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## Chapter 6

# LAND USE AND DEVELOPMENT STANDARDS

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### Article 6.1

#### GENERAL PROVISIONS

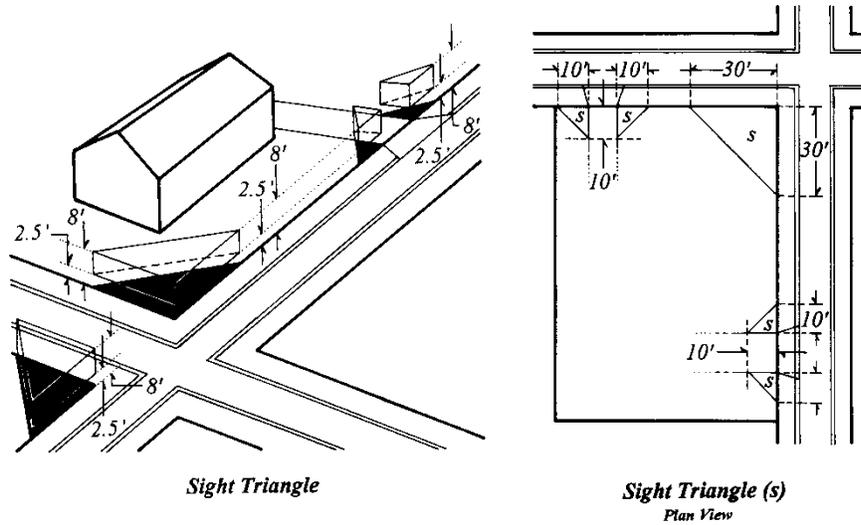
- 6.1.1. New Structures.** All structures built hereafter shall comply with all of the regulations of this Title. Any structure hereafter moved from one site to another site shall be considered to be a structure built hereafter. Any structure rebuilt or restored after damage or destruction by fire or other casualty shall be considered to be structure built hereafter, unless Chapter 3 of this Title permits such structure to be rebuilt or restored.
- 6.1.2. New Uses of Old Structures.** If the use of any existing structure is hereafter changed to another use, then the new use shall comply with the use regulations of this Title provided, however, the mere establishment of a new use does not itself require the existing structure to conform to the lot size or other bulk regulations of this Title.
- 6.1.3. Remodeling.** If any structure is hereafter remodeled:
- A. The entire structure as remodeled shall comply with the use regulations of this Title; and
  - B. Any alterations or enlargements of, or additions to the structure shall comply with the bulk regulations of this Title; and
  - C. The off-street parking facilities provided for the structure shall not be reduced below (or if already less than, shall not be further reduced below) the requirements that would be applicable to a similar new structure or use.
- 6.1.4. Uses of Open Land.** If any use of open land is hereafter established, or if any use of open land is hereafter changed to another use, such use shall comply with all the regulations of this Title.
- 6.1.5. Uses Permitted In All Districts.** The following public utility and municipal uses are permitted in all districts: poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves or any other similar equipment (not including substations located on or above the surface of the ground) for the distribution to consumers of telephone or other communications, electricity, gas, water, or for the collection of sewage or surface water.
- 6.1.6. Public Sewer and Water Facilities Required.** All structures built after July 17, 1990 shall be served by and connected to a public sanitary sewage disposal system and water distribution system. Existing structures not connected to a public sanitary sewage disposal system and water distribution system may be enlarged, repaired, or altered without connection to said system provided that the failure to connect said structure shall not create a hazard to the public health, safety, or welfare.
- 6.1.7. Permitted Uses.** No structure shall hereafter be built, moved or remodeled, and no structure or land shall be used, occupied or designed for use or occupancy except for a use that is permitted within the zoning district in which the structure or land is located.
- 6.1.8. Special Uses.** No use of a structure or of land that is designated as a Special Use in any zoning district shall hereafter be established, and no existing Special Use shall hereafter be changed to another Special Use, in such district unless a Special Use Permit has been secured in accordance with the provisions of Article 4.3 of this Title.
- 6.1.9. Lot Size Requirements.**
- A. No structure or part thereof shall hereafter be built, moved or remodeled, and no structure or land shall hereafter be used, occupied, arranged or designed for use or occupancy on a zoning lot which is:
    - 1. Smaller in area than the minimum lot area or minimum lot area per dwelling unit required in the zoning district in which the structure or land is located; or

2. Narrower than the minimum lot width required in the zoning district in which the structure or land is located; or
  3. Shallower than the minimum lot depth required in the zoning district in which the structure or land is located.
- B. No existing structure shall hereafter be rebuilt, remodeled or otherwise altered or modified so as to conflict or further conflict with the lot area per dwelling unit or lot size requirements as set forth in Article 6.5, for the zoning district in which the structure is located.
- C. Whenever a minimum contiguous area is specified for a zoning district, then no property shall be classified or reclassified in any such zoning district unless, after such classification or reclassification, the said property will, when considered alone or in conjunction with similarly classified property which it abuts, contain at least the minimum contiguous area specified for such zoning district.
- 6.1.10. Lot Development Regulations.** In this Title, lot development regulations are expressed in terms of maximum structure height, maximum lot coverage, maximum floor area ratio, minimum building separation and minimum front, side, corner side, transition, rear, and double frontage yards, location of parking, and frontage types, among other terms by building typology. No structure or part thereof, shall hereafter be built, moved or remodeled, and no structure or land shall hereafter be used, occupied or designed for use or occupancy so as to;
- A. exceed the maximum lot coverage percentage, the maximum structure height or the maximum floor area ratio specified for the building typology that is closest to that proposed or maintained on the property; or
  - B. provide any setback or front, side, corner side, transition or rear yard that is less than that specified for the building typology which most closely represents such structure proposed or maintained.
- 6.1.11. Off-Street Parking and Loading.** No structure shall hereafter be built or moved and no structure or land shall hereafter be used, occupied or designed for use or occupancy unless the minimum off-street parking and off-street loading spaces required by Article 6.7 of this Title are provided. No structure or use already established on the effective date of this Title shall be enlarged unless the minimum off-street parking and loading spaces required by Article 6.7 for such enlargement are provided.
- 6.1.12. Number of Structures and Uses on a Zoning Lot.**
- A. RESIDENTIAL DISTRICTS. Unless otherwise permitted for a specific building typology, not more than one principal residential building shall be located on a single zoning lot, unless such principal residential building is located in a planned development that was approved pursuant to the provisions of this Title.
  - B. COMMERCIAL AND INDUSTRIAL DISTRICTS. In commercial and industrial districts, any number of structures and uses including residential, when permitted, may be constructed or established on a single zoning lot, but no single zoning lot shall be smaller than the minimum lot area prescribed for the district in which such structures are located.
- 6.1.13. Yard Requirements for Open Land.** If a zoning lot is, or will be, occupied by a permitted use without structures, then the minimum front, side or rear yards that would otherwise be required for such zoning lot shall be provided and maintained unless some other provisions of this Title requires or permits a different front, side, corner side or rear yard, on zoning lots used for garden purposes without structures, or on zoning lots used for open, public recreation areas.
- 6.1.14. Restrictions on Allocation and Disposition of Required Yards or Open Space.**
- A. No part of the lot area, or of a yard, or other open space, or off-street parking or loading space provided in connection with any structure or use in order to comply with this Title shall, by reason of a change of ownership or otherwise, be included as a part of the minimum lot area, yard, other open space, or off-street parking or loading space required for any other structure or use, except as specifically permitted by this Title.

- B. All of the lot area and all yards and other open spaces provided in connection with any structure or use in order to comply with is Title shall be located on the same lot as the structure or use.

**6.1.15. Use Limitations.** No permitted use hereafter established, altered, modified or enlarged shall be operated or designed so as to conflict with the use limitations for the zoning district in which such use is, or will be, located. No permitted use already established on the effective date of this Title shall be altered, modified or enlarged so as to conflict with or further conflict with, the use limitations for the zoning district in which such use is located.

**6.1.16. Sight Triangle.** No building, structure, fence, sign, landscaping or other obstruction, whether temporary or not, shall be erected or permitted to grow in the sight triangle located at the intersection of every street, street and alley, and street and driveway. The sight triangle is a three-dimensional volume, the bottom of which is two and one-half (2.5) feet above grade and the top of which is eight (8) feet above grade, and the sides of which are formed by the right-of-way lines of two intersecting streets or a street and a driveway or a street and an alley. The length of the sides of said triangle shall be thirty (30) feet along the street right-of-way that intersect, and ten (10) feet along the street right-of-way and driveway when a street and driveway intersect, or along the street right-of-way and alley when a street and alley intersect.



**6.1.17. Platted Building and Setback Lines.** If a recorded subdivision plat imposes a building or setback line for a lot which is less than the minimum yard required by the applicable section of this Title, then, notwithstanding the recorded plat, the minimum yard shall be the same a required by the applicable section of this Title.

**6.1.18. Established Setbacks in Conflict with this Title.**

- A. Notwithstanding any other provisions regarding setbacks in residential and commercial areas as set forth in this Title, if forty percent (40%) of any defined residential or commercial block shall be improved with buildings at the time of any application for building permit and the existing improved frontage of any such block shall have been established to a setback line which is less than the minimum requirement as provided for in the district in which the property is located then the setback existing at the time of the application for building permit shall be accepted as a proper set back and no hearing for variation shall be required to permit the construction of a building conforming to the existing established setback.
- B. If forty percent (40%) of any defined commercial block in the GB General Business or CB Central Business Districts shall be improved with buildings at the time of any application for building permit and the existing improved frontage of any such block shall have been established to a setback line which is greater than the minimum requirement as provided for in the appropriate district in which the property is located then that setback, existing at the time of the application for building permit shall be accepted as a proper setback notwithstanding the fact that

the minimum setback is less. The purpose of this provision is to provide for buildings to conform to the existing established setback.

- 6.1.19. Effect on Prior Plans.** Nothing in this ordinance shall be deemed to require any change in the plans, construction or designated use of any building upon which actual construction was lawfully begun prior to the adoption of this ordinance and upon which building actual construction has been diligently carried on and provided further that such building shall be completed within two (2) years from the date of passage of this Title.

## Article 6.2

### ACCESSORY STRUCTURES AND USES

**6.2.1. Accessory Structures and Uses.** No accessory structure or use, as defined herein, shall hereafter be built, moved or remodeled, established altered or enlarged unless such accessory structure or use is permitted by the Title. Accessory uses are permitted in any zoning district in connection with any principal use that is permitted within such district.

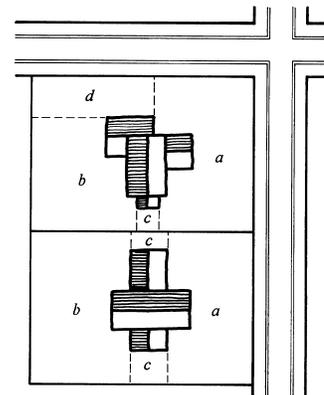
A. ACCESSORY STRUCTURES AND USES LIMITATIONS AND CONDITIONS. Each accessory structure and use shall comply with the applicable limitations in the zoning district in which it is located and, in addition:

1. No accessory structure or use shall be constructed, occupied or established on any lot prior to the completion of the principal structure to which it is accessory.
2. No accessory structure or use shall be permitted in any yard unless it is a permitted yard obstruction as provided in Section 6.2.1(B)2 or 6.2.1(B)3.
3. Outdoor storage, where permitted, shall be maintained in such a manner so as to prevent the over-growth of weeds, grasses and other obnoxious plant material, and the harboring of rodents and other animal and insect pests.
4. Buildings and structures essential, incidental or customary to the pursuit of agriculture are exempt from the requirements of this Section 6.2.1.
5. On a corner lot occupied by a principal residential structure that is legally nonconforming with respect to the corner side yard setbacks, accessory uses and structures may be located in said corner side yard provided they maintain the same setback as the principal residential structure.
6. No accessory structure or use, except fences, shall be constructed, occupied or established on any public utility, drainage, or pipeline easement, except with the written permission of the Village and all utility companies having rights to use the easement.

B. PERMITTED YARD OBSTRUCTIONS.

1. No accessory structure and use, except those which are permitted as obstructions in yards as indicated in Section 6.2.1(B)2, Table of Permitted Yard Obstructions, shall be established, constructed or altered in, or moved to any yard. *For the purpose of this Section 6.2.1:*

- a. Front yard shall refer to the open space on a lot between the front lot line and all of the vertical planes forming the front elevation of the principal structure;
- b. Rear yard shall refer to the open space on a lot between the rear lot line and all of the vertical planes forming the rear elevation of the of the principal structure, but excluding any corner side yard;
- c. Side yard shall refer to the open space on a lot between the side lot line and the vertical plane(s) forming the side elevation of the principal structure closest to the side lot line, but excluding any rear or front yards; and,
- d. Corner side yard shall refer to the open space on a lot between the corner side lot line and the vertical plane forming the side wall(s) of the principal structure closest to the corner side lot line, but excluding any rear or front yards.



*Accessory Structures and Uses Yards*

Where a = Front Yard  
 b = Rear Yard  
 c = Side Yard  
 d = Corner Side Yard

2. TABLE OF PERMITTED YARD OBSTRUCTIONS. (ORD.2016-24; 7/7/16)

STRUCTURE OR USE	FRONT YARD	CORNER SIDE YARD	REAR YARD	SIDE YARD	STRUCTURE OR USE	FRONT YARD	CORNER SIDE YARD	REAR YARD	SIDE YARD
Air conditioner condenser unit, window units	P	P	P	P	Greenhouse, private in accordance with Section 6.2.1			P	
Animal houses, for domestic animals, not to exceed sixteen (16) square feet in area and four (4) feet in height			P		Lamp posts	P	P	P	P
Antenna, freestanding, for non-commercial purposes			P		Landscaping	P	P	P	P
Arbors, trellises and pergolas	P	P	P	P	Laundry drying (clotheslines)			P	
Architectural ornamentation, e.g. sills, belt courses, cornices	P	P	P	P	Lawn and garden ornaments, sculpture and statuary, and garden furniture	P	P	P	P
Awnings and canopies, projecting no more than forty-eight (48) inches from the structure	P	P	P		Outdoor storage of firewood			P	P
Balconies, projecting no more than sixty (60) inches from the structure	P	P	P		Outdoor storage, in Industrial Districts			P	P
Barbeque grills, in-ground			P		Parking boats, trailers, campers, recreational vehicles and trucks in accordance with Section 6.7.4(F)	P	P	P	P
Bay windows, having no foundation and projecting no more than thirty (30) inches from the structure	P	P	P	P	Parking spaces and aisles, loading berths, except covered or enclosed, in accordance with Article 6.7	P	P	P	P
Cabanas			P		Patio, open to the sky			P	P
Carport, attached, projecting no more than ten (10) feet from the structure			P	P	Patio, permanently roofed-over			P	
Children's playhouse, not to exceed forty (40) square feet in area			P		Porches, projecting no more than eight (8) feet from the structure	P	P	P	P
Chimneys, having no foundation and projecting no more than thirty (30) inches from the structure	P	P	P	P	Portico chere, projecting no more than fourteen (14) feet from the structure	P	P	P	P
Decks, open to the sky and less than thirty-six (36) inches above the ground under the deck			P	P	Recreational equipment, e.g. children's swing set			P	
Decks, permanently roofed-over			P		Satellite stations, freestanding in accordance with Section 6.2.1			P	P
Dog runs, open to the sky and not to exceed thirty-two (32) square feet in area			P		Signs and nameplates, in accordance with Article 6.8	P	P	P	P
Driveways and walkways	P	P	P	P	Solar energy devices, attached	P	P	P	P
Eaves and gutters, projecting no more than thirty (30) inches from the structure	P	P	P	P	Solar energy devices, detached			P	
Fall-out, storm shelters, attached or detached, above or below grade			P		Steps, at or below the first floor level	P	P	P	P
Fences and walls, Type A (All Zoning Districts) not to exceed (4) feet	P	P	P	P	Storing boats, trailers, campers, recreational vehicles and trucks in accordance with Section 6.7.4(F)			P	P
Fences and walls, Type B (Residential Zoning) not to exceed (6) feet, (all other Zoning) not to exceed (10) feet			P		Swimming pools, hot tubs, Jacuzzi and outdoor spas in accordance with Section 6.2.1			P	
Fire escapes, open to the elements and projecting no more than five (5) feet from the structure	P	P	P	P	Tennis, basketball courts			P	
Fireplace, outdoor			P		Terraces	P	P	P	P
Flag poles, the height of which shall not exceed the distance from any lot line	P	P	P	P	Tool, garden shed or similar buildings or structures for domestic storage purposes in accordance with Section 6.2.1			P	
Garages and carports, detached in accordance with Section 6.2.1			P		Trash receptacles and enclosures			P	P
Gazebos			P		Utility meters, distribution boxes, pedestals and other above ground appurtenances	P	P	P	P

Where 'P' indicates accessory structure or use is a permitted yard obstruction in the indicated yard as defined in this Section 6.2.1(B)1.

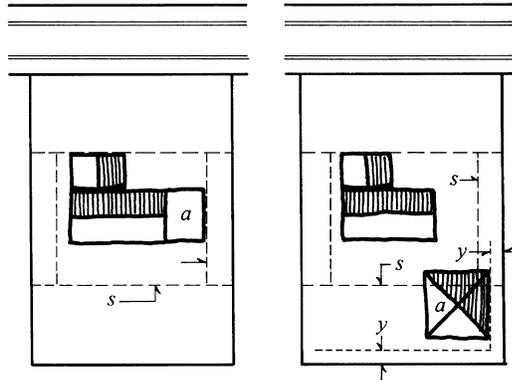
Accessory structures and uses not listed in this Table shall be considered to be prohibited yard obstructions.

Accessory structures and uses listed in this Table shall conform with the bulk regulations in Section 6.2.2 unless otherwise specified in this Table. (Ord. 2016-24; 7/7/16)

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**6.2.2. Bulk Regulations.** Except as otherwise provided by this Title, all accessory structures and uses shall observe the bulk regulations of the district in which they are located, provided that:

- A. **ATTACHED ACCESSORY STRUCTURES:** Accessory structures, except porches, balconies and decks attached to the principal building, shall be considered part of the principal building and shall comply with the required yards for the principal structure.



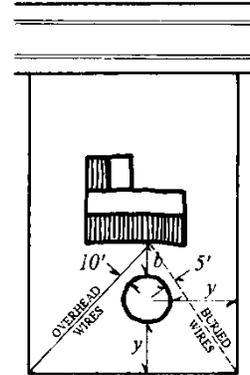
**Yard Requirements for Accessory Structures (a)**  
 Where *s* = required setback for principle structure, and  
*y* = required setback for detached accessory structure

- B. **DETACHED ACCESSORY STRUCTURES, EXCEPT FENCES AND WALLS:**
  1. **Minimum rear and side yard:** Detached accessory structures shall be located at least three (3) feet from any side or rear lot line. If the accessory structure is more than ten (10) feet in height, the required rear and side setbacks shall be ten (10) feet. In no case shall such accessory structure be permitted in any public utility or drainage or access easement.
  2. **Maximum structure height:** Twenty (20) feet, except as provided otherwise in this Article 6.2.
  3. **Minimum building separation:** No detached accessory structure may be located less than ten (10) feet from the principal structure or another accessory structure on the lot, except as provided otherwise in this Article 6.2.

C. ADDITIONAL BULK REGULATIONS.

1. SWIMMING POOLS, HOT TUBS, AND OUTDOOR SPAS.

- a. No swimming pool, hot tub or outdoor spas and any deck attached thereto, may be located less than five (5) feet from any fence or property line.
- b. No swimming pool, hot tub, and outdoor spa shall be located within ten (10) feet of any overhead electric distribution or above ground service utility line transformer, pedestal or meter, nor within five (5) feet of any buried electric distribution or service utility line.
- c. All swimming pools, hot tubs, and outdoor spas, hereinafter referred to as “pool”, shall provide adequate enclosure when not in use or supervised. Said enclosure shall be:
  - 1. A fence or wall with no openings or breaks, except for gates, not less than four (4) feet in height must be placed around the pool or lot on which the pool is located; or
  - 2. The pool must be constructed with a self-contained fence and retractable ladder; or,
  - 3. A manufacturer’s swimming pool, hot tub, or outdoor spa cover or other type of protective device providing equal or better degree of protection than the other options in this Section and approved by the Village building official.



**Swimming Pool (p) Setbacks**

Where  $b$  = building separation  
 ( $\geq 10$  feet)  
 $y$  = yard setback ( $\geq 5$  feet)

Planting material shall not be accepted as a substitute for a fence or wall required by this Section.

- d. Maximum area of all swimming pools, hot tubs, or outdoor spas located on a lot shall not exceed six hundred (600) square feet or one percent (1%) of the lot area, whichever is less.
2. FENCES AND WALLS.

- a. DEFINITION. For the purpose of this Article 6.2, a fence shall mean a free standing structure of metal, masonry, composition or wood or any combination thereof permanently installed by being partially buried in the ground and rising above ground level, and used for confinement, screening, or partition purposes, including the following: (i) *Fence, decorative*; A fence having a regular pattern that has more than thirty percent (30%) of the surface open and unobstructed to vision, light and air, when viewed perpendicular to the plane of the fence and intended primarily for aesthetic purposes; (ii) *Fence, natural*; A living barrier that is made of natural growth, such as shrubs, hedges, evergreens and similar planted vegetation; and, (iii) *Fence, solid*; a fence having a regular pattern that has less than thirty percent (30%) of the surface open and unobstructed to vision, light and air, when viewed perpendicular to the plane of the fence and intended primarily for privacy or security purposes.

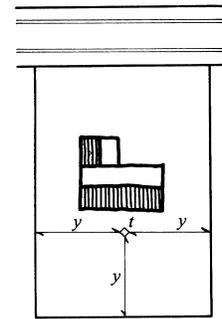
b. PROHIBITED FENCES AND WALLS.

1. Fences, including walls and planting material used in the nature of a fence, placed or maintained on any portion of any public right-of-way or in any required yard which, by the nature of the materials used for its construction, its design or location would impair public safety by interfering with and obstructing the vision of persons using the streets, sidewalks or driveways on or adjacent to such a yard. No such fence may be located within the sight triangle, as described in Section 6.1.16 of this Chapter.
2. Fences or walls constructed in whole or in part of, spikes, glass, protruding nails, or other sharp or pointed material of any kind.
3. Fences or walls constructed in whole or in part of electrically charged wire or barbed wire, except that barbed wire and electrically charged wire may be used on a fence on a lot in the T-1 District only when such lot is used for permitted agriculture purposes.
4. Chain link fences with barbed ends up.
5. Chain link fences with privacy insert strips in residential zoning districts. Privacy insert strips may be used in chain link fences in non-residential zoning districts provided all of the inserts are of the same color.
6. Snow fences, except for the exclusive control of windblown snow between November 1 and March 31 and erected by State or local highway authorities, or used exclusively for protection devices at excavation sites.
7. Fences constructed of less than 9-gauge wire.

c. FENCE AND WALL REQUIREMENTS.

1. FENCE CATEGORIES. For the purpose of this Section, there shall be two categories of fences in Richmond:
  - i. TYPE A. A Type A fence may only be a decorative, natural or solid fence and shall not exceed four (4) feet in height above the ground level in all zoning districts.
  - ii. TYPE B. A Type B fence may be a wall, decorative, natural or solid fence.
2. FENCE STANDARDS AND CONDITIONS OF USE.
  - i. TYPE A. A Type A fence is permitted in all yards. When a Type A fence, other than a natural fence, is erected in a front or corner side yard is of wood construction it shall be painted or stained white in color.
  - ii. TYPE B. A Type B fence shall not exceed six (6) feet in height in residential districts or ten (10) feet in all other districts and is permitted only in rear yards, unless otherwise specified or permitted in this Title.
  - iii. ADDITIONAL REGULATIONS FOR FRONT AND CORNER SIDE YARD FENCES AND WALLS. Chain link fences and walls, except terraces, knee-walls and retaining walls, shall be prohibited in a front yard.
3. Fences and walls shall be located entirely on the lot of the property owner constructing the fence or wall.

4. The finished side of the fence or wall must face out from the property of property owner constructing the fence or wall.
  5. No fence or wall shall be constructed or maintained in such a manner as to obstruct, inhibit, impair or otherwise alter over land surface drainage across any adjoining lot.
  6. Fences may be located on public utility and drainage easements, however, the Village and the public utility companies having rights to use said easement reserve the right to remove said fence to construct, repair or maintain utility facilities with no obligation to replace or restore said fence, unless so stated in the governing easement document. It shall be the obligation of the property owner to locate all utilities prior to construction of a fence.
- d. EXEMPTIONS. The provisions of this Section 6.2.2.C.2 shall not apply to the following:
1. Fences constructed for the safety of children on park or school playgrounds.
  2. Planting material used in the nature of a fence, except as otherwise prohibited by Section 6.2.1.D.2.a.1.
3. PRIVATE ANTENNA TOWERS AND SATELLITE STATIONS. Satellite stations with a diameter of forty (40) inches or less are exempt from these regulations. All other antenna and satellite stations shall conform to the following:
- a. MAXIMUM HEIGHT: Fifty (50) feet above grade.
  - b. MINIMUM YARDS:
    1. Freestanding towers or antenna structures and satellite stations that are unattached to the principal structure shall not be located closer to the lot line than the total height of the tower, satellite stations or antenna structure. All unattached, freestanding towers, satellite stations or antenna structures shall be located in the rear yard and must be properly guyed entirely within the limits of the property.
    3. Towers, satellite stations or antenna structures that are directly attached to the principal structure may be located in a side yard or rear yard.
  - c. SCREENING REQUIRED. Detached satellite stations greater than forty (40) inches in diameter shall be screened from view from adjoining lots and adjoining public right-of-way by a solid fence, wall and/or landscaping.
4. DETACHED GARAGES AND CARPORTS. In addition to the requirements of Section 6.2.2.B, detached garages and carports shall comply with the following:
- a. MAXIMUM AREA: One thousand two hundred (1,200) square feet or eight percent (8%) of the lot area, whichever is less.
  - b. MAXIMUM NUMBER: One (1) per single family lot.
  - c. ACCESS. A continuous hard dust-free surface shall be provided between any garage or carport and the adjoining public right-of-way or alley.
  - d. MAXIMUM HEIGHT: Fifteen (15) feet, unless an accessory dwelling unit or accessory office is located above the garage in which case the garage shall not exceed the height of the principal structure.



*Freestanding Antenna Tower (t)*

*Where y = yard setback, and y = height of tower or antenna*

5. DECKS, OPEN-TO-THE-SKY. In addition to the requirements of Section 6.2.2.B, decks, open-to-the-sky, shall comply with the following:
  - a. MAXIMUM AREA: Ten-percent (10%) of the lot area.
  - b. MINIMUM YARDS: Five (5) feet from any side or rear lot line provided that no deck attached to the principal building shall be located less than fifteen (15) feet from a rear lot line.
  - c. MAXIMUM HEIGHT: No deck detached from the principal building shall be higher than thirty-six (36) inches above the ground beneath the deck. Decks attached to above ground swimming pools shall be exempt from the maximum height limitation set forth herein but shall not be less than five (5) feet from any adjoining property line.
6. ACCESSORY DWELLING UNITS AND ACCESSORY OFFICES. In addition to the requirements of Section 6.2.2.B, accessory dwelling units and accessory offices shall comply with the following:
  - a. MAXIMUM FLOOR AREA: Six hundred forty (640) square feet.
  - b. NUMBER: Only one (1) accessory dwelling or accessory office shall be permitted on a lot.
  - c. MAXIMUM HEIGHT: The accessory dwelling or accessory office shall not exceed the height of the principal residential building on the lot.
  - d. ADDITIONAL STANDARDS AND CRITERIA:
    1. If the accessory dwelling or office is adjacent an alley, it shall have at least one window overlooking the alley.
    2. The entrance to the accessory dwelling or office shall not open directly onto an alley or face a public street.
    3. The accessory dwelling or office shall not materially differ in architectural appearance from the principal residence on the property.
    4. The accessory dwelling or office is permitted only in a space above an accessory garage which shall be detached from the principal dwelling.
7. PORTE-COCHERES AND ATTACHED CARPORTS. In addition to the requirements of Section 6.2.2.B, porte-cocheres or attached carports shall comply with the following:
  - a. NUMBER: One (1) per lot
  - b. MAXIMUM HEIGHT: The top of the porte-cochere or attached carport shall not be higher than the lowest eave line of the wall to which it is attached.
  - c. YARDS: A porte-cochere or attached carport may extend in to a required yard provided that it has no solid wall, other than the wall of the principal building to which it is attached, and is open to the elements year round.
  - d. The roof of a porte-cochere may be used as a deck, but shall not be enclosed and used as habitable space if the porte-cochere is located in a required yard.
8. TOOL, GARDEN STORAGE SHEDS, GAZEBOS, CABANAS AND OTHER ACCESSORY STRUCTURES, NOT OTHERWISE SPECIFIED IN THIS SECTION 6.2.2. In addition to the requirements of Section 6.2.2.B, tool garden storage sheds, gazebos, cabanas and other accessory structures not specified in this Section 6.2.2 shall comply with the following:
  - a. MAXIMUM AREA: Ten-percent (10%) of the lot area.
  - b. MAXIMUM NUMBER: One (1) each per lot.

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## Article 6.3

### TEMPORARY STRUCTURES AND USES

**6.3.1. Temporary Structures and Uses.** No temporary structure or use as listed herein shall hereafter be built, established, moved or remodeled, altered or enlarged unless such temporary structure or use is permitted by this Title. The following uses of land are permitted in each zoning district (unless specifically restricted to a particular in each district), subject to the specific regulations and time limited which follow, and to the other applicable regulations of the district or districts in which it is located:

- A. CHRISTMAS TREE SALES. Christmas tree sales, when located on a lot not less than one (1) acre for a period not to exceed thirty (30) days. Such use need not comply with the yard requirements of this Title, provided that no trees shall be displayed within ten (10) feet of any driveway or street right-of-way or within thirty (30) feet of the intersection of the rights-of-way of any two streets.
- B. CONTRACTORS' OFFICES AND EQUIPMENT SHEDS AND TRAILERS. Contractors' offices and equipment sheds and trailers, when accessory to a construction project and only for the duration of the project while building permits are in effect and provided that such office or equipment shed or trailer is located on the premises undergoing construction. No such office, shed or trailer shall contain sleeping accommodations or cooking facilities. Such use shall be removed upon the lapse of building permits or issuance of the last occupancy certificate and shall be screened from public view with a fence or landscaping.
- C. SUBDIVISION OR MODEL HOMES SALES OFFICES. Subdivision or model home sales offices, which may be located in a trailer or in a model home on the premises, when incidental to a new housing development. No such use may be used for sleeping or cooking purposes and may continue only until all dwelling units in the development have been sold or leased.

Fences may be located on lots used for subdivision sales offices and model homes provided that such fences comply with the provisions of 6.2.1.C.2, except that points of access be provided as required by the Development Administrator for persons, equipment and vehicles which may be required in case of emergency, and that fences used to control and direct sales pedestrian traffic may exceed the maximum height for fences in the yard in which they are located. If fences are used in connection with a subdivision or model home sales office, the Development Administrator may require a fence plan for the sales area prior to issuing a zoning certificate.

- D. SEASONAL SALE OF FARM PRODUCTS. Seasonal sales of farm produce, grown on the premises in a T-1 District, for a period not to exceed four (4) months in any calendar year. Structures incidental to such sales shall comply with the yard requirements of the district in which it is located.
- E. CIRCUSES AND CARNIVALS. Circus or carnivals, when operated or sponsored by a religious, civic, or institutional not-for-profit group for a period not to exceed one week. No such use may occur on a lot which will pose a safety hazard to pedestrians and motorists or interfere with the use and privacy of adjacent property. Such use may not be located in any residential district, except on park, church, or school property, and shall comply with the yard requirements of the district in which it is located.
- F. SIDEWALK SALES. Sidewalk sales, when conducted in a commercial district incidental to the business(es) located on the lot provided such use is conducted in conjunction with a special event or promotion which is related to or sponsored by the business(es) on the lot and conducted adjacent to the entrance of said business(es), and that such use occurs for a period not to exceed four days and does not occur more than three (3) times in a calendar year.
- G. GARAGE OR YARD SALES. Garage or yard sales, estate sales and house auctions when conducted on private property in a residential district for the display and sale of household and personal items, provided such use occurs for a period not to exceed six (6) days in a calendar year.
- H. PORTABLE STORAGE CONTAINERS. Portable storage containers are permitted on a lot only by permit for not more than thirty (30) days in a calendar year and shall comply with the location

requirements for a storage shed as provide in Section 6.2.1.C.8 of this Title. Only one (1) portable storage container shall be permitted on a lot at any one time. Extensions of time may be granted by the Development Administrator in instances where the portable storage container is used in connection with (re)construction occurring on a lot but in no event shall the total elapsed time exceed one hundred (120) days. For the purpose of this Section, a portable storage container is any structure designed and intended to be moved from one location to another with or without its own frame and chassis and is intended for the temporary storage of personal property.

## Article 6.4

### HOME-BASED BUSINESSES

**6.4.1. Purpose.** Home-based businesses are a necessary and desirable part of the development of a community, but if left unchecked can have a deleterious effect on the value, use and enjoyment of adjoining property and the neighborhood. It is necessary to establish performance standards to measure the appropriateness of the many diverse home-based businesses in Richmond neighborhoods. It is the intent of this section to:

1. Ensure the compatibility of home-based businesses with other uses permitted in residential zoning districts;
2. Maintain and preserve the character of residential neighborhoods;
3. Promote the efficient use of public services and facilities by assuring that services are provided to the residential population for which they were planned and constructed, rather than provided to commercial uses; and,
4. Prevent the generation of vehicular or pedestrian traffic in greater volumes than would normally be expected in a residential neighborhood.

**6.4.2. Performance Standards.** In addition to all of the use limitations applicable in the district in which a home-based business is located, no home-based business, as defined herein, shall hereafter be established, altered or enlarged in any residence district unless such home-based business complies with the following performance standards in all residence districts:

- A. **EMPLOYEES.** No person who is not a member of the immediate family occupying such dwelling unit shall be employed at the home in connection with the home-based business.
- B. **SIGNS.** Except for a two (2) square foot nameplate, no sign on the premises shall advertise the presence or conduct of a home-based business.
- C. No wholesale, jobbing or retail business shall be permitted unless sales are conducted entirely by mail, telephone, and internet or by appointment.
- D. **DELIVERIES.** The business does not involve the receipt, shipment, delivery (except by mail or package delivery service) or storage of merchandise on or from the premises.
- E. **NO EXTERIOR EVIDENCE.** There shall be no activity, structure, or other exterior evidence that the dwelling unit is being used for any non-residential purpose in order to conduct the home-based business.
- F. **AREA LIMITATION.** No more than twenty-five percent (25%) of the area of a dwelling shall be devoted to the home-based business.
- G. **EQUIPMENT.** No mechanical or electrical equipment may be used except such types as are customary for purely domestic, household, or hobby purposes, or used in a manner to indicate that the structure is being used for a non-residential purpose. Furthermore, no equipment which creates noise vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district shall be used in such home-based business.
- H. **OUTSIDE STORAGE.** There shall be no storage outside a principal building or accessory structure of equipment or materials or products used in the home-based business.
- I. **OUTDOOR BUSINESS OPERATIONS.** The home-based business shall be conducted entirely within the principal residential building or in a private garage accessory thereto.
- J. **CHARACTER.** The home-based business shall be conducted in a manner which would not cause the premises to differ from its residential character either by use of colors, materials, lighting, or the emission of sounds, noises, or vibrations.
- K. **TRAFFIC IMPACT.** The home-based business shall not have an adverse affect on the neighborhood through the congestion of Village streets.
- L. **SCALE.** The home-based business shall be incidental and subordinate to the principal use of a building used as a dwelling.

- M. CUSTOMER SALES AND PICK-UP. Direct sales of products from the dwelling unit are prohibited, but a person may pick-up an order placed earlier.
- N. DISPLAYS. No article or stock-in-trade shall be displayed such that it is visible from the exterior of the dwelling unit.
- O. PARKING. The conduct of the home-based business shall not require more vehicle parking space than exists on the residential driveway on the property, or on assigned parking spaces serving the dwelling unit.
- P. HUMAN CARE SERVICES AND PERSONAL INSTRUCTION. Home-based businesses involving human care services or personal instruction shall be limited to: the care of humans for barber or beauty shops with not more than one (1) cutting chairs; babysitting services and licensed day care homes; and, personal instruction for not more than three (3) individuals at one time.

**6.4.3. Particular Home-based Businesses Prohibited.** Any home-based business that cannot satisfy the requirements of Section 6.4.2(B) shall be prohibited. Prohibited home-based businesses include, but are not limited to, the following:

- A. Funeral homes
- B. Nursery schools and day care centers
- C. Restaurants
- D. Stables, kennels, or animal hospitals
- E. Tourist homes and lodging houses
- F. Medical or dental offices, clinics or hospitals
- G. Antique shops or sales
- H. Catering
- I. Motor vehicle body shops and repair shops

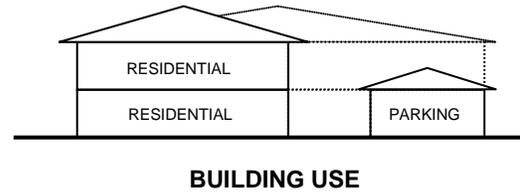
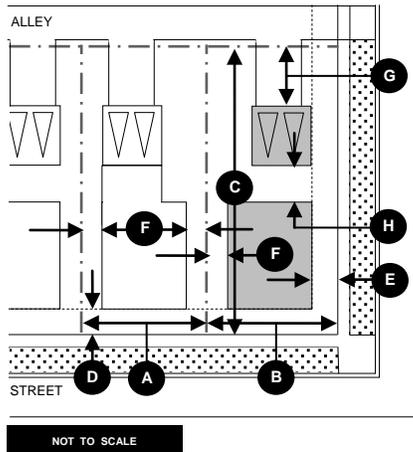
**Article 6.5**

**LOT DEVELOPMENT STANDARDS**

**6.5.1. Purpose.** Parcels of property in the Village shall be subdivided and developed in accordance with the following lot development standards.

A. RESIDENTIAL BUILDINGS.

**1. TYPE 1 Building (Small Detached House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2	T-3	T-4	T-5A	T5B
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**b. LOT STANDARDS**

Lot Width:	40 feet	<b>A</b>
Lot Width, Corner Lot:	55 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	80%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:	5 feet**	<b>F</b>
Rear Setback:		
Garage with direct alley access	20 feet	<b>G</b>
Garage separation from dwelling, if detached	15 feet	<b>H</b>
Building Coverage (max):	50%	
Permitted Yard Obstructions:	See Section 6.2.1	

\*Front and Corner Side Setback shall be considered a Build-to Line  
 \*\*Minimum 10-foot building separation shall be provided between side elevations of adjacent dwellings

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of off-street parking spaces required:	4
Alley:	Required
Covered parking:	Optional

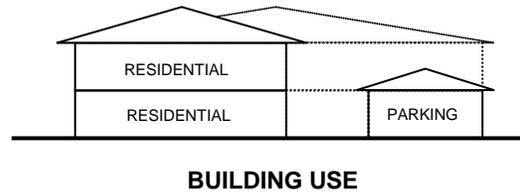
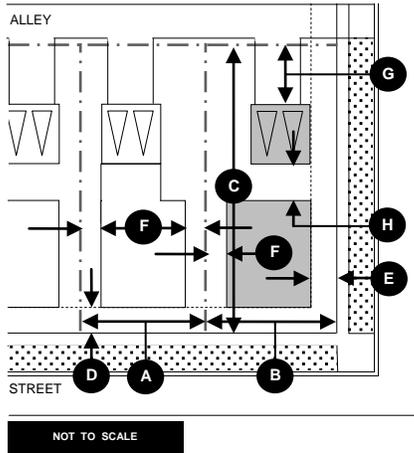
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	YES
Maximum floor area:	640 square feet
Alley access?	Required
Off-Street parking spaces required:	1
Additional requirements:	See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**2. TYPE 2 Building (Small Detached House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2	T-3	T-4	T-5A	T5B
-----	-----	-----	------	-----

**b. LOT STANDARDS**

Lot Width:	50 feet	<b>A</b>
Lot Width, Corner Lot:	65 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	80%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:	5 feet**	<b>F</b>
Rear Setback:		
Garage with direct alley access	20 feet	<b>G</b>
Garage separation from dwelling, if detached	15 feet	<b>H</b>
Building Coverage (max):	50%	
Permitted Yard Obstructions:	See Section 6.2.1	

\*Front and Corner Side Setback shall be considered a Build-to Line  
 \*\*Minimum 10-foot building separation shall be provided between side elevations of adjacent dwellings

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Required
Covered Parking:	Optional

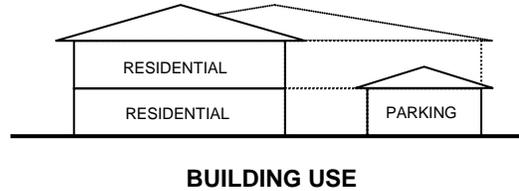
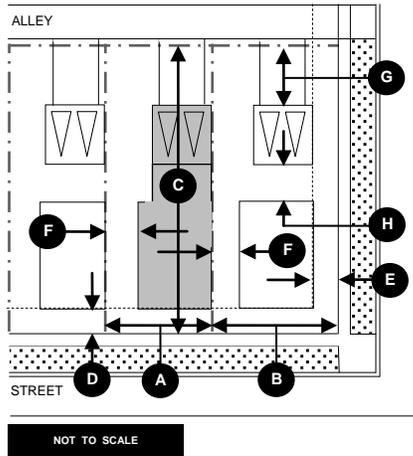
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	YES
Maximum floor area:	640 square feet
Alley access?	Required
Off-Street parking spaces required:	1
Additional Requirements:	See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**3. TYPE 3 Building (Small Sideyard House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4    T5B

**b. LOT STANDARDS**

Lot Width:	40 feet	<b>A</b>
Lot Width, Corner Lot:	60 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	80%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:	10 feet*	<b>F</b>
Rear Setback:		
Garage with direct alley access	20 feet	<b>G</b>
Garage separation from dwelling, if detached	15 feet	<b>H</b>

Building Coverage (max): 50%

Permitted Yard Obstructions: See Section 6.2.1

*\*One zero side yard permitted if minimum 10-foot building separation provided between side elevations of adjacent dwellings and zero side yard is not located along street or alley*

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor: Residential

Ground Floor: Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required: 4

Alley: Required

Covered Parking: Optional

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted? YES

Maximum Floor Area: 640 square feet

Alley Access? Required

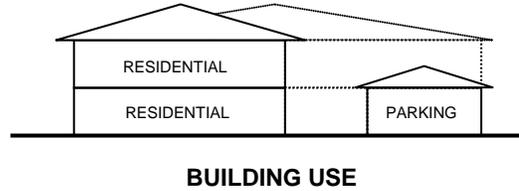
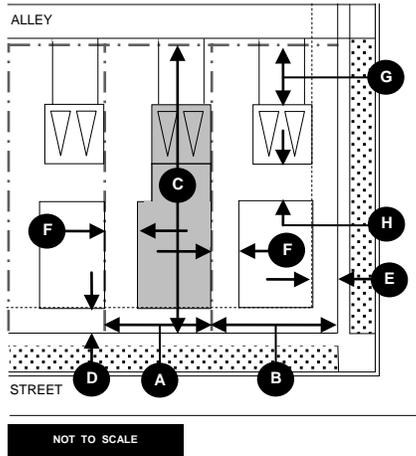
Off-Street parking spaces required: 1

Additional Requirements: See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks may be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- Front and Corner Side Setback shall be considered a Build-to Line

**4. TYPE 4 Building (Large Sideyard House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4    T5B

**b. LOT STANDARDS**

Lot Width:	50 feet	<b>A</b>
Lot Width, Corner Lot:	70 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	80%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:	10 feet*	<b>F</b>
Rear Setback:		
Garage with direct alley access	20 feet	<b>G</b>
Garage separation from dwelling, if detached	15 feet	<b>H</b>

Building Coverage (max): 50%

Permitted Yard Obstructions: See Section 6.2.1

*\*One zero side yard permitted if minimum 10-foot building separation provided between side elevations of adjacent dwellings and zero side yard is not located along street or alley*

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Required
Covered Parking:	Optional

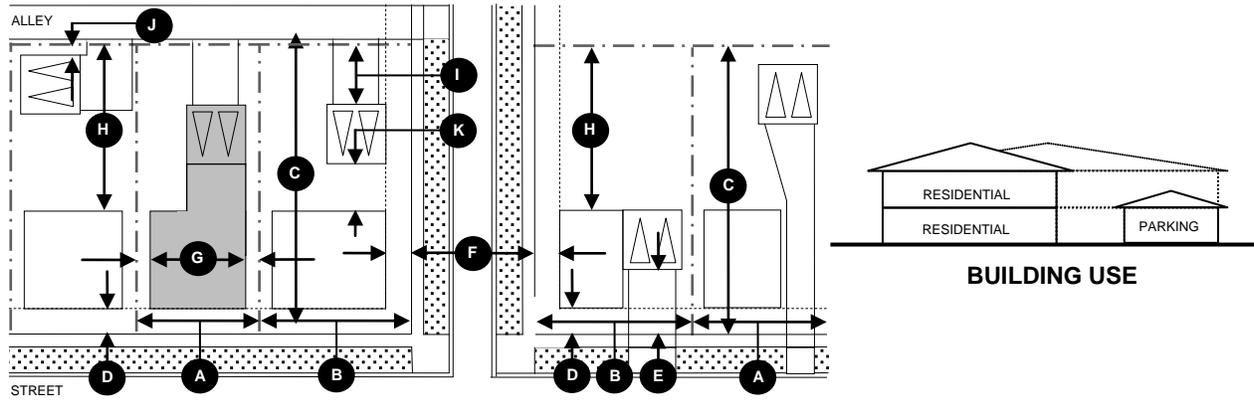
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	YES
Maximum Floor Area:	640 square feet
Alley Access?	Required
Off-Street parking spaces required:	1
Additional Requirements:	See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- max = maximum
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- Front and Corner Side Setback shall be considered a Build-to Line

**5. TYPE 5 Building (Large Detached House)**



**NOT TO SCALE**

**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4    T5B

**b. LOT STANDARDS**

Lot Width:	60 feet	<b>A</b>
Lot Width, Corner Lot:	73 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	80%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	20 feet	<b>D</b>
Garage with direct street access	36 feet	<b>E</b>
Corner Side Setback:	20 feet	<b>F</b>
Side Setback:	7 feet	<b>G</b>
Rear Setback:	30 feet	<b>H</b>
Garage with direct alley access	20 feet	<b>I</b>
Garage w/side-loaded access	5 feet	<b>J</b>
Garage separation from dwelling, if detached	15 feet	<b>K</b>
Building Coverage (max):	50%	
Permitted Yard Obstructions:	See Section 6.2.1	

**d. FRONTAGE TYPE**

- Dooryard (*max 2-foot height above public sidewalk*)
- Fence (*See Vertical Standards*)
- Lawn
- Porch (*minimum 6-foot depth*)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Optional
Covered Parking:	Optional

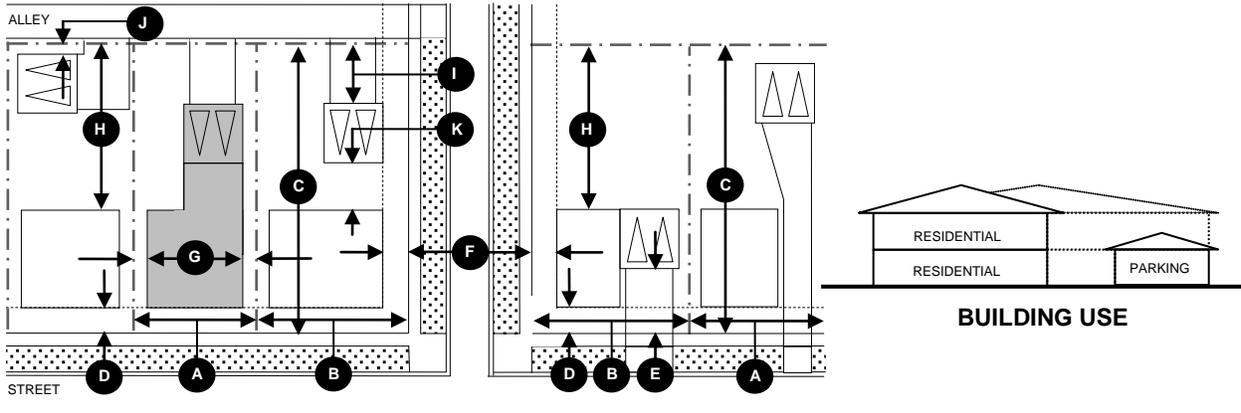
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	YES
Maximum Floor Area:	640 square feet
Alley Access?	Required
Off-Street parking spaces required:	1
Additional Requirements:	See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- Front and Corner Side Setback shall be considered a Build-to Line

**6. TYPE 6 Building (Large Detached House)**



**NOT TO SCALE**

**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4

**b. LOT STANDARDS**

Lot Width:	75 feet	<b>A</b>
Lot Width, Corner Lot:	90 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	80%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	20 feet	<b>D</b>
Garage with direct street access	36 feet	<b>E</b>
Corner Side Setback:	20 feet	<b>F</b>
Side Setback:	10 feet	<b>G</b>
Rear Setback:	30 feet	<b>H</b>
Garage with direct alley access	20 feet	<b>I</b>
Garage w/side-loaded access	5 feet	<b>J</b>
Garage separation from dwelling, if detached	15 feet	<b>K</b>

Building Coverage (max): 50%

Permitted Yard Obstructions: See Section 6.2.1

**d. FRONTAGE TYPE**

- Dooryard (*max 2-foot height above public sidewalk*)
- Fence (*See Vertical Standards*)
- Lawn
- Porch (*minimum 6-foot depth*)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Optional
Covered Parking:	Optional

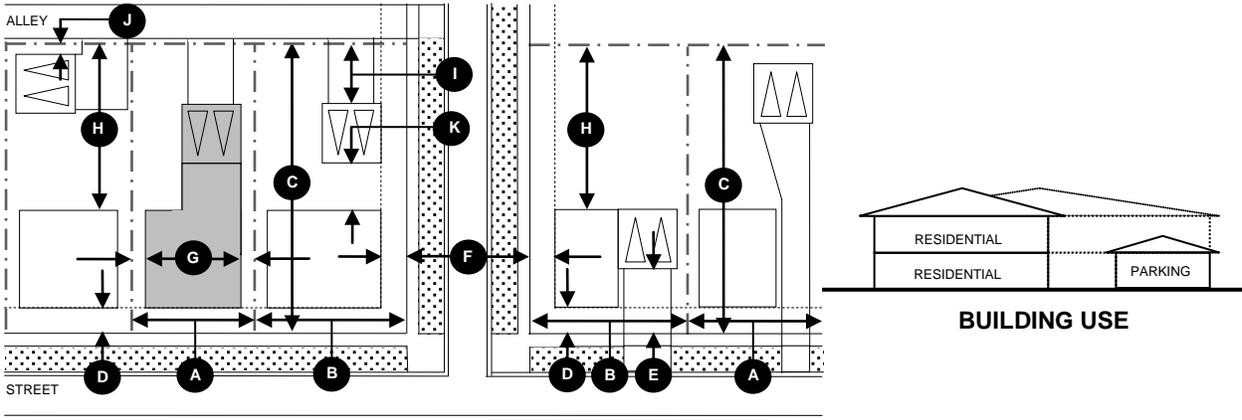
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	YES
Maximum Floor Area:	640 square feet
Alley Access?	Required
Off-Street parking spaces required:	1
Additional Requirements:	See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- Minimum 10-foot building separation required between detached garage and dwelling unit
- Front and Corner Side Setback shall be considered a Build-to Line

**7. TYPE 7 Building (Large Detached House)**



NOT TO SCALE

**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2 T-3 T-4

**b. LOT STANDARDS**

Lot Width:	90 feet	<b>A</b>
Lot Width, Corner Lot:	100 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	70%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	20 feet	<b>D</b>
Garage with street access	36 feet	<b>E</b>
Corner Side Setback:	20 feet	<b>F</b>
Side Setback:	10 feet	<b>G</b>
Rear Setback:	30 feet	<b>H</b>
Garage with direct alley access	20 feet	<b>I</b>
Garage w/side-loaded access	5 feet	<b>J</b>
Garage separation from dwelling, if detached	15 feet	<b>K</b>

Building Coverage (max):	40%
Permitted Yard Obstructions:	See Section 6.2.1

**d. FRONTAGE TYPE**

- Dooryard (*max 2-foot height above public sidewalk*)
- Fence (*See Vertical Standards*)
- Lawn
- Porch (*minimum 6-foot depth*)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Optional
Covered Parking:	Optional

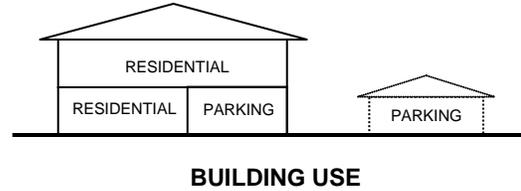
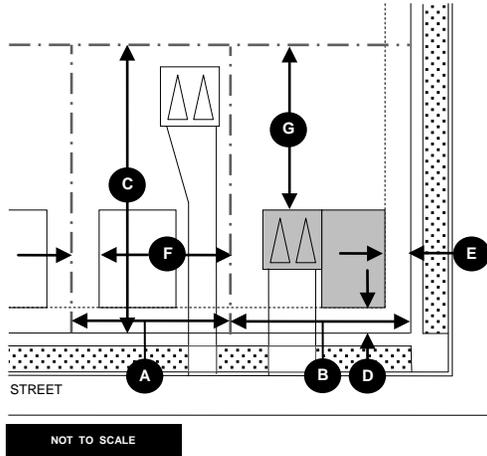
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	YES
Maximum Floor Area:	640 square feet
Alley Access?	Required
Off-Street parking spaces required:	1
Additional Requirements:	See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- Front and Corner Side Setback shall be considered a Build-to Line

**8. TYPE 8 Building (Large Detached House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

R-1

**b. LOT STANDARDS**

Lot Width:	100 feet	<b>A</b>
Lot Width, Corner Lot:	100 feet	<b>B</b>
Lot Depth:	120 feet	<b>C</b>
Lot Coverage (max):	35%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	35 feet	<b>D</b>
Corner Side Setback:	35 feet	<b>E</b>
Side Setback:	10 feet	<b>F</b>
Rear Setback:	25 feet	<b>G</b>
Building Coverage (max):	35%	
Permitted Yard Obstructions:	See Section 6.2.1	

**d. FRONTAGE TYPE**

- Fence (See Vertical Standards)
- Lawn
- Porch

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

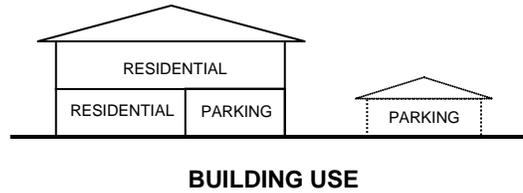
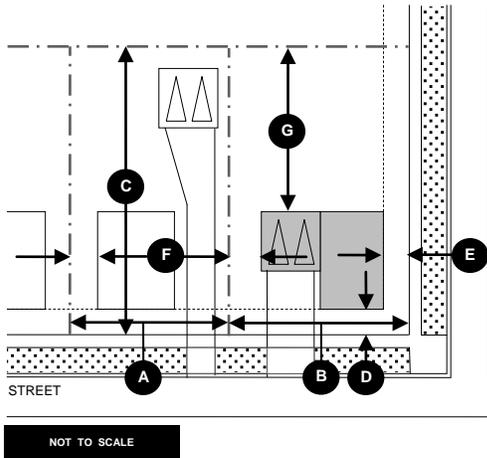
Number of Off-Street Parking Spaces Required:	4
Alley:	Optional
Covered Parking:	Optional
<b>h. ACCESSORY DWELLING UNIT STANDARDS</b>	
Permitted?	YES
Maximum Floor Area:	640 square feet
Alley Access?	Optional
Off-Street parking spaces required:	1
Additional Requirements:	See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- For all Type 8 Buildings constructed after the Effective Date of this Ordinance, garages shall not be closer to the front set back line than any habitable space in the dwelling unit

**9. TYPE 9 Building (RESERVED)**

**10. TYPE 10 Building (Large Estate House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-1 E-1

**b. LOT STANDARDS**

Lot Area:	32,670 square feet
Lot Width:	150 feet <b>(A)</b>
Lot Width, Corner Lot:	175 feet <b>(B)</b>
Lot Depth:	200 feet <b>(C)</b>
Lot Coverage (max):	28%

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	50 feet <b>(D)</b>
Corner Side Setback:	50 feet <b>(E)</b>
Side Setback:	25 feet <b>(F)</b>
Rear Setback:	50 feet <b>(G)</b>
Building Coverage (max):	15%
Permitted Yard Obstructions:	See Section 6.2.1

**d. FRONTAGE TYPE**

- Fence (*See Vertical Standards*)
- Lawn
- Porch

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

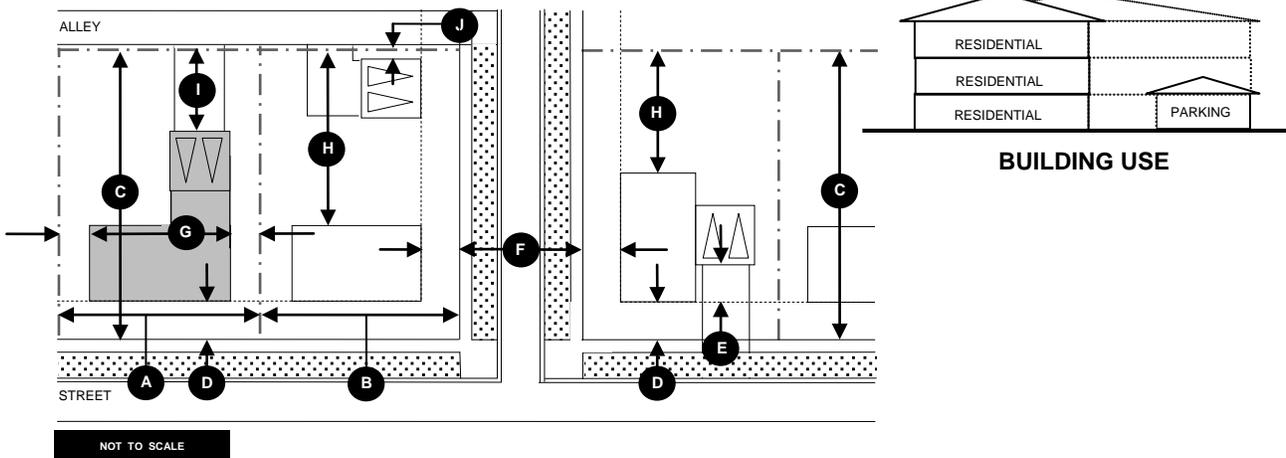
**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	NO
Covered Parking:	Optional
<b>h. ACCESSORY DWELLING UNIT STANDARDS</b>	
Permitted?	YES
Maximum Floor Area:	640 square feet
Alley Access?	NO
Off-Street parking spaces required:	1
Additional Requirements:	See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- For all Type 10 Buildings constructed after the Effective Date of this Ordinance, garages shall not be closer to the front set back line than any habitable space in the dwelling unit

**11. TYPE 11 Building (Small Estate House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-1    T-2    T-3    T-4

**b. LOT STANDARDS**

Lot Width:	120 feet	<b>A</b>
Lot Width, Corner Lot:	135 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	65%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	30 feet	<b>D</b>
Corner Side Setback:	30 feet	<b>F</b>
Side Setback:	15 feet	<b>G</b>
Rear Setback:	30 feet	<b>H</b>
Garage with direct alley access	20 feet	<b>I</b>
Garage w/side-loaded access	5 feet	<b>J</b>
Building Coverage (max):	20%	
Permitted Yard Obstructions:	See Section 6.2.1	

**d. FRONTAGE TYPE**

- Dooryard (*max. 2-foot height above public sidewalk*)
- Fence (*See Vertical Standards*)
- Lawn
- Porch

**e. VERTICAL STANDARDS**

Maximum Height:	40 feet
Maximum Stories:	3
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor(s):	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Optional
Covered Parking:	Optional

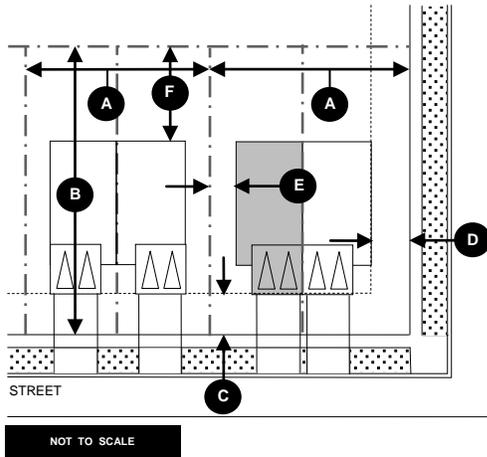
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	YES
Maximum Floor Area:	640 square feet
Alley Access?	Required, if alley exists
Off-Street parking spaces required:	1
Additional Requirements:	See Section 6.2.2.C.6

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- E** Attached garages having the car doors facing the same street as the front elevation of the building, shall be set back from the front plane of the front elevation by no less than 12-feet.

**12. TYPE 12 Building (Small Attached House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

R-2

**b. LOT STANDARDS**

Lot* Width:	100 feet	<b>A</b>
Lot* Depth:	75 feet	<b>B</b>
Lot* Coverage (max):	65%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	35 feet	<b>C</b>
Corner Side Setback:	35 feet	<b>D</b>
Side Setback:	10 feet**	<b>E</b>
Rear Setback:	25 feet	<b>F</b>
Building Coverage (max):	37%	

Permitted Yard Obstructions: See Section 6.2.1

\*Applies to the lot on which the structure is located  
 \*\*One zero side yard permitted for common wall if minimum 10-foot building separation provided between side elevations between adjacent structures

**d. FRONTAGE TYPE**

- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Optional
Covered parking:	Optional

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted? NO

**i. DWELLING UNIT STANDARDS**

One bedroom:	690 sqft
Two bedroom:	850 sqft

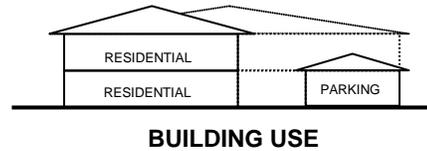
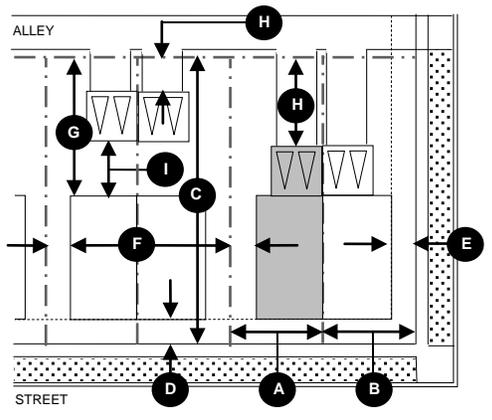
**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**Notes:**

- **All of the standards for Type 12 Building apply to each dwelling unit in the building**
- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**13. TYPE 13 Building (Small Attached House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4    T-5A    T-5B

**b. LOT STANDARDS**

Lot Width:	30 feet	<b>A</b>
Lot Width, Corner Lot:	45 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	80%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:**	5 feet	<b>F</b>
Rear Setback:	30 feet	<b>G</b>
Garage with direct alley access	20 feet	<b>H</b>
Garage separation from dwelling, if detached	15 feet	<b>I</b>
Building Coverage (max):	50%	
Permitted Yard Obstructions:	See Section 6.2.1	

\*Front Setback shall be considered a Build-to Line  
 \*\*One zero side yard permitted for common wall if minimum 10-foot building separation provided between side elevations of adjacent buildings

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Required
Covered Parking:	Optional

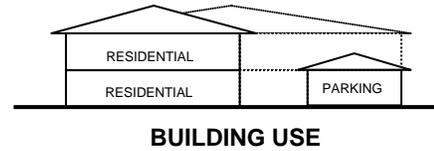
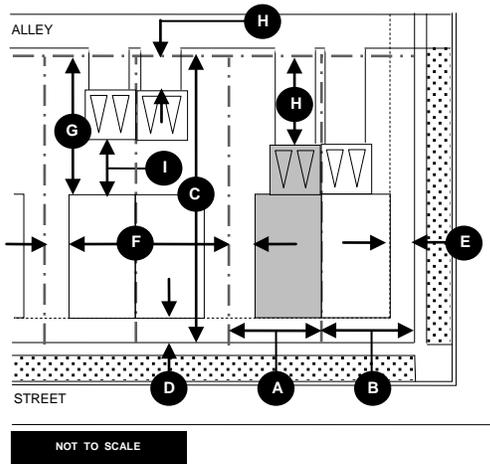
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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**Notes:**

- All of the standards for Type 13 Building apply to each dwelling unit in the building
- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**14. TYPE 14 Building (Medium Attached House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4    T-5A    T-5B

**b. LOT STANDARDS**

Lot Width:	40 feet	<b>A</b>
Lot Width, Corner Lot:	55 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	80%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:**	5 feet	<b>F</b>
Rear Setback:	30 feet	<b>G</b>
Garage with direct alley access	20 feet	<b>H</b>
Garage separation from dwelling, if detached	15 feet	<b>I</b>

Building Coverage (max):	50%
Permitted Yard Obstructions:	See Section 6.2.1

\*Front Setback shall be considered a Build-to Line  
 \*\*One zero side yard permitted for common wall if minimum 10-foot building separation provided between side elevations of adjacent buildings

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Required
Covered Parking:	Optional

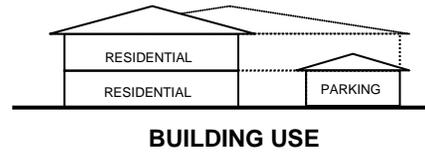
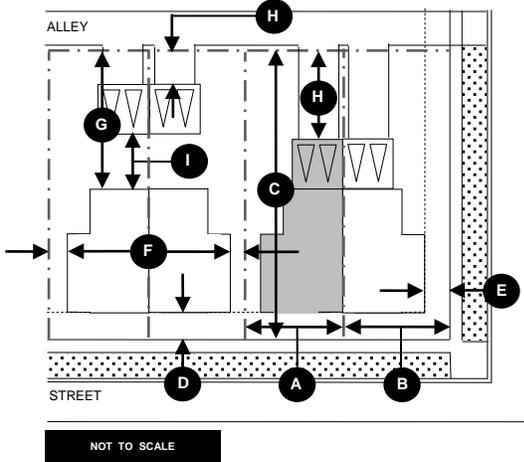
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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**Notes:**

- All of the standards for Type 14 Building apply to each dwelling unit in the building
- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**15. TYPE 15 Building (Large Attached House)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4    T-5A    T-5B

**b. LOT STANDARDS**

Lot Width:	50 feet	<b>A</b>
Lot Width, Corner Lot:	65 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	80%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:**	5 feet	<b>F</b>
Rear Setback:	30 feet	<b>G</b>
Garage with direct alley access	20 feet	<b>H</b>
Garage separation from dwelling, if detached	15 feet	<b>I</b>

Building Coverage (max):	50%
Permitted Yard Obstructions:	See Section 6.2.1

\*Front Setback shall be considered a Build-to Line  
 \*\*One zero side yard permitted for common wall if minimum 10-foot building separation provided between side elevations of adjacent buildings

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Residential
Ground Floor:	Residential/Parking

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	4
Alley:	Required
Covered Parking:	Optional

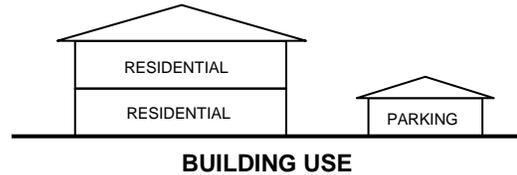
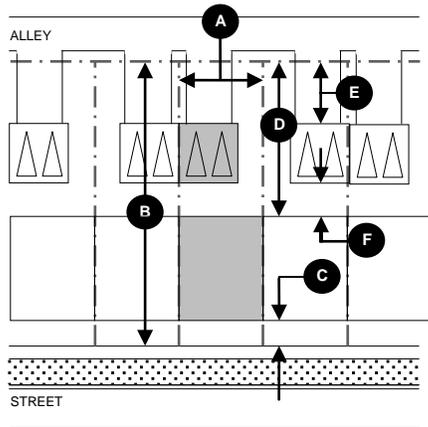
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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**Notes:**

- All of the standards for Type 15 Building apply to each dwelling unit in the building
- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**16. TYPE 16 Building (Small Attached Townhouse)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4    T-5A    T-5B

**b. LOT STANDARDS**

Lot Width:	24 feet	<b>A</b>
Lot Width, Corner Lot:	34 feet	
Lot Depth:	130 feet	<b>B</b>
Lot Coverage (max):	85%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	10 feet**	<b>C</b>
Corner Side Setback:	10 feet**	
Side Setback:	0 feet***	
Rear Setback:	50 feet	<b>D</b>
Garage with direct alley access	20 feet	<b>E</b>
Garage to dwelling separation	15 feet	<b>F</b>
Building Coverage (max):	65%	
Permitted Yard Obstructions:	See Section 6.2.1	

\*Front Setback shall be considered a Build-to Line  
 \*\*Nothing in this Section shall permit a building and/or accessory garage to be located within a sight triangle located at the intersection of two streets or an alley and a street  
 \*\*\*Zero side yard(s) permitted for common walls if minimum 10-foot building separation provided between building side elevations

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)
- Stoop (ground floor elevation shall be minimum 2-feet above grade of public sidewalk)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor(s):	Residential
Ground Floor:	Residential/Parking
Maximum number of dwelling units per building:	8

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	3
Alley:	Required
Covered Parking:	Optional

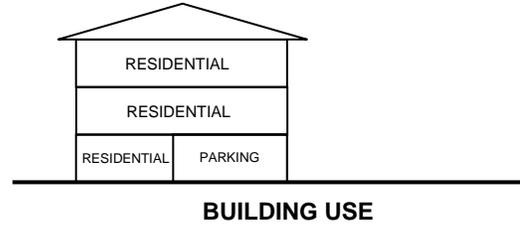
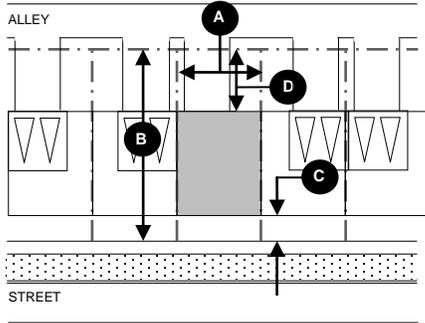
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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**Notes:**

- All of the standards for this Building Typology apply to each dwelling unit in the building
- All dimensions are expressed as minimums, except where noted otherwise
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- Detached garages may share common walls

**17. TYPE 17 Building (Large Attached Townhouse)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2	T-3	T-4	T-5A	T-5B
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**b. LOT STANDARDS**

Lot Width:	24 feet	<b>A</b>
Lot Width, Corner Lot:	34 feet	
Lot Depth:	70 feet	<b>B</b>
Lot Coverage (max):	85%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	10 feet**	<b>C</b>
Corner Side Setback:	10 feet**	
Side Setback:	0 feet***	
Rear Setback:		
Garage with direct alley access	20 feet	<b>D</b>
Building Coverage (max):	65%	
Permitted Yard Obstructions:	See Section 6.2.1	

\*Front Setback shall be considered a Build-to Line  
 \*\*Nothing in this Section shall permit a building and/or accessory garage to be located within a sight triangle located at the intersection of two streets or an alley and a street  
 \*\*\*Zero side yard(s) permitted for common walls if minimum 10-foot building separation provided between building side elevations

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)
- Stoop (ground floor elevation shall be minimum 2-feet above grade of public sidewalk)

**e. VERTICAL STANDARDS**

Maximum Height:	45 feet
Maximum Stories:	3
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floors:	Residential
Ground Floor:	Residential/Parking
Maximum number of dwelling units per building:	8

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	3
Alley:	Required
Covered Parking:	Optional

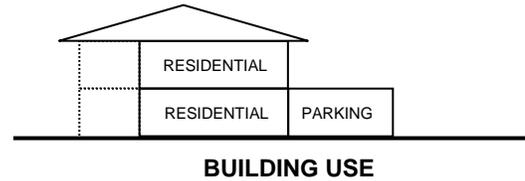
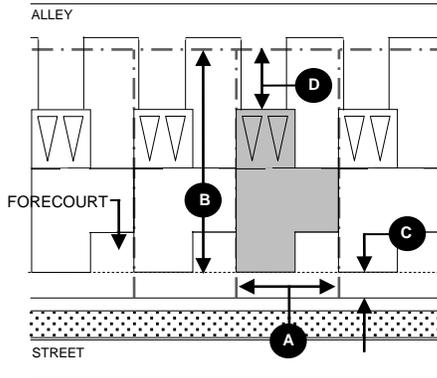
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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**Notes:**

- All of the standards for this Building Typology apply to each dwelling unit in the building
- All dimensions are expressed as minimums, except where noted otherwise
- Building separation shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**18. TYPE 18 Building (Large Attached Townhouse)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2	T-3	T-4	T-5A	T-5B
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**b. LOT STANDARDS**

Lot Width:	36 feet	<b>A</b>
Lot Width, Corner Lot:*	46 feet	
Lot Depth:	130 feet	<b>B</b>
Lot Coverage (max):	85%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	10 feet**	<b>C</b>
Corner Side Setback:	10 feet**	
Side Setback:	0 feet***	
Rear Setback:		
Garage with direct alley access	20 feet	<b>D</b>
Garage w/side-loaded access	5 feet	
Building Coverage (max):	65%	

Permitted Yard Obstructions: See Section 6.2.1

\*Front Setback shall be considered a Build-to Line  
 \*\*Nothing in this Section shall permit a building and/or accessory garage to be located within a sight triangle located at the intersection of two streets or an alley and a street  
 \*\*\*Zero side yard(s) permitted for common walls if minimum 10-foot building separation provided between building side elevations

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Forecourt (Min. depth: 10-feet; max. width: 24-feet)
- Porch (minimum 6-foot depth)
- Stoop (ground floor elevation shall be minimum 2-feet above grade of public sidewalk)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Ground Floor:	Residential
Upper Floor(s):	Residential
Maximum number of dwelling units per building:	8

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	3
Alley:	Required
Covered Parking:	Optional

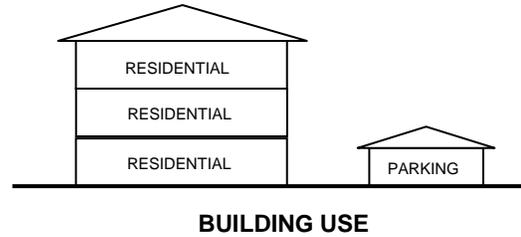
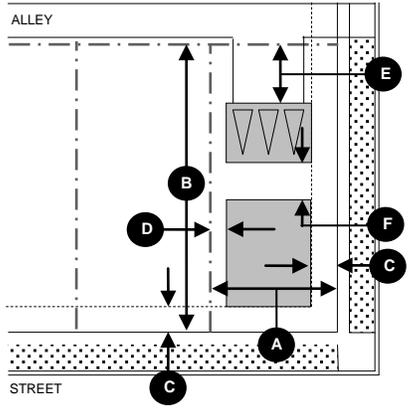
**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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**Notes:**

- All of the standards for this Building Typology apply to each dwelling unit in the building
- Forecourt is required
- All dimensions are expressed as minimums, except where noted otherwise
- Building separation shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**19. TYPE 19 Building (Stacked Flat/Duplex)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2	T-3	T-4	T-5A	T-5B
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**b. LOT STANDARDS**

Lot Width:*	60 feet	<b>A</b>
Lot Width, Corner Lot:*	60 feet	<b>A</b>
Lot Depth:	130 feet	<b>B</b>
Lot Coverage (max):	85%	

*\*Type 19 Buildings are permitted only on corner lots*

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	20 feet	<b>C</b>
Corner Side Setback:*	20 feet	<b>C</b>
Side Setback:	5 feet	<b>D</b>
Rear Setback:		
Garage with direct alley access	20 feet	<b>E</b>
Garage separation from dwelling	15 feet**	<b>F</b>
Building Coverage (max):	65%	
Permitted Yard Obstructions:	See Section 6.2.1	

*\*Front Setback and Corner Side Setback shall be considered Build-to Lines*

*\*\*Garages shall be detached from dwellings*

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Lawn
- Porch (minimum 6-foot depth)
- Stoop (ground floor elevation shall be minimum 2-feet above grade of public sidewalk)

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	3
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor(s):	Residential
Ground Floor:	Residential
Maximum number of dwelling units per building:	2

**g. PARKING STANDARDS**

Number of Off-Street Parking Spaces Required:	5
Alley:	Required
Covered Parking:	Optional

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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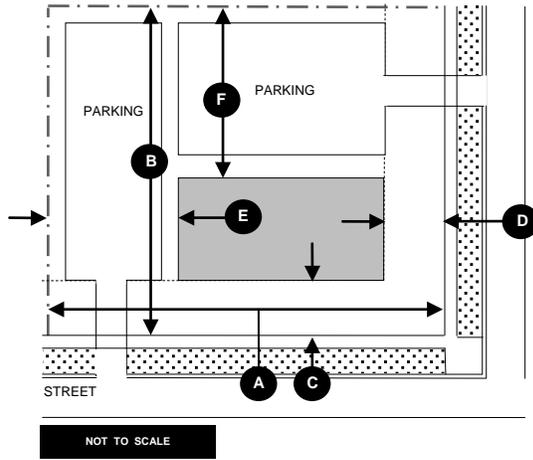
**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
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**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Dwelling entrances shall face front lot line or corner side lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**20. TYPE 20 Building (Multiple-Family Building)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

R-3

**b. LOT STANDARDS**

Lot Area:	7,500 square feet per dwelling unit
Lot Width:	100 feet
Lot Width, Corner Lot:	125 feet <b>(A)</b>
Lot Depth:	100 feet <b>(B)</b>
Lot Coverage (max):	38%

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:	35 feet <b>(C)</b>
Corner Side Setback:	35 feet <b>(D)</b>
Side Setback:	10 feet <b>(E)</b>
Rear Setback:	25 feet <b>(F)</b>
Building Coverage (max):	30%
Permitted Yard Obstructions:	See Section 6.2.1

**d. FRONTAGE TYPE**

- Dooryard (*max 2-foot height above public sidewalk*)
- Fence (*See Vertical Standards*)
- Forecourt (*Min. depth: 20-feet; max. width: 40-feet*)
- Lawn

**e. VERTICAL STANDARDS**

Maximum Height:	35 feet
Maximum Stories:	2
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor(s):	Residential
Ground Floor:	Residential

Maximum number of dwelling units per building:	8
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**g. PARKING STANDARDS**

Number of Off-street parking spaces required per dwelling unit:	2
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Alley:	Optional
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Covered Parking:	Optional
<i>Covered parking shall not occupy ground floor in Type 20 Buildings</i>	

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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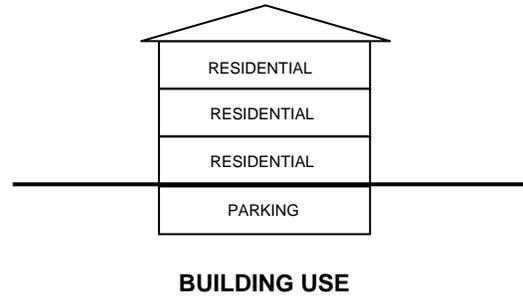
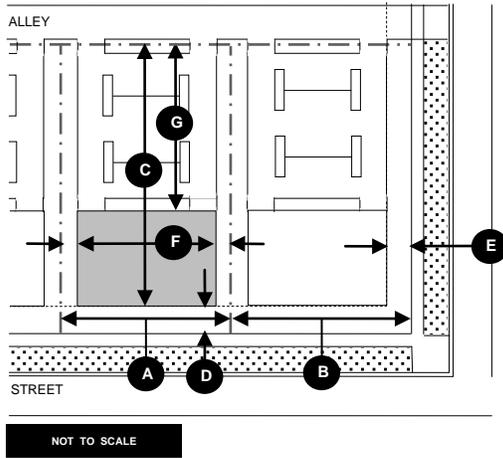
**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
-----------------------	-----------------

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks shall be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**21. TYPE 21 Building (Small Multiple-Family Building)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4    T-5A    T-5B

**b. LOT STANDARDS**

Lot Width:	120 feet	<b>A</b>
Lot Width, Corner Lot:	130 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	85%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:**	10 feet	<b>F</b>
Rear Setback:	35 feet	<b>G</b>
Building Coverage (max):	40%	
Permitted Yard Obstructions:	See Section 6.2.1	

\*Front Setback shall be considered a Build-to Line  
 \*\*No balconies may be located along side lot lines unless side yard setback increased to 20-feet

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Forecourt (Min. depth: 40-feet; max. width: 60-feet)
- Lawn

**e. VERTICAL STANDARDS**

Maximum Height:	40 feet
Maximum Stories:	3
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor(s):	Residential
Ground Floor:	Residential
Below Grade Floor(s):	Parking/Utilities

Maximum number of dwelling units per building:	24
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**g. PARKING STANDARDS**

Number of Off-street parking spaces required per dwelling unit:	2
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Alley:	Required
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Location:	Side or Rear yard only
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Covered Parking:	Optional
<i>Covered parking shall not occupy ground floor in Type 21 Buildings</i>	

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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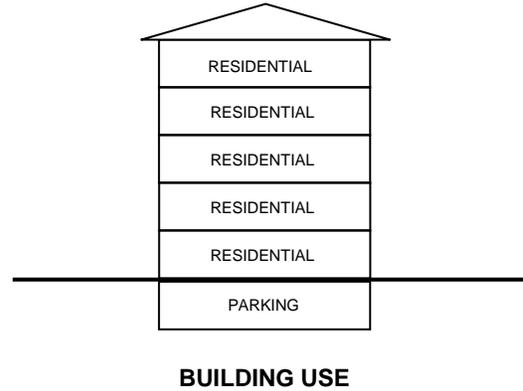
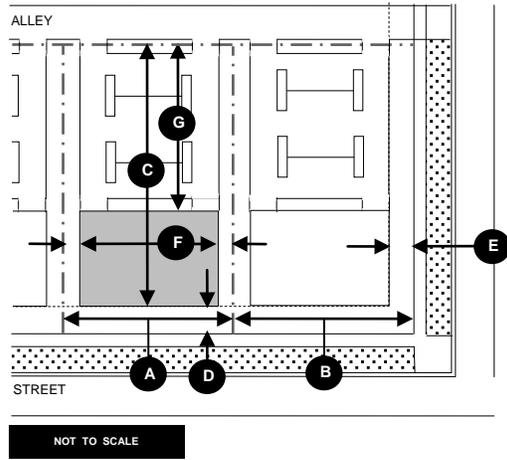
**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
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**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**22. TYPE 22 Building (Large Multiple-Family Building)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2	T-3	T-4	T-5A	T-5B
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**b. LOT STANDARDS**

Lot Width:	200 feet	<b>A</b>
Lot Width, Corner Lot:	220 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	85%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:**	10 feet	<b>F</b>
Rear Setback:	35 feet	<b>G</b>
Building Coverage (max):	40%	
Permitted Yard Obstructions:	See Section 6.2.1	

\*Front Setback shall be considered a Build-to Line  
 \*\*No balconies may be located along side lot lines unless side yard setback increased to 20-feet

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Fence (See Vertical Standards)
- Forecourt (Min. depth: 40-feet; max. width: 60-feet)
- Lawn

**e. VERTICAL STANDARDS**

Maximum Height:	60 feet
Maximum Stories:	5
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor(s):	Residential
Ground Floor:	Residential
Below Grade Floor(s):	Parking/Utilities

Maximum number of dwelling units per building:	48
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**g. PARKING STANDARDS**

Number of Off-street parking spaces required per dwelling unit:	2
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Alley:	Required
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Location:	Rear Yard only
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Covered Parking:	Optional
<i>Covered parking shall not occupy ground floor in Type 22 Buildings</i>	

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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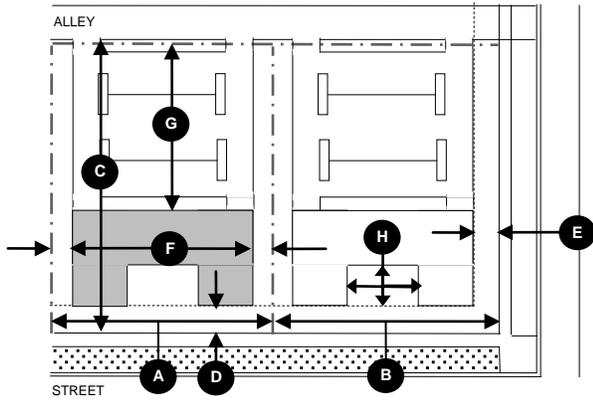
**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
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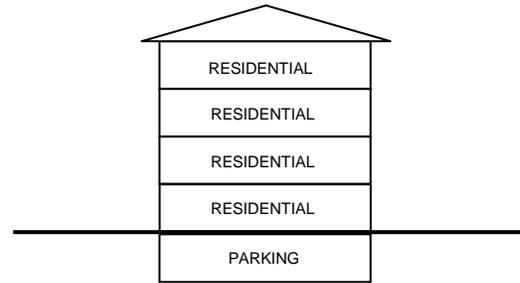
**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**23. TYPE 23 Building (Courtyard Apartment)**



NOT TO SCALE



**BUILDING USE**

**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2    T-3    T-4    T-5A    T-5B

**b. LOT STANDARDS**

Lot Width:	240 feet	<b>A</b>
Lot Width, Corner Lot:*	260 feet	<b>B</b>
Lot Depth:	130 feet	<b>C</b>
Lot Coverage (max):	90%	

**c. BUILDING PLACEMENT STANDARDS**

Front Setback:*	20 feet	<b>D</b>
Corner Side Setback:	20 feet	<b>E</b>
Side Setback:**	10 feet	<b>F</b>
Rear Setback:	35 feet	<b>G</b>
Building Coverage (max):	60%	

Permitted Yard Obstructions: See Section 6.2.1

\*Front Setback shall be considered a Build-to Line  
 \*\*No balconies may be located along side lot lines unless side yard setback increased to 20-feet

**d. FRONTAGE TYPE**

- Dooryard (max 2-foot height above public sidewalk)
- Forecourt (Depth: minimum 40-feet; maximum 80-feet; Width: minimum 40-feet; maximum 100-feet) **H**

**e. VERTICAL STANDARDS**

Maximum Height:	60 feet
Maximum Stories:	4
Maximum Ground Floor Elevation above public sidewalk:	3 feet
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor(s):	Residential
Ground Floor:	Residential
Below Grade Floor(s):	Parking/Utilities

Maximum number of dwelling units per building: 72

**g. PARKING STANDARDS**

Number of Off-street parking spaces required per dwelling unit: 2

Alley: Required

Location: Side or Rear yard only

Covered Parking: Optional  
 Covered parking shall not occupy ground floor in Type 23 Buildings

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted? NO

**i. ILLUMINATION STANDARDS**

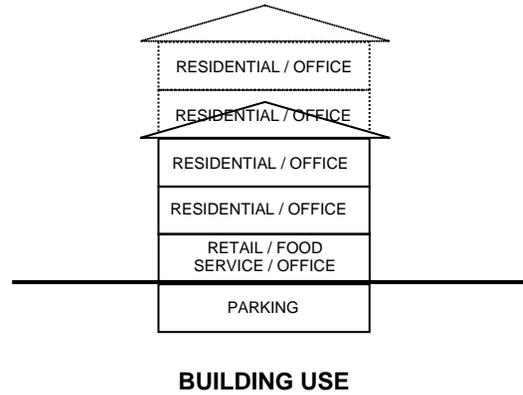
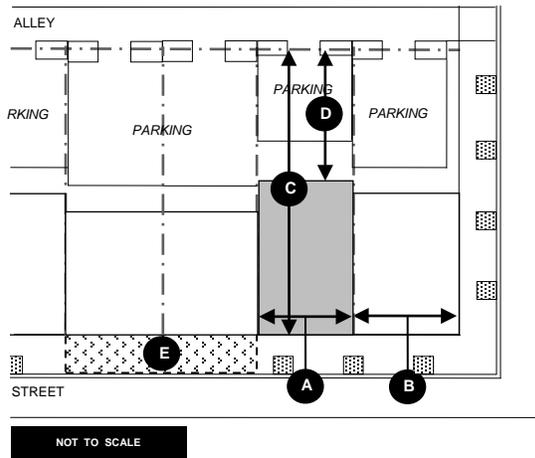
Outdoor illumination: See Article 6.9

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

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**24. TYPE 24 BUILDING (SMALL COMMERCIAL SHOP)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2	T-3	T-4	T-5A	T-5B
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**b. LOT STANDARDS**

Lot width:	60 feet	<b>A</b>
Lot width, corner lot:	70 feet	<b>B</b>
Lot depth:	130 feet	<b>C</b>
Lot coverage (max):	NA	

**c. BUILDING PLACEMENT STANDARDS**

Front setback:*	0 feet	
Corner side setback:**	0 feet	
Side setback:	0 feet	
Adjacent residential property:	15 feet	
Rear setback:	35 feet	<b>D</b>
Building coverage (max):	NA	
Permitted yard obstructions:	See Section 6.2.1	

\*Front Setback shall be considered a Build-to Line  
 \*\*Nothing in this Section shall permit a building to occupy the sight triangle located at the intersection of two streets or an alley and a street

**d. FRONTAGE TYPE**

- Arcade (minimum depth: 8-feet) **E**
- Shopfront (Required)

**e. VERTICAL STANDARDS**

Height:	40 feet
T-5A and T-5B Districts:	60 feet
Stories:	3
T-5A and T-5B Districts:	5
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor(s):	Office/Residential
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Ground Floor:	Retail/Food Service/Office
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Below Grade Floor(s):	Parking/Utilities
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**g. PARKING STANDARDS**

Number of off-street parking spaces required:	See Section 6.7.5
Location on lot:	Rear or side yard
<i>Parking on the side of a building shall be screened along the street frontage by a decorative wall or fence and landscaped to continue street wall</i>	

Alley:	Required
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Covered parking:	Optional
<i>Covered parking shall not occupy the ground floor in Type 24 Buildings</i>	

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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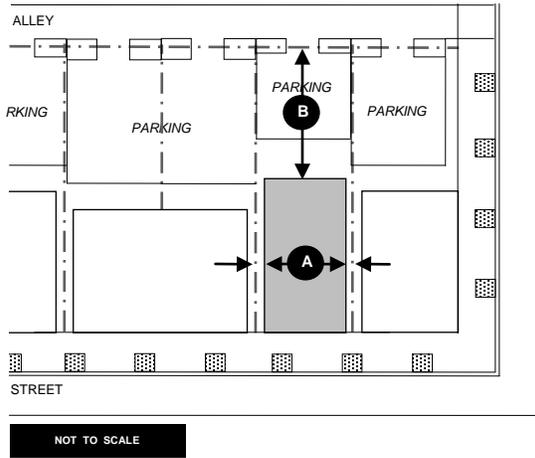
**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
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**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks may be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**25. TYPE 25 BUILDING (SMALL COMMERCIAL SHOP)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

CB

**b. LOT STANDARDS**

Lot Area:	20,000 square feet
Lot width:	NA
Lot width, corner lot:	NA
Lot depth:	NA
Lot coverage (max):	NA

**c. BUILDING PLACEMENT STANDARDS**

Front setback:*	0 feet
Corner side setback:**	0 feet
Side setback:	3 feet***
Adjacent residential property:	20 feet <b>A</b>
Adjacent industrial property:	10 feet
Rear setback:	20 feet <b>B</b>
Adjacent industrial property:	10 feet
Building coverage (max):	80%
Permitted yard obstructions:	See Section 6.2.1

\*Front Setback shall be considered a Build-to Line

\*\*Nothing in this Section shall permit a building to occupy the sight triangle located at the intersection of two streets or an alley and a street

\*\*\*Zero side yard is permitted when a self-supporting common wall is constructed along the side lot line

**d. FRONTAGE TYPE**

- Shopfront (Required)

**e. VERTICAL STANDARDS**

Height:	35 feet
Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor:	Office
Ground Floor:	Retail/Food Service/Office
Below Grade Floor(s):	Parking/Utilities

**g. PARKING STANDARDS**

Number of off-street parking spaces required:	See Section 6.7.5
Location on lot:	Rear or side yard
Alley:	Optional
Covered parking:	Optional
<i>Covered parking shall not occupy the ground floor in Type 25 Buildings</i>	

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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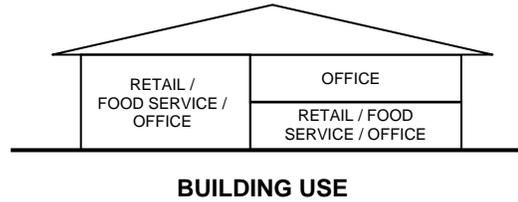
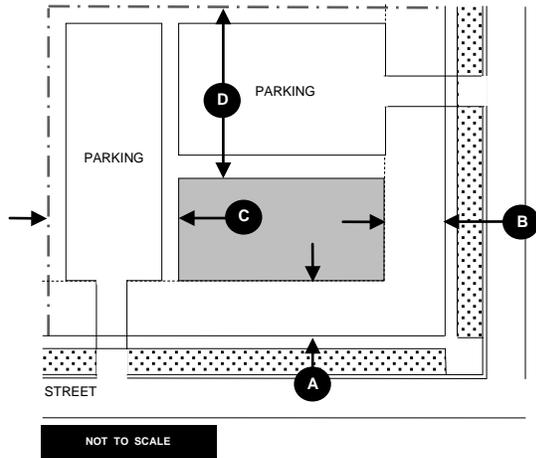
**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
-----------------------	-----------------

**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**26. TYPE 26 BUILDING (GENERAL COMMERCIAL BUILDING)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

GB

**b. LOT STANDARDS**

Lot width:	NA
Lot width, corner lot:	NA
Lot depth:	NA
Lot coverage (max):	80%

**c. BUILDING PLACEMENT STANDARDS**

Front setback:*	20 feet	<b>A</b>
Corner side setback:*	20 feet	<b>B</b>
Side setback:	3 feet**	
Adjacent residential property:	20 feet	<b>C</b>
Adjacent industrial property:	10 feet	
Rear setback:	35 feet	<b>D</b>
Building coverage (max):	35%	
Permitted yard obstructions:	See Section 6.2.1	

\*Front and Corner Side Setback shall be considered a Build-to Line

\*\*Zero side yard is permitted when a self-supporting common wall is constructed along the side lot line

**d. FRONTAGE TYPE**

- Shopfront
- Lawn

**e. VERTICAL STANDARDS**

Height:	35 feet
Stories:	1
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper floor(s):	Office
Ground floor:	Retail / Office / Food Service

**g. PARKING STANDARDS**

Number of off-street parking spaces required:	See Section 6.7.5
Location on lot:	Rear or side yard*
Alley:	Optional
Covered parking:	Optional

\*Applies to new construction after the Effective Date

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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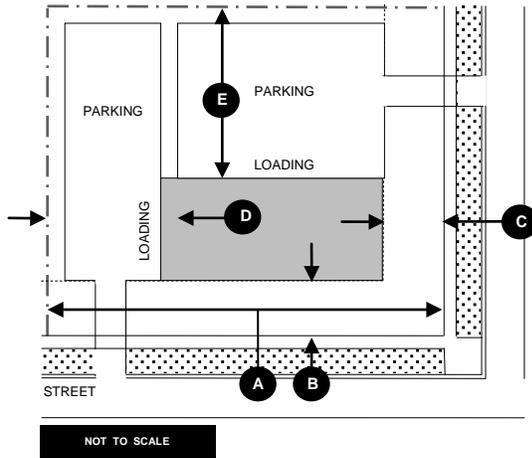
**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
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**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks may be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

**27. TYPE 27 BUILDING (INDUSTRIAL BUILDING)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-6

**b. LOT STANDARDS**

Lot Area:	20,000 square feet
Lot width:	100 feet <b>(A)</b>
Lot width, corner lot:	100 feet <b>(B)</b>
Lot depth:	NA
Lot coverage (max):	80%

**c. BUILDING PLACEMENT STANDARDS**

Front setback:	25 feet <b>(C)</b>
Parcels having frontage along Route 120:	150 feet from the centerline of State Route 120 <b>(C)</b>
Corner side setback:	25 feet <b>(D)</b>
Parcels having frontage along Route 120:	150 feet from the centerline of State Route 120 <b>(D)</b>
Side setback:	25 feet <b>(E)</b>
Rear setback:	35 feet <b>(F)</b>
Adjacent residential property:	40 feet
Building coverage (max):	50%

Permitted yard obstructions: See Section 6.2.1

**d. FRONTAGE TYPE**

- Lawn

**e. VERTICAL STANDARDS**

Height:	35 feet
Stories:	2
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper floor(s):	Office
Ground floor:	Warehouse/ Manufacturing/Office

**g. PARKING STANDARDS**

Number of off-street parking spaces required:	See Section 6.7.5
Location on lot:	Rear or side yard*
Alley:	Optional
Covered parking:	Optional

\*Applies to new construction after the Effective Date

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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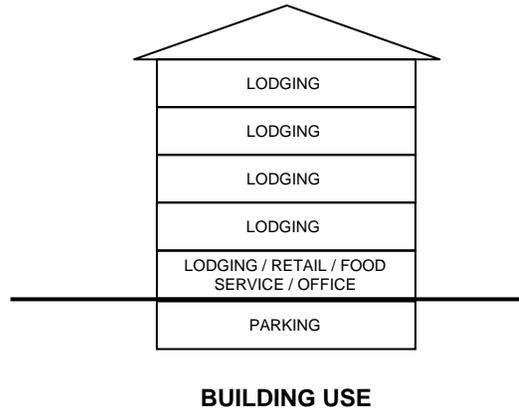
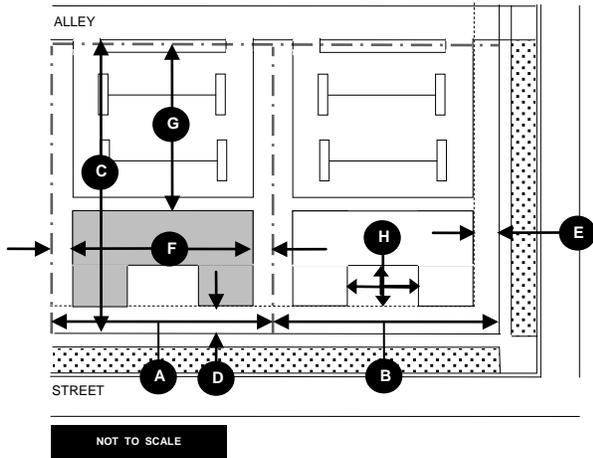
**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
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**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks may be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage
- Loading docks shall not face streets

**28. TYPE 28 BUILDING (LODGING BUILDING)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-5A T-5B T-6 GB

**b. LOT STANDARDS**

Lot width:	160 feet	<b>A</b>
Lot width, corner lot:	200 feet	<b>B</b>
Lot depth:	200 feet	<b>C</b>
Lot coverage (max):	85%	

**c. BUILDING PLACEMENT STANDARDS**

Front setback:*	20 feet	<b>D</b>
Corner side setback:	20 feet	<b>E</b>
Side setback:	10 feet	<b>F</b>
Rear setback:	50 feet	<b>G</b>
Building coverage (max):	50%	
Permitted yard obstructions:	See Section 6.2.1	

*\*Front Setback shall be considered a Build-to Line in the T-5A, T-5B and T-6 Districts*

**d. FRONTAGE TYPE**

- Forecourt (Depth: minimum 40-feet; maximum 80-feet; Width: minimum 40-feet; maximum 100-feet) **H**
- Lawn
- Shopfront

**e. VERTICAL STANDARDS**

Height:	65 feet
Stories:	5
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Upper Floor(s):	Lodging
Ground Floor:	Lodging/Retail/Food Service/Office
Below Grade Floor(s):	Parking/Utilities

**g. PARKING STANDARDS**

Number of off-street parking spaces required:	See Section 6.7.5
Location on lot:	Rear or side yard*
Alley:	Optional
Covered parking:	Optional

*\*Applies to new construction after the Effective Date*

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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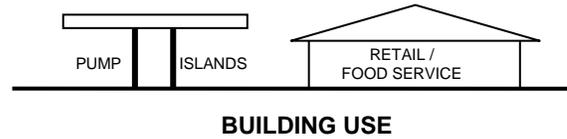
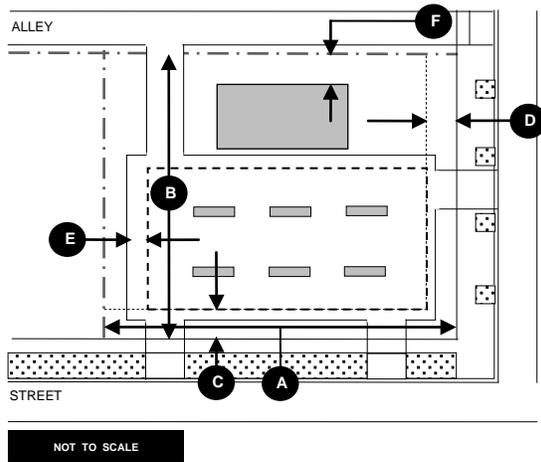
**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
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**Notes:**

- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks may be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings shall extend architectural features and details on all sides of building
- Loading docks shall not face street

**29. TYPE 29 BUILDING (FUEL STATION/MINI-MART BUILDING)**



**a. PERMITTED DEVELOPMENT DISTRICTS**

T-2 T-3 T-4 T-5A T-5B T-6 GB\*

*\*Lot Standards and building placement standards for Type 26 Building shall be applied to Fuel Station/Mini-Marts in the GB District*

**b. LOT STANDARDS**

Lot Area:	20,000 square feet
Lot width:	100 feet <b>A</b>
Lot width, corner lot:	100 feet <b>B</b>
Lot depth:	130 feet <b>C</b>
Lot coverage (max):	85%

**c. BUILDING PLACEMENT STANDARDS**

Front setback:	20 feet <b>D</b>
Corner side setback:	20 feet <b>E</b>
Side setback:	10 feet <b>F</b>
Rear setback:	20 feet <b>G</b>
Building coverage (max):	65%
Permitted yard obstructions:	See Section 6.2.1

**d. FRONTAGE TYPE**

- Lawn
- Shopfront

**e. VERTICAL STANDARDS**

Height:	28 feet
Stories:	1
Fences and walls:	See Section 6.2.2.C.2

**f. BUILDING USE STANDARDS**

Ground floor:	Retail / Food Service / Pump Islands
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**g. PARKING STANDARDS**

Number of off-street parking spaces required:	See Section 6.7.5
Location on lot:	Rear or side yard*
Alley:	Optional
Covered parking:	Optional

*\*Applies to new construction after the Effective Date*

**h. ACCESSORY DWELLING UNIT STANDARDS**

Permitted?	NO
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**i. ILLUMINATION STANDARDS**

Outdoor illumination:	See Article 6.9
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**Notes:**

- All building placement standards apply to the building and to the pump island canopy
- All dimensions are expressed as minimums, except where noted otherwise
- Lot width and side yard setbacks may be increased to accommodate excessive side slope situations
- Building entrance shall face front lot line
- Service entries are prohibited on street facades
- Building elevations facing a street shall have windows on each floor elevation
- Buildings on corner lots shall extend architectural features and details on each street frontage

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## Article 6.6

### LANDSCAPING AND TREE PRESERVATION

**6.6.1. Purpose.** This Article is established to create uniform landscape, screening and tree preservation standards for development of property in the Village and review of plans therefore, in order to ensure that the Village remains attractive, safe and comfortable. Landscaping required by this Article shall be a condition to the issuance of a Certificate of Occupancy for any improvements built on a lot in the Village. The landscape standards herein are established:

- A. To promote, protect and preserve the general health and safety of the people of the community and, as part of the general welfare, insure aesthetic compatibility among land uses within the community;
- B. To conserve soil and reduce soil erosion, reduce storm water run-off, to provide oxygen regeneration to enhance air quality, and to reduce the effects of urban heat islands;
- C. To minimize the harmful or nuisance effects resulting from noise, dust, debris, motor exhaust, headlight glare, artificial light intrusions, objectionable sights or activities, or similar incompatible impacts conducted or created by adjoining or nearby land use;
- D. To safeguard the environmental quality and aesthetic character of the community by limiting the removal and insuring replacement of trees upon private property within the Village;
- E. To preserve, insofar as practical, existing vegetation and topographical features by limiting unnecessary clearing and modification of land, encouraging the retention of existing mature trees, requiring the replacement of indigenous trees with approved species; and,
- F. To encourage the energy efficient operation of land uses in the public interest.

**6.6.2. Tree Preservation and Removal Regulations.** It shall be unlawful for any person to remove or cause the removal of any tree having a caliper of four (4) inches or greater in the Village of Richmond without having first obtained approval from the Village of a Tree Preservation and Removal Plan as described herein. Nothing in this Section 6.6.2 shall apply to tree removal by an owner of a lot having a single family, two-family or duplex dwelling located thereon.

- A. **TREE PRESERVATION AND REMOVAL PLAN REQUIRED.** A Tree Preservation and Removal Plan shall be required for any parcel of land involving the construction of any new building(s) or structure(s) or other site improvements, or the removal of a tree having a caliper of four (4) inches or greater. All Tree Preservation and Removal Plans shall include or have attached thereto the following information:
  - 1. A tree survey.
  - 2. The location of those trees to be removed and preserved and the methods which are to be used to remove and preserve such trees during site development and/or tree removal procedures.
  - 3. A written statement indicating the reason for removal of the tree(s). A report from a licensed Illinois arborist may be requested by the Development Administrator if deemed appropriate.
  - 4. A general description of the tree(s) to be removed.
  - 5. Details, specifications and/or technical information of materials or procedures to be used to preserve and protect trees.
- B. **GENERAL TREE PRESERVATION AND REMOVAL STANDARDS AND CRITERIA.**
  - 1. Every reasonable effort shall be made to retain existing trees on the aforementioned tree survey through the integration of those trees into the site plan and landscape plan for a proposed development.
  - 2. Grading and construction equipment shall be forbidden from encroaching within the drip line of a tree.

3. Crushed limestone hydrocarbons and other material detrimental to trees shall not be stored or dumped within the drip line of any tree nor at any higher location where drainage toward the tree could conceivably effect the health of the tree.
4. Toxic chemicals, gasoline, oil and other injurious substances shall not be stored or allowed to seep, drain or empty within one hundred (100) feet of the drip line of protected trees.
5. Snow fencing shall be temporarily installed at the periphery of the tree’s drip line.
6. Tree trunks and branches shall be protected when construction must occur within a tree drip line.
7. No grade changes shall be allowed under drip line of any trees designated for preservation.
8. No ropes, signs, wires, unprotected electrical installation or other device or material shall be secured or fastened around or through a protected tree.
9. To improve the survival rate of tree, root pruning and/or thinning should be performed in accordance with the Arboricultural Specifications Manual.
10. In the event that underground utility lines are proposed within five (5) feet of the trunk of a tree, then augering of the utility line should be considered and may be required by the Village.
11. TREE REPLACEMENT REQUIRED. Any tree intended to be removed or unintentionally removed or damaged during construction on the lot shall be replaced in the manner herein prescribed.

- a. In the event that a tree is designated for removal during the construction process, such tree shall be replaced with new trees in accordance with the following schedule:

<u>CALIPER (INCHES) OF TREE TO BE REMOVED</u>	<u>NUMBER OF REPLACEMENT TREES</u>
30 or greater	6
13-29	5
4-12	4

Except that when a tree designated for removal is one of the following species each such tree shall be replaced with one replacement tree from the list of species provided in Section 6.6.2(B)9(d):

Black Locust (*Robinea psuedoacacia*), Box Elder (*Acer negundo*), Buckthorn (*Rhamnus cathartica*), Chokecherry (*Prunus virginiana*), Cottonwood (*Populus deltoides*), Chinese Elm (*Ulmus parviflora*), Goldenchain Tree (*Laburnum anagyroides*), Laurel Willow (*Salix pentandra*), Mulberry (*Morus sp.*), Osage Orange (*Maclura pomifera*), Russian Olive (*Elaeagnus angustifolia*), Siberian Elm (*Ulmus pumila*), Tree of Heaven (*Ailanthus altissima*), and Weeping Willow (*Salix baylonica*).

- b. In the event that a tree designated for preservation is destroyed, damaged, or removed during the construction process, such tree shall be replaced with new trees in accordance with the following schedule:

<u>CALIPER (INCHES) OF TREE TO BE REMOVED</u>	<u>NUMBER OF REPLACEMENT TREES</u>
30 or greater	10
13-29	8
4-12	6

- c. All replacement trees shall have a minimum caliper of two and one-half (2.5) inches.
- d. Replacement trees shall be limited to the following species:

American Beech, European Beech, Ginkgo, Hackberry, Horse Chestnut, Linden, Maidenhair Tree, Maple (excluding Silver Maple and other similar softwood species), Oak, Purple Leaf Beech, Thornless Honeylocust (cultivars), and Tulip Tree.

- e. The landscape plan shall identify each replacement tree as a replacement tree and indicate its location, specie, and size. No replacement trees shall be used to satisfy the requirements for tree planting in public right-of-way or in parking lots.
  - f. Removal of trees designated for preservation shall be allowed only by amending the Landscape Plan.
  - g. Tree preservation and replacement required by this Article shall be a condition to the issuance of a Certificate of Occupancy for any improvements constructed on a zoning lot in the Village.
  - h. If it is impractical to plant the required number of replacement trees on the same zoning lot due to space limitations or the density of existing trees, the Village shall require the Owner to plant said tree(s) at its discretion on other public property, excluding right-of-ways.
- C. **GUIDELINES FOR REVIEWING TREE REMOVAL PLANS.** The Village of Richmond shall approve removal of a tree if one (1) or more of the following conditions are present:
- 1. It is necessary to remove a tree that poses a safety hazard to pedestrian or vehicular traffic or threatens to cause disruption of public safety.
  - 2. It is necessary to remove a tree which poses a safety hazard to structures.
  - 3. It is necessary to remove a tree which is diseased or has been weakened by age, storm, fire or other injury.
  - 4. It is necessary to observe good forestry practice, i.e., the number of healthy trees a given parcel of land will support.
- D. **TREE REMOVAL PERMIT.** When tree removal is occasioned by any development or land use requiring the submission of a Landscape Plan, Tree Preservation and Removal Plan, Site Plan, or Subdivision Plan, said plan shall, upon approval by the Village, constitute a tree removal permit.
- E. **FAILURE TO COMPLY.** If, in the opinion of the Development Administrator, the necessary precautions as specified in the tree preservation and removal plan were not undertaken before or maintained during construction, the land development permit for the parcel shall not be issued or, if previously issued, shall be revoked until such time as these precautions have been satisfied.
- 6.6.3. Landscaping and Screening Regulations.** A landscape plan prepared in accordance with the standards set forth in this Article shall be required for any land development requiring a Major Site Plan Review or a non-residential use requiring a Minor Site Plan Review described in Article 4.2. Landscaping and screening required by this Article shall be a condition to the issuance of a Certificate of Occupancy for any improvements built on a zoning lot in the Village.
- A. **LANDSCAPE PLAN REQUIRED.** A Landscape Plan shall be completed by an Illinois licensed landscape architect. Applicants may elect to prepare a landscape plan in two phases: a preliminary landscape plan, and a final plan. Requests for relief or revisions to these requirements of this Title may be submitted to the Development Administrator for his consideration.
- B. **CONTENT OF LANDSCAPE PLAN**
- 1. **PRELIMINARY LANDSCAPE PLAN.** All preliminary landscape plans shall include or have attached thereto the following information:
    - a. The name, address and phone number of the Landscape Architect who prepared the plan; scale, north arrow, date of preparation, and identification of the plans as a preliminary landscape plan.

- b. The proposed location of all new plant materials shall be shown.
  - c. An indication of the character of suggested plant materials to be used, i.e. shade trees, ornamental trees, shrubbery, ground cover, etc.
  - d. A tree preservation and removal plan.
  - e. The location of existing natural site features, including, but not limited to, large boulders, rock outcroppings, wetlands and streams.
  - f. The location and dimension of all existing and proposed buildings, parking lots and driveways, roadways and right-of-way, sidewalks, bicycle paths, signs, fences, refuse disposal areas, free standing electrical equipment, setbacks, easements, and other free-standing structure or features as determined by the Development Administrator.
  - g. Existing and proposed contours, including proposed berms, at one foot contour intervals.
2. FINAL LANDSCAPE PLAN. All final landscape plans shall include or have attached thereto to the following information:
- a. The name, address and phone number of the Landscape Architect or other person who prepared the plan; scale, north arrow, date of preparation, and identification of the plan as a final landscape plan.
  - b. The location of existing and proposed improvements; including, but not limited to, buildings, with entry and exit points identified; all utilities, lighting, walls, and fences, parking areas (spaces delineated, including handicapped spaces, curbs); spot elevations and contours; existing and proposed berms; existing (four (4) inch caliper and larger with drip line) and proposed plant material; paved surfaces; sign locations; public rights-of-way and easements, including street widths; refuse disposal areas; property lines; and, other exterior landscape amenities, such as bike paths, plazas, architectural paving, flag poles, foundations, benches, and bicycle racks.
  - c. The planting schedule listing botanical names, common names, caliper or height, and quantity;
  - d. The proposed treatment of all ground surfaces (pea gravel, ground covers, sod, seed and/or prairie).
  - e. Other drawings and information as required; such as irrigation plan, if appropriate, grading and drainage plan, showing spot elevations and/or cross section, or methods to be used to protect plants and planted areas, e.g. curbs, ties, walls.
  - f. Tree Preservation and Removal Plan.
  - g. Provide elevations, cross sections, samples and/or photographs to indicate; texture of exposed surfaces, landscape material, scale, color of exposed surfaces, planting in relation to buildings, if requested by the Development Administrator.
  - h. Provide technical information, samples, details, and/or photographs of materials to be used for light standards, benches, fences, walls, signage, safety lighting, and other site details.
- C. GENERAL DESIGN CRITERIA
- 1. SCALE AND NATURE OF LANDSCAPE MATERIALS. The scale and nature of landscape material shall be appropriate to the site and the structures thereon.
  - 2. SELECTION OF PLANT MATERIAL.
    - a. Planting materials used in conformance with the provisions of this Article shall be:

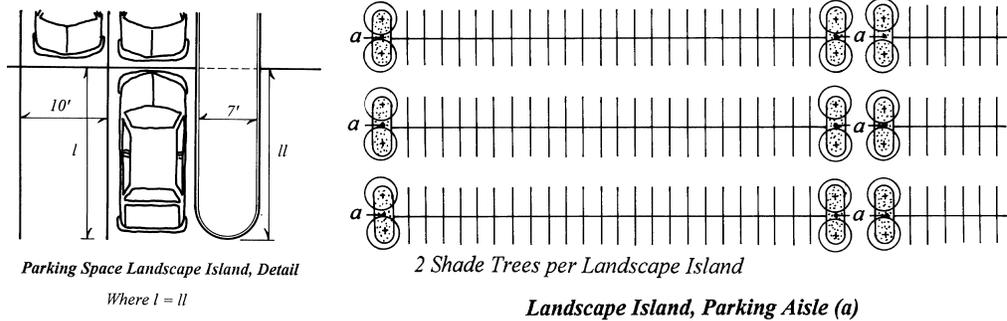
1. Of good quality and of a species normally grown in northeastern Illinois.
  2. Capable of withstanding the extremes of individual site microclimates.
  3. Selected for interest in its structure, texture, and color for its ultimate growth.
  4. Harmonious to the design, and of good appearance.
  5. In conformance with American Standard for nursery stock as approved by American National Standards Institute and issued as ANSI 2601.1986.
- b. Evergreens shall be incorporated into the landscape treatment of a site, particularly in those areas screening parking lots from dedicated public rights-of-way or property zoned for residential use.
- c. Minimum sizes for plant materials at time of installation for all landscape areas shall be as follows:
1. Deciduous trees shall be a minimum size of two and one-half (2 ½) inches caliper when installed. Evergreen trees shall be a minimum six (6) feet in size feet in height when installed.
  2. Deciduous shrubs (other than dwarf varieties) shall be a minimum of three (3) feet in height at time of installation if used as a perimeter screen planting, and thirty (30) inches in height for all other installations. Dwarf varieties and plants normally measured by spread shall be a minimum of twenty-four (24) inches in height/spread.
  3. Ground cover shall be so planted and spaced that complete coverage can be obtained within two (2) years after date of installation.
  4. Ornamental trees shall be used, especially in smaller planting areas, and shall have a minimum trunk size of two (2) inches caliper, or be of a clump form at a minimum height of five (5) feet.
- d. PROHIBITED TREES. The following trees shall not be used to satisfy the requirements of this Article: Silver Maple (except new hybrids); Box Elder; Red Mulberry; Osage Orange; Poplar (all species); Black Locust; Weeping Willow (except in large, wet areas); Catalpa; Tree of Heaven; White Birch; Elm (except new hybrids; Russian Olive; Mountain Ash; and, fruit trees.
3. INSTALLATION OF PLANT MATERIALS. Plant materials of all types and species shall be installed in accordance with the minimum technical specifications of the Illinois Landscape Contractors Association, including the provisions for guarantee and replacement.
4. MAINTENANCE OF PLANT MATERIAL. The Owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers, including refuse disposal areas, walls, fences, and other amenities, as may be required by the provisions of this Article. A means of irrigating plant material shall be provided. Installation of an automatic underground sprinkling system is recommended.
5. PLANTING BEDS. Planting beds shall be mulched in their entirety with shredded bark or other similar organic material. Lava rock or large diameter (1½" diameter or larger) bark chips ("chunk bark") are not acceptable. Gravel and stone mulches are not permitted, unless specifically approved in writing by the Village. Mulch beds at time of planting shall extend a minimum of two (2) feet beyond the center of a shrub.
6. WALLS AND FENCES. Plant materials shall be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect. All wood fences proposed to be used to satisfy the requirements of this Article shall be of

- red cedar, redwood, cypress, or other approved decay resistant treated wood, at least six (6) feet high, and of solid construction. Wood fences shall be not less than seventy-five percent (75%) opaque, with all supporting posts exposed to the lot interior. Stockade type fences are not permitted.
7. DETENTION/RETENTION BASINS AND PONDS. Detention/retention basins and ponds areas shall be planted. Such plantings shall include shade and ornamental trees, evergreens, shrubbery, hedges and/or other live planting materials. Plants must be able to tolerate wet conditions if planted within the basin.
  8. ENERGY CONSERVATION
    - a. Deciduous trees, shrubs and vines should dominate the south and west sides of buildings and plaza areas to provide shade during the summer and limited shade during winter.
    - b. Evergreens and other plant materials should be concentrated on the north side of buildings in a manner which dissipates the effect of winter winds.
  9. WATER CONSERVATION. Wherever possible landscape designs and plant material which is indigenous and or drought tolerant should be used to reduce the need for irrigation.
  10. BERMS. Earthen berms and existing topography shall, wherever practical, be incorporated into the landscape treatment of a site. Berms shall not exceed a maximum slope of four horizontal units to one vertical unit (4:1), except in parking islands, where the maximum slope shall not exceed two horizontal units to one vertical unit (2:1).
  11. TOPOGRAPHY. Where natural, existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and developed. Modification of topography may be allowed where it contributes to the aesthetic quality of the site.
  12. PROTECTION OF PLANT MATERIAL AND/OR PEOPLE. In locations where plant materials may be susceptible to injury or cause personal injury, appropriate curbs, tree guards, or other devices shall be provided.
  13. AREAS WHERE PLANT MATERIAL WILL NOT PROSPER. In areas where general planting will not prosper, other materials such as fences, walls and paving of wood, brick, stone, and cobbles shall be used. Carefully selected plant material shall be combined with such materials where possible.
  14. EXTERIOR LANDSCAPE LIGHTING. Lighting standards and fixtures when used to enhance the building design and the adjoining landscape shall be of a size and design compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness and brilliant colors shall be avoided. Electrical service shall be underground.
  15. AMENITIES. In business, office and industrial districts seating areas, paved areas, plant enclosures, benches, waste receptacles, lights, and other amenities shall be provided where appropriate.
  16. SERVICE YARD SCREENING. Service yards, loading docks and other places that tend to be unsightly shall be screened from view. Screening shall be equally effective at all times of the year.
    - a. Trash dumpsters and other waste receptacles or equipment shall be screened on three (3) sides with a solid wall at least six (6) feet in height, and a solid single or double access gate on the fourth side.
    - b. All utility equipment (meters, transformers, etc.) shall be provided with appropriate planting screens.
    - c. Except when located across a street from residential zoned property, all garage doors and loading areas on non-residential property shall be concealed from view (at grade) from adjoining residential zoned property.

- d. All outdoor storage facilities for raw materials and finished products within five (500) hundred feet of a residence district shall be effectively screened and enclosed by a solid wall or fence at least eight (8) feet in height. If materials to be stored outdoors are in excess of eight (8) feet in height, then landscape screening shall be provided in addition to the fence or wall installed along the outside perimeter of the fence or wall, equal or exceeding the height of the materials to be stored outdoors.
- 17. INNOVATIVE LANDSCAPING. Innovative landscaping treatments are encouraged and shall be considered as a positive attribute in connection with any request for a variation from the requirements of this Article.
- 18. INTERSECTION VISIBILITY. Landscaping must be designed and installed to minimize potential obstruction of critical sight lines. Landscape planting shall be so designed as to avoid obstruction of a motorist's vision at the intersection of parking aisles, driveways, or public or private streets and alleys. Unobstructed visibility between two and one-half (2.5) feet and eight (8) feet above the height of the pavement must be maintained at all intersections. To maintain this visibility, no berms, shrubs or other landscape material which will reach a mature height greater than two and one-half (2.5) feet shall be permitted within a sight triangle. Trees are allowed in sight triangles provided the lowest branching begins not less than eight (8) feet above the pavement.
- 19. EDGING. Edging is recommended to separate grass areas from shrubs, ground cover and mulch and shall be a good quality steel, plastic, or weather resistant (redwood, cedar) or treated wood secured with stakes.
- 20. ARTIFICIAL PLANTS. No artificial plants of any type shall be used to satisfy any requirements of this Article.
- 21. GROUND COVER. All drainage swales and slopes having a slope of three vertical units to one horizontal unit (3:1) or greater shall be sodded. All other ground areas not covered by buildings, parking, sidewalks or other impervious surfaces, or occupied by planting beds shall be graded smooth with a minimum of six (6) inches of black dirt after compacting and removing stumps, rocks and other debris, and shall be seeded or sodded to prevent soil erosion and sedimentation of public drainage systems, creeks, streams, rivers and wetlands.
- 22. FLOWER BEDS. Flower beds are encouraged and shall be planted in masses in acceptable areas to create color, texture and visual interest.
- D. ADDITIONAL RIGHT-OF-WAY LANDSCAPING REQUIREMENTS. In addition to the general design criteria prescribed in Section 6.6.3.C, the following requirements shall also apply to landscaping in rights-of-way.
  - 1. SCOPE. Where a zoning lot abuts a dedicated public right-of-way, trees shall be provided in accordance with the provisions of this Article.
  - 2. STREET TREES. Street trees shall be planted in all parkways having a width of five (5) feet or more. The Village shall have the discretion to require trees be planted outside of the right-of-way if the parkway is less than five (5) feet wide or overhead or buried utilities may conflict with the growth of street trees. Street trees shall be planted not more than forty (40) feet apart whenever possible, and shall have a minimum trunk diameter of two and one-half (2½) inches measured six (6) inches above ground level.
- E. ADDITIONAL PARKING LOT LANDSCAPING REQUIREMENTS. In addition to the general design criteria prescribed in Section 6.6.3.C, the following requirements shall also apply to landscaping parking lots.
  - 1. SCOPE. All parking lots designed for twenty (20) or more parking spaces shall be landscaped in accordance with the provisions of this Article.
  - 2. INTERIOR PARKING LOT LANDSCAPING. To define circulation within a parking lot and to visually and physically break-up long rows of parking spaces, and to provide space and

locations for bio-swales and other stormwater filtering devices, landscape islands are required to be provided within parking lot areas, as follows:

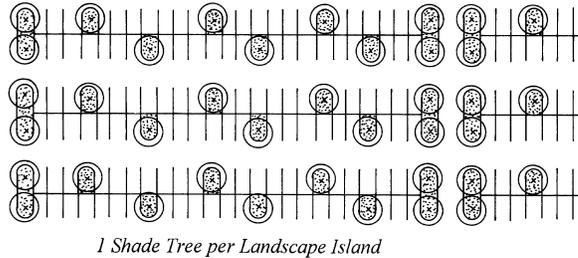
- a. **PARKING AISLE LANDSCAPE ISLANDS.** A landscaped island shall be provided at the end of each parking row. The island shall be protected by a continuous concrete barrier curb and shall have a minimum width of seven (7) feet, measured back-of-curb to back-of-curb, and shall have a depth equal to the adjoining parking space. Each parking aisle landscape island shall contain two (2) shade trees.



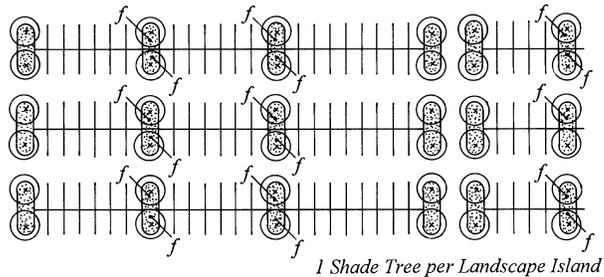
- b. **PARKING SPACE LANDSCAPE ISLANDS.** In addition to parking aisle landscape islands, one or more of the following alternatives shall be used to divide each row of parking having twenty (20) spaces or more:

- 1. **FULL PARKING SPACE LANDSCAPE ISLAND.** One landscape island protected by a continuous concrete barrier curb and having a minimum width of seven (7) feet, measured back-of-curb to back-of-curb, and a depth equal to the adjoining parking space, may be provided for each twenty (20) parking spaces in the parking row. Said landscape islands shall be dispersed throughout the parking row. Each said landscape island shall contain one (1) shade tree; or,

**EXAMPLE 1**



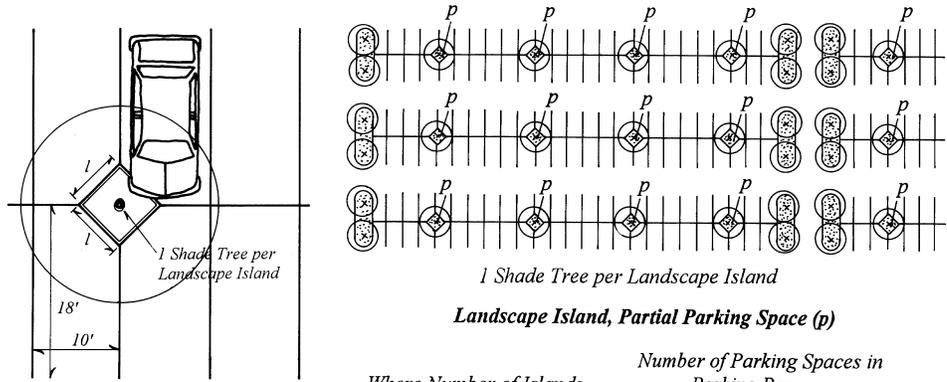
**EXAMPLE 2**



**Landscape Island, Full Parking Space (f)**

$$\text{Where Number of Islands} = \frac{\text{Number of Parking Spaces in Parking Row}}{20}$$

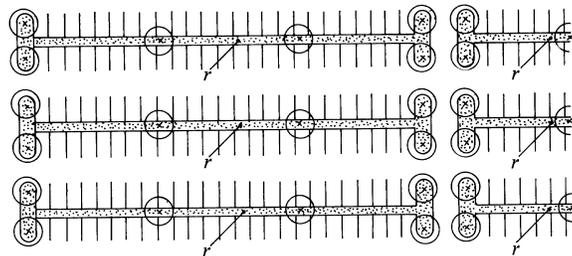
2. **PARTIAL PARKING SPACE LANDSCAPE ISLAND.** One landscape island positioned at the front corner of a parking space, protected by a continuous concrete barrier curb and having minimum dimensions of six and one-half (6.5) feet square, measured back-of-curb to back-of-curb, may be provided for each ten (10) parking spaces in the parking row. Said landscape islands shall be dispersed throughout the parking row and shall not be used in parking rows along the perimeter of a parking lot. Each said landscape island shall contain one (1) shade tree; or,



**Partial Parking Space Landscape Island, Detail**

Where *l* = 6.5 feet (measured back-of-curb to back-of-curb)

3. **CONTINUOUS PARKING ROW LANDSCAPE ISLAND.** A continuous landscape island protected by a continuous concrete barrier curb and having a minimum depth of seven (7) feet, measured back-of-curb to back-of-curb, may be provided between parking rows. Said landscape island shall not be used in parking rows along the perimeter of a parking lot. Each said landscape island shall contain one (1) shade tree for each twenty (20) parking spaces in the parking row.



**Landscape Island, Continuous Parking Row (r)**

- c. **ADDITIONAL LANDSCAPING STANDARDS.** In addition to the shade trees required in this Section, each landscape island required herein shall be landscape with an appropriate number and selection of shrubs, flowers, groundcovers, sod and mulch. Shrubs planted in a parking lot landscape island shall not exceed a mature height of thirty (30) inches above the adjoining pavement. No tree planted in a parking lot landscape island shall have branches maintained at a height less than six (6) feet above the adjoining pavement. Landscaping required under this Section may be substituted with bio-swales and bio-filter strips.

3. PARKING LOT PERIMETER LANDSCAPING

a. FRONT AND CORNER SIDE YARDS:

1. Where a parking lot is located in or adjacent a front or corner side yard in a residential district, continuous landscaping shall be provided across not less than one hundred-percent (100%) of the parking lot frontage to a minimum height of three (3) feet. Such landscaping shall consist of any combination of berms, shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting material.
2. Where a parking lot is located in or adjacent a front or corner side yard not in a residential district, continuous landscaping shall be provided across not less than sixty-percent (60%) of the parking lot frontage to a minimum height of three (3) feet. Such landscaping shall consist of any combination of berms, shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting material. Plantings may be placed in clusters, containing at minimum seven (7) evergreens and/or shrubs per cluster, spaced at intervals of approximately thirty-five (35) feet along the frontage of the parking lot. However, when a continuous row of shrubs or hedges is chosen, the entire parking lot frontage shall be screened.

b. REAR AND SIDE YARDS:

1. Where a parking lot is located in a yard adjacent a residential zoning district, landscaping shall be provided as follows:
  - i. Screening between the parking lot and the residential property line shall be a minimum of six (6) feet in height.
  - ii. Shade trees shall be provided at the equivalent of one for each fifty (50) lineal feet, or fraction thereof, of parking lot frontage and shall not be planted more than forty (40) feet apart.
  - iii. Other planting material, including ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials shall be provided in a continuous row covering one hundred-percent (100%) of the frontage of the parking lot adjacent the residential lot(s).
  - iv. Except where occupied by planting beds, all side and rear yard perimeter landscaping area shall be sodded or seeded.
2. Where a parking lot is located in a yard adjacent a non-residential property; landscaping shall be provided across not less than fifty-percent (50%) of that portion of the parking lot abutting the property line to a minimum height of three (3) feet. Such landscaping shall consist of any combination of berms, shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials. Plantings may be placed in clusters, containing not less than seven (7) shrubs per cluster, spaced at intervals of approximately thirty-five (35) feet along the property line.

c. Landscaping required under this Section may be substituted with bio-swales and bio-filter strips.

- F. **ADDITIONAL FOUNDATION LANDSCAPING REQUIREMENTS.** In addition to the general design criteria prescribed in Section 6.6.3.C, the following requirements shall also apply to foundation landscaping.
1. All non-residential and multiple family development shall provide perimeter landscaping as prescribed herein. Parking lots located on the perimeter of a lot shall comply with the requirements of Section 6.6.3.G.
  2. **SETBACK.** A landscaping area not less than ten (10) feet in width shall be located around the perimeter of all buildings, except where impractical, i.e. loading dock areas, entryways, etc.
  3. **COVERAGE.** Required foundation landscaping areas shall remain open and free of all paving except where walks to buildings and other similar paving is required.
  4. **LANDSCAPING MATERIALS.** Foundation landscaping consist of shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials. Particular attention shall be paid toward screening mechanical equipment, bicycle parking areas, and loading docks; softening large expanses of building walls; and accenting entrances and architectural features of the building(s).
- G. **ADDITIONAL PERIMETER LANDSCAPING REQUIREMENTS.** In addition to the general design criteria prescribed in Section 6.6.3(C), the following requirements shall also apply to foundation landscaping.
1. All non-residential and multiple family development shall provide perimeter landscaping as prescribed.
  2. **NON-RESIDENTIAL PROPERTY ABUTTING NON-RESIDENTIAL PROPERTY.** Where non-residential property abuts property in a business, office or industrial district, landscaping shall be provided as follows:
    - a. Shade trees shall be provided at the equivalent of one for each seventy-five (75) feet, or fraction thereof, of frontage along the abutting property line. Such trees shall be planted no more than forty (40) feet apart and may be clustered or spaced linearly as determined appropriate.
    - b. Other landscaping materials, including berms, ornamental trees, evergreens, shrubbery, hedges, and/or other live planting materials shall be provided at appropriate locations along the abutting property line.
  3. **NON-RESIDENTIAL PROPERTY ABUTTING RESIDENTIAL PROPERTY.** Where non-residential property abuts property in a residential district, landscaping shall be provided as follows:
    - a. A solid screen six (6) feet in height shall be provided along the entire length of the abutting property line. Such screen shall consist of a solid wood fence, berms, trees, evergreens, shrubbery, and/or other live planting materials, necessary to provide one hundred-percent (100%) coverage.
    - b. Shade trees shall be provided at the equivalent of one for each seventy-five (75) feet, or fraction thereof, of frontage along the abutting property line. Such trees shall not be planted more than forty (40) feet apart and may be clustered or spaced linearly as determined appropriate.
  4. **MULTIPLE FAMILY RESIDENTIAL PROPERTY.** Where multiple family residential used abuts property in any zoning district, landscaping shall be provided as follows:
    - a. Shade trees shall be provided at the equivalent of not less than one for each seventy-five (75) feet, or fraction thereof, of frontage along the abutting property line. Such trees shall not be planted more than forty (40) feet apart and may be clustered or spaced linearly as appropriate.
    - b. Other landscaping materials, including berms, if possible, ornamental trees,

evergreens, shrubbery, hedges, and/or other live planting materials shall be provided at intermittent locations across fifty-percent (50%) of the abutting property line. Shrubs shall be placed in clusters containing at least seven (7) per cluster, spaced at intervals of approximately thirty-five (35) feet along the abutting property line.

H. ADMINISTRATION OF LANDSCAPING AND TREE PRESERVATION REGULATIONS.

1. VARIATIONS FROM REQUIREMENTS OF THIS ARTICLE. The Village recognizes that, because of the wide variety of types of developments and the relationships between them, some flexibility in applying standards set forth in Sections 6.6.2 and 6.6.3 are appropriate as long as the intent of specified requirements are met. The Development Administrator may authorize deviations not more than twenty-percent (20%) from the requirements of any specific requirement set forth in Sections 6.6.2 and 6.6.3. Whenever the Village allows or requires deviation from the requirements set forth in this Article, it shall enter on the face of the landscape plan the reasons for allowing or requiring deviation from the requirements of this Section.
2. CERTIFICATE OF OCCUPANCY. All required landscaping shall be installed prior to the issuance of a certificate of occupancy. If weather conditions or other circumstances beyond the developer's control prevent installation of all or portions of the landscape materials and all other requirements for the issuance of a certificate of occupancy have been met, a letter of credit or a performance guarantee approved by the Village Attorney to insure completion of approved landscaping shall be filed with the Development Administrator. The amount of the performance guarantee and the required completion data shall be recommended by the Development Administrator based on current costs and set by the Village. If such a letter of credit or performance guarantee has already been submitted for the proposed landscape improvements, the Village may permit the developer to extend the performance guarantee for an additional specified period of time.

I. GUIDELINES FOR REVIEWING LANDSCAPE PLANS. A landscape plan shall be approved if the following conditions are satisfied:

1. The use of shrubs, flowers, berms and ground cover are used appropriately to enhance the overall appearance and function of the site or open spaces on the site;
2. The planting of shade and ornamental and evergreen trees is used to define and enhance spaces on the site;
3. The use of planting material to effectively screen adjacent dwelling units, service areas, and parking areas;
4. The use of planting material to contribute to water conservation and energy efficiency;
5. The use of planting material seasonal color, texture, size and form to create seasonal and visual interest and appeal in the community.
6. The composition, number, location, species of landscape material, berms, fences and other features, and supporting documentation are provided as required by this Article.

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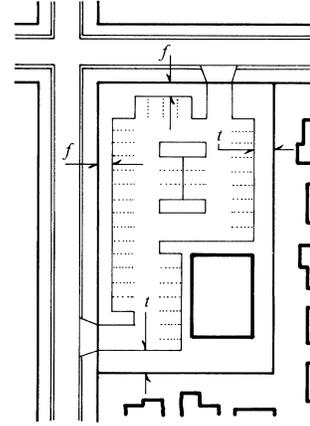
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## Article 6.7

### OFF-STREET PARKING AND LOADING

- 6.7.1. Purpose.** The purpose of this Article is to alleviate or prevent the congestion of the public streets and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking and loading and unloading of motor vehicles in accordance with the use to which property is put.
- 6.7.2. Scope.** The off-street parking and loading provisions of this Title shall apply as follows:
- A.. For all building and structures erected and all uses of land established after the effective date of this Title, accessory parking and loading facilities shall be provided as required by the regulations of the district in which building or uses are located. However, where a permit has been issued prior to the effective date of this Title, and provided that constructions is begun within one year of such effective date, and diligently prosecuted to completion, parking and loading facilities as required herein-after need not be provided.
  - B. When the intensity of use of any building, structure or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity or other units of measurements specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.
  - C. However, no building or structure lawfully erected or use lawfully established prior to the effective date of this Title shall be required to provide such additional parking or loading facilities unless and until the aggregate increase in units of measurement shall equal not less than fifteen percent (15%) of the units of measurement existing upon the effective date of this Title, in which event parking or loading facilities as required herein shall be provided for the total increase.
  - D. Whenever the existing use of a building or structure shall be changed hereafter to a new use, parking and loading facilities shall be provided as required for such new use. However, if the said building or structures was erected prior to the effective date of this Title, additional parking or loading facilities shall be required only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking and loading provisions of this Title.
- 6.7.3. General Off-Street Parking and Loading Standards.**
- A. EXISTING PARKING AND LOADING FACILITIES. Accessory off-street parking or loading facilities which are located on the same lot as the building or use served and which were in existence on the effective date of this Title or were provided voluntarily after such effective date shall not hereafter be reduced below, or if already less than, shall not further be reduced below, the requirements of this Title for a similar new building or use.
  - B. PERMISSIVE PARKING AND LOADING FACILITIES. Nothing in this Article shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings provided that all regulations herein governing the location, design, improvement and operation of such facilities are adhered to.
  - C. DAMAGE OR DESTRUCTION. For any conforming or legally non-conforming building for use which is in existence on the effective date of this Title, which subsequent thereto is damaged or destroyed by fire, collapse, explosion or other cause, and which is reconstructed, re-established or repaired, off-street parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation, except that when such damage or destruction exceeds more than fifty-percent (50%) of the value of the building or use, sufficient off-street parking or loading facilities shall be provided as required by this Title for equivalent new use on construction. However, in no case shall it be necessary to restore or maintain parking or loading facilities in excess of those required by this Title for equivalent new uses or construction.

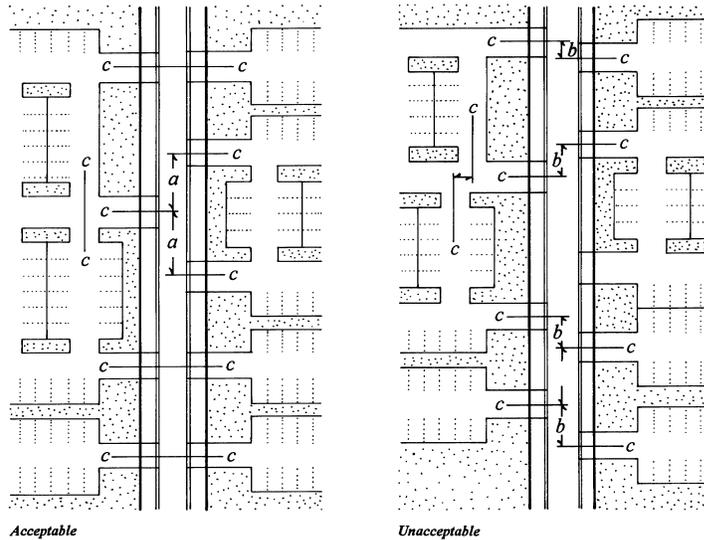
- D. COMPUTATION OF REQUIRED OFF-STREET PARKING SPACES AND LOADING BERTHS. When determination of the number of off-street parking spaces and loading berths required by this Article results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space or loading berth.
- E. YARDS. Off-street parking spaces and loading berths and access thereto in Industrial or Commercial Districts, or for non-residential uses in Residential Districts may be located in required rear, side or transition yards, except no parking spaces or loading berths may be located within twenty (20) feet of adjacent Residential Districts. Off-street parking spaces in any zoning district shall not be located within ten (10) feet of a front or corner side lot line.
- F. DESIGN AND MAINTENANCE.



*Off-Street Parking and Loading Setbacks*  
 Where, front and corner side yards (f) ≥ 10 feet,  
 and transition yards (t) ≥ 20 feet

1. OPEN AND ENCLOSED PARKING SPACES AND LOADING BERTHS. Accessory parking spaces and loading berths may be open to the sky or enclosed in a building.
2. SCREENING AND LANDSCAPING. All open loading areas and all parking areas providing space for five (5) or more vehicles shall be effectively screened in accordance with the landscaping requirements in Section 6.6 herein.
3. ILLUMINATION. Lighting used to illuminate off-street parking and loading areas shall be directed away from all adjacent property and roadways.
4. SIGNS. Signs for the purpose of assigning parking spaces and loading areas or giving directions thereto may be placed in parking and loading areas.
5. REPAIR AND SERVICE. No motor vehicle repair work of any kind shall be permitted in conjunction with accessory open off-street parking or loading facilities in any district.
6. GASOLINE AND OIL SALES. The sale of gasoline and motor oil in conjunction with accessory off-street parking or loading facilities shall not be permitted in any district.
7. CURBING. The perimeter of all loading areas and parking areas providing loading berths for one or more vehicles or parking space for five (5) or more vehicles shall provide vehicular barriers around the perimeter of the loading area and parking area. The vehicular barriers of such loading and parking areas shall be continuous concrete barrier curbing, minimum six (6) inches by eighteen (18) inches.
8. STRIPING. The pavement surface of off-street parking and loading areas shall be striped to define each loading berth and parking space. Striping shall be a minimum of four (4) inches in width for the length of each space and shall be painted white or yellow. All areas designated as fire lanes and/or no parking area shall be painted yellow.

9. CIRCULATION AND ACCESS. Parking lot driveways on opposite sides of an arterial or collector street shall be either aligned or off-set by no less than one hundred-fifty (150) feet between the centerlines of each opposing driveway. Parking aisles throughout the parking lot shall align as closely as practical in order to create four-way intersections. Shared driveways and access easements between adjoining lots shall be encouraged to reduce the number of parking lot driveways along public streets.



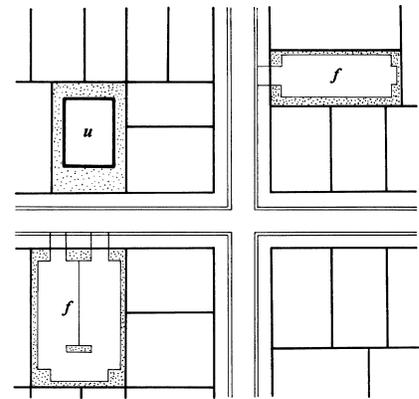
**Parking Lot and Parking Aisle Alignment**

Where  $c$  = driveway centerline,  
 $a \geq 150$  feet and,  
 $b \leq 150$  feet

- G. SUBMISSION OF LAND PLAN. Any application for an improvement location permit, or certificate of occupancy where no permit is required, shall include therewith a land plan drawn to scale and fully dimensioned showing any parking or loading facilities, lighting, landscaping, signs and other improvements accessory thereto provided in compliance with this Title.

**6.7.4. Additional Off-Street Parking Standards and Requirements.** In addition to the Standards and Requirements in Section 6.7.3, herein, accessory off-street parking facilities shall conform with the following:

- A. CONTROL OF OFF-SITE OFF-STREET PARKING FACILITIES. When required parking facilities are provided off-site, that is on land other than the zoning lot on which the building or use served by such off-site facilities is located, they shall be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the off-street parking facilities serve until and unless the Plan Commission has reviewed the plans and heard the applicant and made findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue and that the off-site parking facilities will be maintained at all times during the life of the proposed use of building.
- B. USE OF PARKING FACILITIES. Off-street parking facilities accessory to residential uses and developed in any residential district in accordance with the require-



**Off-Site Parking (f)**

where  $f$  is required parking for use ( $u$ )

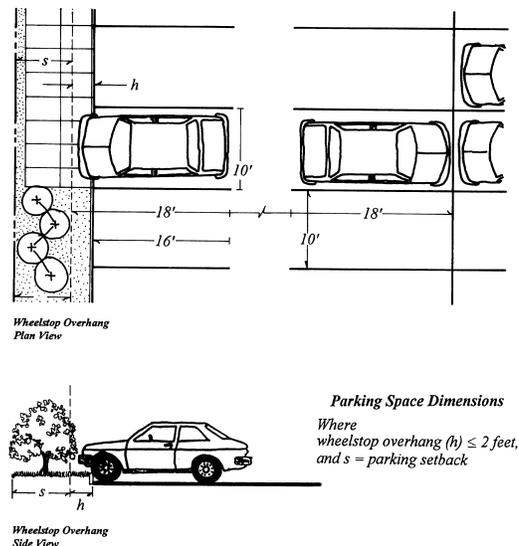
ments of this Section shall be used solely for the parking of passenger automobiles owned by occupants of the dwellings to which such facilities are accessory or by guests of said occupants. Required parking facilities accessory to residential structures shall not be used for the storage of commercial vehicles or the parking of automobiles belonging to employees, owners, tenants, visitors, or customers of business, office or manufacturing establishments. For the purpose of this paragraph, storage shall mean a vehicle parked on the zoning lot for more than forty-eight (48) hours in any seventy-two (72) hour period.

C. DESIGN AND MAINTENANCE

1. CONSTRUCTION AND SURFACING. Except as provided otherwise herein, the construction and design of off-street parking facilities shall be reviewed by the Village Engineer to determine:

- a. That every parking space, including access thereto, shall have an all-weather dust-free surface and shall be so graded and drained as to dispose of surface water accumulation by means of a positive storm water drainage system connected to a public drainage way.
- b. That parking areas shall be constructed in accordance with a minimum structural number of 2.5 and a minimum surface slope of one-percent (1%), provided that no parking area shall have less than two and one-half (2.5) inches of bituminous surface course.
- c. That every driveway approach complies with the following standards. For the purpose of this section a driveway approach shall mean that portion of the driveway located in the right-of-way of a thoroughfare.
  - 1. For residential uses; six (6) inches of concrete with mesh on six (6) inches of compacted crushed gravel or crushed stone.
  - 2. For non-residential uses; six (6) inches of concrete with mesh on eight (8) inches of compacted crushed gravel or crushed stone.
  - 3. For sidewalks at driveway crossings; six (6) inches of concrete with mesh on six (6) inches of compacted crushed gravel or crushed stone.
- d. Parking spaces and the access thereto for individual single family, duplex, two-family, and townhome dwellings shall not require review by the Village Engineer but shall be constructed of two and one-half (2.5) inches of bituminous surface over eight (8) inches of gravel or crushed stone or four (4) inches of concrete with a mesh grid over six (6) inches of gravel or crushed stone and be graded so as to dispose of surface water accumulation by means of positive storm water drainage.

2. SIZE. Except for parallel parking spaces and handicap parking spaces, required off-street parking space shall be one hundred eighty (180) square feet in area and shall be no less than eighteen (18) feet long with a vertical clearance of seven (7) feet, all exclusive of access drives, aisles, ramps, columns, office or work space, provided however that in measuring the length of a parking space the area safely occupied by a vehicle beyond a curb stop, whether paved or unpaved, shall be included. Each off-street parking space parallel to the parking aisle or driveway shall be no less than



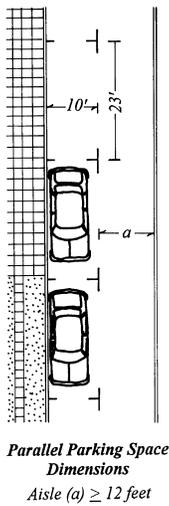
nine (9) feet wide and twenty-three (23) feet in length.

3. ACCESS AND ON-SITE CIRCULATION. Off-street parking areas shall be designed so as to require egress from the zoning lot to the street or alley by forward motion of the vehicle.

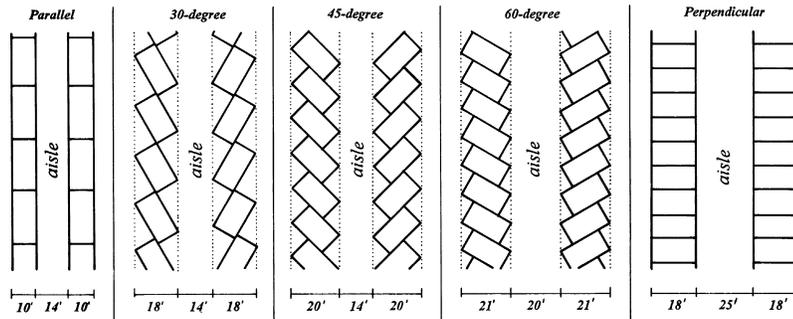
a. AISLES. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Aisle widths shall not be less than the following: Twenty-four (24) feet for any aisle designed for two-way traffic; Twenty-four (24) feet for each perpendicular parking space; eighteen (18) feet for each parking space on a sixty degree (60°) angle to the aisle; thirteen (13) feet for each parallel parking space or parking space on a forty-five degree (45°) or thirty degree (30°) angle to the aisle; and twelve (12) feet for each parallel parking space.

b. PARKING MODULES. A parking module shall mean a row of parking spaces, a parking aisle, and another row of parking spaces. Parking module widths shall not be less than the following:

Sixty-one (61) feet for perpendicular parking spaces; sixty (60) feet for parking spaces on a 60-degree angle to the aisle; fifty-three (53) feet for parking spaces on a forty-five-degree angle from the aisle; forty-nine (49) feet for parking spaces on a thirty-degree angle from the aisle; and, thirty (30) feet for parallel parking modules.



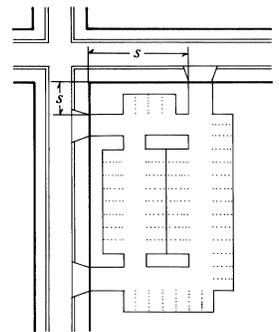
Minimum Parking Module Dimensions



c. DRIVEWAYS. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements on the public streets:

1. INTERSECTION SETBACKS.

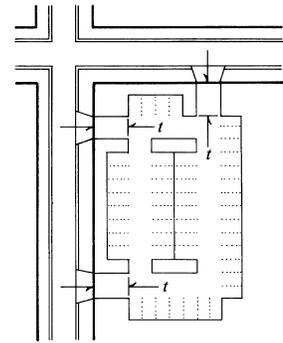
- a. Driveways located along an arterial road right-of-way shall not be located less than sixty (60) feet from an intersecting right-of-way.
- b. Driveways located along a collector road right-of-way shall not be located less than fifty (50) feet from an intersecting right-of-way.
- c. Driveways located along local street or cul-de-sac right-of-way



Driveway Intersection Setback (s)

shall not be located less than thirty (30) feet from an intersecting right-of-way.

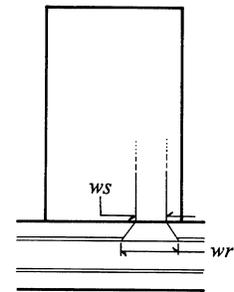
2. **STREET TRANSITION.** All parking facility driveways which lead to or from a public right-of-way shall provide a transition space of not less than thirty (30) feet in length from the public right of way to the nearest parking space, an intersecting driveway or parking aisle along said driveway to ensure traffic safety and circulation efficiency.



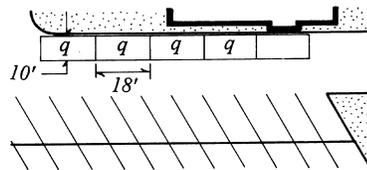
**Parking Facility  
Driveway/Street Transition (t)**  
Where  $t \geq 30$  feet

3. **WIDTH.** All driveways installed, altered, changed, replaced, or extended after the effective date of this Title shall meet the following requirements: no driveway for vehicular ingress and egress shall exceed twenty-eight (28) feet in width at the right-of-way and thirty-four (34) feet in width at the roadway in residential districts; no driveway for vehicular ingress and egress shall exceed thirty-four feet (34) in width at the right-of-way and forty-four (44) feet in width at the roadway in industrial districts;

- D. **QUEUING SPACES.** Queuing spaces shall be provided accessory to drive-up service facilities in the number prescribed in the Table of Parking Requirements. Queuing spaces shall be located so as to not interfere with parking or pedestrian and vehicular circulation on the zoning lot, or circulation on adjacent public streets. Queuing spaces shall measure ten (10) feet in width and eighteen (18) feet in length. Queuing space shall not occupy the same spaces as parking or aisles thereto.



**Driveway Width:**  
(ws) width at street line  
(wr) width at roadway



**Queuing Space (q)  
for drive-up window facility**

- E. **LOCATION.** The location of off-street parking spaces accessory to the use served shall be prescribed hereinafter:

1. **FOR USES IN RESIDENTIAL DISTRICTS.** Parking spaces accessory to dwellings shall be located on the same zoning lot as the use served. Parking spaces accessory to uses other than dwellings in a residential district may be located on an adjacent lot or directly across a street or alley from the lot occupied by the use served, but in no case more than three hundred (300) feet from such use.
2. **FOR USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS.** All required parking spaces shall be not more than five hundred (500) feet from the use served, except for spaces accessory to dwelling units which shall be not more than three hundred (300) feet from the uses served. However, no parking spaces accessory to a use in a commercial or industrial district shall be located in a residential district, except that private, free, off-street parking accessory to and located not more than two hundred (200) feet from such uses and municipal parking lots may be allowed by Special Use Permit in accordance with the standards and procedures provided in Article 4.3 of this Title.

- F. **HANDICAPPED PARKING.** Any parking area for use by the general public shall provide parking spaces designated and located to accommodate the handicapped. Parking spaces reserved for the handicapped shall be located, designed, identified, and otherwise provided in accordance with the most restrictive requirements of the Illinois Accessibility Code, 71 Illinois Administrative Code, Part 400, and the Americans with Disabilities Act of 1990 (ADA) Guidelines, 28 C.F.R. Part 36, Appendix A as the same are from time to time amended.
1. **SIZE.** Each parking space reserved for handicapped use shall be at least sixteen (16) feet in width by eighteen (18) feet in length.
  2. **ENFORCEMENT.** The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement by the Village of the restriction of use of such spaces to handicapped motorists.

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**6.7.5. Schedule of Required Parking.** For the following uses, accessory off-street parking spaces shall be provided as required hereinafter.

- A. OTHER USES. For uses not listed heretofore in Section 6.7.5.G, the Table of Parking Requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, or as determined by the Development Administrator.
- B. PARKING BASIS. Parking spaces required for floor area shall be based on the maximum net floor area, herein defined, devoted to such use. Parking spaces required for employees shall be based on the maximum number of employees on duty, or residing, or both, on the premises at any one time.
- C. FLOOR AREA EXEMPTIONS.
  - 1. When two (2) or more non-residential uses are located on the same zoning lot, only one (1) exemption in terms of floor area, as set forth in Section 6.7.5.G, Table of Parking Requirements, may be permitted.
  - 2. If on-street parking is provided adjacent to the proposed use, an exemption of one thousand (1,000) square feet shall be applied toward the calculation of required off-street parking spaces.
- D. ON-STREET PARKING CREDITS. On-street parking directly fronting a lot shall count toward fulfilling the parking requirement of that lot. One parking space credit shall be given for every partial on-street parking space in front of the lot that is over fifty-percent (50%) of the length of the on-street parking space.
- E. SHARED PARKING. When two (2) or more non-residential uses are located on the same zoning lot and their respective hours of operation do not overlap, the Development Administrator may authorize a reduction in the total number of required parking spaces subject to the following conditions:
  - 1. Not more than fifty-percent (50%) of the parking spaces required for a building or use may be supplied by the parking facilities required for any other building or use on the same zoning lot.
  - 2. The number of shared parking spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:
    - a. Multiply the minimum parking required for each individual use, as set forth in Section 6.7.5.G, Table of Parking Requirements, by the appropriate percentage indicated in Section 6.7.5.E.2.d, Schedule of Shared Parking, for each of the six (6) designated time periods therein.
    - b. Sum the required parking for each of the six (6) columns.
    - c. The minimum parking requirement shall be the largest sum among the six (6) columns resulting from the above calculations.
    - d. SCHEDULE OF SHARED PARKING

LAND USE	WEEKDAYS			WEEKENDS		
	Midnight to 7 a.m.	7 a.m. to 6 p.m.	6 p.m. to Midnight	Midnight to 7 a.m.	7 a.m. to 6 p.m.	6 p.m. to Midnight
Office	5%	100%	5%	0	100%	10%
Industrial	5%	100%	5%	0	100%	10%
Retail	0	100%	80%	0	100%	60%
Restaurant	50%	70%	100%	70%	45%	100%
Hotel	100%	65%	100%	100%	65%	100%

Residential

- 3. If one or all of the land uses for which shared parking facilities is proposed do(es) not conform to one of the general land use classifications in the shared parking schedule as

determined by the Development Administrator, then the applicant, owner or developer shall submit sufficient data to indicate that there is not substantial conflict in the principal hours of operation of the uses. The property owner(s) involved in the shared use of off-street parking facilities shall submit a legal agreement, approved by the Village Attorney, guaranteeing that the parking spaces shall be maintained so long as the uses requiring parking are in existence or unless the required parking spaces are provided elsewhere in accordance with this Article. Such instrument shall be recorded by the property owner with the County Recorder of Deeds, and a copy filed with the Development Administrator.

- F. CB DISTRICT EXCEPTIONS. For all non-residential uses in the CB commercial district the number of required parking spaces shall be fifty percent (50%) of the number otherwise required in Section 6.7.5.G Table of Parking Requirements. For example, if a use required twelve (12) parking spaces, the same use would be required to provide only six (6) spaces if it were located in the CB District.
- G. TABLE OF PARKING REQUIREMENTS.

1. **AGRICULTURE USES**, as follows:

Agriculture Implement Sales, Rental, Service	1 space per 800 square feet of showroom area
Animal Shelter	3 spaces, plus 1 space for each employee
Aquaculture	Exempt
Breeding, Raising Cattle, Horses, Pigs or Poultry	Exempt
Commercial Greenhouse	Exempt
Dairy Farming	Exempt
Dog Grooming	3 spaces, plus 1 space for each employee
Equestrian School	3 spaces, plus 1 space for each 3 animals stabled
Farms	Exempt
Farm Supply Store	1 space per 200 square feet NFA
Fish Hatchery	Exempt
Floriculture	Exempt
Fruit & Vegetable Store	1 space per 200 square feet NFA
Garden Center	1 space per 200 square feet NFA
Grain Storage, accessory to farming operations	Exempt
Greenhouses, Retail	4 space per employee, but no less than 25 spaces
Greenhouses, Wholesale	3 spaces, plus 1 space for each employee
Guard Dog Service	3 spaces, plus 1 space for each employee
Horticulture	Exempt
Kennel, Cattery for five or more animals	3 spaces, plus 1 space for each employee
Lawn and Garden Services	3 spaces, plus 1 space for each employee
Nursery, Sod, Tree	Exempt
Research or Experimental Farms	Exempt
Sale of Agricultural Products Produced on the Premises	Exempt
Stable, Private	3 spaces, plus 1 space for each 3 animals stabled
Veterinary Clinic	1 space per employee, but no less than 3
Viticulture	3 spaces, plus 1 space for each employee

2. **CONSTRUCTION USES**, shall provide 1 parking space per 800 square feet NFA

3. **FINANCE, INSURANCE, REAL ESTATE USES** shall provide 1 parking space for each 300 square feet NFA

4. **FOOD SERVICE USES** shall provide 1 parking space per 200 square feet of NFA, unless indicated otherwise, as follows:

Banquet Halls	12 spaces, plus 1 space per 125 square feet NFA
Bar, Pub	1 space per 50 square feet NFA
Cocktail Lounge	1 space per 75 square feet NFA
Food Locker-Rental	1 space per 450 square feet NFA
Outdoor Dining Areas, accessory to a restaurant on the premises	1 space per 100 square feet of outdoor dining area
Restaurant, On-Site Brewery ("Brew-Pub")	1 space per 75 square feet NFA
Restaurants (100% Consumption On Premises)	1 space per 100 square feet NFA
Restaurants (100% Carry-out)	1 space per 85 square feet NFA
Restaurants (100% Carry-out, with Drive-Up)	1 space per 150 square feet NFA
Restaurants (Combination)	1 space per 90 square feet NFA
Restaurants (Combination, with Drive-Up)	1 space per 150 square feet NFA
Tavern	1 space per 50 square feet NFA

5. **MANUFACTURING & PROCESSING USES** shall provide 1 parking space per 800 square feet NFA unless indicated otherwise, as follows:

Laboratory, Commercial	1 space per 1,000 square feet NFA
Laboratory, Research	1 space per 1,000 square feet NFA
Lumber Yard	1 space per 2,000 square feet gross area of yard area
Non-Commercial Research Facilities	1 space per 1,000 square feet NFA
Self-Service Storage Facility	3 spaces , plus .2 spaces per storage unit
Warehouse	1 space per 5,000 square feet NFA

**6. MOTOR VEHICLE USES** shall provide 1 space per 200 square feet NFA, unless indicated otherwise as follows:

Automobile Body Shop	2 spaces, plus 4 spaces per service bay
Automobile Rental/ Leasing Office	1 space per 350 square feet NFA
Automobile Repair Shop	2 spaces, plus 4 spaces per service bay
Automobile Sales and Rental, New and/or Used	1 space per 600 square feet of showroom area
Automobile Service Station	2 spaces, plus 4 spaces per service bay
Boat Sales, Rental	1 space per 600 square feet of showroom area
Boat Service, Repair	2 spaces, plus 1 space per service bay
Car Wash, Automatic/Mechanical	2 spaces, plus 1 space for each employee, plus 10 queuing spaces per wash bay or conveyor line
Car Wash, Manual	1 space, plus 2 queuing spaces per wash bay
Gas Station	2 spaces
Motorcycle Sales, Rental	1 space per 600 square feet of showroom area
Motorcycle Sales, Service, Repair, Rental	2 spaces, plus 1 space per service bay
Recreational Vehicle/Camper Sales, Rental	1 space per 600 square feet of showroom area
Recreational Vehicle/Camper Service, Repair	2 spaces, plus 1 space per service bay
Tire, Battery & Accessory Store	1 space per 200 square feet NFA
Truck Sales, Rental	1 space per 600 square feet of showroom area
Truck Service, Repair	2 spaces, plus 2 spaces per service bay
Truck and Trailer Rental	1 space per 400 square feet NFA

**7. MUNICIPAL USES**, as follows:

Athletic Fields	1 space per 4,000 square feet of athletic field area
Day Care Center	10 spaces, plus one space for each instructor/staff member
Fire Station	1.25 spaces per bed
Government Offices	1 space per 300 square feet NFA
Helipad, Helistop	Exempt
Library	1 space per 300 square feet NFA
Parks, playgrounds	Exempt
Police Station, Substation	1 space per 300 square feet NFA
Post Office	1 space per 300 square feet NFA
Public Works garages, maintenance shops, yards	15 spaces
Pumping stations, water storage tanks	Exempt
School, Commercial	1 space per 200 square feet NFA, plus 1 space per faculty/staff member
School, Elementary (Public or Private)	1 space per classroom, plus 1 space per faculty and staff member
School, Middle (Public or Private)	1.5 spaces per classroom, plus 1 space per faculty and staff member
School, Secondary (Public or Private)	4 spaces per classroom, plus 1 space per faculty and staff member
School, Vocational	1 space per 200 square feet NFA, plus 1 space per faculty/staff member
Sewerage Treatment Facilities	Exempt
Utility Substations	Exempt
Water Filtration Treatment Facilities	Exempt

8. **PERSONAL AND BUSINESS SERVICE USES** shall provide 1 parking space per 300 square feet NFA, unless otherwise indicated, below:

Offices:

Less than 50,000 square feet NFA	1 space per 300 square feet NFA
50,000-99,999 square feet NFA	1 space per 325 square feet NFA
100,000 square feet or more NFA	1 space per 350 square feet NFA
Automated Teller Machines	Exempt
Banquet Halls	12 spaces, plus 1 space per 125 square feet NFA
Barber Shops	1 per 100 square feet NFA
Beauty Parlor	1 per 100 square feet NFA
Chiropracist's Office	1 space per 175 square feet NFA
Clinic, Medical, Dental	1 space per 175 square feet NFA
Dentist's Office/Clinic	1 space per 175 square feet NFA
Detective Agency, Guard Services	1 per 300 square feet NFA
Doctor's, Surgeon's, Physician's Office/Clinic	1 space per 175 square feet NFA
Fraternal Organization	1 space per 140 square feet NFA
Funeral Home	20 spaces per chapel, plus 1 for the caretaker
Labor Organization Offices, Meeting Halls	1 space per 140 square feet NFA
Optician's Office/Clinic	1 space per 175 square feet NFA
Osteopath's Office/Clinic	1 space per 175 square feet NFA
Private Clinic	1 space per 175 square feet NFA
Private Clinic, Second Floor or Higher	1 space per 175 square feet NFA
Professional Office	1 space per 175 square feet NFA
Professional Office, Second Floor or Higher	1 space per 175 square feet NFA
Tailor Shop	1 space per 100 square feet NFA
Tattoo Parlor	1 space per 100 square feet NFA

9. **RECREATION AND ENTERTAINMENT USES**, as follows:

Amusement Center	1 space per 200 square feet NFA
Amusement Park	1 space per each 1% of gross leasable area
Ballroom/Dance Hall	1 space per 100 square feet NFA
Billiard/Pool Hall	2.5 spaces per table
Bowling Alley	4 spaces per alley
Commercial Recreation/Indoor Amusements	1 space per 200 square feet NFA
Dance Hall	1 space per 75 square feet NFA
Golf Course, Public/Private	60 spaces for each 9 holes
Health Club, Public/Private	1 space per 200 square feet NFA
Membership Sport and Recreation Clubs	1 space per each 3 members
Movie Theater (sole use on zoning lot)	1 space per 2.5 seats
Movie Theater (use in a shopping center)	1 space per 4 seats
Natatorium/Swimming Pool	1 space per 5 persons of capacity
Performance Theater	1 space per 3 seats
Physical Fitness Facilities	1 space per 200 square feet NFA
Recreation Equipment Sales, Service, Rental	1 space per 200 square feet NFA
Restaurants with Entertainment	1 space per 100 square feet
Rinks, Ice, Roller Skating	1 space per 200 square feet NFA

10. RESIDENTIAL USES, as follows:	
Accessory Apartment/Dwelling Unit	1 space per dwelling unit
Bed & Breakfast Lodge, Inn	1 space per guestroom, plus 3 spaces for the innkeeper's residence
Convalescent, Nursing Home, Rest Home	1 space per 3 residents, plus 1 space per employee
Convents, Rectories, Parish Houses	4 spaces per unit
Day Care Home, Licensed by IL DCFS	Exempt
Development Sales Office	1 space per 300 square feet NFA, or 4 spaces per model home, whichever is greater
Duplex Dwellings	3 spaces per dwelling unit
Dwelling Units for Watchmen & Caretakers located on the premises	1 space per dwelling
Dwelling Units when business uses occupy the ground floor	2 spaces per dwelling
Home Occupations	Exempt
Hotel	6 spaces, plus 1 space per guestroom
Motel	6 spaces, plus 1 space per guestroom
Multiple Family Dwelling Units	2 spaces per dwelling unit
Rooming House	1 space per guestroom
Single Family Attached Dwelling Units	4 spaces per dwelling unit
Single Family Detached Dwelling Units	4 spaces per dwelling unit
Two Family Dwelling Units	4 spaces per dwelling unit

11. RETAIL TRADE USES shall provide 1 parking space per 200 square feet NFA, unless indicated otherwise, below:

Equipment Rental Store	1 space per 400 square feet NFA
Hardware Store	1 space per 200 square feet NFA, excluding outdoor display areas
Home Improvement Center	1 space per 200 square feet NFA, excluding outdoor display areas
Shopping Centers:	
Less than 100,000 square feet GFA	1 space per 200 square feet NFA
100,000 - 300,000 square feet GFA	1 space per 225 square feet NFA
More than 300,000 square feet GFA	1 space per 300 square feet NFA
Swimming Pool Sales and Service	1 space per 800 square feet NFA

12. TRANSPORTATION, COMMUNICATION & UTILITY USES, as follows:

Bus Charter Services	3 spaces, plus 1 space per employee
Cartage Services	1 space per 300 square feet NFA
Commercial, Radio, Microwave Antenna Towers	Exempt
Freight Forwarding Service	1 space per 300 square feet NFA
Livery Service Operator's Office/Dispatch	1 space per 300 square feet NFA
Livery Service Garage	3 spaces, plus 1 space per employee
Radio & TV Broadcasting Studio	1 space per 300 square feet NFA
Recording Studios	1 space per 300 square feet NFA
Taxicab Operator Office w/garage	3 spaces, plus 1 space per employee
Taxicab Operator Offices	1 space per 300 square feet NFA
Taxicab Stand	Exempt
Telegraph Office	1 space per 300 square feet NFA
Telephone Exchange, Answering Service	1 space per 300 square feet NFA
Ticket Office	1 space per 300 square feet NFA
Towing Service, with on-site vehicle impoundment	3 spaces, plus .5 spaces for each impounded vehicle
Towing Service, without on-site vehicle impoundment	3 spaces, plus 1 space per employee
Travel Agency	1 space per 300 square feet NFA
Truck Terminal	1.1 spaces per vehicle based at terminal

13. **WHOLESALE TRADE USES** shall provide 1 parking space per 5,000 square feet NFA.

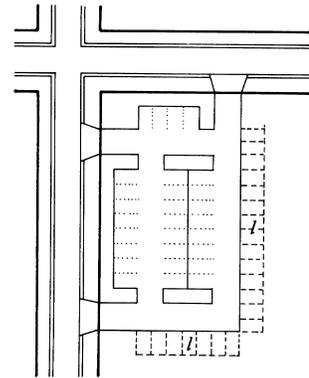
14. **MISCELLANEOUS USES**, as follows:

Auditorium, Arena	1 space per 4 seats
Boat Launch	Exempt
Burial Buildings	Exempt
Cemetery, Mausoleum, Crematorium, Columbarium	20 spaces
Church	1 space per 3 seats
Drive-up Facilities	6 queuing spaces for the first drive-up window, plus 2 additional queuing spaces for each additional drive-up service window
Hospital	1 space per bed, plus 1 space per employee
Museum	1 space per 600 square feet NFA
Parking Garage/Lot, Commercial	Exempt
Temporary Uses, Structures	Exempt
Train Station	Exempt

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**6.7.6. Land Banked Parking Facilities**

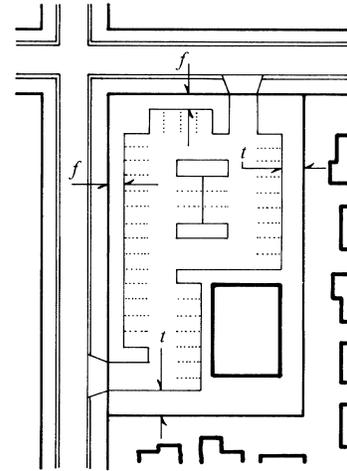
- A. **LAND BANKING AUTHORIZED.** Notwithstanding any other provision of this Article, the Village Board may authorize not more than fifty-percent 50% of the off-street parking spaces required by this Article in a commercial or industrial zoning district, or for a non-residential use in a residential district to be left as open space which can be readily converted to parking facilities (“Land Bank”). The parking facilities to be constructed and the Land Bank, if converted to parking spaces, must comply with the off-street parking facility requirements of this Article at the time the parking Land Bank Plan is approved.
- B. **LAND BANK PLANS REQUIRED.** The Owner of the property making a land bank request shall submit a detailed Parking Land Bank Plan for review and approval by the Village Board and an application fee of fifty dollars (\$50.00) for each parking space to be land banked. The Parking Land Bank Plan shall show both the full compliance with the parking regulations of this Article and the land bank area showing the reduced number of parking spaces and interim use of the land banked area.
- C. **TERMINATION OF THE LAND BANK.** The Village Board shall have the right in its sole and absolute discretion to require the property owner or successor, at any time to construct all or a portion of the land banked parking facilities, with the Development Administrator providing notice to the Owner that the land banked parking facilities must be constructed and completed within two-hundred forty (240) days from the date of said notice.
- D. **LAND BANKED PARKING COVENANT.** As a condition of approving a Land Bank request, the property owner shall file with the Development Administrator his unconditional agreement and covenant in a form and substance satisfactory to the Village Attorney. The agreement and covenant after approval by the Village Board shall be recorded with the McHenry County Recorder of Deeds.



*Land Banking (I)*

**6.7.7. Additional Off- Street Loading Regulations.**

- A. LOCATION. All required off-street loading berth shall be located on the same zoning lot as the use served. No loading berth for vehicles over two (2) tons capacity shall be closer than twenty (20) feet to any property in a residence district unless completely enclosed by building walls, or a uniformly solid fence or wall, or any combination thereof, not less than six (6) feet in height. No permitted or required portion of a loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets.
- B. SIZE. Unless otherwise specified, a required loading berth shall be at least twelve (12) feet in width, at least sixty-five (65) feet in length, exclusive of aisles and maneuvering space, and shall have a vertical clearance of at least fourteen (14) feet.
- C. DESIGN AND MAINTENANCE.
  - 1. CONSTRUCTION AND SURFACING. The construction design of all off-street loading berths, and access thereto, shall be reviewed by the Village Engineer to determine that such are constructed in accordance with a minimum structural number of 3.25. A concrete surface shall be required for each loading berth which serves a dock, ramp or elevator.
  - 2. CIRCULATION AND ACCESS. Off-street loading areas shall be so designed as to not require the use of any arterial or collector street for maneuvering space into or out of the loading berth. Adequate space to accommodate the turning radii of trucks and trailers, exclusive of any parking spaces and landscaping shall be provided.
- D. USE OF OFF-STREET LOADING FACILITIES. Space allocated to any off-street loading berth shall not also be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- E. CENTRAL LOADING. Off-street loading berths for separate uses, different buildings, structures or uses, or for mixed uses, may be provided collectively in any zoning district in which separate loading berths for each constituent use would be required, provided that the total number of loading berth so located together shall not be less than the sum of the separate requirements for each use.
- F. COMPUTATION. When determination of the number of off-street loading berths required by this Title results in a requirement of a fractional berth, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one loading berth.
- G. YARDS. Off-street loading berths in industrial, business or office Districts may be located in required rear, side or transition yards, except no loading berth may be located within twenty (20) feet of adjacent residence districts. No off-street loading berth in any zoning district may be located within a required front or corner side yard.



**Off-Street Parking and Loading Setbacks**  
 Where, front and corner side yards (f) ≥ 10 feet,  
 and transition yards (t) ≥ 20 feet

**6.7.8. Schedule of Loading Requirements.** Off-street loading berths shall be provided on the basis of gross floor area of buildings or portions thereof devoted to such uses in the amounts shown herein.

- A. For special exceptions other than prescribed for hereinafter, loading berth adequate in number and size to serve such uses shall be provided as determined by the Development Administrator.
- B. Uses for which off-street loading berth are required herein, but which are located in buildings of less floor area than the minimum prescribed for such required berth, shall be provided with adequate off-street receiving facilities, accessible by motor vehicle off any abutting street, driveway, or service drive on the same zoning lot.

C. EXEMPTIONS. No off-street loading is required for free-standing buildings that have less than five thousand (5,000) square feet in gross floor area and are located in a business, office or industrial zoning district.

D. SCHEDULE. Unless otherwise indicated, in the business, office and industrial zoning districts, the loading requirements shall be based on the floor area of the building(s) as shown herein:

5,000- 15,000 square feet	1 loading berth
15,001- 50,000 square feet	2 loading berths
50,001-100,000 square feet	3 loading berths

Each additional one hundred thousand (100,000) square feet or fraction thereof in excess of the first one hundred thousand (100,000) square feet shall require one additional loading berth.

E. LOADING BERTH BASIS. Loading berths required for floor areas shall be based upon the maximum net floor area, herein defined, devoted to such use.

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## Article 6.8

### SIGNS

- 6.8.1. Title.** This Article shall be known as the Sign Regulations.
- 6.8.2. Purpose.** Outdoor signage places certain demands upon the attention of passer-by, demands which cannot easily be ignored, by-passed, or turned off at will, as may be done with other media. The objectives of the Sign Regulations are to:
- provide for pedestrian and traffic safety,
  - reduce sign clutter by controlling number, size, location and illumination of signage and to avoid the competition among and between signs,
  - preserve the character of this community,
  - provide signage which is compatible with its surroundings as well as the general character of the respective area and/or district in which that signage is located.
- 6.8.3. Sign Control Districts.** For the purpose of the Sign Regulations, the Village is divided into the following Sign Control Districts:
- A. **HISTORIC OVERLAY CONTROL DISTRICT.** The Historic Overlay District is comprised of the area defined on Zoning Map, adopted March 18, 1997 as may be amended. The Historic Overlay District has a unique and historic character that is considered to be one of the most important assets of the Historical District and it is the intent of these Sign Regulations to preserve this character. In order to accomplish this objective, all permanent signage within, and adjacent to, this District unless otherwise stated shall be approved by the Community Development Committee. The Community Development Committee has the responsibility to insure that all signage within the Historic Overlay District is compatible with the historical and architectural features which prevail in this area and that it complies with other stated objectives and applicable requirements of these regulations.
  - B. **SITE PLAN CONTROL DISTRICT.** The Site Plan Control District is comprised of the entire area within the corporate limits of the Village which lies outside the boundaries of the Historic Overlay District. All permanent signage located within this district, unless otherwise stated, must be reviewed and approved by the Community Development Committee prior to placement of a sign. The Community Development Committee shall have the responsibility to insure that all signage within the Site Plan Control District is compatible with the premises and area within which it is located and that it complies with all other stated objectives and applicable requirements of these regulations.
- 6.8.4. Exempt Signs.** The following signs may be erected without Community Development Committee approval, provided however, that they shall comply with the requirements established herein and that they shall meet the general intent and purpose of these regulations. However, under no circumstances shall the use of wheeled or trailered signs be permitted. The following type of signs may be erected without Community Development Committee approval, provided however, that they shall comply with the requirements established and that they shall meet the general intent and purpose of these regulations. However, under no circumstances shall the use of portable signs be permitted. Upon approval of any temporary sign, the Building Inspector shall provide notice to the Community Development Committee.
- A. **CONSTRUCTION SIGNS.** In any district, one (1) sign may be located on each side of the lot/parcel or on each face of the building which has frontage on a public street in accordance with the following:
    1. Illumination: None.
    2. Maximum Area: 16 Square Feet - Residential Zoning Classifications 32 square feet - Business-Manufacturing Zoning Classifications
    3. Allowable Text: Name of the professional firms associated with the project; financing arrangements for the project; and/or, the purpose of the project.

4. Duration: Must be removed within fourteen (14) days following an approved final inspection.
- B. REAL ESTATE DEVELOPMENT SIGNS. In any district, one (1) sign of this type shall be allowed for a development consisting of five (5) or more lots or units or a parcel of land having an area of two (2) or more acres in accordance with the following:
1. Illumination: None
  2. Maximum Area: Thirty-two (32) square feet
  3. Allowable Text: The name of representative or real estate agency; representative logo and telephone number; brief description of the zoning; and/or, number of lots or units available.
  4. Duration: Not to exceed six (6) months
- C. PROMOTIONAL SIGNS. Promotional signs are temporary signs or displays such as banners, balloons and posters, and which announce a special promotion activity of an establishment located in a business zoning district. Such signs shall be permitted only for a period not to exceed fourteen (14) consecutive days and be permitted a maximum of three (3) such displays per establishment per year, except that extraordinary promotions which are sponsored by a non-profit organization, as described in the corporate charter of the organization, consisting of a minimum of twenty (20) businesses may hold four (4) such promotions per year. Promotional signs shall not in any way, affect the public safety.
- D. LAND USE REGULATORY SIGNS. A land use regulatory sign is a sign used to regulate the use of property, such as “No Trespassing”, “No Fishing”, “No Hunting”, etc. Such a sign shall not exceed one and one-half (1½) square feet in area.
- E. ON PREMISES DIRECTIONAL WALL AND WINDOW SIGNS. On premises directional wall or window sign is a sign which is visible only from the exterior of a building and which directs pedestrian traffic. Such a sign shall have a total area not greater than one hundred forty-four (144) square inches. Examples of this type of signage include, but are not limited to, “Enter”, “Exit”, “Employees Only”, and “Open 9:00 AM to 5:00 PM”.
- F. RESIDENTIAL GARAGE SALE SIGNS. A garage sale sign is an on-premises sign which announces the undertaking of a permitted residential garage sale. Such a sign shall not be installed prior to twenty-four (24) hours in advance of the sale, must be removed immediately following the completion of the sale, shall not exceed six (6) square feet in area, shall be displayed for no more than four (4) consecutive days and not more than four (4) days in any ninety (90) day period.
- G. TEMPORARY WINDOW SIGNS. A temporary window sign is a sign installed inside or painted onto a window. Such a sign may be constructed of cloth-like materials, paper, temporary paint or other similar material. A temporary window sign shall not be constructed of, nor supported by neon tubes, wood, metal, plastic or other solid materials normally used for permanent signage and at no time shall a temporary window sign be internally illuminated. Such sign may be displayed no more than ninety (90) days in a twelve (12) month period.
- H. REAL ESTATE SIGNS. A real estate sign is a temporary sign which identifies the premises as being for sale, lease or rent. Such a sign shall not extend beyond the boundary of the property on which it is located and shall not exceed six (6) square feet in area in a residential district and sixteen (16) square feet in area in a business or industrial district. Not more than one (1) real estate sign is permitted on a lot except for a corner lot upon which it has frontage. A real estate sign shall be removed within seven (7) days after the sale, rental or lease of the premises.
- I. POLITICAL CAMPAIGN SIGNS. Window, wall or ground political campaign signs are allowed in all zoning districts. Political campaign signs shall be confined to privately owned property, and may be displayed any time of the year, and for any length of time. The regulation of these signs are a power and function of the State. (Ord 2010-07; Adopted, Nov. 4, 2010)
- J. ON-PREMISES TEMPORARY AND PUBLIC DECORATIONS. Exterior or interior temporary decorations which are visible from the exterior of the premises and displayed in connection with a national holiday or a local event. Decorations shall be displayed for a period not to exceed

sixty (60) days. On-premises temporary decorations shall not be located within a public right-of-way.

- K. **FLAGS AND EMBLEMS.** The display of a flag or emblem of a government or of a political, civic, educational, religious or corporate organization shall be exempt, provided that only one of the above is displayed by an individual establishment or proprietor or on any single building or parcel of land. The display of the flag of the United States, which is flown in accordance with the U.S. Flag Code, shall be exempt from these regulations.
- L. **HISTORICAL REFERENCES.** An historical reference shall include a memorial plaque, marker or tablet displayed on private or public property for the purpose of identifying the name of the building, date of erection and other commemorative information. An historical reference shall be exempt provided that it is attached to or made a permanent and integral part of the structure and does not exceed four (4) square feet.

**6.8.5. Non-Exempt Temporary Signs.** The following signs are temporary in nature whether on or off the premises. A permit may be issued only after review and approval of the Community Development Committee. When considering the application, the Community Development Committee shall take into account the location, surrounding area, unique business circumstances and appropriate duration for the placement.

- A. **TEMPORARY PROMOTIONAL SIGNS.** An on- or off-premises promotional sign announcing a new business, special event, or directional.
  - 1. Illumination: No flashing lights
  - 2. Maximum area: Sixteen (16) square feet on all sides
  - 3. Maximum period: Ninety (90) days per year
  - 4. Mobility: May be movable, without wheels or trailers attached
- B. **TEMPORARY IDENTIFICATION SIGNS.** One (1) wall sign or banner announcing the name of the establishment located in a business or industrial zoning district shall be allowed for a period of not more than sixty (60) days or until the installation of a permanent sign which has been approved by the Architectural Committee, whichever is sooner.
- C. **FUNDRAISING/COMMUNITY EVENT SIGNS.** One (1) sign may be located on each side of the lot/parcel or on each face of the building which has frontage on a public street.
  - 1. Illumination: External allowed
  - 2. Maximum area: Thirty-two (32) square feet
  - 3. Allowable text: Organization name; name of the event; and, the dates and time of the event
- D. **OPEN-FOR-BUSINESS WALL SIGNS.** Open for business promotional signs are temporary signs and/or displays which are otherwise not permitted by this Ordinance and which announce the opening of an establishment located within a business zoning district. Such signs shall be permitted for a period not to exceed sixty (60) consecutive days.
- E. **VILLAGE WELCOME SIGNS.** (Ord. 2015-17; 10/1/15)
  - 1. The Village owns, maintains and regulates various “Welcome Signs” at the following locations within the Village boundaries (“Village Sign”):
    - a. Illinois Route 173 & Broadway, Southeast corner (42,28,45,N88,19,22W)
    - b. Illinois Route 12 and 31, Southwest corner (42,27,3N,88,18,22W)
    - c. Illinois Route 12 across from Fountain Head on the East side of the road, near the Wisconsin State line on the Illinois side (42,29,35N,8,18,35,W)
    - d. Illinois Route 173 on the South side of the road, approximately ½ mile East of Rt. 12 & Rt. 173 (42,28,56,N88,18,15 W).

2. The Center of each Village sign is reserved for a general welcome message from the Village of Richmond and the sides of each Village Sign (“Side Sign”) shall be reserved for annual rental use by individual Richmond businesses (“Licensee”) to denote their business.

3. The following regulations apply to the Side Signs:

- a. All signs must be constructed on a weather proof metal backing.
- b. Side Signs may not contain reflective lettering or materials.
- c. Limit of one sign.
- d. Maintenance of the Side Signs is responsibility of the Licensee.
- e. Signs which are faded or in disrepair, in the discretion of the Village President, may be removed by the Village following notification to the Licensee of need of repair or replacement.
- f. The design of the Side signs shall be subject to approval by the Village Community Development Committee.
- g. The Village public works department shall install and remove all Side Signs.
- h. The availability of space for Side Signs shall be on a first come, first serve application basis.

4. The Side Signs shall be one of three sizes with the following annual cost payable to the Village (“License Fee”):

Side Sign size	Cost
36” x 24”	\$100/year/location
36” x 48”	\$150/year/location
36” x 72”	\$200/year/location

5. The annual License Fee shall be payable on or before April 1<sup>st</sup> of each year and the Sign License shall be valid from May 1<sup>st</sup> to April 30<sup>th</sup> each year. Because this ordinance is effective as of November 1, 2015, the License fee from 11/1/15 to 4/30/16 shall be 50% of the annual License Fee.

6. The Village shall establish a line item on its annual budget for the collection of the License Fees to be reserved for maintenance and/or replacement of the Welcome Signs.

**6.8.6. Prohibited Signs and Practices.** The use of the following signs within the limits of the Village, unless otherwise specified within Article 6.8, is hereby prohibited:

- A. Off premises signs, except as provided in 6.8.4.A.
- B. Signs which revolve, rotate, move or give the appearance of movement.
- C. Signs which are attached to any tree, fence, fire escape, bush or utility pole or located within a public right-of-way.
- D. Signs painted on a building.
- E. Electronic message center signs.
- F. Flashing signs.
- G. Portable or movable signs, except as permitted in 6.8.4.A.
- H. Changeable copy signs in the Historic Overlay District, except by variation. Permanent attention getting devices including but not limited to search lights, propellers, spinners, streamers or pennants, balloons or flags.
- I. Lettering of a sign message which is extended beyond the exterior border of the sign area.
- J. Signs which purport to be, are an imitation of, or otherwise resemble an official traffic sign or signal, or which bear the words “Stop”, “Slow Down”, “Caution”, “Warning”, or similar words and are displayed in the color or manner normally associated with traffic control signs.

- K. Vehicle and trailer signs when a vehicle is parked on public or private property for the purpose of displaying a sign offering items for sale or advertising a business.
- L. Roof signs.
- M. Vending machine signs in the Historic Overlay District.
- N. Any sign in the Historic Overlay District or an adjoining district not compatible with the historic nature of the area.
- O. Signs offering vehicles, boats, or merchandise for sale on residential property.

**6.8.7. Sign Types and Design Factors.**

- A. PERMANENT WALL SIGNS. One (1) wall sign may be displayed by each establishment on each side of the building which is located in a business or manufacturing zoning district and which contains a public entrance to that establishment or it if fronts upon a public street.
  - 1. SIGNABLE AREA: The size as well as the design of the sign shall be compatible with scale and architectural character of the building. The signable area is subject to the following height limitations:
    - a. On a one (1) story building, the sign area shall not extend above the parapet, coping, top of a mansard, or a height of sixteen (16) feet, whichever is lower.
    - b. On a two or more story building, the sign area shall not extend above the lower sill of any second story window, top of a mansard, or other limiting architectural feature, or a height of sixteen (16) feet, whichever is lower.
    - c. The sign area for the side of a building not having a public entrance shall be calculated as described above except that the sign area shall not extend above the height of sixteen (16) feet.
  - 2. SIZES OF SIGNS PERMITTED: The maximum area of a wall sign is determined by the square footage of the signable area and the setback of the building from the property line as set forth in Section 6.8.16. For the calculation of the size of the sign as set forth in Section 6.8.16, the maximum sign area shall be limited to one hundred (100) square feet.
  - 3. LOCATION: A permanent wall sign shall be located within the signable area, as established above, except that its maximum height may extend above the signable area if the minimum setback of the building on which the sign is located is at least twenty-five (25) feet. In those cases where the minimum setback of the building on which the sign is located is at least twenty-five (25) feet, the maximum height of a permanent wall sign shall comply with the regulations established in Section 6.8.16

Within the Historical Overlay District, a permanent wall sign may not be located on an architectural mansard.

The height of a permanent wall sign shall be measured from the grade at the building on which the sign is located, at a point directly below the center of each signable area. In no case shall a permanent wall sign extend above the eaves, parapet, top of a mansard, coping or other limiting architectural feature of a building.

- B. PERMANENT GROUND SIGNS. One (1) permanent ground sign shall be permitted per multiple family zoned parcel and for each business or manufacturing zoning lot or parcel provided that the zoning lot or parcel has a minimum frontage of at least fifty (50) feet on a public street or highway.
  - 1. AREA AND HEIGHT REQUIREMENTS: The maximum area and height requirements for a permanent ground sign are referenced in Section 6.8.17. The maximum area and the height of a permanent ground sign shall be determined by the zoning status, the sign setback and the property frontage.
  - 2. LOCATION: The height of a ground sign is measured from the grade at the centerline of the street at the point nearest the center of the sign to the highest point of the sign. The setback of the sign is measured from the property line at the point which reflects that

portion of the sign closest to the property line. A ground sign shall be set back a minimum of two (2) feet from the property line.

- a. A ground sign consisting of less than twelve (12) square feet in area must have a minimum distance from the building of one (1) foot. A ground sign having an area greater than twelve (12) square feet in area must have a minimum distance from the building equivalent to one and one-half (1 ½) times the height of the sign.
  - b. There shall be a minimum distance of forty (40) feet between ground signs.
  - c. A ground sign shall be located no less than five (5) feet from the side lot line and not less than forty (40) feet from the midpoint of any adjoining property frontage.
- C. PERMANENT PROJECTING SIGNS. One (1) permanent projecting sign may be displayed at each public entrance to an establishment in a business or manufacturing zoning district which fronts on the public street. One (1) projecting sign may be displayed on each wall of a building that does not have a public entrance but fronts upon a public street. Each business tenant in a multi-tenant building may display one sign within the building directory sign.
1. Maximum area: Nine (9) square feet.
  2. Location restrictions:
    - a. The sign must extend from the wall at a ninety degree (90°) angle
    - b. The sign must be pinned away from the wall at least six (6) inches
    - c. The sign must extend at its outermost point not more than sixty (60) inches from the face of the wall to which it is attached
    - d. The highest point on the sign must not extend above the windowsill of the second story window or height of sixteen (16) feet, whichever is lower
  3. A projecting sign may be extended over a public sidewalk located in the public right-of-way provided there is a separation of not less than eight (8) feet between the sidewalk and the bottom of the sign.
- D. PERMANENT CANOPY, AWNING AND MARQUEE SIGNS
1. General regulations for canopy, awning and marquee signs:
    - a. Permitted in a business, manufacturing or multiply-family zoning district.
    - b. Must be painted on or directly attached to the slope or valance.
    - c. Must not extend above or below that portion of the canopy or awning to which it is attached.
    - d. Lettering located on the valance of a canopy or awning shall not exceed a height of two-thirds (2/3) of the vertical dimension of said valance or awning.
  2. Specific regulations (in addition to the general regulations) for canopy signs:
    - a. Signage which extends below a permanent canopy at a ninety (90) degree angle to the building is permitted subject to the minimum height requirements of eight (8) feet over a public sidewalk.
    - b. Must not exceed fifty-percent (50%) of the total signage area of that side of the canopy which is available for signage.
  3. Specific regulations (in addition to the general regulations) for awning signs:
    - a. The total area of an awning sign shall not exceed fifty percent (50%) of the total area of the awning.
    - b. If internally illuminated, the awning background shall be a subdued color. (Internal illumination of awnings is not permitted in the Historical District).

4. The use of a marquee sign is limited to a movie theater and may be used to identify the name of the theater and the names and ratings of the movies currently being shown.

E. PERMANENT WINDOW SIGNS.

1. PERMANENT WINDOW SIGNS. A permanent window sign within the Business District is any sign painted on, affixed to or suspended behind a window or glass surface of a door, is visible from a public street, and is permanent. Neon illumination is prohibited in the Historical District.
2. BUSINESS IDENTIFICATION WINDOW SIGNS. A business identification window sign identifies the formal name of the establishment and/or its logo and is painted on, affixed to or suspended behind a window or glass surface of a door and is visible from a public street.
  - a. The sign must be located in a business or manufacturing zoning district.
  - b. One (1) sign per window or glass surface.
  - c. Maximum of two signs per building façade.
  - d. May occupy up to twenty-five (25) percent of the total area of a window or glass surface but may not utilize an opaque background.

F. PERMANENT DIRECTORY SIGNS. A directory sign shall be used only to identify the official name and provide a directory of the occupants of a shopping center, building or manufacturing subdivision.

1. AREA: The maximum area of a directory sign, including both the official name and the listing of the occupants, shall be the same that which is permitted for the corresponding sign type plus an additional ten percent (10%) for each establishment located on the site. In no case shall the area of a directory sign exceed one hundred fifty percent (150%) of the area permitted for the corresponding sign type, or one hundred (100) square feet, whichever is less.
2. DIRECTORY GROUND SIGNS: A directory ground sign is permitted along a street or highway subject to the following:
  - a. There is a ground sign along with road frontage of the site which identifies only the name and address of the center.
  - b. The directory sign is located within the site.
  - c. The sign is oriented to the motorist or pedestrian once they are within the site.
  - d. The directory ground sign will be permitted as an additional ground sign on the zoning lot or parcel for the purpose of this section.
  - e. The directory ground sign is permitted per street frontage at which an entrance is located.
3. LOCATION: In the case of a shopping center, one (1) directory sign shall be permitted at one (1) main entrance to the area. In the case of a business or manufacturing subdivision, one (1) directory sign shall be permitted at each point of entrance to that subdivision, provided that not more than one (1) directory sign shall be permitted for any one subdivision on the same street or highway.

G. PERMANENT CHURCH AND SCHOOL OR PUBLIC DIRECTORY SIGNS

1. CHURCH: One (1) directional sign shall be permitted for each entrance of any church or other place of worship. Such a sign may be used for the purpose of identifying the name of the denomination, the dates and times when services are offered and other messages relating to that church or place of worship.
2. SCHOOL: One (1) directory sign per each entrance shall be permitted for the purpose of identifying the school name, announcing coming events at that school, special activities, and special announcements of a general interest to the public.

3. PUBLIC DIRECTORY SIGN: One (1) directory sign shall be permitted for the purpose of announcing community events, special activities and special announcements of a general interest to the public.

Permanent church, school or public directory signs may be any one of the following sign types and shall comply with all regulations pertaining to that sign type, except as provided herein: Window; Wall; Projecting; Ground.

- H. PERMANENT DIRECTIONAL SIGNS. Signs which identify essential service areas on the premises, e.g. “Receiving”, “Office”, “Parking”, etc., shall be permitted. Such signs shall be compatible to the signage in terms of style, color, graphics, etc. The message on directional signs is limited to the minimum information to facilitate vehicular and pedestrian movement within the area. A permanent directional sign shall be a ground or wall sign and shall not exceed four (4) square feet in area. A ground directional sign shall not exceed four (4) feet in height and a wall or projecting directional sign shall not exceed ten (10) feet in height.
- I. PERMANENT TIME AND TEMPERATURE DEVICES. A time and temperature device may be displayed as a wall, ground or projecting sign in a business zoning district, provided that such signage complies with the regulations pertaining to the corresponding sign type. A time and temperature device may utilize intermittent lighting provided that the frequency of change is not greater than once per three (3) seconds. The use of this type of device for advertising or for conveying information other than time and temperature is prohibited.
- J. EMPLOYMENT OPPORTUNITY SIGNS. Establishments located in a manufacturing district shall be allowed to display one (1) Employment Opportunity sign. Such a sign shall be used to identify the name of the firm, whether it is presently hiring, the types of positions available and the address and telephone number of the employment office. An Employment Opportunity sign may be a ground, wall or window sign and shall comply with the regulations established for each of these types of signs except that manually changeable copy shall be permitted.

**6.8.8. Fuel Station Regulations.** A fuel station is declared to be an activity which requires the following special considerations regarding signage:

- A. In addition to other signs permitted in the sign section, a fuel station may display two (2) signs, not more than eight (8) square feet in area, on each pump island, stating whether the island is “Self-service” or “Full-service”, the current price per gallon of gasoline sold at that island, and all other information required by law.
- B. A fuel station which includes interior facilities for a secondary use may be treated as consisting of two (2) separate establishments, each with its own signable area. If such treatment is chosen, one of the establishments shall be that part of the structure in which the principle entrance to the fuel station office is located, and the other shall be that part of the structure in which the secondary use facilities are located.
- C. Only one (1) ground sign shall be permitted on a zoning lot where a fuel station is located.

**6.8.9. General Regulations.**

- A. ILLUMINATION. Signs must be visible at night and therefore signs may be illuminated, except as otherwise provided. Such illumination shall be of an intensity, location and distribution of light sources that will be sufficient to render the message readable without generating spill-over light which may be discomforting or distracting or which may detract from the appearance of the neighboring premises or the visibility of neighboring signage. The purpose of sign illumination is to make the message readable at night and not to provide area or security lighting for the premises. When a sign is illuminated from the exterior, the direct or indirect rays of light shall not spill over onto or into any adjoining property or establishment or onto any public thoroughfare so as to be hazardous or annoying to others. The light source must therefore, be positioned in such a manner as to not glare or shine into the eyes of motorists or pedestrians or onto adjoining property
- B. TYPES OF ILLUMINATION NOT PERMITTED. The following types of illumination are not permitted within any zoning district in the Village:
  - 1. Exposed bare bulbs which hinder or impair the vision of a passerby
  - 2. Flashing lights
  - 3. Open flame
  - 4. Neon illumination in residential and historical districts

**6.8.10. Maintenance, Construction and Safety Requirements.**

- A. Maintenance. A sign shall be maintained in a safe, presentable and good structural condition at all times. Maintenance of a sign shall include such activities as the replacement of defective parts, painting and cleaning.
- B. Non-compliance. The Development Administrator shall, upon finding that a sign is not in compliance with the regulations, provide written notification of such non-compliance to the owner of the sign and advise such owner that changes to the sign must be completed within sixty (60) days following receipt of the notice.
- C. Safety and construction. All signs shall be made to the following safety and construction requirements when applicable:
  - 1. All signs which are internally illuminated or which have internal electrical components shall be on non-combustible material.
  - 2. Wooden signs shall be illuminated only from an exterior source.
  - 3. The minimum sign clearance over a public sidewalk shall be eight (8) feet.
  - 4. All signs shall be constructed and anchored to withstand a minimum wind pressure of thirty (30) pounds per square foot.
  - 5. When a ground sign is supported by wood timbers or poles the wood shall be treated to resist decay and insect destruction.
  - 6. No sign shall be attached to a fire escape, fence, bush, tree or utility pole or be located within a public right-of-way.
  - 7. No sign shall be located in such a manner as to interfere with the clear vision of vehicular or pedestrian traffic safety.
  - 8. No sign shall be located in such a manner as to interfere with snow removal or other municipal or public utility maintenance activities.
  - 9. No sign shall be located nearer than ten (10) feet to any telephone or electrical line.
  - 10. No sign shall be erected, constructed or maintained so as to obstruct any fire escape, required exit, window or other opening, which may be used as a means of egress.

11. All electrical signs shall be approved and labeled as conforming with the standards of the United States Bureau of Standards, the Underwriters Laboratory, Inc., the Canadian Standards Association or other similar institutions of recognized standing.

**6.8.11. Administration.**

- A. PERMITS. Prior to the erection, alteration, relocation (or painting of a sign) the issuance of a permit by the Village of Richmond shall be required, except as provided in Section 6.8.4. The Village shall issue a permit for the erection, alteration, relocation, or painting of a sign within the Village only when a proper application has been filed and the sign complies with the Sign Regulations and all other applicable laws and regulations of the Village and the sign has been approved by the appropriate Board or Committee. A sign in which any electrical wiring connections are required shall comply with all applicable provisions of the Village's electric code. Once a sign permit is approved and issued by the Village, the sign shall be installed within one hundred eighty (180) days of the issuance of the permit or the permit shall be revoked.
  1. Application for a permit shall be made upon a form provided by the Village and, dependent upon the type of signage involved, shall include at least the following information:
    - a. Name, address and telephone number of the applicant
    - b. Address and zoning of the building, structure or parcel of property to which, or upon which, the sign is to be attached or erected.
    - c. Name of person, firm, corporation or association erecting the sign.
    - d. Name, address and telephone number of the individual who will be representing the owner at the Architectural Commission meeting.
    - e. Photograph or diagram illustrating the following information, depending upon the sign type:
      1. For a wall sign, the setback of the building; the signable area; the exact location and outer dimensions of the sign; the proposed height to the top of the sign; and an exact representation of the face of the building to which the sign is to be attached shall be illustrated.
      2. For a ground sign, the setback of the building; the location of the sign on the property, including front and side yard setbacks and the distance from the sign to the building; the height of the sign; the property frontage; the zoning district; and the distance from the sign to adjacent ground signs shall be illustrated.
      3. For a projecting sign, the proposed location of the sign on the building, including the distance that the sign is pinned away from the building, the distance from the face of the building wall to the outermost point on the sign and the distance between the sidewalk grade and the top and bottom of the sign, and an exact representation of the face of the building to which the sign is to be attached shall be illustrated.
      4. For a canopy or awning sign, the complete dimensions of the canopy or awning to which the sign is to be attached; the location and outer dimensions of the sign or lettering; and the distance from sidewalk grade to the top and bottom of the sign shall be illustrated.
      5. For a window sign, the dimensions of the window or glass surface on which the sign is to be applied; the location and outer dimensions of the sign; location of any other window signs on the face of the building on which the sign is to be attached shall be illustrated.
    - f. A photograph or diagram, drawn to scale, illustrating the exact location of all existing and proposed signage on the property.

- g. Colored sketch, drawn to scale, which accurately represents all features of the sign including, but not limited to, size, message, letter style, border, surface texture and all exposed structural elements. Six (6) machine reproduced black and white copies of this information shall be submitted with the application.
  - h. One (1) color sample for each color which is proposed to be used on the sign, if required approval by Architectural Committee. The color sample shall consist of either the manufacturer's color chart or, in cases of custom colors, an actual sample of the paint to be used, applied to an appropriate material.
  - i. Two (2) copies of the plans and specifications showing the method of construction and the types of materials to be used as well as the method of illumination and support.
  - j. Receipt of payment of application permit fee.
  - k. A written description of the business to be operated on the premises. The application will be processed after the description of the operation has been reviewed for compliance with zoning regulations and any other ordinances that may apply.
2. INSURANCE. Each applicant for a permit to construct a sign which will extend over a public right-of-way shall file and keep in force, prior to the issuance of the permit, a certificate of insurance naming the Village of Richmond as an additional insured covering all damages which the Village may be legally obligated to pay on account of personal injury or property damage, including loss of income, which may be caused by the erection or maintenance of the sign. The insurance policy shall be issued by an insurance company authorized to do business in the State of Illinois and shall have applicable amounts of not less than \$50,000.00 per occurrence for property damage and \$300,000.00 per person and \$500,000.00 per occurrence for personal injuries.
3. PERMIT FEES. Each Applicant shall, prior to the issuance of a permit, pay to the Village a sum of money in accordance with the schedule on file with the Building Department.

**6.8.12. Removal and Disposition of Signs.** A sign which is located upon property or premises which becomes vacant for a period of thirty (30) days or more, a sign which pertains to a time, event or purpose which no longer applies, or a sign located upon a property in which normal day to day business has not been conducted for a period of thirty (30) days or more, shall deemed to have been abandoned.

An abandoned sign is prohibited and shall be removed by the owner of the sign within thirty (30) days from receipt of notice from the Building Inspector, unless an extension is applied for and granted by the Community Development Committee. In order to qualify for an extension, an abandoned sign must be sufficiently maintained. If the sign is in conformance to all other requirements of the Sign Regulations and has been previously approved by the Community Development Committee, compliance can be accomplished by providing a blank sign face. This may be accomplished by painting the sign face with the color of the approved sign background or providing a blank sign face of the same material as the abandoned sign face with the same color as the approved sign background. If this cannot be accomplished, the sign shall be removed.

- A. NON-CONFORMING SIGNS. A sign which has been lawfully constructed and installed as of the effective date of the sign section and which does not comply with the regulations shall be deemed to be a legal non-conforming sign and may be retained. A legal non-conforming sign shall become non-conforming and shall be removed or brought into compliance with this section if any one or more of the following occurs;
- 1. The sign is removed
  - 2. The reference on the sign is changed due to a change of use and/or ownership.
  - 3. The sign is damaged or destroyed by any means to the extent of fifty-percent (50%) or more of its replacement value based upon prevailing costs at the time of such damage or destruction.

Normal maintenance of a legally non-conforming sign is permitted as long as such repairs do not extend or intensify the non-conformity of the sign. An unlawful sign, constructed or installed prior to the effective date of Sign Regulations, regardless of whether or not it complies with the requirements established in Sign Regulations, shall be removed or brought into compliance with this section within thirty (30) days from receipt of notice from the Village.

- B. REMOVAL OF SIGNS. The Building Inspector shall cause to be removed any sign which endangers the public safety. The Building Inspector shall prepare a notice to be sent, via certified mail or hand delivery, to the owner which shall include the following;

“To (*Owner of sign*) located at (*street address*) and generally described as (*insert sufficient information to identify particular sign.*) You are hereby notified that the above mentioned sign is declared to be unsafe by the Building Inspector of the Village of Richmond. The reason(s) for this decision are (*insert the facts relative to the unsafe condition.*)

You must remedy this condition or remove the sign within thirty (30) days from the receipt of this notice or the village will proceed to do so at your expense. You should contact this office if you desire more information.”

If the person receiving the notice has not complied or taken appeal from the determination of the Building Inspector’s findings that an unsafe condition exists thirty (30) days from the date that notice is served upon such person, the Building Inspector may cause any sign or advertising structure which is an immediate peril to persons or property to be removed without notice.

- C. DISPOSITION OF SIGNS. Any sign removed by the Building Inspector may be disposed of in any manner deemed appropriate by the Village. The cost incurred by the Village in removing this sign shall be considered a debt owed to the Village by the owner of the sign or property on which the sign is located.

**6.8.13. Variations.** This section providing for sign variations is separate and distinct, from the procedures set forth in Article 4.6 of this Unified Development Ordinance. Variances from these Sign Regulations shall be decided by the Village Board after a public hearing is conducted by and review and recommendations are received by the Village Board from the Community Development Committee.

Petitions for variations from the Sign Regulations shall be made in the following manner:

1. A written petition for variation shall be filed with the Village Clerk.
2. The petition shall:
  - a. Set forth the facts in detail concerning the proposed variance and difficulties/hardships in complying with the existing sign regulations;
  - b. Have attached a drawing or photo depicting the proposed sign in relation to the surrounding area if the requested variation were to be granted; and
  - c. Indicate the specific provisions of the sign regulations from which the petitioner seeks to vary.
3. The petition requesting a variance shall be accompanied by a fee equal to the fee charged for a sign permit.
4. Within 30 calendar days of the filing of the petition, the Community Development Committee shall conduct a public hearing on the petition. At least fourteen (14) days prior to the scheduled public hearing, the petitioner shall post a sign on the property in question adjacent to each street that abuts the property in question. The Village shall provide the sign to be posted and the date, time, location and subject matter of the public hearing shall be provided on the sign.
5. Within fourteen (14) days following closure of the public hearing, the written recommendation of the Community Development Committee recommendation, which shall include the following findings of fact, shall be forwarded to the Village Board:

- a. The proposed variation, if granted, is for a sign that would be compatible with surrounding land uses, environment and building Signs;
  - b. Granting the variation would be consistent with the overall purpose of the sign regulations; and
  - c. There are difficulties or hardships in carrying out the letter of the existing sign regulations, or any part thereof relating to the construction, alteration, maintenance or repair or remodeling of any sign. A hardship may be proven by evidence demonstrating that the request of the owner is due to unique circumstances or safety considerations.
6. Upon receipt of the recommendation from the Community Development Committee, the Village Board of Trustees shall, at its next scheduled regular meeting, make a final decision with regard to the petition or, in its discretion, refer it back to the Community Development Committee for further consideration. (Ord.#2016-01; 1/7/16)

**6.8.14. Penalties.** In addition to the penalties and remedies for violations set forth in Section 2.7.4 of this Title, any person who installs, permits to be installed or begins to install, any sign without first securing a permit as required by the Sign Regulations, the fee for such sign permit shall be one hundred-percent (100%) more.

**6.8.15. Definitions.** The following words and terms when used in the interpretation and administration of the Sign Regulations shall have the meaning set forth herein, except where otherwise specifically indicated. Words and terms not defined here shall be defined as specified in the latest edition of Webster's New Collegiate Dictionary.

**Abandoned sign:** Shall mean a sign which no longer correctly directs or identifies a business, lessor, owner or activity conducted on the premises where the sign is displayed.

**Advertising:** Shall mean information which identifies, describes or promotes a product or service, except the name of an activity and a generic description of the activity.

**Awning:** Shall mean a roof-like covering of canvas, or the like, often adjustable, located over a window, door, etc. to provide protection against the sun, rain and wind.

**Banner:** Shall mean a type of sign which is made of cloth or similar material and which conveys a message.

**Canopy:** Shall mean a structure, other than an awning, made of metal or other similar material with frames attached to a building and carried by a frame supported by the ground or resting upon a sidewalk.

**Canopy sign:** Shall mean a type of sign which is painted on attached directly to a canopy.

**Changeable copy sign:** Shall mean a sign whereupon provision is made for letters or characters to be placed upon the surface area, either manually or electronically, to provide a changeable message or picture.

**Construction sign:** Shall mean a sign which identifies the parties involved in construction activities.

**Control districts:** Shall mean the designation of areas in the Village which may differ with regard to specific requirements and review procedures.

**Decorations:** Shall mean ornaments or trimmings displayed in connection with a nationally recognized holiday or local festivity or event.

**Dimensional sign:** Shall mean a type of wall sign which consists of three dimensional letter forms which are applied directly to a building.

**Directional sign:** Shall mean a type of wall, ground or window sign which exists for the sole purpose of identifying and directing vehicular and/or pedestrian traffic to essential service areas, e.g. loading docks, service entrances, offices, etc.

**Directory sign:** Shall mean a wall, projecting or ground sign which is used to identify the name and occupants of a shopping center or of a building or subdivision in a business or manufacturing zoning district.

**Establishment:** Shall mean any structure with substantial walls and a roof affixed to the land entirely separated on all sides from any other structure by space or a wall in which there are no communicating doors or window openings.

- Eaves:** Shall mean the lower edge of a sloped roof which often projects beyond or overhangs the wall.
- Event sign:** Shall mean a sign used to announce a fund-raising drive or other fund-raising event of a civic, philanthropic, educational or religious organization.
- Exposed bare bulbs:** Shall mean a type of lighting where the bulb and base portions of an incandescent or other lamp are visible.
- Festoon lighting:** Shall mean lighting which consists of strings of incandescent lamps connected by flexible electric wire.
- Flashing lighting:** Shall mean lighting which alternately is illuminated and not illuminated or which otherwise varies in intensity in such a way as to not provide a constant source of light.
- Flashing sign:** Shall mean a sign which contains an intermittent or flashing light source, or which gives an illusion of intermittent or flashing light by means of animation, or an externally-mounted flashing light source.
- Frontage:** Shall mean the length of a lot line or a building site along a street or other public way.
- Garage sale sign:** Shall mean a sign which announces the undertaking of a permitted garage sale.
- Governmental traffic control or direction sign:** Shall mean a sign which is used by a governmental agency for the purpose of public instruction, street or highway designation, traffic control or similar uses necessary for the public safety.
- Ground sign:** Shall mean a sign which is erected on one or more free-standing frames, masts or poles and which is not attached to any building.
- Height of sign:** Shall mean the vertical distance from grade to the highest point of a sign.
- Identification sign:** Shall mean a sign which identifies the occupant and address of a single or two-family residential dwelling unit.
- Illegal non-conforming:** Shall mean an unlawful sign which had been constructed or installed prior to the effective day of the Unified Development Ordinance.
- Indirect illumination:** Shall mean a light source which is not directly seen.
- Intermittent lighting:** Shall mean a type of flashing lighting in which the period of change in the illumination is of sufficient duration to permit a distinct message to be conveyed during each cycle.
- Internal illumination:** Shall mean illumination of a sign which is affected by a source of light which is contained within the sign itself.
- Items of information:** Shall mean any of the following: a word; an abbreviation; a number; a symbol or a geometric shape.
- Land use regulatory sign:** Shall mean a sign used to regulate the use of property.
- Legal non-conforming sign:** Shall mean a sign which does not comply with some or all of the regulations contained in the Sign Regulations, but which had been lawfully installed prior to the effective date of the Unified Development Ordinance.
- Limiting architectural feature:** Shall mean a significant architectural element of a building or structure which, by its existence, reduces the area of the building or structure face which is suitable for signage.
- Logo:** Shall mean a symbol or configuration used to identify and establishment. A slogan, phrase, motto, or other combination or words shall not be considered to be a logo.
- Mansard:** Shall mean a roof-like sloping surface which is applied to or above the face of the building.
- Marquee:** Shall mean any hood or similar structure of a building which projects from the wall of a building and is not supported by the ground or sidewalk.
- Marquee sign:** Shall mean a sign which is painted on or directly attached to a marquee.
- Message center sign:** Shall mean a type of changeable copy sign which conveys periodically changing information of either a private or public nature.
- Moveable sign:** Shall mean a ground sign which is not permanently installed.

**Neon tube sign:** Shall mean a sign which is illuminated by a light source which consists of neon or other gas-filled tube which is bent to form letters, symbols, or other shapes.

**New business:** Shall mean a legally established business conforming to all Village regulations that has been in operation less than twenty-eight (28) months.

**Non-conforming sign:** Shall mean a sign which does not comply with one (1) or more of the regulations established in the Sign Ordinance.

**Not-for-profit:** Shall mean a corporation organized under the Not-For-Profit Corporation Act of the State of Illinois.

**Number identification sign:** Shall mean a sign which identifies the street address of a multiple family, business, manufacturing or institutional building.

**Off-premises sign:** Shall mean a sign which identifies goods, services or facilities which are not available on the premises where the sign is located, including billboards.

**Open-for-business sign:** Shall mean a sign which announces the opening of an establishment.

**Parapet:** Shall mean that part of a wall which is entirely above the roof.

**Pennants:** Shall mean small triangular or otherwise-shaped flags which are connected by flexible wire or string.

**Political campaign sign:** Shall mean a sign which announces a candidate as seeking public political office and/or which conveys political issues and other data pertinent thereto.

**Portable sign:** Shall mean a sign or display which is not permanently attached to a building or anchored to the ground; a sign or display which is designed to be moved from place to place or carried by means of a trailer.

**Premises:** Shall mean a lot or parcel and the buildings, structures and/or establishments which are located on that lot or parcel.

**Public entrance:** Shall mean an entrance to an establishment which is provided primarily for use by the patrons or customers of the establishment and not for delivery purposes.

**Projecting sign:** Shall mean a sign, normally double-faced, which is attached to and projects from a structure or building.

**Public utility directional sign:** Shall mean a sign utilized by a public utility for the purpose of warning or directing pedestrians or vehicular traffic.

**Real estate development sign:** Shall mean a sign used to identify sale, lease or rental of lots or units within a residential, commercial or industrial development.

**Roof line:** Shall mean either the ridge of the roof or the top of the parapet, whichever forms the top line of a building silhouette. Where a building has several roof levels, the roof line or parapet wall be the one belonging to the portion of the building on which wall the sign is located.

**Roof sign:** Shall mean a sign which is displayed above the roof line of a building or structure.

**Set back:** Shall mean the minimum distance between the property line and any portion of a building or sign.

**Sign:** Shall mean any object, device, or structure, or part thereof, located inside or outside an establishment, which is used to advertise, identify, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including works, letters, designs, symbol fixtures, colors, motion, illumination or projected images. The term sign includes, but is not limited to, projecting, ground, wall, window, awning, canopy, marquee and changeable copy signs, illuminated signs, flashing and animated signs, temporary signs, portable signs, pennants, banners, streamers, search lights or any other attention-getting device or display either affixed to separate from a building or structure.

**Sign message:** Shall mean the information on a sign composed of words, symbols, geometric shapes, pictures or logos which communicates information to the general public.

**Signable area:** Shall mean the area of a face of a building available for signage.

**Streamers:** Shall mean long strips of paper or other material.

**Surface area:** Shall mean the entire area within a single continuous parameter which encloses the extreme limits of the lettering, representations, emblems, or other figures, together with any material, color, which form an integral

part of a display or are used to differentiate a sign from the background against which it is placed. Only one side of a free-standing or projecting double-faced sign shall be included in calculating surface area, provided that the two display surfaces are adjoined at an angle not greater than sixty (60) degrees. All sides of a sign having more than two (2) faces which are visible from any one street shall be included in the calculation of surface area.

**Temporary signs:** Shall mean a sign, banner or advertising display, constructed with or without frames or braces, for use during a specified period of time.

**Time and temperature device:** Shall mean a sign whereon the time and/or temperature is indicated.

**Towable signs:** Shall mean movable signs mounted on wheels or a trailer and having the ability to be towed by a vehicle.

**Tube illumination:** Shall mean a neon or other gas filled tube of glass or similar material which is formed into a message, and itself, is the source of its illumination.

**Unlawful sign:** Shall mean a sign which was installed in violation of the Village's regulations in effect at the time of its installation.

**Vehicle sign:** Shall mean any advertising or business sign attached to a vehicle which is parked or placed in position for the displaying of same.

**Wall sign:** Shall mean a sign which is attached to, erected against or painted on a wall of a building or structure with the exposed face of the sign approximately parallel to the wall of the building.

**Window sign:** Shall mean a sign installed inside or painted directly onto a window or glass surface of a door for the purpose of conveying information to the public outside the premises.

**6.8.16. Table of Wall Sign Regulations.**

<b>WALL SIGN</b>				
<b>Minimum Building Width</b>	<b>Minimum Setback From Lot Line</b>	<b>Maximum Area (sq. ft.)</b>	<b>Maximum Height Above Ground</b>	<b>Maximum Letter Height</b>
20	-2	6	10	6"
50	-2	10	10	6"
50	10	12	12	6"
75	-2	20	12	6"
75	20	48	16	8"
75	50	60	16	12"
100	-2	20	12	6"
100	20	48	12	8"
100	50	60	16	12"
200	10	48	12	8"
200	20	48	16	12"
200	50	100	16	16"
300+	10	48	12	8"
300+	20	72	16	12"
300+	50	100	16	16"

(All dimensions in linear feet unless noted)

**6.8.17. Table of Ground Sign Regulations (Ord. 2015-03)**

<b>GROUND SIGN</b>				
<b>Minimum Frontage</b>	<b>Minimum Setback From Lot Line</b>	<b>Maximum Area (sq. ft.)</b>	<b>Maximum Height</b>	<b>Maximum Letter Height (inches)</b>
50	2	10	8	8
50	10	15	8	8
50	20	15	8	8
75	10	15	8	8
75	20	20	8	8
75	30	28	12	12
100	10	30	12	12
100	20	50	12	12
100	30	50	16	12
200	10	50	12	12
200	20	50	16	12
200	30	60	16	12
300+	10	50	12	12
300+	20	60	16	12
300+	30	75	16	12
300+	50	100	16	16

(All dimensions in linear feet unless noted)

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## Article 6.9

### EXTERIOR ILLUMINATION REGULATIONS

**6.9.1. Purpose and Intent.** The Village Exterior Illumination Regulations are adopted to achieve the following purposes:

- A. To avoid unsafe and unpleasant conditions as the result of poorly designed or installed exterior lighting.
- B. To reduce glare and to establish consistent well-defined levels of illumination for the safety and welfare of pedestrians, cyclists, and motorists.
- C. To minimize energy wasted on unnecessary and indiscriminate illumination.
- D. To recognize the night sky as a natural resource.
- E. To preserve the rural character, aesthetic value, and unique quality of life in Richmond by preserving and enhancing the ability to view the night sky.
- F. To eliminate the need for commercial establishments to compete for visual attention by escalating outdoor illumination levels.
- G. To reduce or eliminate the detrimental effect of excessive illumination can have on wildlife that depend on the natural cycle of day and night for survival.
- H. To create a safe environment during hours of darkness.
- I. To avoid excessive illumination in order to promote the Village's dark sky policies.

**6.9.2. Applicability.** All zoning lots in all zoning districts shall comply with the provisions of this Article as of its effective date of this Title, unless otherwise exempted herein. Unless specifically exempted within this ordinance, zoning lots within all future residential, commercial, and industrial zoning districts created after the effective date of this Ordinance shall comply with the provisions of this Ordinance.

**6.9.3. Definitions.** The definitions contained in this Article shall be observed and applied, except when the context clearly indicates otherwise:

**Abandonment:** Shall mean discontinuance in the usage of a lighting installation, or portion thereof, with no intention to resume the usage of such lighting. A lighting installation or portion thereof, that has not been operated for a period of twenty-four (24) months or longer, shall be considered to be abandoned.

**Architectural lighting:** Shall mean outdoor lighting directed at buildings, facades, structures, monuments, and other architectural features, and works of art.

**Commercial Illumination Zone:** Shall mean any zoning lot in any zoning district that is not in a Residential Illumination Zone, as defined in this Title.

**Directionally shielded:** Shall mean a luminaire which uses shielding, lenses, or other means to provide a distinct focused beam of emitted light.

**Foot-candle:** Shall mean a unit of measure of luminous flux.

**Full cut-off luminaire:** Shall mean a luminaire having a light distribution (excluding incidental reflection from poles, mounting brackets, and other supporting structures), as determined by photometric test and certified by the manufacturer, such that no light is emitted at or above an angle of 90° above nadir in any direction and the luminous flux emitted in the band between 80° and 90° above nadir in all directions is no more than ten-percent (10%) of the total luminous flux for the luminaire. A luminaire that meets the Illumination Engineering Society of North America (IESNA) full-cutoff definition shall be considered full cutoff for the purposes of this ordinance.

**Glare:** Shall mean a visual disturbance produced by a distinct light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted.

**HID lighting:** Shall mean a high-intensity discharge family of lighting that includes high-pressure sodium, fluorescent, mercury vapor, and metal halide type bulbs.

**IESNA:** Shall mean the Illumination Engineering Society of North America.

**Illuminance:** Shall mean the amount of luminous flux falling onto a unit of surface area, correlating to the perception of brightness by the human eye, and is typically measured in lumens per square foot (foot-candles) or lumens per square meter (lux).

**Installed height:** Shall mean the height above grade of the lowest point on an installed luminaire.

**Internally illuminated sign:** Shall mean a sign illuminated by a light source internal to the sign enclosure which is not directly visible externally. For the purposes of this Article, a neon light sign is considered an internally illuminated sign.

**Lamp:** Shall mean the source of light being emitted from a luminaire, such as a bulb.

**Landscape lighting:** Shall mean outdoor lighting directed at trees, shrubs, plants, flower beds, fountains, gardens, and other natural or landscaped features.

**Light:** Shall mean electromagnetic radiation within a range of wavelengths sufficient for visual perception by the normal unaided human eye.

**Light level:** Shall mean the illuminance as measured in accordance with the practices contained in the IESNA Lighting Handbook, Eighth Edition.

**Light output:** See “Luminous Flux”

**Lighting installation:** Shall mean an arrangement of one or more luminaires including any mounting hardware, brackets, and supporting structures.

**Lumen:** Shall mean a unit of measure of luminous flux; for the purposes of this Article it shall denote initial lumens for HID lighting applications.

**Luminaire:** Shall mean an individual lighting assembly including the lamp and any housings, reflectors, globes, lenses, shields or other components designed to block or distribute light. For the purposes of this ordinance, an internally illuminated sign is not considered a luminaire.

**Luminous flux:** Shall mean the power emitted from a source of electromagnetic radiation, such as a light bulb, in the form of visible light and is measured in lumens (or lux) and is typically specified by the manufacturer for a given lamp or luminaire. Typical luminous flux values for incandescent bulbs are 100W: 1550 lumens; 75W: 1080 lumens; 60W: 780 lumens; and, 40W: 450 lumens.

**Motion-activated sensor:** Shall mean a sensor which causes a luminaire to become illuminated automatically upon the presence of motion or infrared radiation or a combination thereof within its field of view.

**Nadir:** Shall mean the direction pointing directly downward from the light source of the luminaire that originates from a horizontal plane at the lowest point on the luminaire.

**Neon light:** Shall mean a brightly colored light generated by using electric current to excite a gas or gas mixture (including neon, argon, helium, or other gases) typically contained in a tube which can be bent into various forms for use as decoration or signs. For the purposes of this ordinance, fluorescent tubes are not considered neon light.

**Outdoor display lot:** Shall mean an outdoor area whose primary function is the sale of displayed merchandise, often requiring accurate color perception by customers.

**Organized sporting event:** Shall mean a prearranged sports or recreational event involving at least one group or team with a published roster and schedule.

**Outdoor illumination:** Shall mean light generated from an indoor or outdoor source that provides illumination to a surface, building, sign, structure, devise, or other outdoor feature which is visible to an observer located outdoors. Except that the light source inside an internally illuminated sign is not considered outdoor illumination.

**Playing field:** Shall mean an open outdoor field or court used for playing sports such as baseball, soccer, football, tennis, volleyball, and basketball.

**Public parking area:** Shall mean a drivable surface on a public or private lot intended for use by the general public for parking of motorized vehicles.

**Residential Illumination Zone:** Shall mean any zoning lot in any zoning district that has as its primary use a Type 1 through Type 13, inclusive, building typology or land used for agriculture, as defined in this Title.

**Searchlight:** Shall mean a lighting installation designed to project a high-intensity beam of approximately parallel rays of light that is typically used to sweep the sky for promotional purposes.

**Security lighting:** Shall mean lighting designed and used to discourage crime and undesirable activity.

**Street lighting:** Shall mean one or more luminaires or light installations designed to illuminate a public or private roadway or intersection.

**Uplighting:** Shall mean lighting applications which direct light above a horizontal plane.

**Visible light:** See “Light”

**6.9.4. Non-conforming Outdoor Illumination.** Any existing luminaire or lighting installation used for outdoor illumination in any zoning district on the Effective Date of this Title that does not comply with the requirements of this Article shall be considered a non-conforming use. Except as otherwise stated herein, such uses shall be made to comply with the requirements of this Title or be removed within such time period as established in Section 3-3-3 of this Title.

A. Any non-conforming luminaire or light installation existing on any zoning lot in any zoning district as of the Effective Date of this Title shall be made to comply with the requirements of this Article or be removed within thirty (30) days if any of the following criteria are met:

1. The luminaire is producing glare that is deemed by the Village to create a hazard or nuisance; or
2. The height or location of the luminaire is changed; or
3. The luminaire is changed or replaced (excluding routine maintenance and bulb replacement of equal light output) except if it is part of a parking lot lighting installation consisting of an array of three (3) or more identical luminaires and poles or supporting structures; or
4. The supporting structure of the luminaire is changed or replaced except if it is part of a parking-lot lighting installation consisting of an array of three (3) or more identical luminaires and poles or supporting structures; or
5. The use of the luminaire is resumed after a period of abandonment.

B. All non-conforming luminaires existing on any zoning lot in any zoning district as of the Effective Date of this Title shall be made to comply with the requirements of this Article or be removed within thirty (30) days if any of the following criteria are met:

1. A cumulative total of twenty-five-percent (25%) or more of the non-conforming luminaires of their supporting structures are changed, replaced (excluding routine maintenance and bulb replacement of equal light output), or relocated; or
2. A principal structure on said zoning lot is expanded by an amount equal to or greater than twenty-five-percent (25%) of the total square footage of the structure immediately prior to such expansion; or
3. There is a change in zoning of said zoning lot.

**6.9.5. Prohibited Outdoor Illumination.** The following outdoor illumination applications are prohibited in all zoning districts:

- A. The use of laser light source;
- B. The use of flickering, flashing, blinking, scrolling, or rotating lights and any illumination that changes intensity;
- C. The use of upward directed lighting, except as otherwise permitted herein;
- D. Architectural lighting of any portion of a building or structure with a polished or glass exterior surface that uses uplighting;
- E. The use of searchlights;
- F. The use of neon light to accent buildings or architectural features;

- G. The use of mercury vapor light source except for existing uses in T-1 zoning district used for agriculture;
- H. The use of metal halide light source for new parking lot lighting installations; and
- I. Any luminaire creating glare that is deemed by the Village to create a hazard or nuisance.

**6.9.6. Exempt Outdoor Illumination.** The following outdoor illumination applications are exempt from all requirements of this ordinance:

- A. Underwater lighting used for the illumination of swimming pools and fountains;
- B. Lighting required by county, state, or federal law;
- C. Temporary lighting used for holiday decoration;
- D. Decorative yard lighting characterized by a flame source;
- E. Portable lighting temporarily used for maintenance or repair that is not deemed by the Village to create a hazard or nuisance;
- F. Emergency lighting used by police, firefighting, emergency management, or medical personnel at their discretion as long as the emergency exists;
- G. Lighting approved by the Village for temporary events such as carnivals, circuses, festivals, picnics, fairs, civic events, and exhibitions; and
- H. Temporary lighting required for road construction or other public improvements.

**6.9.7. Outdoor Illumination Plan Required.** A permit for the installation of outdoor illumination shall be required for the following:

- New construction taking place on any non-residential zoned real estate;
  - When an exterior lighting installation is part of a new development proposal requiring Site Plan review, Subdivision Plat review, Planned Development review, or a Special Use Permit;
  - Projects undergoing redevelopment, remodeling, or expansion when said work increases either the gross floor area of any structure or the fair market assessed value of the property affected by the project.
  - Common areas in residential zoned districts, which are defined as including but are not limited to pathways, clubhouses, shared driveways, parking lots and play areas.
- A. ILLUMINATION PLAN REQUIREMENTS. When an application for any of the above development or property improvement activities is required, an illumination plan shall be prepared and submitted to the Village for review and approval and shall include:
- 1. A site plan complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and all adjacent uses. The site plan shall show, by location, and identify each existing and proposed luminaire and shall specify its installed height, pole foundation details, and mounting methods.
  - 2. Iso-foot-candle plots for individual lighting installations, or 10-foot x 10-foot illuminance-grid plots for multi-fixture lighting installations, which demonstrate compliance with all applicable requirements, set forth within this Article. The plots shall indicate the location for each existing and proposed luminaire, the installed height of said luminaires, and the overall light levels in foot candles on the entire zoning lot and at the property lines.
  - 3. A summary table identifying the maximum and minimum light levels for all parking areas, entryways, signs, and walkways.
  - 4. A description of each luminaire identified in the site plan including the manufacturer, model number, a photograph or catalog cut-sheet, photometric data verifying any

compliance requirements specified within this ordinance, light output in initial lumens, shielding or glare reduction devices, lamp type, and on/off control devices.

5. If building elevations are proposed for illumination, drawings shall be provided for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illuminance levels of the elevations, and the aiming point for any remote light fixture.
6. The Development Administrator may request one or more of the following additional information to determine compliance with this Article:
  - a. A brief written narrative, with accompanying plan or sketch, which demonstrates the objectives of the lighting.
  - b. Photometric data, Color Rendering Index (CRI) of all lamps (bulbs), and other descriptive information on the fixtures, and if applicable or required, designation as IESNA cut-off fixtures.
  - c. Landscaping information that indicates mature tree size, shrubbery and other vegetation in order to evaluate the long-term and seasonal effectiveness of lighting or screening of lighting.
- B. **POST-APPROVAL ALTERATIONS.** Post-approval alterations to illumination plans or intended substitutions for approved illumination equipment shall be submitted to the Village for review and approval, in accordance with all plan submission requirements set forth within this Article, prior to installation.
- C. **RIGHT OF INSPECTION.** The Village shall have the right to conduct a post-installation inspection to verify compliance with the requirements of this Article and, if necessary, to require remedial action at the expense of the applicant.

**6.9.8. Outdoor Illumination Standards.**

- A. **GENERAL DESIGN STANDARDS.**
  1. Site lighting trespass onto adjacent residential zones shall be minimized.
  2. Site lighting shall minimize light spill into the night sky.
  3. Where practical, exterior lighting installations shall include timers, dimmers, sensors, or photocell controllers that turn the lights off during daylight hours or hours when lighting is not needed, to reduce overall energy consumption and eliminate unneeded lighting.
  4. Exterior lighting installations shall be designed to avoid harsh contrasts in lighting levels.
  5. Fixtures and lighting systems used for safety and security shall be in good working order and shall be maintained in a manner that serves the original design intent of the system.
  6. Vegetation and landscaping shall be maintained in a manner that does not obstruct security lighting and minimizes possible entrapment spaces.
- B. **GROSS EMISSION OF LIGHT.** The total light output from all luminaires used for outdoor illumination on any zoning lot in a Commercial Illumination Zone, except for street lighting, outdoor display lots, and outdoor lighting of playing fields on public property, shall not exceed one hundred thousand (100,000) lumens per net acre.
- C. **LIGHT TRESPASS.** Except for street lighting, light emitted from outdoor illumination on any zoning lot shall not cause the light level along any property line, as measured at a height of sixty (60) inches above grade in a plane at any angle of inclination, to exceed the following limits:

<b>Emitted Zoning Lot</b>	<b>Impacted Zoning Lot</b>	<b>Maximum Light Level</b>
Residential Illumination Zone	Residential Illumination Zone	0.1 foot-candles
Residential Illumination Zone	Commercial Illumination Zone	0.5 foot-candles
Commercial Illumination Zone	Residential Illumination Zone	0.1 foot-candles
Commercial Illumination Zone	Commercial Illumination Zone	0.5 foot-candles

D. **LIGHT INTENSITY AND UNIFORMITY.** During permitted hours of operation as defined within this Article, outdoor illumination on any zoning lot in a Commercial Illumination Zone shall meet the following requirements for light level as measured in the plane of the illuminated surface:

Illuminated Surface	Minimum Light Level	Maximum Light Level
Non-internally-illuminated signs, Buildings & Ground (light color)	---	5.0 foot-candles
Non-internally-illuminated signs, Buildings & Ground (medium color)	---	10.0 foot-candles
Non-internally-illuminated signs, Buildings & Ground (dark color)	---	15.0 foot-candles
Motor vehicle dealerships:	---	20 foot-candles
Front row & feature displays	---	10 foot-candles
Other merchandise areas	---	10 foot-candles
Parking areas <sup>1</sup>	0.25 foot-candles	4.0 foot-candles
Vehicular entrances from right-of-way <sup>1</sup>	1.0 foot-candles	4.0 foot-candles
Playing fields	---	IESNA <sup>2</sup>
Fuel station pumping areas	10 foot-candles	30 foot-candles
Drive-through canopies	---	15 foot-candles
Building entrances and exits, pedestrian pathways <sup>1</sup>	1.0 foot-candles	5.0 foot-candles
Stairways and steps <sup>1</sup>	1.0 foot-candles	5.0 foot-candles

<sup>1</sup> Maximum-to-minimum light level ratio shall not exceed 15:1.

<sup>2</sup> Illuminance level specified in Table 7 of IESNA document RP-6-01.

E. **PERMITTED HOURS FOR OUTDOOR LIGHTING**

1. **Commercial Illumination Zones.** Except for street lighting, outdoor lighting on any zoning lot in a Commercial Lighting Zone is permitted to be lighted between one-half hour before sunset and 10:00 p.m. or one (1) hour after the close of business based on normal hours of operation of the business, whichever is later. Thereafter, for safety and security purposes, security lighting is permissible at a total light output not greater than twenty-five-percent (25%) of the total light output from all outdoor lighting located on the zoning lot during permitted outdoor lighting hours. During security lighting hours, no luminaire may exceed its light output exhibited during permitted outdoor lighting hours.
2. **Property Used for Governmental & Public Purposes.** Any zoning lot in any zoning district used for governmental or public purposes, except for street lighting, shall comply with the permitted hours and security lighting limitations for Commercial Illumination Zones. In addition, outdoor lighting of the playing field of an organized sporting event on public property that is in progress at the close of permitted outdoor lighting hours shall be allowed to remain illuminated until thirty (30) minutes after the conclusion of the event but no later than 11:00 p.m. No outdoor lighting of the playing field for any sport or recreational purposes shall be initiated after 10:00 p.m.

F. **LIGHT DIRECTION & CONTROL.** Any luminaires which are used for uplighting on any zoning lot in a Residential or Commercial Lighting Zone shall have the necessary shielding and/or beam-angle control and/or shall be aimed to substantially confine the directed light to the object intending to be illuminated. Uplighting shall only be permitted for landscape lighting,

architectural lighting, flag lighting, and ground-mounted signs that are not internally illuminated. Uplighting applications shall meet the following requirements:

Uplighting Application	Maximum Inclination	Maximum Light Output
Landscape lighting	60°	1100 lumens <sup>3</sup> (up to 45°) 800 lumens <sup>4</sup> (up to 60°)
Architectural lighting	45°	1100 lumens <sup>3</sup>
Flag lighting <sup>1</sup>	60°	1100 lumens <sup>3</sup> (up to 45°) 800 lumens <sup>4</sup> (up to 60°)
Sign lighting <sup>2</sup>	45°	1100 lumens <sup>3</sup>

<sup>1</sup> The tradition of lowering flags at sunset is encouraged to avoid the need for lighting

<sup>2</sup> Ground-mounted, non-internally-illuminated signs only

<sup>3</sup> Typical 75W incandescent bulb or 50W low-voltage halogen landscape bulb

<sup>4</sup> Typical 60W incandescent bulb or 35W low-voltage halogen landscape bulb

1. **Additional Requirements for Residential Illumination Zones.** Any luminaire with a light output exceeding one thousand one hundred (1,100) lumens which is used for outdoor lighting on any zoning lot in a residential lighting zone shall have the necessary shielding and/or beam angle control and/or shall be aimed so that the direction of all directly emitted light is at or below horizontal. If a motion-activated sensor that illuminates the luminaire for no more than five (5) minutes upon activation is used, however, said luminaire may have a light output of up to two thousand two hundred (2,200) lumens.

Any luminaire with a light output exceeding two thousand two hundred (2,200) lumens which is used for outdoor illumination on any zoning lot in a Residential Illumination Zone shall have the necessary shielding and/or beam-angle control and/or shall be aimed so that the light source is not visible along any property line, as viewed at a height of sixty (60) inches above grade.

2. **Additional Requirements for Commercial Illumination Zones.** Except as otherwise stated herein, any luminaire on any zoning lot in a Commercial Illumination Zone which emits light directed at a building, sign, billboard, or other outdoor feature shall be located at or above the top of said object and aimed and controlled so that the direction of all emitted light is at or below horizontal and the directed light is substantially confined to the object intending to be illuminated.

G. LUMINAIRE STANDARDS.

1. **Full Cut-Off Required.**
  - a. *Commercial Illumination Zones.* Except for uplighting applications permitted within this Article, any luminaire used for outdoor illumination in a Commercial Lighting Zone shall be a full cut-off luminaire and shall be installed in the proper orientation to achieve full cut-off performance with respect to a horizontal plane.
  - b. *Street Lighting.* Any luminaire used for street lighting shall be a full cut-off luminaire and shall be installed in the proper orientation to achieve full cut-off performance with respect to a horizontal plane. Said luminaire, as well as any poles, brackets, supports, and mounting hardware shall comply with current Village design standards.

2. **Installed Height.** The installed height of any luminaire used for outdoor lighting on any zoning lot, except for street lighting, shall not exceed the following limits:

<b>Zoning Lot</b>	<b>Maximum Installed Height*</b>
Residential Illumination Zone	15 feet
Within Fifty Feet of a Residential Illumination Zone	15 feet
Commercial Illumination Zone	25 feet

\* A maximum installed height of fifty (50) feet shall be permitted for lighting of playing fields on public property.

- H. **ADDITIONAL ILLUMINATION STANDARDS FOR SPECIFIC APPLICATIONS.** In addition to the illumination standards and requirements herein, the following illumination applications shall comply with the following:

1. **Open-Air Parking Lot Illumination.**

- a. For multi-level parking facilities, the roof level shall be considered an open-air parking lot and comply with lighting standards for open-air parking lots. The maximum mounting height for open-air parking lot lighting fixtures, on top levels of structures, shall be fifteen (15) feet.
- b. Open-air parking lot lighting shall be designed to provide adequate vision, comfort and safety.
- c. Open-air parking lot lighting shall be designed to provide for uniform lighting throughout the facility with no dark patches or pockets.
- d. Open-air parking lot lighting shall be designed to provide a minimum value of lighting necessary for the safety and identification of features.
- e. Open-air parking lot lighting shall not cause direct illumination on adjacent and nearby properties or streets. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles.
- f. In order to direct light downward and minimize the amount of light spilled into the night sky, all lighting fixtures serving open-air parking lots, except as allowed in subsection (g) below, shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA).
- g. If the design of an area suggests the use of parking lot lighting fixtures of a particular "period" or architectural style, the Development Administrator may permit alternatives or supplements to the lighting described above. In order to minimize the amount of light spilled into the night sky the following shall apply:
  1. Mounting heights of such alternative fixtures shall not exceed fifteen (15) feet above grade or pavement.
  2. The Development Administrator shall require reasonable measures to minimize light trespass and light spill into the night sky.
- h. The Development Administrator may allow increases from Basic to Enhanced Security illumination levels (see table below), when personal security is an issue, such as where the parking facility is used during all hours of the day and night, where special security needs exist, or where vandalism or crime are possible. The Development Administrator may consider specific site characteristics, level of vehicle and pedestrian conflict, special security needs, and history or likelihood of crimes in making his determination.

i. *Table of Open-Air Parking Lot Illumination Standards.*

	BASIC <sup>1</sup>	ENHANCED SECURITY <sup>2</sup>
Minimum foot-candles on pavement <sup>3</sup>	0.25 foot-candles	0.5 foot-candles
Maximum foot-candles on pavement	4.0 foot-candles	7.5 foot-candles
Uniformity Ratio Maximum:Minimum <sup>4</sup>	20:1	15:1
Minimum foot-candles at 5-feet above pavement <sup>5</sup>	0.1 foot-candles	0.25 foot-candles

<sup>1</sup>For typical conditions. During periods of non-use, the illuminance of certain parking facilities should be turned off or reduced to conserve energy. If reduced lighting is to be used only for the purpose of property security, it is desirable that the minimum (low point) value not be less than 0.1 foot-candle. Reductions should not be applied to facilities subject to intermittent night use, such as at apartments, hospitals and transportation terminals.

<sup>2</sup>The Building Inspector may allow increases from Basic to Enhanced Security lighting levels, when personal security is an issue, such as where the parking facility is used during all hours of the day and night, where special security needs exist, or where vandalism or crime are possible. The Development Administrator may consider specific site characteristics, level of vehicle and pedestrian conflict, special security needs, and history or likelihood of crimes in making its determination.

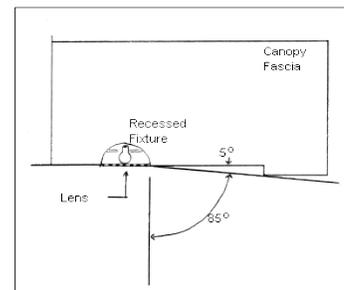
<sup>3</sup>Measured on the parking surface, without any shadowing effect from parked vehicles or trees at points of measurement.

<sup>4</sup>The highest horizontal illuminance point at grade, divided by the lowest horizontal illuminance point or area should not be greater than the values shown.

<sup>5</sup>Measured at 1.5 meters (5.0 feet) above parking surface at the point of the lowest horizontal illuminance, excluding facing outward along boundaries.

2. Fuel Station and Other Canopy Illumination.

- a. Illumination of such areas shall not be used to attract attention to the business. Signs allowed under the appropriate section of these regulations shall be used for that purpose.
- b. Illumination levels shall be adequate to facilitate the activities taking place in such locations.
- c. In order to minimize the extent of direct glare, light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to 85-degrees or less from vertical.
- d. As an alternative (or supplement) to recessed ceiling lights, indirect lighting may be used where light is beamed upward and then reflected down from the underside of the canopy. When this method is used, light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.
- e. Lights shall not be mounted on the top or sides (fascias) of the canopy. The sides (fascias) of the canopy shall not be illuminated in a manner other than that proscribed under the section of these regulations regulating signs.



***Recessed Canopy Light Fixture***

- f. Areas around service station pump islands shall be illuminated so that the minimum horizontal illuminance at grade level is at least 1.0 foot-candle and no more than 5.0 foot-candles. The uniformity ratio (average illumination to minimum illumination) shall be no greater than 4:1. At the discretion of the Development Administrator, increased lighting levels may be permitted for enhanced security purposes only.

3. Security Lighting.

- a. Security lighting should use the lowest possible illumination to effectively allow surveillance.
- b. The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be required by the Development Administrator to conserve energy, provide safety, and promote compatibility between different land uses.
- c. In order to direct light downward and minimize the amount of light spill into the night sky, all security lighting fixtures shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA).
- d. Security lighting shall be shielded and aimed so that illumination is directed to the designated areas.
- e. Where security lighting is proposed, the table below shall govern the range of permissible illumination levels for the listed applications. Where a proposed security lighting application is not identified in the table below, the table shall be used as a guide for establishing the range of permissible light levels.

SECURITY LIGHTING APPLICATION	AVERAGE HORIZONTAL ILLUMINATION LEVEL ON THE GROUND
Large open space	0.5 – 2.0 foot-candles <sup>1</sup>
Buildings	0.5 – 2.0 foot-candles <sup>1</sup>
Perimeter fence	0.5 foot-candles <sup>2</sup>
Entrances	10.0 foot-candles <sup>3</sup>
Gatehouses	30.0 foot-candles <sup>4</sup>
Pedestrian paths and access routes	4.0 – 6.0 foot-candles

<sup>1</sup>The greater the brightness of the surrounding area, the higher the illuminance required to balance the brightness.

<sup>2</sup>Illuminance on the ground.

<sup>3</sup>Illuminance on the ground in the inspection area.

<sup>4</sup>Illuminance on the work-plane in the gatehouse. This lighting must be dimmable to low levels at night so the guard can see outside the gatehouse.

4. Architectural Illumination.

- a. Fixtures used to accent architectural features, materials, colors, style of buildings, or works of art shall be located, aimed and shielded so that light is directed only on those features. Such fixtures shall be aimed or shielded so as to minimize light spill into the night sky. The Development Administrator may allow exceptions to this provision if minimal light escapes into the night sky or onto adjacent properties.
- b. Lighting fixtures shall not generate excessive light levels, cause glare, or direct light beyond the façade onto neighboring property, streets or the night sky.
- c. The maximum illumination of any vertical surface or angular roof surface in dark surroundings shall not exceed three (3) foot-candles.

- d. The maximum illumination of any vertical surface or angular roof surface in light surroundings shall not exceed five (5) foot-candles.
  - e. National and State flags may be illuminated from below provided such lighting is focused primarily on the individual flag or flags so as to limit light trespass and spill into the night sky.
5. Landscape Illumination. Illumination of landscaping shall utilize diffused or muted lighting, avoid glare, and minimize light trespass and escape beyond landscaping onto neighboring property, streets, or the night sky.
6. Outdoor Performance, Playfields, and Other Sport and Recreation Facilities Illumination.
- a. Lighting levels for outdoor performance areas, sport and recreation facilities, and playfields shall not exceed by more than five-percent (5%) the Illuminating Engineering Society of North America (IESNA) published standards for the proposed activity.
  - b. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed and shielded so that their beams fall within the primary playing area and immediate surroundings, and so that no direct illumination is directed off the site.
  - c. The main lighting shall be turned off as soon as possible following the end of the event. The main lighting shall not remain on longer than thirty (30) minutes following the end of the event. Where feasible, a low-level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance and other closing activities. The low-level lighting system shall provide an average horizontal illumination level at grade of no more than 3.0 foot-candles, with a uniformity ratio (average illumination to minimum illumination) not exceeding 4:1.
7. Temporary Illumination. The Development Administrator may impose specific conditions for the illumination of temporary uses or the temporary use of illumination in the Village consistent with the purposes of this Article.
- 6.9.9. Appeals and Variations.** Request for variations from the requirements of this Article may be initiated by written application which seeks to vary specific provisions of this Article. The application requesting a variation shall be accompanied by a fee equal to the fee charged for a zoning variation and shall be submitted to the Plan Commission for initial consideration. The Application shall indicate the specific provisions of this Article which the applicant seeks to vary. The Plan Commission will schedule a public hearing concerning the application. The public hearing will be conducted in accordance with the notice and hearing requirements of this Title as they pertain to and concern public hearings for zoning variations. The Plan Commission may also establish appropriate procedures and filing requirements for such applications. After the Plan Commission conducts the public hearing it shall make a written recommendation to the Village Board concerning the requested variation. Without further public hearing, the Village Board may grant, deny or amend the recommendation for variation.
- 6.9.10. Enforcement.** The Chief Building Official and other such persons who are duly appointed as Code Enforcement Officers are hereby authorized to inspect luminaires and lighting installations in the zoning districts subject to this Article to determine compliance with the applicable provisions and, if necessary, to issue notices of violation to the owner, operation or other person or entity responsible for maintenance of the luminaire or lighting installation, if the luminaire or lighting installation fails to comply with the provisions of this Article. In the event of a violation, proceedings to enforce compliance with the provisions of Article may be initiated and conducted in accordance with and pursuant to the provisions of Article 2.7 of this Title.
- 6.9.11. Violation and Penalty.** Any person, firm, corporation or business entity that violates any provision of this Ordinance shall be subject to a fine pursuant to the provisions of Article 2.7 of this Title.