per each Story on all Street Facing Facades	12%	12%	12%
Blank Wall Limitations		Not required		
u	Front Facade Entrance Type	Stoop, Storefront, Porch		Stoop, Porch
v	Principal Entrance Location	Front or corner facade		
Number of Primary Street Entrances		1 per each 150' of front facade		
Ground Story Vertical Divisions		None required		
Horizontal Facade Divisions		None required		
Facade Variety Required Refer to 9-5G-2.B(4)(h) for requirements.		None required		
(e) Roof Type Requirements Refer to Figure 9-5G-2.G (3).				
y	Permitted Roof Types	Parapet, Pitched, Flat, Other Roofs with Approval		
z	Tower	Permitted		

9-5G-2. Building Types

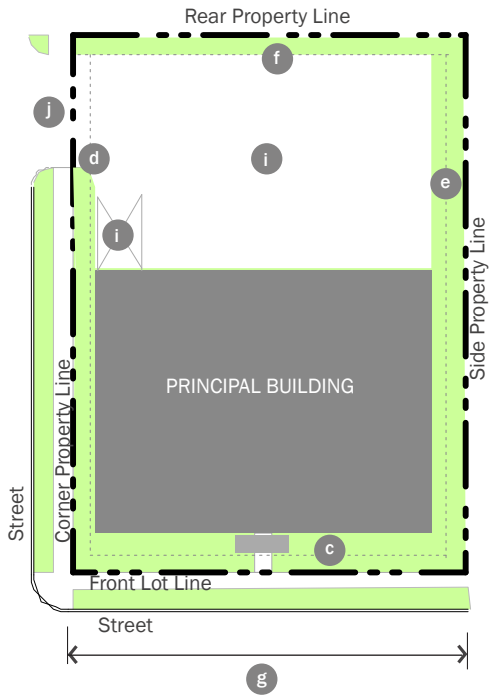


Figure 9-5G-2.G (1). Building Siting.

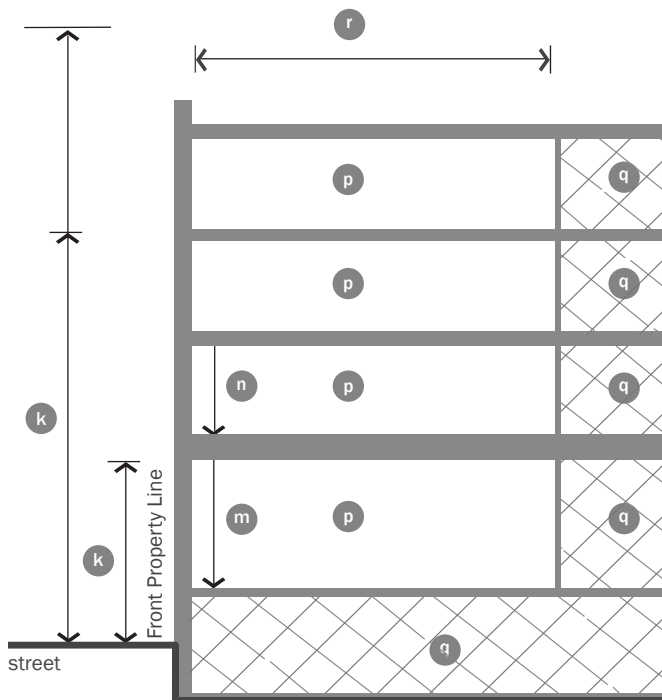


Figure 9-5G-2.G (2). Height & Use Requirements.

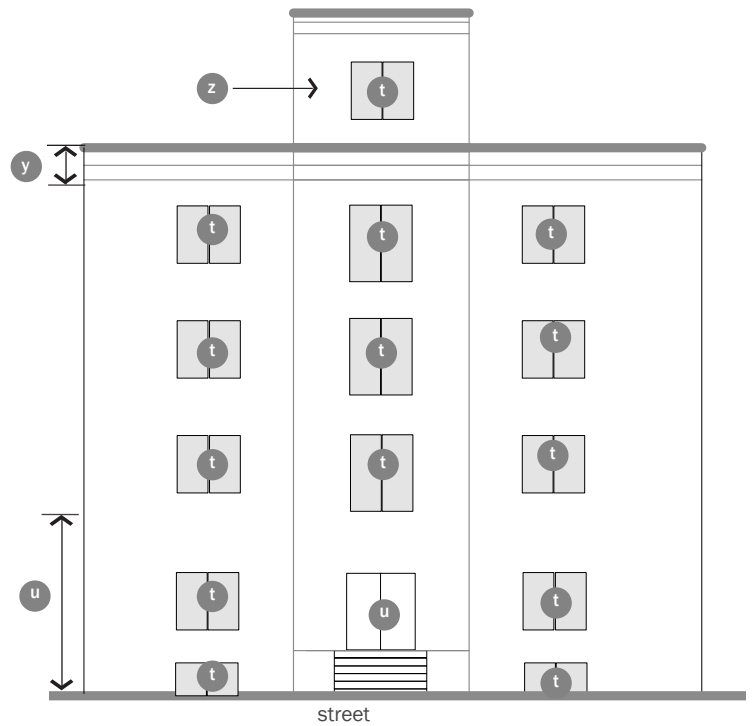


Figure 9-5G-2.G (3). Street Facade Requirements.

9-5G-2. Building Types

H. Definition of Building Type Table Standards.

The following defines the standards outlined on the tables for each building type, refer to 9-5G-2.C through 9-5G-2.G.

1. **Building Siting.** The following defines each line item requirements for each building type table within the first section entitled “Building Siting.”
 - a. **Minimum Front Lot Line Coverage.** Refer to Figure 9-5G-2.H (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).
 - (1) Certain buildings have this number set to also allow the development of a courtyard along the front lot line.
 - (2) 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.
 - (3) When driveway is located at the front lot line (refer to 9-5G-B (1)(m) and a side yard parking is not utilized (per 9-5G-B (1)(a)(2), above), 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.
 - b. **Occupation of Corner.** Occupying the intersection of the front and corner build-to zones with a principal structure.
 - c. **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 within up to 5 feet of the back of curb.
 - d. **Corner Build-to Zone.** The build-to zone or setback parallel to the corner side property line.
 - e. **Minimum Side Yard Setback.** The minimum required setback along a side property line.
 - f. **Minimum Rear Yard Setback.** The minimum required setback along a rear property line.
 - g. **Minimum Lot Width.** The minimum width of a lot, measured at the front lot line.
 - h. **Maximum Building Width.** The maximum width of a building, measured across the front facade.
 - i. **Maximum Impervious Coverage.** (Refer to Figure 9-5G-2.H (2), Maximum Impervious & Semi-Impervious Coverage). The maximum percentage of

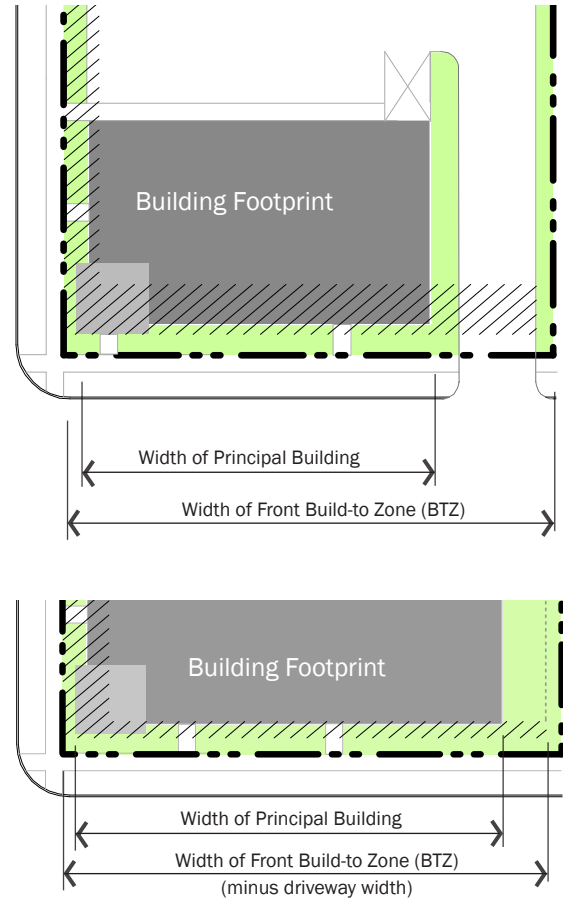


Figure 9-5G-2.H (1). Measuring Front Lot Line Coverage

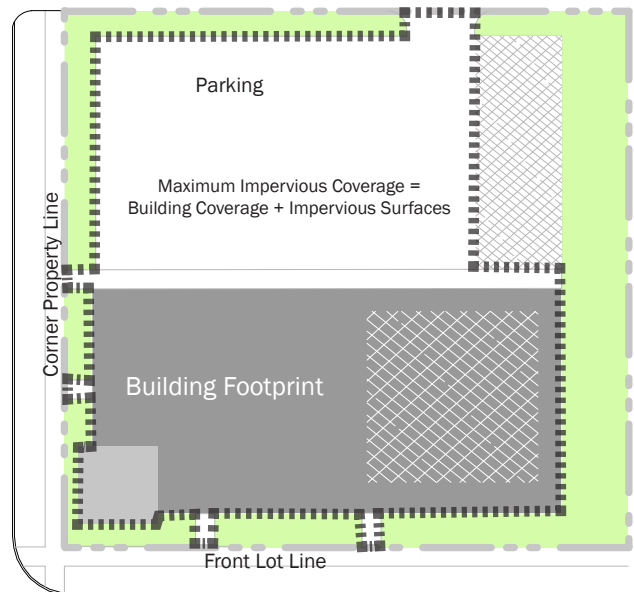


Figure 9-5G-2.H (2). Maximum Impervious & Additional Semi-Pervious Coverage.

9-5G-2. Building Types

a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.

- j. **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.
 - k. **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.
 - l. **Entry for Parking within Building.** Permitted garage door location for parking entrance when parking is located within building.
 - m. **Vehicular Access.** The permitted means of vehicular ingress and egress to the lot.
 - (1) Alleys, when present, shall always be the primary means of access.
 - (2) When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a Primary Street.
2. **Height.** The following explains the line item requirements for each Building Type Table within the second section entitled "Height."
- a. **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.
 - b. **Maximum Height (in Stories).** The sum of a building's total number of stories.
 - (1) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - (2) A building incorporating both a half story within the roof and a visible basement shall count the

height of the two half stories as one full story.

- (3) Some building types require a building facade to step back as its height increases. The upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
 - (4) Floors within the building shall be visibly designated on the street facades by the use of expression lines or the layout of the windows.
- c. **Ground Story and Upper Story, Minimum and Maximum Height.** (Refer to Figure 9-5G-2.H (3). Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
- (1) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (2) 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.
 - (3) 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.
3. **Uses.** The following explains the line item requirements for each Building Type Table within the third section entitled "Uses." Refer to 9-5G-3 for uses permitted within each district. The requirements in this section of the Building Type Tables may limit those uses within a specific building type.
- a. **Ground and Upper Story.** The uses or category of uses which may occupy the ground and/or upper story of a building.
 - b. **Parking Within Building.** The area(s) of a building in which parking is permitted within the structure.
 - c. **Occupied Space.** The area(s) of a building that shall be designed as occupied space, defined as interior

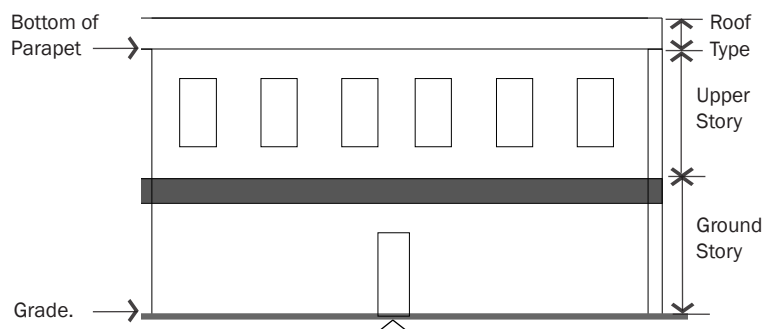
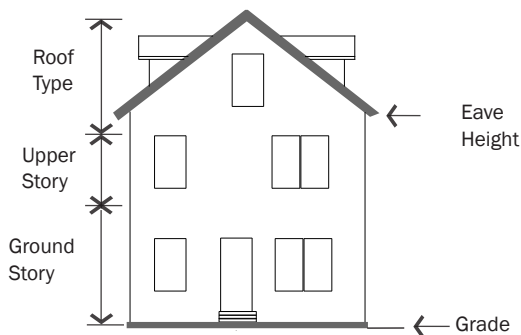


Figure 9-5G-2.H (3). Measuring Height.

9-5G-2. Building Types

building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

4. **Facade Requirements.** The following explains the line item requirements for each Building Type Table within the fourth section entitled “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.

- a. **Minimum Ground Story and Upper Floor Transparency.** (Refer to Figure 9-5G-2.H (5), Measuring Transparency). The minimum amount of transparency on street facades with street frontage.
 - (1) 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.
- b. **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:
 - (1) No rectangular area greater than 30 percent of a story’s facade, as measured from floor to floor, may be windowless; and
 - (2) No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.
- c. **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 9-5G-2.I Entrance Types for definition of and additional requirements for each Entrance Type.
- d. **Principal Entrance Location.** The facade on which the primary building entrance is to be located.
- e. **Number of Primary Street Entrances.** The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
- f. **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

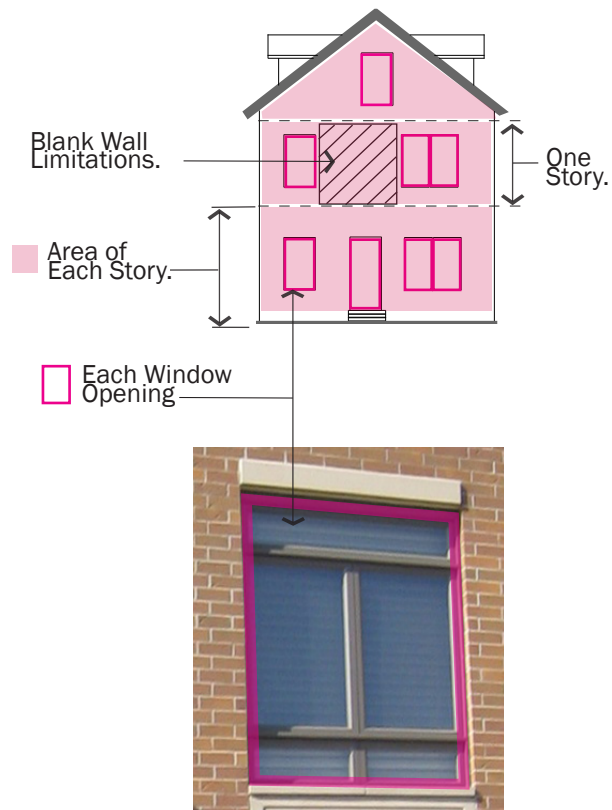
base of the facade, and extending a minimum of 80% from the average grade of the facade elevation to the interior ceiling. Elements may include a column, pilaster, or other continuous vertical ornamentation.

- g. **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 percent 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.
 - h. **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 9-5G-2.H (4). Facade Variety for one illustration of this requirement.
 - (1) The proportion of recesses and projections.
 - (2) The location of the entrance and window placement, unless storefronts are utilized.
 - (3) Roof type, plane, or material, unless otherwise stated in the building type requirements.
5. **Roof Type.** The following explains the line item requirements for each Building Type Table in Sections 9-5G-2.C through 9-5G-2.G, within the fifth section entitled “Roof Types.” Additional information located in Section 9-5G-2.J Roof Types.
- a. **Permitted Roof Type.** The roof type(s) permitted for a given building type. Refer to 9-5G-2.J Roof Types for more specific requirements.
 - b. **Tower.** A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to 9-5G-2.J Roof Types.

9-5G-2. Building Types



Measuring Ground Floor Transparency on a Storefront Base.



Measuring Transparency on Each Story.

Figure 9-5G-2.H (5). Measuring Transparency.



Figure 9-5G-2.H (4). Facade Variety.

9-5G-2. Building Types

I. 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 9-5G-2.C through 9-5G-2.G.

1. **General.** The following provisions apply to all entrance types.
 - a. 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 9-5G-2.C through 9-5G-2.G).
 - b. 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.
 - c. Measuring Transparency. Refer to 9-5G-2.H Definition of Building Type Table Standards, for information on measuring building transparency.
 - d. 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.
2. **Storefront Entrance Type.** (Refer to Figure 9-5G-2.I (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.

- a. Transparency. Minimum transparency is required per building type. A minimum of 50 percent of the storefront glazing shall be within one foot of the closest facade wall to the street.
 - b. Elevation. Storefront elevation shall be between zero and one foot above street sidewalk.
 - c. Visible Basement. A visible basement is not permitted.
 - d. Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
 - e. Entrance. To prevent blocking the sidewalk, entry doors shall be recessed from the front facade closest to the street if the facade is located at the front lot line.
 - (1) 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.
 - (2) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.
3. **Stoop Entrance Type.** (Refer to Figure 9-5G-2.I (2)). A stoop is an unroofed, open platform.
 - a. Transparency. Minimum transparency is required per building type.

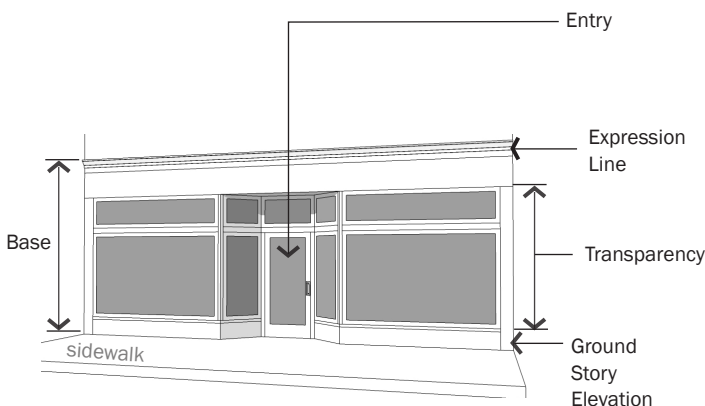


Figure 9-5G-2.I (1). Storefront Entrance Type.

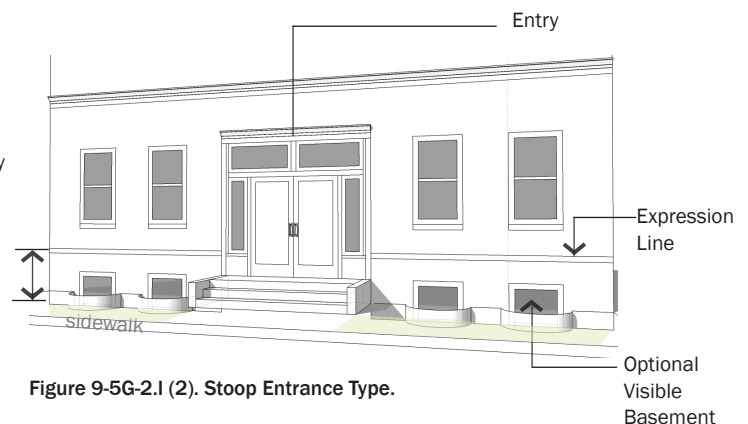


Figure 9-5G-2.I (2). Stoop Entrance Type.

9-5G-2. Building Types

- b. Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
 - c. 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.
 - d. Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
 - e. Entrance. All entries shall be located off a stoop. The stoop may be continuous along the facade of the building.
4. **Porch Entrance Type.** (Refer to Figure 9-5G-2.I (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.
- a. Transparency.
 - (1) Minimum transparency per building type is required.
 - (2) If enclosed, a minimum of 40 percent of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
 - b. Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
 - c. 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.
 - d. Visible Basement. A visible basement is permitted.
 - e. Height. Porch may be two stories to provide a balcony on the second floor.
 - f. Entrance. All entries shall be located off a porch.

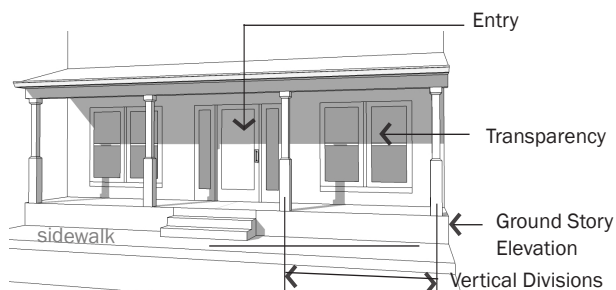


Figure 9-5G-2.I (3). Porch Entrance Type.

9-5G-2. Building Types

J. 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 9-5G-2.C through 9-5G-2.G.

1. **General Provisions.** The following provisions apply to all roof types.
 - a. Intent. To guide the design of the cap of all buildings.
 - b. Applicability. All buildings shall meet the requirements of one of the roof types permitted for the building type.
 - c. Measuring Height. Refer to Section 9-5G-2.H(2) for information on measuring building height.
 - d. Other roof types. Other building caps not listed as a specific type may be requested with the following requirements:
 - (1) The roof type shall not create additional occupiable space beyond that permitted by the building type.
 - (2) The shape of the Roof Type shall be significantly different from those defined in this section 9-5G-2.J Roof Types, and limited to domes, spires, or vaulted/arched roofs.
 - (3) The use for the building shall fall within the civic uses category.
2. **Parapet Roof Type.** (Refer to Figure 9-5G-2.J (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.
 - a. Parapet Height. Height is measured from the top of the upper story to the top of the parapet.

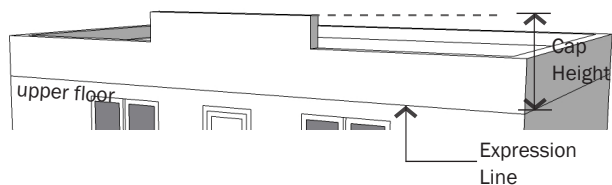


Figure 9-5G-2.J (1). Parapet Roof Type

- (1) Minimum height is two feet with a maximum height of six feet.
 - (2) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
 - b. 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.
 - c. Occupied Space. Occupied space shall not be incorporated behind this roof type.
3. **Pitched Roof Type.** (Refer to Figure 9-5G-2.J (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.
 - a. Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
 - (1) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 9-5G-2.J (2) - Pitched Roof Type).
 - b. Configurations.
 - (1) Hipped, gabled, and combination of hips and gables with or without dormers are permitted. Saltbox, skillion and shed, and pyramid roofs are versions of these roofs.
 - (2) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (3) Gambrel and mansard roofs are not permitted.
 - c. Parallel Ridge Line. 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.

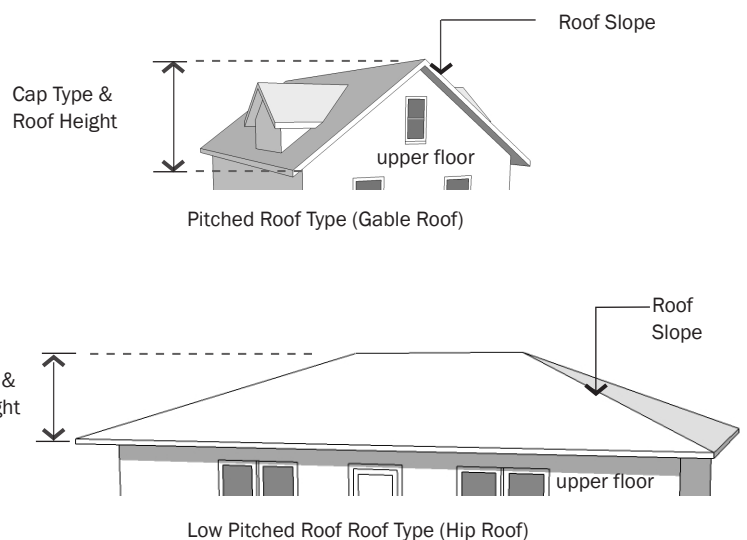


Figure 9-5G-2.J (2). Pitched Roof Type

9-5G-2. Building Types

(Refer to Figure 9-5G-2.J (3). Parallel Ridge Line).

- d. **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.
 - e. **Occupied Space.** Occupied space may be incorporated behind this roof type.
4. **Flat Roof Type.** (Refer to Figure 9-5G-2.J (4), Flat Roof Type). This roof type has a flat roof with overhanging eaves.
- a. **Configuration.** Roofs with no visible slope are acceptable. Eaves are recommended on all street-facing facades.
 - b. **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
 - c. **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
 - d. **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (1) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (2) Vertical walls shall extend no more than four feet above the top of the eave.
 - e. **Occupied Space.** Occupied space shall not be incorporated behind this roof type.
 - f. **No mechanical equipment on roof shall be visible**

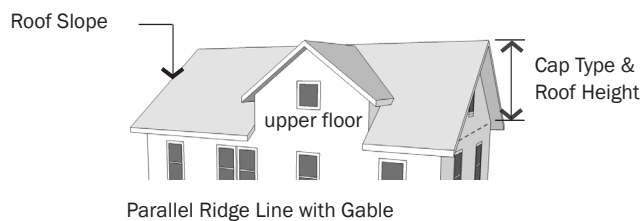


Figure 9-5G-2.J (3). Parallel Ridge Line

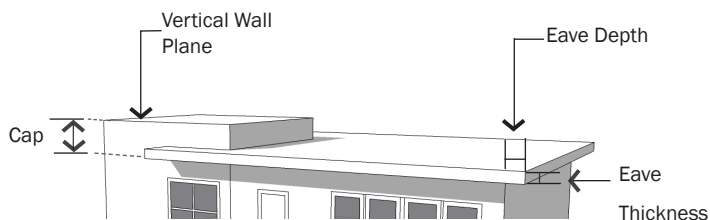


Figure 9-5G-2.J (4). Flat Roof Type

from the sidewalk.

5. **Towers.** (Refer to Figure 9-5G-2.J (5)). A tower is a rectilinear or cylindrical, vertical element, that shall be used with other roof types.
 - a. **Quantity.** All building types, with the exception of the Civic Building, are limited to one tower per building.
 - b. **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.
 - c. **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
 - d. **Horizontal Expression Lines.** An expression line shall define the tower from the upper stories, except on single family or attached house residential building types.
 - e. **Occupied Space.** Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied.
 - f. **Application.** May be combined with all other roof types.
 - g. **Tower Cap.** The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

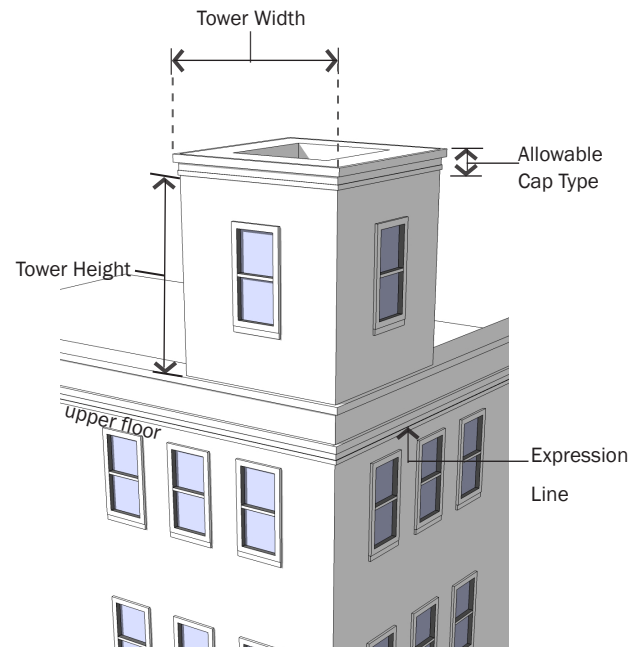


Figure 9-5G-2.J (5). Tower

9-5G-2. Building Types

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9-5G-3. Uses

9-5G-3. Uses

A. General Provisions

The following establishes a simplified set of uses permitted within the Building Forms of each downtown form-based zoning district.

1. **Uses by District.** Permitted and conditional uses available in each form-based district are shown in Table 9-5G-3.A (1). Permitted Uses.
2. **Use Definitions.** Uses listed in Table 9-5G-3.A (1) are defined in Section 9-1-3 of the Zoning Ordinance. Further definitions applicable only to the DT districts are located in Section 9-5G-3.C Use Requirements.
3. **Permitted Use (“●”).** These uses are permitted by-right in the form districts in which they are listed.
4. **Permitted in Upper Stories Only (“◐”).** These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least thirty feet from the front facade.
5. **Requires Conditional Use Approval (“○”).** These uses require conditional use approval from the Village Board (refer to Section 9-10C Conditional Uses) 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 conditional use.
6. **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.
7. **Prohibited Use.** A blank cell or an unlisted use in the use table indicates that the land use is prohibited in that district. Additionally uses expressly prohibited in the DT districts include the following:
 - a. **Outdoor Storage of Goods.** Outdoor storage of stone dirt, gravel, and any other construction related material; construction equipment for sale, rent, or storage; other temporary or permanent storage of goods outdoors.
 - b. **Alternative Financial Services/Exchanges.** Non-chartered financial institutions offering check cashing services, currency exchange, pay-day loans, gold and other precious metal exchanges, pawn shops, and similar services.
 - c. **Vehicular Sales and Service.** Vehicular servicing including such uses as body repair, engine repair and rebuilding, painting, fuel sales, car washes &

detailing, and motor vehicle sales, including cars, boats, trucks, trailer, campers, and other vehicles.

8. **Village Determination.** When a proposed land use is not explicitly listed in Table 9-5G-3.A (1) Permitted Uses, the Zoning Administrator 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 Zoning Board of Appeals.
9. **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:
 - a. Outdoor displays are permitted up to eight hours per day, no more than three consecutive days in any one month.
 - b. **Build-to Zone.** Temporary outdoor displays of merchandise are permitted in the Build-to Zone without a permit, subject to all other requirements.

B. Permitted Use Table

See Table 9-5G-3.A (1) for a list of permitted and conditional uses.

C. Use Requirements and Development Standards.

Uses are defined in either in Section 9-1-3 of the Zoning Ordinance. Further definitions applicable only to the DT districts are located in the following sections.

1. **Residential Uses.** A category of uses that include several residence types.
 - a. **Household Living.** 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.
 - b. **Community Residential.** A facility for permanent lodging that includes separate sleeping facilities and communal kitchen and living rooms. Examples include convents, seminaries, monasteries, dormitories, and lodging & rooming houses.
 - c. **Residential Care.** A facility offering temporary or permanent lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities and includes some level of assistance with daily activities. Includes community residence facilities, institutional establishments, assisted living facilities, nursing homes, rest homes, group homes, and hospice care. In the districts where Residential Care is permitted with Development Standards, the facility is limited to no more than 6 sleeping rooms.

9-5G-3. Uses

	Districts			
	DT 1: Downtown Core	DT 2: Downtown Mix	DT 3: Downtown General	DT 4: Downtown Edge
Key ● Permitted ◐ Permitted in Upper Stories Only ◑ Permitted with Development Standards ○ Requires Conditional Use Approval				
Residential & Lodging Uses Category				
Household Living	◐	◐	●	●
Community Residential			●	●
Residential Care	◐	◐	●	◐
Hotel, Inn	◐	●	●	◐
Civic Uses Category				
Assembly		●	●	●
Fire or Police Station		◐	◐	◐
Hospital		○	○	
Libraries, Museums	○	●	●	●
Transit Station		○	○	
Recreation Buildings & Community Centers, non-commercial.		●	●	●
Schools: Vocational, Trade, Colleges, Universities, High School		○	●	●
Schools: Elementary, Secondary			●	●
Retail Uses Category				
Neighborhood Retail (less than 8,000 sf)	●	●		
General Retail		●		
Liquor Stores, Packaged Goods	○	○		
Pet Store	○	○		
Tobacco Shops	○	○		
Service Uses Category				
Neighborhood Service (less than 8,000 sf)	●	●	●	
General Service		●	●	
Large Scale Amusement		○		
Nightclub & Lounge	○	○		
Undertaking Establishment	○	○		
Office Category				
Office	●	●	●	
Cottage Industry	◐	◐	◐	
Infrastructure Category				
Parking Lot	○	○	○	○
Parking Structure	○	○	○	○
Public or Private Utility & Service Uses.	○	○	○	
Open Space	◐	◐		◐

	Districts			
	DT 1: Downtown Core	DT 2: Downtown Mix	DT 3: Downtown General	DT 4: Downtown Edge
Accessory Uses				
Alternative Energy Generation	◐	◐	◐	◐
Cisterns & Rainwater Catchment	◐	◐	◐	◐
Drive-Through	◐	◐	◐	
Food Production	◐	◐	◐	◐
Home Occupation (see standards in 9-4-8)	◐	◐	◐	◐
Outdoor Dining	◐	◐	◐	
Outdoor Recreational Facilities				◐
Accessory Parking Lot	◐	◐	◐	◐
Accessory Parking Structure	◐	◐	◐	◐
Utility Structures	◐	◐	◐	◐

Table 9-5G-3.A (1). Permitted Use Table.

9-5G-3. Uses

- d. **Hotel, Inn.** A facility offering temporary lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the districts where Residential Care is permitted with Development Standards, the facility is limited to no more than 6 sleeping rooms.
2. **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.
 - a. **Assembly.** 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. Includes churches, chapels, temples, synagogues, mosques, places of worship, live theater, community centers, and clubs & lodges. In applicable districts, they are permitted with conditional use approval (“○”).
 - b. **Fire Station & Police Station.** A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. In districts where fire station & police station are permitted with Development Standards (“●”), the following applies:
 - (1) Garage doors are permitted on the front facade.
 - (2) Exempt from maximum driveway widths.
 - c. **Hospital, Sanitarium, or Extended Care Facility.** In districts where a hospital use requires conditional use approval (“○”), the following applies, in addition to those requirements of Article 9-10C:
 - (1) The facility shall be limited to a 20,000 square foot footprint.
 - (2) Any emergency vehicle access shall be more than 300 feet from any residential use.
 - (3) The facility shall meet all noise regulations.
 - d. **Libraries, Museums.** A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
 - e. **Transit Station.** A building or structure primarily used as part of a transit system for the purpose of loading, unloading, or transferring passengers from one mode to another. May include a station building, platforms, park and ride lots, bus stops, and other similar facilities. This use is permitted with conditional use approval (“○”).
 - f. **Recreation Buildings & Community Centers, non-commercial.** In applicable districts, these facilities are permitted with conditional use approval (“○”).
 - g. **Schools: Vocational, Trade, Colleges, Universities,**
High School. An education facility with classrooms and offices, that may also include associated large-scale occupational training facilities and associated indoor facilities such as ball courts, gymnasium, theater, and food service. In applicable districts, these facilities are permitted with conditional use approval (“○”).
- h. **Schools: Elementary, Secondary.** An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.
3. **Retail Uses.** A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.
 - a. **Neighborhood Retail.** A use in this category occupies a space of less than 8,000 square feet. Neighborhood retail includes such uses as those listed in Table 9-5G-3.C (1) List of Typical Uses in Retail Category.
 - b. **General Retail.** A use in this category includes all Neighborhood Retail uses occupying a space of greater than 8,000 square feet and such uses as those listed in Table 9-5G-3.C (1). List of Typical Uses in Retail Category.
 - c. **Liquor Store, Package Goods.** These facilities are permitted with conditional use approval (“○”).
 - d. **Pet Store.** These facilities are permitted with conditional use approval (“○”).
 - e. **Tobacco Shops.** These facilities are permitted with conditional use approval (“○”).
4. **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 most patrons do not utilize scheduled appointments.
 - a. **Neighborhood Service.** A use in this category occupies a space of less than 8,000 square feet. Neighborhood service includes such uses as those listed in Table 9-5G-3.C (2). List of Typical Uses in Service Category.
 - b. **General Service.** A use in this category includes all Neighborhood Service uses occupying a space of greater than 8,000 square feet and such uses as those listed in Table 9-5G-3.C (2). List of Typical Uses in Service Category.
 - c. **Large Scale Amusement.** The large scale amusement category includes such uses as Amusement Center, Bowling Alley, Pool Hall, Dance Hall, Swimming Pool, & Skating Rink. In applicable districts, these facilities are permitted with conditional use approval (“○”).
 - d. **Nightclub & Lounge.** These facilities are permitted with conditional use approval (“○”).

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Neighborhood Retail (less than 8,000 square feet)	General Retail	Neighborhood Service	General Service
Antique Shop	All Neighborhood Retail (over 8,000 square feet)	Repairs, Rental, or Servicing of any article, the sale of which is a permitted use in the district	All Neighborhood Services (over 8,000 square feet)
Apparel & Accessory Shop	Appliance & Electronic Sales	Animal Hospital & Vet Clinic, no outdoor kennel	Banquet Halls
Art & Education Supply Store	Automobile Accessory Store (Retail sales only)	Arcade	Exterminator Shop
Bakery, Retail	Business Machine Sales	Bank or other Financial Service	Taxidermists
Bicycle Shopa	Computer Software Sales	Barber Shop/Beauty Parlor	
Book & Stationery Stores	Department Store	Blueprinting & Photostating	
Camera & Photographic Supply Store	Electrical & Household Appliance Stores	Catering Establishment	
Candy & Ice Cream Store	Greenhouse & Nursery	Copy Shop	
Carpet & Rug Store, Retail Only	Gun Shop	Daycare Center	
China & Glassware Store	Orthopedic Medical Supply Store	Drinking Establishments	
Coin & Philatelic Store		Dry Cleaner, no on-site processing	
Convenience Store		Fitness, Dance Studio, or Gym (predominantly indoor facilities)	
Dairy Products Store		Framing	
Drugstore		Launderettes, automatic, self-service	
Fabric & Textiles Store		Locksmith	
Food/Grocery Store, Meat Market & Delicatessen		Photography Studio	
Florist		Restaurants	
Furnishings & Accessory Store		Tailor & Dressmaker Shop	
Furrier Shop		Tanning Salons	
Garden Supply & Nursery		Theater	
Gifts, Novelty, & Souvenir Shop		Travel Bureaus & Ticket Office	
Hardware Store		Upholsterer	
Hobby Shop			
Jewelry Store			
Leather Goods & Luggage Store			
Mail Order, Catalog Store			
Music & Musical Instrument Store			
Office Supply Store			
Optician Sales			
Paint, Glass, & Wallpaper Store			
Party Supply Store			
Pet Supply Store			
Phone Store			
Sewing Machine Sales			
Shoe Store			
Sporting Goods Store			
Toy Shop			
Variety Store			
Video/Game Sales			

Table 9-5G-3.C (1). List of Typical Uses in Retail Category.

Table 9-5G-3.C (2). List of Typical Uses in Service Category.

Office

Architecture/Engineering/Design	Government Offices
Art, Sculptor & Composer Studios	Legal Services
Broadcasting & Telecommunications Studio	Management Services
Business or Professional	Medical & Dental Clinics & Laboratories
Building Contractor (office only)	Physical Therapy Facilities
Business Consulting	PR & Advertising
Charitable Institutions	Property Development
Computer Programming & Support	Real Estate
Detective Services	Recording or Sound Studios
Employment Agency	Research & Development
Financial & Insurance	Research Agency
	Surveying

Table 9-5G-3.C (3). List of Typical Uses in Office Category.

9-5G-3. Uses

- e. Undertaking Establishments. These facilities are permitted with conditional use approval (“○”).
5. **Office Uses.** A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government.
 - a. Office. 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 9-5G-3.C (3). List of Typical Uses in Office Category.
 - b. 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 and some level of distribution. Cottage Industry includes such uses as those found in Table 9-5G-3.C (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 10,000 square feet, unless otherwise noted.
 - (3) The showroom or retail outlet shall be located in the front of the building and shall occupy a minimum of 25% of the gross floor area.
6. **Infrastructure Uses.** A category of uses for the provision of public and private infrastructure to support other uses.
 - a. 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 conditional use permit. In the districts where a parking lot requires a conditional 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, unless no other option exists.
- (3) Single Family. Parking lot cannot be associated with a single family use.
- (4) Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - i. At least 75% of the spaces are dedicated for public use.
 - ii. An approved parking agreement is in place.
- (5) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.
- (6) Commercial Vehicles. Parking lots for commercial vehicles are not permitted in DT Districts.
- b. Parking Structure. A parking structure on a lot that does not contain a permitted building type and is solely used for the parking of vehicles. In the districts where a parking lot requires a conditional use permit (“○”), the following additional requirements apply:
 - (1) Corner Lots. A corner lot shall not be used for a parking structure.
 - (2) Adjacent Parking Lots. Two parking facilities (lots or structures) cannot be located directly adjacent to one another.
 - (3) Franklin Avenue. No facade of the parking structure shall be located on Franklin Avenue.
 - (4) Distance. Parking structure must be within 1,300 feet of the principal entrance to the associated use unless:
 - i. At least 75% of the spaces are dedicated for public use.
 - ii. An approved parking agreement is in place.
 - (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.
 - (7) General Design Requirements. Compliance with building type regulations is not required; however, the General Design Requirements shall

Cottage Industry

Apparel & Finished Fabric Products	Leather Products
Bakery	Microbrewery
Botanical Products	Musical Instruments & Parts
Brooms & Brushes	Food Preparation & Packaging
Engraving	Pottery, Ceramics, & Related Products
Fabricated Metal Products	Taxidermy
Film Making	Textile, Fabric, Cloth
Furniture & Fixtures	Toys & Athletic Goods
Glass	Upholstery
Jewelry, Watches, Clocks	Woodworking

Table 9-5G-3.C (4). List of Typical Uses in Cottage Industry Category.

be met. Refer to 9-5G-2.B.

- c. **Public & Private Utilities.** A lot that is primarily utilized for the Village's infrastructure needs or a private utility company's needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy generation and conversion systems. In all districts, public & private utility uses require a conditional use permit ("○"). Public & private utility uses do not require compliance with building type regulations, unless any structure is large enough to fulfill the requirements.
- d. **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. Open space uses do not require compliance with building type regulations, unless any structure is large enough to fulfill the requirements. 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.
 - (3) **Stormwater facilities** shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - (4) **Stormwater facilities** shall be designed not to be fenced and shall not impede public use of the land they occupy.
 - (5) 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.

7. **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.

- a. **Alternative Energy Generation.** Alternative energy generation includes structures for solar, wind, and geothermal. In the districts where alternative energy generation uses are permitted with development standards ("●"), the following applies:
 - (1) **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.
- (2) **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.
- (3) **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.
- b. **Drive-through Facility.** In the districts where drive-through structures are permitted with development standards ("●"), the following applies. Refer to Figure 9-5G-3.C (1) for one illustration of the following requirements. Refer to 9-5G-1 Nonconforming Structures for non-conforming drive-through facilities.
 - (1) Drive-through facilities are not permitted for

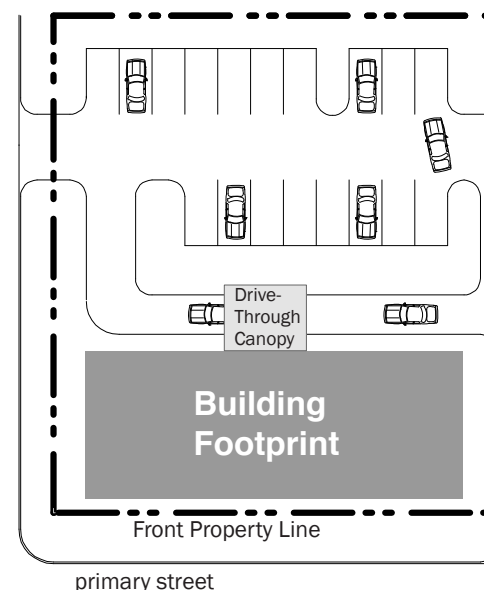


Figure 9-5G-3.C (1). Typical Drive-through Facility Layout.

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eating and drinking facilities.

- (2) 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.
 - (3) Stacking Lanes. Stacking lanes shall be located behind the building.
 - (4) The canopy and structure shall be constructed of the same materials utilized on the building.
 - (5) Access is required off alleys and not permitted when the alley serves single family residential uses.
 - (6) Hours of operation are limited to between 10:00 am and 8:00pm.
- c. Food Production for Limited Commercial Sale. An Accessory Use including farming, orchards, and bee keeping with no distribution via commercial scale vehicles. In the districts where Food Production for Limited Commercial Sale is permitted with development standards (“D”), the following development standards apply:
- (1) Location. Shall only be located in the Rear or Side Yards.
- d. Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building. Subject to the standards of Section 5-4-8.
- e. Outbuilding. A fully enclosed building on a lot that is detached from the principal structure on the same lot and smaller than 300 square feet. A Principal Structure is required. Typical Out Buildings include pool houses, workshops, barns, or sheds. Garages are managed by the building type requirements and are not considered an outbuilding. In the districts where utility structures are permitted with development standards (“D”), the following applies:
- (1) Yard. Outbuildings shall be located in the Side or Rear Yard unless located with a principal use of open space.
 - (2) Side and Rear Setback. Minimum side and rear Setback of an outbuilding shall be 3 feet.
 - (3) Quantity. No more than one outbuilding is permitted on any lot.
 - (4) Front and Corner Property Lines. Outbuildings shall not extend closer to the front or corner Property Line than the principal Structure. In the absence of a principal structure, outbuildings shall be set back 15 feet. Refer to Building Siting requirements of the associated building type.
 - (5) Building Coverage. All outbuildings contribute to the maximum site coverage for the site, as noted in the associated building type (refer to 9-5G-2).
 - (6) Height. The maximum height is fifteen (15) feet.
- f. Outdoor Dining. Tables and chairs for patrons of eating and drinking establishments located outdoors, within the right-of-way, directly adjacent to the structure containing the associated Use. In the districts where utility structures are permitted with development standards (“D”), the following applies:
- (1) Outdoor dining may be located within the right-of-way.
 - (2) A minimum of four (4) feet of sidewalk shall remain available and obstacle-free for passing pedestrians.
 - (3) Outdoor dining requires a license agreement with the City permitting temporary use of the Right-of-Way.
- g. Outdoor Landscape & Recreational Facilities. Outdoor recreational facilities include such uses as ball courts or fields, landscape features including ponds, pools, gazebos, play equipment, flag poles, dog runs. In the districts where utility structures are permitted with development standards (“D”), the following applies:
- (1) Yard. Facilities shall be located in the Side or Rear Yard unless located with a principal use of open space.
 - (2) Side and Rear Setback. Minimum side and rear Setback of any facility shall be 5 feet.
 - (3) Height. The maximum height is fifteen (15) feet with the exception of flag poles which are limited to 35 feet.
- h. 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 same lot. In the districts where an accessory parking lot is permitted with development standards (“D”), accessory parking lots are regulated by the building type on the lot. Refer to 9-5G-2 Building Types.
- i. Accessory Parking Structure. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the same lot. In the districts where accessory parking structures are permitted with development standards (“D”), the following applies:
- (1) Accessory parking structures located within the building with the principal use are regulated per building type. Refer to 9-5G-2 Building Types.
 - (2) 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 or rail right-of-way shall be of the same materials of the principal building.
 - iii. Sloped drives or ramps shall be not be located on the street facade.
- j. Utility Structures. Utility structures includes all communication, antenna and dish, cisterns and rainwater collection, and mechanical equipment. In the districts where utility structures are permitted with development standards ("O"), the following applies:
- (1) The equipment shall be located on a lot with a building and is a secondary use for the site.
 - (2) 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.
 - (3) 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. Adequate access to such equipment shall be provided from the rear.
 - (4) 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.

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9-4G-4. Sign Types

9-5G-4. Sign Types

A. General Requirements.

1. **Intent.** This section seeks to enhance the economy and aesthetic appeal through the reasonable, orderly, safe, and effective display of signage.
2. **Applicability.** These standards shall apply to signage in all DT zoning districts for non-residential uses only.
3. **General Compliance.** Compliance with the regulations outlined shall be attained under the following situations.
 - a. **Newly Constructed or Reconstructed Signage.** All new signs and structural improvements to existing signs.
 - b. **Change in Use for Single Business Signage.** For signage serving one business, whenever the existing Use is changed to a new use resulting in a change in signage, including rewording.
 - c. **Multiple-Business Signage.** For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
 - d. **Damage or Destruction.** When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.
4. **Sign Location.** Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.
 - a. Certain sign types may extend beyond a property line into the right-of-way or public property with permission from the Village and in accordance with the regulations outlined in this section.
 - b. No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
 - c. Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
 - d. No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.
5. **Illumination.** All signs shall be illuminated according to the following provisions unless otherwise stated.
 - a. Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards.
 - b. Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards or unless otherwise stated.
 - c. When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - d. No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the sign.
 - e. If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
 - f. The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the sign face during the day and 125 nits at the sign face after sunset, with no light trespass onto adjacent property. All lighted signs require dimmers.
 - g. See 9-5G-4.C.2 Prohibited Signs.
6. **Construction, Design, and Maintenance Standards.** All signs shall meet the construction, design standards, and maintenance requirements of the Village's Building Code.
7. **Computation.** The following standards generally apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9-5G-4.D through 9-5G-4.J for more information.
 - a. Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.
 - b. Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
 - c. For the purposes of determining area, lot width or frontage is measured along the front property line.
 - d. If the lot is a corner lot, the width shall be measured along the front yard.
 - e. Building frontage is the width of the front facade of a building.

B. Exempt Signs.

1. **General Requirements.** Exempt signs meeting the standards of this section are subject to the following:
 - a. Exempt signs are permitted in all districts.
 - b. Exempt signs do not require a sign permit for installation, unless otherwise specified.
 - c. Exempt signs are not required to meet any Sign Type

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standards, unless otherwise specified.

- d. Exempt signs are not counted in the determination of the total permitted area of signage on a lot outlined in Table 9-5G-4.B(1).
2. **Exempt Signs.** The following are considered exempt signs.
 - a. Name Plates. Any name plate, numbers identifying the building address, or identification sign, not exceeding one square foot in area.
 - b. Hours of Operation. Hours of operation, not exceeding 2 square feet in area.
 - c. Official Signs. Any official sign, public notice sign, or warning sign required by a valid and applicable federal, state, or local law, regulation, or ordinance or by order of a court of competent jurisdiction.
 - d. Public Service Signs. Signs used for safety purposes relative to the repair or maintenance of streets, sidewalks, or utilities in a public right-of-way.
 - e. Traffic Control Signs. Traffic and other official signs of any public or governmental agency, such as traffic control signs, railroad crossing signs, trespass signs, signs indicating danger, or signs used as aids to service or safety.
 - f. Signs Inside Buildings. Any sign which is located completely within an enclosed building, when such sign is not readable from 10 feet or more outside the building.
 - g. Informational Signs. Any sign not legible beyond the property line of the lot upon which it is situated or from any right-of-way and signs oriented inward upon a lot and intended solely for the information of employees, students, faculty, or visitors.
 - h. Directional Signs. Signs directing vehicular ingress and egress to off-street parking facilities. These signs shall meet the following requirements:
 - (1) No more than 2 signs are permitted for each lot per right-of-way frontage.
 - (2) One sign per parking lot per right-of-way frontage identifying the facilities and the conditions of use.
 - (3) Each sign face shall not exceed 2 square feet in area.
 - (4) Signs shall not exceed 3 feet in height.
 - (5) Signs shall be set back a minimum of 2 feet from Property Lines and are not permitted to overhang any Property Line.
 - (6) Logos or other advertising are not permitted.
 - (7) A sign permit must be obtained.
 - i. Historical Markers. Memorial signs, tablets, or cornerstones including the name of building or date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible materials. Historical markers shall not exceed 2 square feet in area.
 - j. Noncommercial Signs. Tablets, grave markers, headstones, statuary, or remembrances of persons or events that are noncommercial in nature.
 - k. Temporary Decorations or Displays. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, ethnic, or religious holidays, as well as national, state, and City holidays.
 - l. Works of Art. Works of fine art, created simply for its beauty and displaying the fine skill of the artist, when not displayed in conjunction with a commercial enterprise.
 - m. Assembly Signs. A sign not exceeding a total of 16 square feet in area, which may include the name of the Assembly and notice and bulletin boards for a public, charitable, religious, or similar type institution (refer to 3.030 uses) on the premises and its coming activity.
- C. Prohibited Signs.**
 1. **General Requirements.** Prohibited signs shall not be constructed in any district.
 2. **Prohibited Signs.** The following signs are prohibited.
 - a. Flashing or Moving Lights. Signs which incorporate flashing or moving lights, except as expressly permitted for signs containing electronic components (see 9-5G-4.E).
 - b. Moving Signs. Signs which move or give the appearance of movement, including but not limited to signs which flutter, undulate, swing, rotate, oscillate, or otherwise move by natural or artificial means. Moving signs shall not include flags, signs displaying time and temperature, and electronic message board (EMB) signs as permitted in this section.
 - c. Similarity to Traffic Control Signs. Signs that include words such as "Stop", "Danger", "Warning", "Caution", or "Go Slow", unless such language is part of the name of the business, or any other words, phrases, symbols, or characters that imitate any authorized traffic sign by shape, color, or character or employs any red, yellow, green, or other colored lamps or lights in such a manner as to interfere with, mislead, or confuse traffic.
 - d. Vehicles as Signs. Any sign attached to or placed on a vehicle or trailer parked on public or private property that is prominently visible from public streets, except during the following conditions:
 - (1) The primary purpose of such a vehicle or trailer

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is not the display of signs.

- (2) The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets, and actively used or available for use in the daily function of the business to which such signs relate.
- e. **Portable or Wheeled Signs.** Any sign permanently mounted on wheels.
- f. **Inflatable or Balloon Signs.** Temporary or permanent signs that are inflatable or balloon-like are not permitted.
- g. **Off-Site Signs.** All signs shall be located on the lot the business is located on. Off-site signs are not permitted.
- h. **Billboards.** Billboards and similar advertising structures are prohibited.
- i. **Rope Lighting.** Rope lighting, or other similar linear lighting with small lights (usually incandescent bulbs or light emitting diodes (LEDs)) covered in heavy-duty plastic tubing, and installed to outline signs, merchandise, windows, buildings, or building elements, where such lighting is intended to be visible from the exterior of the building, is prohibited.

D. Temporary Signs.

1. **General Requirements.** These signs are temporarily permitted for promoting special community or non-profit activities, special events, or grand openings for businesses. Temporary signs shall adhere to the following general requirements, unless otherwise specified.
 - a. **Permitted Display Time.** A temporary sign shall not be displayed for more than 30 consecutive days.
 - (1) Once removed, a temporary sign shall not be reinstalled on same lot until after the expiration of an interim period of 90 days.
 - (2) Temporary signs shall be removed by the person or organization that erected or caused the erection of the sign(s) not less than 3 days after the date of the event to which they relate or at the end of the maximum display period, whichever comes first.
 - b. **Location.** The following regulations apply to locating temporary signs.
 - (1) Temporary signs shall be allowed in all districts.
 - (2) Temporary signs must be located on private property and shall not be posted, attached or placed on any tree, utility pole, street sign post, light post, or any official traffic control sign or signal post on the public right-of-way.
 - (3) Temporary signs located within the public right-of-way shall be removed by the city.
- c. **Quantity.** One temporary sign is permitted per lot frontage on a public right-of-way per permitted 30 day period.
- d. **Size.** Temporary signage on a lot shall not total an area greater than 32 square feet at one time and is not counted in the determination of the total permitted area of signage on a lot.
- e. **Maintenance & Materials.** All temporary signs must be properly maintained and of a material able to withstand the elements.
- f. **Permit Required.** The display of all temporary signs requires a permit.
2. **Temporary Sign Types.** The following are permitted types of temporary signs. Requirements defined in 9-5G-4.D.1 above shall be met, unless otherwise specified below.
 - a. **Real Estate Signs.**
 - (1) **Permitted Display Time.** Real estate signs are permitted for the duration of the sale, lease, or rental period.
 - i. All such signs shall be removed within 7 days of a signed agreement with respect to the sale, lease, rental use of the lot or building, or rental of unit within a building.
 - ii. No sign indicating the property has been “sold” shall remain more than 7 days after closing.
 - iii. **Open House Signs.** Open house signs are permitted up to 4 hours before the event and shall be removed immediately after its end.
 - (2) **Quantity.** One sign pertaining to the sale, lease, rental use of a lot or building, or availability of a rental unit in a building is permitted per lot Frontage.
 - (3) **Size.** Real estate signs shall not exceed 6 square feet in area, except for the following pertaining to nonresidential uses:
 - (4) Lots with 100 to 300 feet of frontage. Real estate signs for properties with lot frontages between 100 and 300 feet shall not exceed 16 square feet.
 - (5) Lots with over 300 feet of Frontage. Real estate signs for properties with lot frontages over 300 feet shall not exceed 32 square feet.
 - (6) **Height.** The maximum height of such signs is ten (10) feet.
 - (7) **Permit.** A permit is required only for signs larger than 6 square feet in area.
 - b. **Construction Signs.** Construction signs identify the name of the project developers, contractors,

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engineers, and architects on a site being developed.

- (1) **Permitted Display Time.** Signs shall be removed no later than 7 days after the completion of Construction or issuance of a certificate of occupancy, whichever is sooner.
- (2) **Size.** For every one project developer, contractor, engineer, or architect, 4 additional square feet of area is permitted up to a total sign area of 44 square feet.
- (3) **Height.** The maximum height of such signs is 10 feet.
- (4) **Permit.** Sign permit shall not be issued prior to the building permit.
- c. **Political Signs.** Political signs are exempt from all the standards in 9-5G-4.D.1 except the location requirements detailed in 9-5G-4.D.1.b.
- d. **Special Event Sign.** A special event sign is permitted for promoting special community activities, special promotional sales, special events, or activities.
 - (1) **Permitted Display Time.** Signs shall be removed no later than the day following the special event.
 - (2) **Location.** Special events signs may be located in the right-of-way in the DT1 and DT2 districts where the pedestrian walkway is at least 5 feet in width and shall not be placed within 10 feet of an intersection or crosswalk.
- e. **Window Signs.** Window signs are located wholly in the window of the structure housing the use being referenced by the sign.
- f. **Temporary Window Signs.** Temporary window signs must follow the restrictions for window signs outlined in this section. Refer to 9-5G-4.H Window Signs.
 - (1) **Multiple Signs.** Multiple temporary window signs are considered one sign for the purposes of computing the quantity of temporary signs on a lot.
 - (2) **Permit.** No permit shall be required.
- g. **Sandwich Board Sign.** A sandwich board is a set of two signs set up in a triangular shape and hinged along the top.
 - (1) **Permitted Display Time.** Sandwich boards are not restricted to the 30 day display time restriction.
 - (2) Signs shall only be displayed during business hours.
 - (3) Signs must be removed by close of business each day.
 - (4) **Location.** Signs may be located in the right-of-way in the DT1 and DT2 districts where the pedestrian walkway is at least 5 feet in width and shall not be placed within 10 feet of an

intersection or crosswalk.

- (5) **Size.** Signs shall not be greater than 3 feet in height and no more than 6 square feet in area per sign face.
- (6) **Materials.** Signs shall be constructed of wood, metal, or other durable materials to withstand the elements.

E. Electronic Message Boards

The following pertain to those signs that are permitted to incorporate electronic sign components.

1. **Conditional Use Permit Required.** All electronic message boards require a conditional use permit.
 - a. Civic Uses shall be exempt from this requirement.
2. **Location.** The animated face of an electronic sign shall be a minimum of 250 feet away from residential districts, and shall be arranged to prevent direct glare onto any adjacent properties.
 - a. Civic Uses are exempt from this standard.
3. **Quantity.** Only one Electronic Message Board is permitted per lot, business, business park, or retail center. If the business exists on multiple lots, only one Electronic Message Board is permitted overall. For retail centers or business parks with multiple businesses on one lot, only one Electronic Message Board is permitted.
4. **Static Images Only.** The animated display shall display static images only. Sign content and messages shall not consist of video and shall not move, blink, animate, flash, or behave in any other way which constitutes or implies motion.
5. **Animation.** There shall be no animation.
6. **Length of Display.** Electronic multiple message signs are permitted to change their message no more than a maximum of every 3 seconds, with the following exception:
 - a. Signs devoted solely to displaying time and temperature are permitted to change their message no more than once every 3 seconds.
7. **Sound.** No sounds are permitted.
8. **Automatic Dimming.** Electronic multiple message signs shall be equipped with light sensing devices or a scheduled dimming timer which automatically dims the intensity of the light emitted by the sign during ambient low-light and nighttime (dusk to dawn) conditions. The signs shall not exceed five hundred 500 nits of intensity as measured at the sign surface during nighttime and low-light conditions and five thousand 5,000 nits during daytime hours.

9-5G-4. Sign Types

F. Quantity of Signage

1. **Sign Type Requirements.** The following pertain to specific sign types detailed in this section.
 - a. **Permitted Quantity of Signage by District.** Table 9-5G-4.B (1) details the maximum permitted amount of signage on a lot within each district.
 - b. **Window Signs.** Window signs shall not count towards a lot's maximum permitted amount of signage. Refer to 9-5G-4.H Window Signs.
 - c. **Signs Located on Parking Lots.** One sign is permitted in addition to the maximum signage quantities detailed in Table 9-5G-4.B (1) provided the following.
 - (1) Permitted Sign Types are a wall, projecting, or awning sign.
 - (2) Maximum sign area is 30 square feet.
 - (3) Permitted location is either the side or rear facade along a parking lot;
 - d. **Through Lots.** In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional 30 square feet of signage permitted for the Lot located in either the rear yard or along the rear facade.
 - e. **Exempt/Temporary Signs.** Table 9-5G-4.B (1) does not apply to exempt or temporary signs unless otherwise specified.
 - f. **Iconic Sign Elements.** Iconic Sign Elements of three dimensional symbols or logos are permitted under the following conditions.
 - (1) **Symbol or Logo Size.** The symbol may not be larger than four feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (2) **No moving parts or external illumination** of the symbol may be provided.
 - (3) **Text.** The text component of the may not be more than 30% of the overall area of the sign.

Maximum Permitted Quantity of Signage Per Lot	
DT 1	DT 2 & DT 3
3 square feet per 1 linear foot of lot width with a maximum of 200 square feet	2 square feet per 1 linear foot of lot width with a maximum of 150 square feet

Table 9-5G-4.B (1). Permitted Quantity of Signage per Lot by District.

9-5G-4. Sign Types

D. Wall Sign.

1. **Description.** Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9-5G-4.D (1) and 9-5G-4.D (2).
2. **General Requirements.** Wall Signs shall be developed according to the standards in Table 9-5G-4.D (1).
 - a. Building Openings. Wall signs shall not cover windows or other building openings.
 - b. Architectural Features. Wall Signs shall not cover architectural building features.
 - c. Murals. Murals, a type of Wall Sign painted onto the building face displaying the business name or activity, are prohibited.
3. **Computation.** The area of a Wall Sign is calculated using the following information.
 - a. Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9-5G-4.D (2).
 - b. Area Credit. All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of 90% of the calculation as outlined above.
 - c. Mural Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

Wall Sign Requirements	
Permitted Districts	DT 1, DT 2, DT 3
Sign Area	No maximum area for sign type; Refer to Table 9-5G-4.B (1) for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	1' maximum projection from building face; maintain 10 foot minimum clearance to sidewalk.
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, & masonry; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9-5G-4.D (1). Wall Sign Requirements.

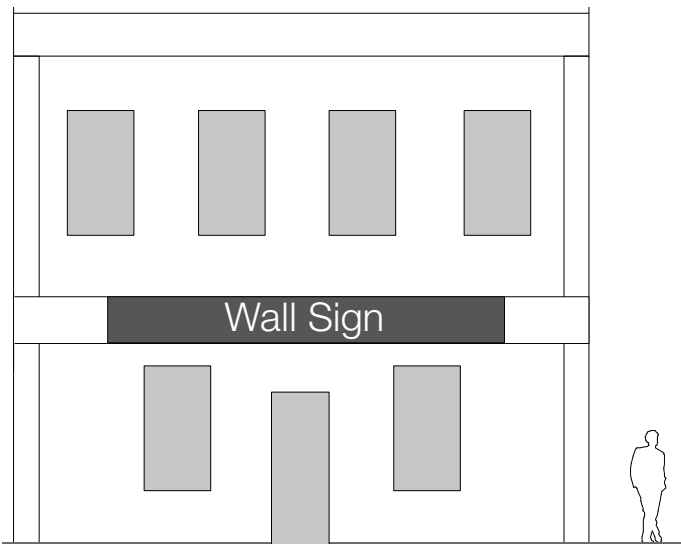


Figure 9-5G-4.D (1). Wall Sign.



Figure 9-5G-4.D (2). Measuring Wall Signs.

9-5G-4. Sign Types

E. Projecting Sign.

- 1. **Description.** A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9-5G-4.E (1).
- 2. **General Requirements.** Projecting Signs shall be developed according to the standards in Table 9-5G-4.E (1).
- 3. **Computation.** The area of a Projecting Sign is equal to the area of each of the sign’s faces.

Projecting Sign Requirements	
Permitted Districts	DT 1, DT 2, DT 3
Sign Area	No maximum area for sign type; Refer to Table 9-5G-4.B (1) for maximum per lot
Height	8’ maximum sign length, 8’ minimum clearance to walk required
Location on the Building or Site	Permitted on all facades; sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project more than 3’ from building face, and shall not project closer than 3’ from back of curb
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, & masonry; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9-5G-4.E (1). Projecting Sign Requirements.

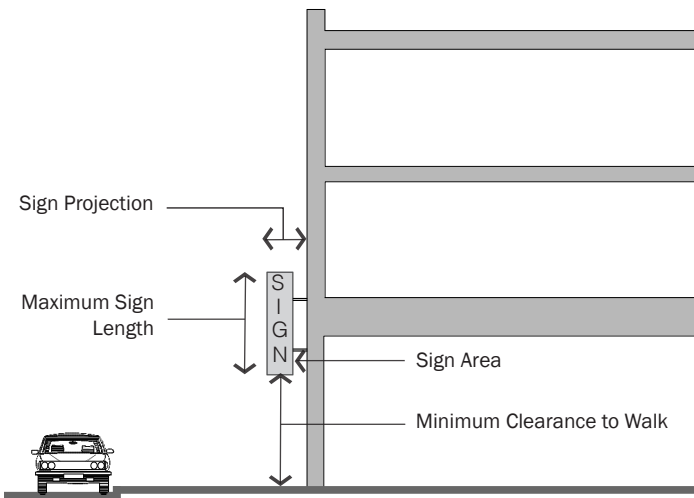


Figure 9-5G-4.E (1). Projecting Sign.

9-5G-4. Sign Types

F. Projecting Marquee Sign.

1. **Description.** A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy and two to three sign faces. Refer to Figures 9-5G-4.F (1) and Figure 9-5G-4.F (2).
2. **General Requirements.** Projecting Marquee Signs shall be developed according to the standards in this section and Table 9-5G-4.F (1).
 - a. **Manually Changeable Copy Boards.** Manually Changeable Copy Boards are permitted on Projecting Marquee Signs in the Core Districts by right, provided the following conditions are met:
 - b. The area of the boards cannot equal greater than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
 - c. One sign of any type containing a Manually Changeable Copy Board is permitted per lot.
3. **Computation.** The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Projecting Marquee Sign Requirements	
Permitted Districts	DT 1, DT 2 Limited to Assembly uses or Theater uses per 9-4G-3 Uses.
Sign Area	No maximum area for sign type; minimum two faces per sign. Refer to Table 9-5G-4.B (1) for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Front & corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 2 feet from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, & masonry; Plastic & synthetics permitted only on sign face; Electronic Message and Manually Changeable Copy Boards permitted with conditions ¹

Table 9-5G-4.F (1). Projecting Marquee Sign Requirements.

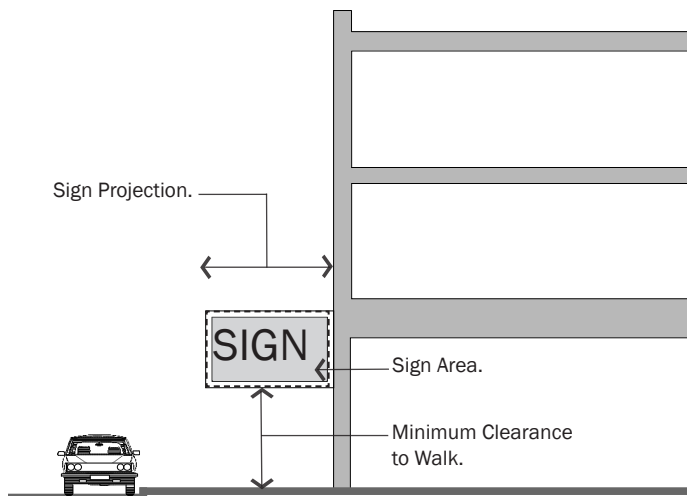


Figure 9-5G-4.F (1). Projecting Marquee Sign.

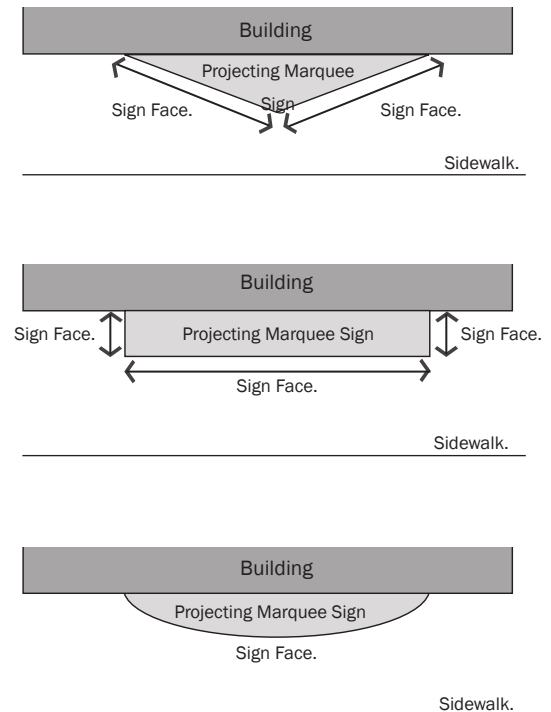


Figure 9-5G-4.F (2). Projecting Marquee Sign Top View Plans.

9-5G-4. Sign Types

F. Awning Sign.

- 1. **Description.** A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9-5G-4.F (1) and 9-5G-4.F (2).
- 2. **General Requirements.** Awning Signs shall be developed according to the standards in Table 9-5G-4.F (1).
- 3. **Computation.** The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9-5G-4.F (2).

Awning Sign Requirements	
Permitted Districts	DT 1, DT 2, DT 3
Sign Area	Up to 50% of the awning may be used for signage; Refer to Table 9-5G-4.B (1) for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Shape	Domed, barreled, convex, or quarter round awning shapes are prohibited. Traditional shed, concave, or three point awning shapes are preferred.
Materials	Cloth, canvas, metal; all supports shall be made of metal.
Color	Canvas awnings shall be forest green (Sunbrella #4637 or Pantone #343C or approved equal) with white lettering. Metal awnings shall be forest green (Pantone #343C), silver, gray, black, or approved equal

Table 9-5G-4.F (1). Awning Sign Requirements.

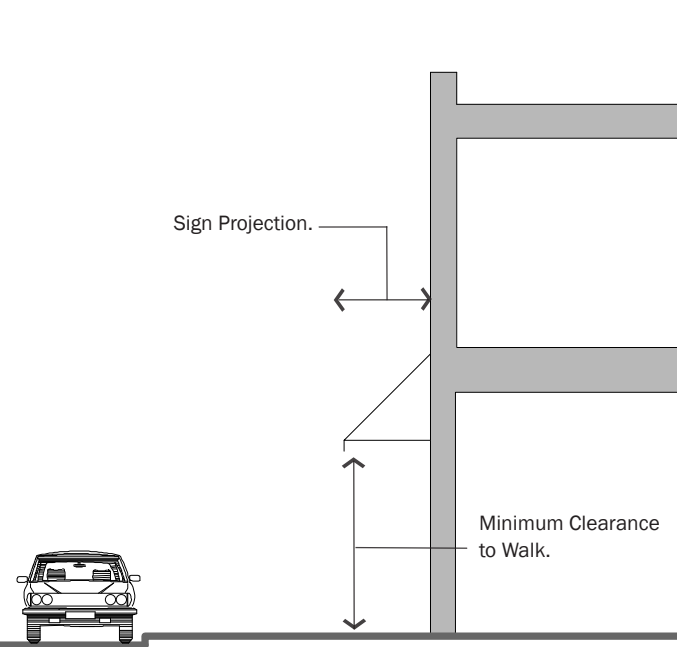


Figure 9-5G-4.F (1). Awning Sign.

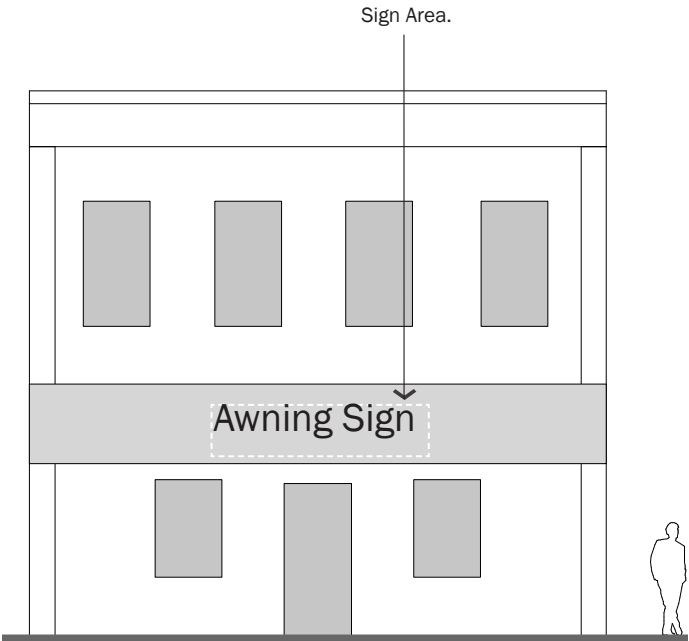


Figure 9-5G-4.F (2). Measuring Awning Signs.

9-5G-4. Sign Types

G. Canopy-Mounted Sign.

1. **Description.** A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 9-5G-4.G (1) and 9-5G-4.G (2).
2. **General Requirements.** Canopy-Mounted Signs shall be developed according to the standards in Table 9-5G-4.G (1).
3. **Computation.** The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9-5G-4.G (2).

Canopy-Mounted Sign Requirements	
Permitted Districts	DT 1, DT 2, DT 3
Sign Area	No maximum area for sign type Refer to Table 9-5G-4.B (1) for maximum per lot
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all facades; not intended for the principal roof of the building
Placement on the Building or Site	Shall not project beyond the front edge of the canopy; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9-5G-4.G (1). Canopy-Mounted Sign Requirements.

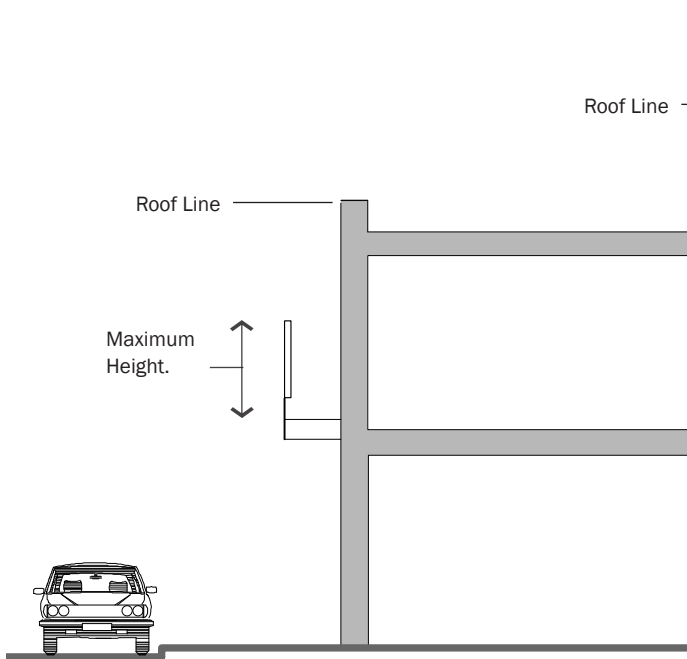


Figure 9-5G-4.G (1). Canopy-Mounted Sign.

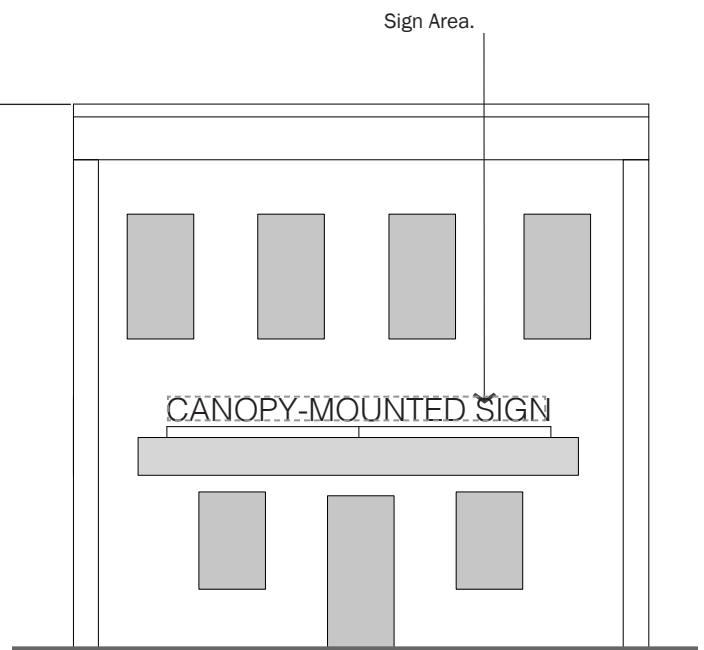


Figure 9-5G-4.G (2). Measuring Canopy-Mounted Signs.

9-5G-4. Sign Types

H. Window Sign.

- 1. **Description.** A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view, facing any public right-of-way and within 5 feet of any public right-of-way. Refer to Figure 9-5G-4.H (1).
- 2. **General Requirements.** Window Signs shall be developed according to the standards in Table 9-5G-4.H (1).
- 3. **Computation.** A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.
 - a. **Measurement.** To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9-5G-4.H (1).
 - b. **Maximum Allowance.** Window Signs are not counted toward a site's maximum signage allowance.
 - c. **Exempt Signs.** Address and hours of operation are considered exempt signs and are not counted in the Window Sign area calculation. Refer to 9-5G-4.B (1) (e) Exempt Signs.
 - d. **Temporary Window Signs.** Temporary Window Signs must be included in the total percentage of signage per window calculation. Refer to 9-5G-4.B (1)(e) Temporary Signs.
 - e. Window Signs may not be internally illuminated or otherwise specially lit except for neon or similar illuminated window signs.

Window Sign Requirements	
Permitted Districts	DT 1, DT 2, DT 3
Sign Area	Up to 25% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage. Refer to Table 9-5G-4.B (1) for maximum per lot.
Height	No maximum
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

Table 9-5G-4.H (1). Window Sign Requirements.

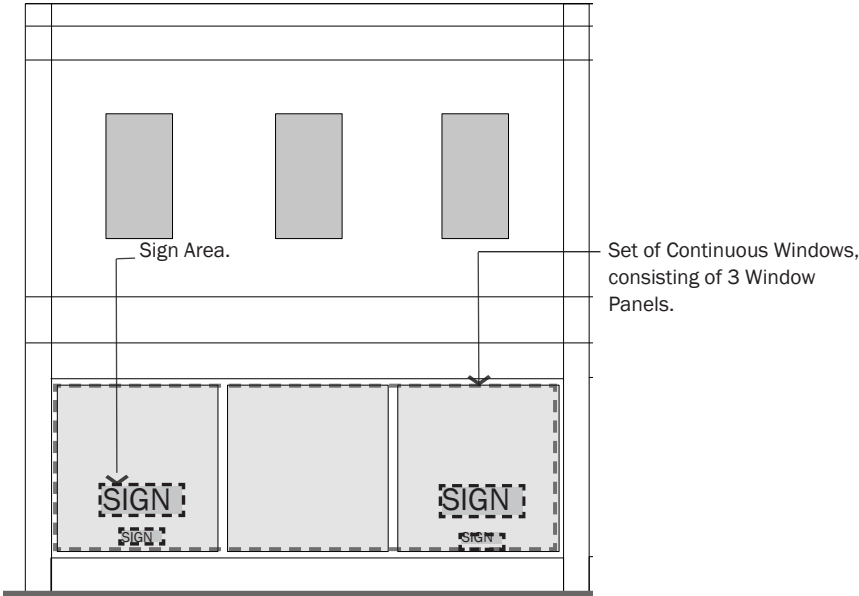


Figure 9-5G-4.H (1). Measuring Window Signs.

9-5G-4. Sign Types

I. Monument Sign.

1. **Description.** A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 9-5G-4.I (1) and 9-5G-4.I (2)
2. **General Requirements.** Monument Signs shall be developed according to the standards in Table 9-5G-4.I (1).
 - a. **Multiple Tenants.** Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (1) Up to two Monument Signs on one frontage.
 - (2) Signs shall be at least 150 feet apart.
 - b. **Pole-Mounted Signs.** Monument Signs may not be pole-mounted.
 - c. **Manually Changeable Copy.** The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.
3. **Computation.** The area of a two-sided Monument Sign is equal to the area of one sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.
 - a. **Measuring Height.** Height shall include the sign face, base, cabinet, and ornamental cap.

Monument Sign Requirements	
Permitted Districts	DT 2, DT 3, DT 4
Sign Area	Maximum 70 sq ft per sign face Refer to Table 9-5G-4.B (1) for maximum per lot.
Height	Maximum height 6'
Location on the Building or Site	Front or Corner Yards with a minimum average depth of 10 feet.
Placement on the Building or Site	10' Setback from driveways & side property line; 3' from front & corner property lines
Quantity	1 per public ROW frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Board permitted.

¹ If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.

Table 9-5G-4.I (1). Monument Sign Requirements.

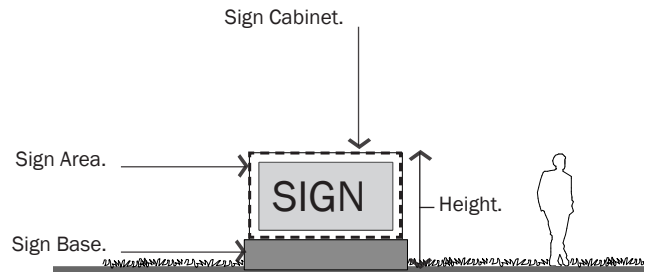


Figure 9-5G-4.I (1). Monument Sign.

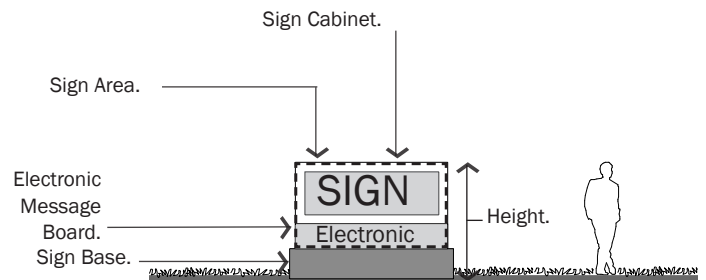


Figure 9-5G-4.I (2). Monument Sign with EMB.

9-5G-4. Sign Types

J. Ped-Scale Pole-Mounted Sign.

- 1. **Description.** A Ped-Scale Pole-Mounted Sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 9-5G-4.J (1).
- a. A sign mounted onto a double set of poles.
- b. A sign mounted on a single pole.
- c. A sign hanging from a single pole.
- 2. **General Requirements.** Ped-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9-5G-4.J (1).
- 3. **Computation.** The area of a Pole-Mounted Sign is equal to the area of one sign face, including the Electronic Message Board.

Ped-Scale Pole-Mounted Sign Requirements	
Permitted Districts	DT 3
Sign Area	8 sq ft maximum area per sign face
Height	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum diameter of 3 inches. Refer to Table 9-5G-4.B (1) for maximum per lot.
Location on the Building or Site	Front or Corner Yards with minimum average depth of 10 feet
Placement on the Building or Site	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, black or dark green steel, metal & masonry; Plastic & synthetics permitted on Sign face

Table 9-5G-4.J (1). Ped-Scale Pole-Mounted Sign Requirements.

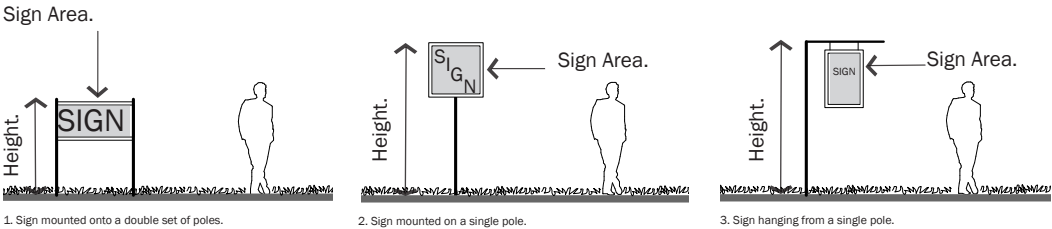


Figure 9-5G-4.J (1). Three Types of Ped-Scale Pole-Mounted Signs.

9-5G-5. Landscape Standards

9-5G-5. Landscape Standards

A. General Requirements.

1. **Intent.** The landscape standards outlined in this section are designed to meet the following set of goals.
 - a. 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.
 - b. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
 - c. To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
 - d. To shade large expanses of pavement and reduce the urban heat island effect.
2. **Applicability.** The following applies to all parcels within DT districts.
 - a. **General Compliance.** Application of this section to existing uses shall occur with the following developments.
 - (1) 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.
 - (2) Alteration to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
 - (3) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
 - b. **Buffers.** Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (1) **Shared Driveways.** Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (2) **Points of Access.** Buffering is not required at driveways or other points of access to a lot.
 - c. **Temporary Uses.** These provisions do not apply to temporary uses, unless determined otherwise by the Zoning Administrator.

B. Installation of Landscape.

1. **Intent.** The following provisions aid in ensuring that all required landscaping is installed and maintained properly.
2. **Applicability.** These provisions apply to landscape

installation as required by this section.

3. **General Installation Requirements.** The installation of landscaping shall adhere to the following standards.
 - a. **National Standards.** Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (1) **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.
 - (2) **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.
 - b. **Installation.** Landscaping shall be fully installed prior to the issuance of a certificate of completeness.
 - (1) 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.
 - (2) 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.
 - c. **Plant Size Requirements.** Plant material shall be sized according to Table 9-5G-5.B (1). Plant Material Size at Installation at the time of installation, unless otherwise noted in this section.
 - d. **Condition of Landscape Materials.** The landscaping materials used shall be:
 - (1) Healthy and hardy with a good root system.
 - (2) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (3) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (4) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (5) Protected from damage by grates, pavers, or other measures.
 - (6) Plants that will not cause a nuisance or have negative impacts on an adjacent property.
 - (7) Species native or naturalized to the Midwest Region, whenever possible.
 - e. **Compost, Mulch, and Organic Matter.** Compost, mulch, and organic matter may be utilized within

9-5G-5. Landscape Standards

the soil mix to reduce the need for fertilizers and increase water retention.

- f. Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.
4. **Ground Plane Vegetation.** All unpaved areas shall be covered by one of the following.
 - a. Planting Beds.
 - (1) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (2) Nonliving materials, such as pine straw, colored gravel, or mulch, are permitted for up to 50% of a bed area.
 - (3) Annual beds must be maintained seasonally, replanting as necessary.
 - b. Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (1) Grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.
5. **Tree Installations.** Refer to the list of permitted tree types, available at Village Hall.
 - a. 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.
 - b. Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
 - c. Species Composition. Trees planted on a site shall be any combination of permitted species with the following exceptions.
 - (1) One genus shall not comprise more than 30% of trees planted on a site.
 - (2) One species shall not comprise more than 10% of trees planted on a site.
 - (3) Exceptions to this provision may be granted by the Zoning Administrator.
 - d. Tree Size. All trees to be installed to meet the requirements of this section shall be a minimum of 1.5 inch caliper at the time of installation.

Plant Material Type	Minimum Size
Deciduous Shade/Overstory Tree	
Single Trunk	1.5" caliper
Multi Trunk	10' in height
Evergreen Tree	8' in height
Understory Tree	6' in height
Ornamental Tree	1.5" caliper
Shrubbery - Deciduous	container class 5
Shrubbery - Evergreen	container class 5
Groundcover	3" in height

Table 9-5G-5.B (1). Plant Material Size at Installation.

Tree Size	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Very Small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	736	294 (approx. 17' x 17')	100 (10' x 10')
Medium	2852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 9-5G-5.B (2). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

9-5G-5. Landscape Standards

- e. Tree Spacing.
 - (1) Trees shall be planted at least 30 feet and 20 feet apart for large and medium trees, respectively.
 - (2) No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided:
 - i. Medium trees: three feet.
 - ii. Large trees: four feet.
 - f. Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
 - (1) At least seventy 70% of the canopy limits of preserved trees should have a permeable surface.
 - (2) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 9-5G-5.B (2) for details.
 - (3) Permeable area for one tree cannot count toward that of another tree.
 - g. Structural Soil. When the Soil Surface Area (per Table (E) (2) 2) 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).
6. **Irrigation Systems.** Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.
- a. All irrigation systems shall be designed to minimize the use of water.
 - b. Non residential landscape irrigation shall have an automatic clock-activated permanent system.
 - c. The irrigation system shall provide sufficient coverage to all landscape areas.
 - d. The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
 - e. All systems shall be equipped with a back-flow prevention device.
 - f. All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.
 - g. Any irrigation system shall remain in good repair.
7. **Maintenance of Landscape.** All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.
- a. All required landscape shall be maintained to adhere to all requirements of this ordinance.
 - b. 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.
 - c. Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
 - d. Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
 - e. 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.
 - f. Tree Topping. Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to (F)(3)(d) 4.3.4(2) for clear branch height of street trees.
 - g. Village Inspection. All landscaped areas regulated by this ordinance may be inspected by the Village.
- C. Street Trees & Streetscape Design.**
- 1. **Intent.** To line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.
 - 2. **Applicability.** The requirements herein apply to all new development requiring Regulating Plan approval.
 - 3. **Streetscape Design Submittal.** A consistent streetscape design shall be submitted for approval for all new streets within the development. At a minimum, the submittal shall include the following:
 - a. Street Trees. Trees meeting the minimum requirements of Table 9-5G-5.B (1), shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of 9-5G-5.B.5 Tree Installations.
 - b. Sidewalk Pavement Design.
 - c. Street Furnishings. Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed.

9-5G-5. Landscape Standards

- 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.
4. **Minimum Street Tree Requirements.** The following standards apply to the installation of street trees.
- a. Exception. Street Trees are not required on Alleys.
 - b. Clear Branch Height. Minimum clear branch height is six feet; in commercial districts, minimum clear branch height is eight feet.
 - c. Street Tree Type. Medium and large shade trees are permitted to be installed as street trees.
 - d. Street Tree Spacing. Street trees shall be planted as follows.
 - (1) 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.
 - (2) Spacing.
 - i. Large trees must be spaced a minimum of 30 and a maximum of 60 feet on center.
 - ii. Medium trees must be spaced a minimum of 20 and a maximum of 40 feet on center.
 - (3) 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 Village Arborist to determine the appropriate tree species.
 - i. Zoning Administrator may waive the street tree requirement in spaces less than nine feet.
 - e. Tree Wells. In commercial districts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - (1) For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.
 - i. The opening must be covered with a tree grate or pervious pavement.
 - ii. The opening in a tree grate for the trunk must be expandable.

9-5G-5. Landscape Standards

D. Frontage Buffer.

1. Intent & Applicability.

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

D. Frontage Buffer Requirements

1. Buffer Depth & Location ¹

Depth	7'	a
Location on the Site	Between street facing property line and parking area ²	b

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	c
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas	d
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	

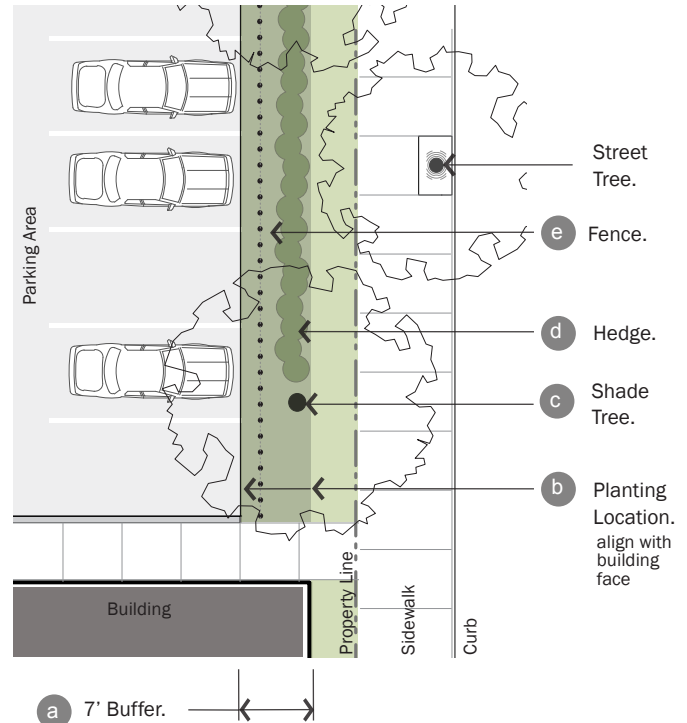
3. Fence

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'

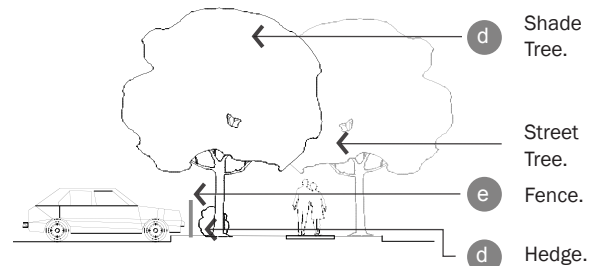
Notes:

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 property line must be landscaped.



Front Buffer Plan.



Front Buffer Section.

Figure 9-5G-5.D (1). Frontage Buffer Plan and Section.

9-5G-5. Landscape Standards

E. Side & Rear Buffer.

1. Intent & Applicability.

- Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.
- General Applicability. Applies to all DT districts.

E. Side & Rear Buffer Requirements	
1. Buffer Depth & Location	
Depth	Varies based on the zoning district of the lot and the adjacent lot; see Table 9-5G-5.E (1). a
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.
2. Required Landscape Screen	
Width	5' landscape screen in addition to any other buffer landscaping b
Location	Directly adjacent to the rear or side property line
Hedge	Continuous double row of shrubs required between shade trees c
Hedge Composition	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"
Hedge Frequency	Minimum of 15 shrubs per 100' of property line is required
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer d
3. Buffer Landscape Requirements	
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area

Notes:

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

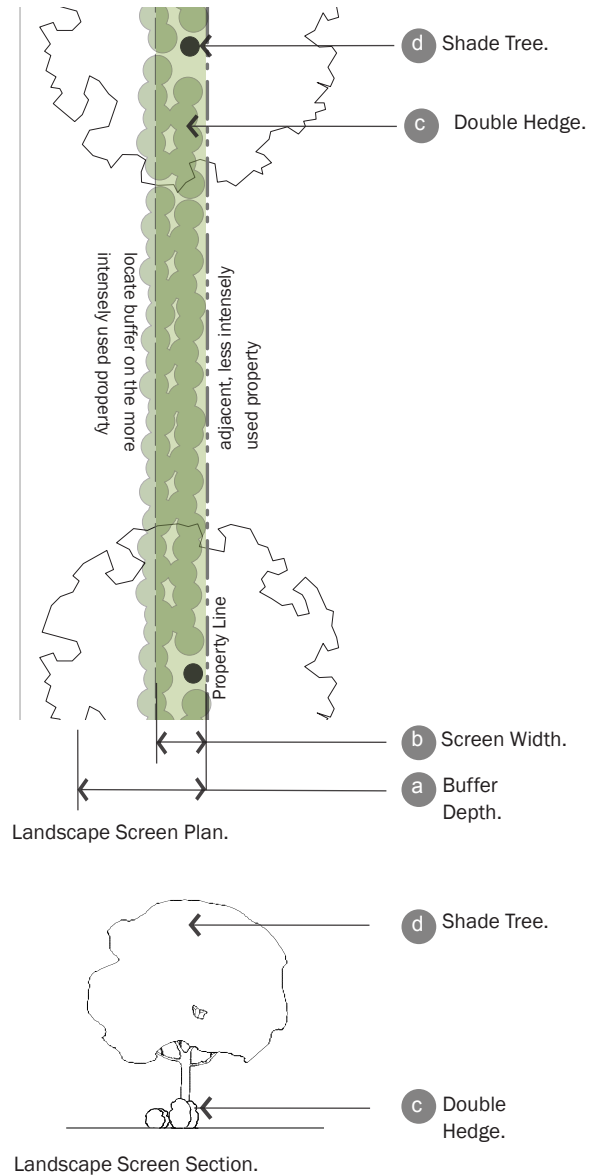


Figure 9-5G-5.E (1). Landscape Screen within Light Side & Rear Buffer.

Buffer Requirements between Districts			
Buffer Required by these Districts			
	DT 1	DT 2	DT 3
DT 1	not required	not required	not required
DT 2	not required	not required	not required
DT 3	10'	10'	not required
Any existing single family	10'	10'	not required

Table 9-5G-5.E (1). Side & Rear Buffer Requirements between District.

9-5G-5. Landscape Standards

F. Interior Parking Lot Landscape.

1. Intent & Applicability.

- Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.
- General Applicability. All open-air, off-street parking lots in all DT districts.
- Other Internal Parking Lot Areas. Internal areas not dedicated to parking 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.
- Existing Vegetation. Existing vegetation may be credited toward these requirements.

F. Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length ³
Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement
Required Trees Within Islands	Minimum of 1 medium or large shade tree per island

2. Landscape Median

Recommended Median Location	Recommended in each free-standing bay of parking along the length of the bay
Minimum Width	5'; Medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement

3. Tree Requirements

Requirements per Parking Space ⁴	Each parking space must be located within 50' of a tree planted within parking lot interior
Tree Shade Goal	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
	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 9-5G-5.F (1) for calculation.

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

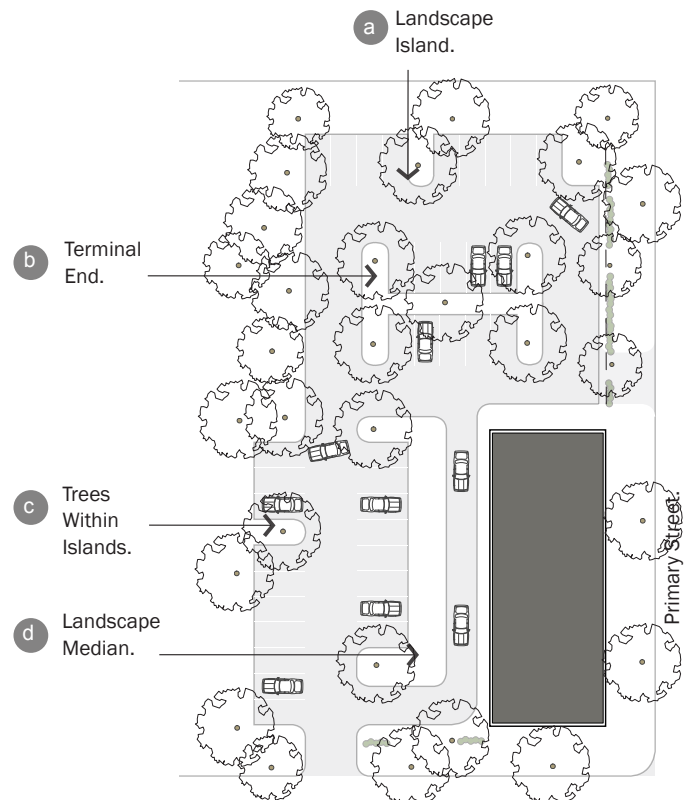


Figure 9-5G-5.F (1). Interior Parking Lot Landscaping.

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Table 9-5G-5.F (1). Estimated Canopy and Height at Maturity.

9-5G-5. Landscape Standards

G. Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Intent & Applicability.

- Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all DT districts.

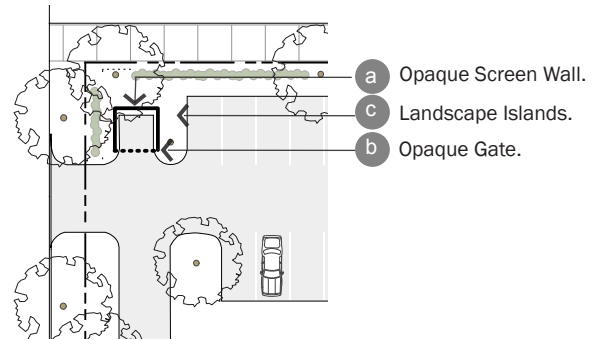


Figure 9-5G-5.G (1). Screening of Open Storage & Refuse Areas.

G. Screening of Open Storage, Refuse Areas, & Utility Appurtenances

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards	
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area	a
Screen Wall Height	Height shall be the higher of the following: <ol style="list-style-type: none"> 6' Height of use to be screened 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	b
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	c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way
Small Private Mechanical Equipment ⁴	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

9-5G-5. Landscape Standards

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9-5G-6. Parking

9-5G-6 Parking

A. General Requirements.

1. **Applicability.** This section shall apply to all new development and changes in use or intensity of use for existing development in any Downtown (DT) District.
 - a) General Requirements. Off-street parking spaces shall be provided in conformance with Chapter 8 of Title 9 Zoning Regulations, with the following revisions:
 - (1) Required Off-Street Parking. Refer to Table 9-5G-6.A (1) for off-street parking requirements for land uses in the Downtown Districts.
 - (2) Refer to 9-5G-3 for more information about permitted uses.
2. **Maximum Allowable Vehicular Spaces.** No development is permitted to provide greater than 10% over the minimum parking requirement.

B. Multiple Use Reductions.

The following reductions may be taken for multiple non-residential uses.

1. **Shared Vehicular Parking.** An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - a) General Provisions. The Zoning Administrator may permit up to 100% percent of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.
2. **Approval.** In order to approve a shared parking

arrangement, the Zoning Administrator must find, based on competent evidence provided by the Applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

3. Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.

- a) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the Zoning Administrator.
- b) The following uses are typically considered predominantly nighttime or Sunday uses: entertainment uses, eating and drinking establishments, assembly uses, auditoriums accessory to schools and other similar uses with peak activity at night or on Sundays, as authorized by the Zoning Administrator.

C. Cooperative Vehicular Parking.

When two or more categories of non-residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:

1. **General Provisions.** Cooperative parking will be approved in accordance with the following:
 - a) A 25% percent reduction is permitted when four or more use categories are involved.
 - b) A 15% percent reduction is permitted when three use categories are involved.
 - c) A 10% reduction is permitted when two use categories are involved.
2. **Uses in Different Buildings.** The Zoning Administrator may approve the cooperative agreement if any of the uses are not located in the same structure or building.
3. **Location of Cooperative Parking.** Any cooperative parking must be within 1000 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.
4. **Off-Site Cooperative Parking Agreement.** An agreement approved by the Village Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the Zoning Administrator.
 - a) Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.
 - b) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

Land Use	Off-Street Parking Requirement (Off- Street Vehicular Spaces)
Single Family	2/unit
Multifamily	
1 Bedroom	
2 Bedroom	
3 or more Bedrooms	2 / unit
Office	1 / 250 square feet
Service	1 / 250 square feet
Banks & Financial Institutions	1 / 250 square feet
Retail	1 / 250 square feet of net sales floor area
Restaurant	1 / 4 seats

Table 9-5G-6.A (1). Required Off-Street Parking.

9-5G-6 Parking

D. Parking Credits.

Vehicular parking standards within Article 17 may be reduced by achieving one or all of the following credits.

1. **On-Street Parking Credit.** For all non-residential uses, on-street parking spaces that meet the following shall be credited against the parking requirement.
 - a) Spaces shall be designated on-street parking available 24 hours of every day.
 - b) On-street space must be located a minimum of 50% adjacent to the property line of the lot.
2. **Public Parking Credit.** For all non-residential uses, public parking spaces located within 1000 feet of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
3. **Transit Credit.** For all uses, vehicular parking requirements may be reduced with proximity to any commuter rail station or transit line. Proximity is measured from any point along the property line to the platform or transit stop.
 - a) Within 1/4 mile. A reduction of 15% percent of the required off-street parking.
4. **Car-Share Parking Credit.** The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.
 - a) Per each car-share parking space provided, required parking spaces shall be reduced by four spaces.
 - b) Required parking spaces may be reduced up to 40%.
 - c) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.
5. **Other Parking Reductions.** Additional reductions may be approved by the Zoning Administrator with the submittal of a parking study illustrating the reduction.

E. Bicycle Parking.

1. **Required Bicycle Parking.** The Required Bicycle Parking Table 9-5G-6.E (1) indicates the minimum bicycle parking ratio for a given use.
 - a) Bicycle parking is not required for uses not listed.
 - b) Bicycle parking is not required for uses less than 2,500 square feet in size.
 - c) No use, other than Civic is required to accommodate more than 20 bicycles.
 - d) With approval of the Zoning Administrator, a fee in lieu of providing spaces may be permitted for physically constrained sites.

2. **Bicycle Parking Design.** Bicycle parking (refer to Table 9-5G-6.E (1)) Required Bicycle Parking for quantity required) shall be designed and located as follows.

- a) Dimensions.
 - (1) Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.
 - (2) An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - (3) A minimum of two feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
 - (4) Racks shall be installed a minimum of two feet from any wall or other obstruction.
- b) Location. Bicycle parking should be located within 50 feet of the entrance of the use.
 - (1) Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - (2) Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
 - (3) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
- c) Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
- d) Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials, so that the bicycle parking area is clearly demarcated and the rock material is contained.
- e) Signage. If required bicycle parking for public use

Land Use	Bicycle Spaces
Multifamily	1/2 Vehicular Spaces for buildings with 8+ units
Civic/Institutional	1/10 Vehicular Spaces, min. of 4
Retail	1/10 Vehicular Spaces
Services	1/10 Vehicular Spaces
Office	1/10 Vehicular Spaces

Table 9-5G-6.E (1). Required Bicycle Parking.

9-5G-6 Parking

is not visible from the street, Signs must be posted indicating their location.

- f) Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off-street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.
- g) Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements.

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