

## 2.1.3 Development Review Board

### A. Establishment

1. The Development Review Board shall consist of representatives as designated by the Directors of Community Development, Public Works, Inspections, and Chiefs of Police and Fire.
2. The representatives may consist of persons with expertise in the following areas: planning, zoning administration, public works, traffic engineering, architecture, building inspections, public safety and landscape architecture. If the City has no person with expertise in one of these areas, the Zoning Administrator will recommend to the City Council a person with expertise in the non-represented area and request that person to be appointed to the Development Review Board. The City Council may also appoint a non-voting member to the Development Review Board to represent the art community in Peoria.
3. The Development Review Board may adopt its own rules and regulations. The Zoning Administrator shall serve as chairperson. All meetings of the Development Review Board shall be at the call of the chairperson or any two other members of the Board.

### B. Authority

1. Conduct a technical review of site plans and official development plans and find solutions to site plan problems which are compatible with the purposes of this development code.
2. Approve and disapprove site plans submitted as part of any application for building permit for permitted uses:
  - a. As required in the R5, R6, R7, R8, CN, CG, C1, C2, O1, O2, B1, P1, I1, I2, I3 and N1 Base Districts;
  - b. As required in the Form Districts;
  - c. As required in the Overlay Districts; and
  - d. In Critical Traffic Management Areas.
  - e. The Development Review Board may, as a condition of approval, require the property owner to pay for certain adjacent off-site improvements.
3. Make findings and recommendations with respect to site plans submitted as part of any application for
  - a. Administrative Deviation
  - b. Variance;
  - c. Special use;
  - d. Official development plan;
  - e. Subdivision plat;
  - f. Planned Form Districts; or
  - g. Findings and recommendation made pursuant to this paragraph shall, when applicable, become a part of the above judgment decision criteria with respect to any relief or remedies being sought. In circumstances where the foregoing relief has been sought, final authority resides with the Zoning Board of Appeals or City Council.
4. Review and submit comments for expansions of parking area and façade changes, as defined in the Applicability Table.
5. Grant or deny applications for administrative deviations for any site in which it is required to approve or disapprove site plans in those cases where no timely objection has been filed.
6. Review, and submit comments to the Planning and Zoning Commission, on all proposed map amendments. The DRB may approve the proposed site development plan with or without conditions. The DRB may deny approval of the total site proposal or a portion thereof if they find that conditions, standards or purposes of this section; or other germane sections of the ordinance; the Development Review Board Manual; or the policies of the official comprehensive plan; or the general development policies and specific site design guidelines of the City of Peoria have not been complied with.

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7. The Development Review Board may waive or otherwise grant relief in the form of administrative deviations from the standards for bulk and design controls. Administrative deviations allow a variation of up to twenty (20) percent of the listed standard for the following cases:
  - a. The application of a design or impact control would cause an undue adverse impact on adjoining or nearby property.
  - b. The application of a particular design standard or control would cause an unsafe condition.
  - c. The granting of any relief from a design standard or control would enable better overall design and functioning that would not otherwise be achievable under strict applications of all bulk and design standards.
  - d. In evaluating conformance to impact, bulk and design controls, the Development Review Board shall give consideration to the extent to which the proposed use conforms to the principles, guidelines and standards established by the City Council for use by the Development Review Board.
8. The Development Review Board may impose conditions and restrictions upon the premises subject to review as may be necessary to comply with the objectives and regulations of this development code.

### **C. Site Plan Review Criteria**

Standards to be used by the Development Review Board shall include but not be limited to the following:

1. The provisions of this development code.
2. The provisions of any adopted plan (see 1.6).
3. Supplementary engineering and planning studies or guidelines which have been adopted by the Development Review Board.
4. Customary engineering and site development standards used in Peoria.
5. Any standards or criteria in a City adopted project or redevelopment plan.

### **D. Effect of Decision**

1. The effect of the Development Review Board's disapproval is that no building permit, shall be issued. The member of the Development Review Board who denies the Site Plan is responsible for responding to the applicant regarding that denial. Appeals of decisions by the Development Review Board may be made to the Zoning Board of Appeals as set forth below.
2. The Development Review Board shall keep a public record of its resolutions, findings, and determinations, and notify, in writing within five working days, petitioners for plan review of the decision of the Board.

### **E. Appeal of Decision**

#### **1. Time**

Any final decision of the Development Review Board may be reviewed by the Zoning Board of Appeals providing that timely notice of appeal is filed by an interested party within ten days after the Development Review Board's decision, or in the case of minor variations, within ten days after interested persons receive actual or constructive notice of a decision by the Development Review Board's granting or denying a variation.

#### **2. Interested Persons**

Appeals and objections may be taken or filed by any person occupying or holding an interest in the property which is the subject of the Development Review Board's decision, or the owners or occupants of property located within two hundred 250 feet of the subject property.

#### **3. Presumptions and Evidence**

The decision and findings of fact made by the Development Review Board shall be presumed correct by the Zoning Board of Appeals. Interested persons, including but not limited to the City staff, the owner of the affected property, and other interested parties may present

evidence under oath to support or rebut the decision and factual findings made by the Development Review Board. The record of any matter decided by the Development Review Board shall become part of the record. Decisions by the Zoning Board of Appeals shall be final administrative decisions.

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## 2.2 ZONING REVIEW

### 2.2.1. When Zoning Review is Required

Zoning review shall accompany all applications for a building permit or Development Review Board review. In instances where no building permit is required, properties must comply with zoning requirements, which will be reviewed on a complaint basis through the enforcement process.

### 2.2.2. Transfer of Property Certificate

- A. No instrument which immediately conveys or provides for the future conveyance of the fee interest in any property within the City of Peoria including an Agreement for Warranty Deed shall be recorded and no beneficial interest in a land trust which holds title to property within the city shall be transferred (except for a transfer of an interest, solely to secure performance of an obligation) until a Certificate has been issued for the property which is to be conveyed, or in the case of an interest in a land trust, until a Certificate has been issued for any property held by the trust which is located within the City of Peoria. The following transfers are exempt from the requirements of this paragraph provided that a Certificate for Exemption in the form provided by the Zoning Administrator is signed by the owner; beneficial interest holder, if a land trust; or an attorney at law or in fact:
1. Deeds to or trust documents relating to property acquired by any governmental body or from any governmental body or deeds to property between governmental bodies, or by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
  2. Deeds or trust documents which secure debt or other obligation.
  3. Deeds or trust documents which, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded.
  - ~~4. Deeds or trust documents where the actual consideration is less than \$100.~~ Reserved
  5. Tax deeds.
  6. Deeds or trust documents of release of property which is security for a debt or other obligation.
  7. Deeds of partition.
  8. Deeds or trust documents made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations pursuant to plans of reorganization.
  9. Deeds or trust documents made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
  10. Deeds for a single family dwelling, including residential condominium units.
  11. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.
  12. Deeds issued to a holder of a mortgage, as defined in [Section 15-103](#) of the Code of Civil Procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.
  13. Undeveloped parcels of land.
  14. Deeds delivered, without regard to whether the Agreement for Warranty Deed was recorded, pursuant to an Agreement for Warranty Deed entered into prior to June 1, 1990.
  15. Deeds delivered, without regard to whether the Agreement for Warranty Deed was recorded, pursuant to an Agreement for Warranty Deed on or after June 1, 1990, for which a zoning certificate has previously been issued by the Zoning Administrator.
  16. Non-residential uses in the B-1; O-1; O-2; C-1; C-2; I-1; I-2; I-3; N-1 and P-1 districts.
- B. Transfer of Property Certificates shall be issued pursuant to rules adopted by the Zoning Administrator, and shall state whether the property which is the subject of the certificate is in

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compliance with the provisions of this ordinance. Notwithstanding the foregoing, the Zoning Administrator may adopt rules permitting a certificate to be issued based on information supplied by the applicant for certain classes of property or by inspection by the City or its agents. Any Certificate which is issued as a result of information supplied by the applicant and not on the basis of a property inspection by the City shall state that it has been issued in reliance upon information supplied by the applicant, and that it is not valid if it has been issued in reliance on information provided by the applicant which is not true and correct. In any case where a Certificate has not been acted upon within one year of the date of its issuance, or any City license or permit resulting from its issuance, then, without further action by the Zoning Administrator, said Certificate shall be null and void.

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## 2.9 SPECIAL USES

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### **2.9.15 Limitations on Continuation of Special Use**

Once a special use is established, the special use may continue as approved under the following limitations:

- A. When a special use is discontinued for twenty-four (24) consecutive months, the special use permit shall expire.
- B. The construction of a special use in variation with the approved site plan, elevation, or conditions of the special use permit, shall be considered a violation of this chapter and shall be subject to the enforcement mechanisms specified in Section 2.15, Penalties and Enforcement.

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## 2.13 SUBDIVISION

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### **2.13.26 Preliminary Plat for Major, Minor, and Standard Subdivisions**

#### **A. Filing of Preliminary Plat**

The subdivider shall file with the Community Development Director two copies of a preliminary plat for reference to the Planning and Zoning Commission, and other officials as provided in this section. A letter shall be filed with the preliminary plat that states the ownership, the engineer, availability of water and sanitary sewer, requested variances, and other information pertaining to the commission's consideration.

#### **B. Contents of Preliminary Plat**

The preliminary plat shall contain the following information:

##### **1. Description**

- a. Name of proposed subdivision.
- b. Name and address of subdivider and owner.
- c. Name of engineer and registered land surveyor.
- d. Scale (1" = 100'), north point and date of preparation.
- e. Location sketch map showing relationship of the subdivision site to the surrounding area.

##### **2. Existing Conditions**

- a. Topography by contours at vertical intervals of two feet or less except when a greater interval is required because of terrain.
- b. Acreage to be subdivided.
- c. The location of all present property lines, section lines, streets, buildings, water courses, and other existing features within the area being subdivided.

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- d. Existing outlets, drainage courses, one-hundred year floodplain boundary, and culverts within the tract or on streets immediately abutting.
- 3. Proposed Conditions**
  - a. Location, width and names of all proposed streets, sidewalks, and walkways.
  - b. Layout and scale dimensions of all lots, including minimum front and rear yard setback lines, and lot numbering.
  - c. Draft of proposed protective covenants (if any) to be imposed.
  - d. Areas proposed to be conveyed, dedicated, reserved or used for parks, scenic ways, walkways, playgrounds, schools, public buildings and similar semi-public uses, and whether such areas are to be public or private.
  - e. Designation of any lots to be used for duplex development.
- 4. Certificates**

Required certificates and acknowledgements shall be provided in a form acceptable to the City.

### 2.13.27 Final Plat for Major, Minor, and Standard Subdivision

#### A. Filing of Final Plat

The subdivider shall file with the Community Development Director the original and 3 copies of the final plat and one copy of area calculations, boundary closures, required easement and any other pertinent information within 12 months after the date the preliminary plat was approved. The Community Development Director shall transmit the final plat if it is substantially in conformance with the preliminary plat as determined by the Community Development Director and Planning and Zoning Commission chairman to the City Council, together with its report and recommendations thereon within 30 days after receipt of such plat. If such final plat is determined not to be in conformance with said preliminary plat, the final plat will be sent to the Planning and Zoning Commission for review.

#### B. Contents of Final Plat

The final plat shall contain the following information:

- 1. Description
  - a. Name of proposed subdivision.
  - b. Scale (1" = 100'), north point and date of preparation.
  - c. Correct legal description of property involved.
- 2. Existing Conditions
  - a. Acreage to be subdivided.
  - b. The location of all present property lines, section lines, and streets that are to remain the same within the area being subdivided.
- 3. Proposed Conditions
  - a. Location, width and names of all proposed streets, sidewalks, and walkways.
  - b. All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, easements and other areas for public or private use. (Linear dimensions are to be given to the nearest 1/100th of a foot.)
  - c. Location of all survey monuments and their descriptions. Location by three witnesses of any city or Greater Peoria Sanitary District benchmarks of horizontal or vertical control monuments. Location and ties with bearing distances to the nearest plat corners from any existing quarter or section corner.
  - d. Layout and scale dimensions of all lots, including minimum front and rear yard setback lines and lot numbering.
  - e. Designation of any lots to be used for duplex development.
- 4. Additional Information
  - a. Line of departure of one street from another.
  - b. Names and widths of adjoining streets.

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- c. Radii, arcs or chord, points of tangency and central angles for all curvilinear streets and radii for rounded corners. Also, the location of PT and PC from the nearest lot line.
  - d. Evidence of closure (one to 5,000 feet), together with the method of computing the area contained within the subdivision boundaries and the error factor.
  - e. One-hundred year floodplain boundary and base flood elevations (BFE) as determined by the Zoning Administrator or City Engineer. When requested, BFE must be provided at every other lot line or every 150 lineal feet, whichever is closer.
  - f. One reproducibile (mylar) copy of the final plat.
5. Certificates  
Required certificates and acknowledgements shall be provided in a form acceptable to the City.

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## 2.14 Fees

### 2.14.1 General

Fees shall be required for the following application types. All fees are non-refundable:

Application Type	Fee
Appeal	\$500.00
Map Amendment (Rezoning)	\$750.00 plus \$100.00 per acre, not to exceed \$7,500.00 <sup>1,3,5</sup>
Permanent Sign Permit	\$120.00 for 1 to 10 signs; \$240.00 for 11 or more signs
Residential Cluster Development	\$750.00 minimum plus \$100.00 per acre to a maximum of \$7,500
Special Use, Special Use Amendment	\$750.00 minimum plus \$100.00 per acre to a maximum of \$7,500 <sup>5</sup>
Subdivision Fee -all types	\$750.00 minimum plus \$100.00 per acre to a maximum of \$7,500
Survey Plat Review; Zoning Administrator	\$125.00
Text Amendment	\$750.00 <sup>2,5</sup>
Administrative Deviation	\$500.00
Variance	\$750.00 minimum plus \$100.00 per acre to a maximum of \$7,500
Verification Certificate	\$50.00
Wireless Communication Facilities; Collocation	\$0 <sup>5</sup>
Wireless Communication Facilities; New	\$2000.00 <sup>4,5</sup>
Transfer of Property Certificate	\$120.00

<sup>1</sup>Applications to rezone to a more restrictive zoning classification are no charge (\$0). For the purposes of this process, RE is considered the most restrictive and I3 is the least restrictive.

<sup>2</sup>No fee to governmental agencies. All applications are to be accompanied by a proposed draft copy of the amendment.

<sup>3</sup>Applications shall be accompanied by legal description of the property, the relief requested or facts relating thereto, documentary compliance with any land trust disclosure provisions of City Ordinances, proof of legal ownership and other such information as may be required from the city.

<sup>4</sup>If third-party review is required, as determined by the Zoning Administrator; costs of the additional review shall be borne solely by the applicant.

<sup>5</sup>No more than two (2) deferrals of a public hearing may be requested by the petitioner of a variance, amendment, special use, or amendment to the text of this Code. Requests from the petitioner for more than two (2) deferrals of such applications will require a resubmittal of the original application fee, except where extenuating circumstances exist, as determined by the Zoning Administrator

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## 2.16 Applicability of Standards

The standards of this development code shall be applied as outlined in the tables below.

### A. Base Districts

	Section 8.1.5		Chapter 5 Section 301601.2 Chapter 13 Section 13-13		Section 5.3	Section 8.1	Section 8.2	Section 8.3	Section 8.5	Chapter 4	Section 4.3	Chapter 4	Chapter 8	Sections 4.2 and 4.3			
	Parking Surface <sup>2</sup>	Parking Space Striping <sup>2</sup>	Disabled Spaces <sup>2</sup>	Mechanical, Utility & Dumpster Screening <sup>2</sup>	Use Standards	Parking Number, Stacking & Loading <sup>2</sup>	Landscaping <sup>2</sup>	Buffers & Screening <sup>2</sup>	Signs	Exterior Lighting	Setbacks & Yards, Build To <sup>1</sup>	Height <sup>1</sup>	Windows and Doors <sup>1</sup>	Open Space Areas	Access, Circulation, Driveways	New Awnings, Canopies, Porches <sup>1</sup>	Materials <sup>1</sup>
<b>Commercial, Office, Industrial, Institutional, Parking, Overlay Districts, Multi-Family (Three or more units)</b>																	
<b>New Construction<sup>3</sup></b>																	
25% or less expansion of existing building area	X	X	X	X													
26% to 50% expansion of existing building area	X	X	X	X							X						
51% or greater expansion of existing building area or on land without structures	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>Expansion of Parking Area Only<sup>3</sup></b> (Not in conjunction with a use/building expansion)																	
Up to 10 spaces	X	X	X	X													
11 or more additional spaces	X	X	X	X			X	X							X		
<b>Façade Changes</b> (decrease in windows and/or doors)												X					
<b>Single-Family (attached or detached)</b>																	
<b>New Construction</b>	X				X	X	X				X	X	X	X	X	X	X
<b>Expansion of Building Area</b> (addition, deck, sun room, porch)	X				X						X	X				X	X
<b>Expansion of Use</b> (accessory structure, shed, detached garage, recreational facility)	X				X						X	X					X
<b>Special Use (including amendments)</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

<sup>1</sup>Applicable for newly constructed area only

<sup>2</sup>Applicable to existing and new construction portions

<sup>3</sup>The percent of building and parking expansion shall be determined by adding together all expansions within a 10-year period.

**B. Form Districts**

Form Districts	BES				ARCHITECTURAL STANDARDS											
	Height	Sting	Elements	Use	Roofs & Parapets	Facades	Doors & Windows	Existing Buildings &	Street and Garden Walls	Exterior Building Materials	Signage	Lighting	Mechanical Equipment	Dumpster Screening	Streetscape Standards	Parking Requirements
<b>New Construction</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>Expansion of Building Area<sup>1,2</sup></b>																
0%-25% expansion of building area	X	X	X							X			X	X		
26% to 50% expansion of building area	X	X	X			X	X			X			X	X		X
51% or greater expansion of building area	X	X	X	X	X	X	X			X	X	X	X	X	X	X
<b>Expansion of Parking Area Only<sup>1,2</sup></b> (Not in conjunction with a use/building expansion)																
Up to 10 spaces		X	X							X					X	X
11 or more additional spaces		X	X						X	X	X	X		X	X	X
<b>Façade Changes<sup>1</sup></b> (decrease in windows, doors, or material changes)						X	X									
<b><sup>1</sup>If waivers of form district regulations are requested, such request shall be subject to the Special Use process as outlined in Section 2.9.</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

<sup>2</sup>The percent of building and parking expansion shall be determined by adding together all expansions within a 10-year period.

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### 3.0 DISTRICTS ESTABLISHED

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#### 3.4 ZONING MAP

##### **A. Zoning Map Incorporated**

The location and boundaries of the zoning districts established by this zoning ordinance are shown on a geographic coverage layer entitled "Zoning" that is maintained as part of the City's geographic information system (GIS) under the direction of the Zoning Administrator. This "Zoning" geographic coverage layer constitutes Peoria's official zoning map. The official zoning map—together with all notations, references, data and other information shown on the map—is adopted and incorporated into this unified development code. It is as much a part of this unified development code as if actually depicted within its pages.

##### **B. Maintenance and Updates.**

The Zoning Administrator is responsible for directing revisions to the official zoning map to reflect its amendment as soon as possible after the effective date of zoning map amendments (rezonings). No unauthorized person may alter or modify the official zoning map. The zoning administrator may authorize printed copies of the official zoning map to be produced and maintain digital or printed copies of superseded versions of the official zoning map for historical reference.

##### **C. District Boundaries.**

When the zoning map shows a zoning district boundary as following a particular feature, or reflects a clear intent that the boundary follows the feature, the boundary will be construed as following that feature as it actually exists. ~~Districts established by this development code are set forth on the zoning map entitled "City of Peoria Zoning District Map," which is incorporated herein, and hereby made a part of this development code. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this development code as though fully set forth and described herein.~~

##### **B. D. Rules of Interpretation**

The following rules shall apply with respect to the boundaries of the various districts as shown on the Zoning District Map:

1. The district boundaries are either streets or alleys unless otherwise shown and where districts designated on the map accompanying and made a part of this ordinance are bounded approximately by street or alley lines, said street or alley shall be construed to be the boundary of such district.
2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with dimensions shown on the map measured at right angles from the center line of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter section, or division lines, or center lines of streets and highways, or railroad right-of-way, unless otherwise indicated.
3. Where a district boundary line divides a lot in single ownership on the effective date of this development code, the Planning and Zoning Commission, after due hearing, may extend the regulations for either portion of such lot.

##### **C. E. Form District Regulating Plans**

The Form District regulating plans are hereby incorporated in this development code and made a part thereof. The regulating plans, together with everything shown on them and all amendments

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to them, shall be as much a part of this development code as though fully set forth and described herein. Regulating plans shall be interpreted in accordance with 6.0, Form Districts.

## 3.5 REQUIREMENTS APPLICABLE TO ALL DISTRICTS

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### 3.5.7 Permitted Obstruction in Required Yards

The following shall not be considered to be obstructions when located in the required yards specified. Additional standards which supersede these permitted obstructions may be applicable in the Form Districts (see 6.0, Form Districts).

#### A. In All Yards

1. Open terraces not over three feet above the average level of the adjoining ground, but not including a permanently roofed-over terrace or porch;
2. Awnings and canopies;
3. Steps four feet or less above grade which are necessary for access to a permitted building or for access to a zoning lot from a street or alley;
4. Chimneys projecting two feet or less into the yard;
5. Approved free-standing signs;
6. Arbors and trellises;
7. Flagpoles;
8. ~~Window unit air conditioners~~ Mechanical equipment projecting not more than 24 inches into the required yard, (~~outside elements of e.g. central air conditioning units, generators projecting not more than two feet into required yard~~) Other similar obstructions will be reviewed on a case by case basis by the Development Review Board.
9. Retaining walls and fences subject to applicable height restrictions of 5.4.
10. Wheelchair ramps subject to administrative approval (see 5.5.2.A).
11. Bus Benches and Shelters on properties in non-residential zoning districts, subject to 5.5.2.D.
12. Bus benches and shelters on properties in residential zoning district per Section 5.5.2.A. ~~subject to review through the Special Use process 2.9.~~

#### B. In Front Yards

1. One-story bay windows projecting two feet or less into the yards; and
2. Overhanging eaves and gutters projecting two feet or less into the yard.

#### C. In Rear Yard

1. Open off-street parking spaces (the parking space requirements contained in 5.4, Accessory Structures and Uses shall apply);
2. Balconies;
3. Recreational and laundry drying equipment;
4. Fallout shelters;
5. Breezeways and open porches;
6. One-story bay windows projecting two feet or less into the yard; and
7. Overhanging eaves and gutters projecting two feet or less into the yard.

#### D. In Side Yards

1. Overhanging eaves and gutters projecting two feet or less into the yard.
2. Permitted obstructions shall not, in the aggregate, occupy more than 50 percent of the width of any required yard.

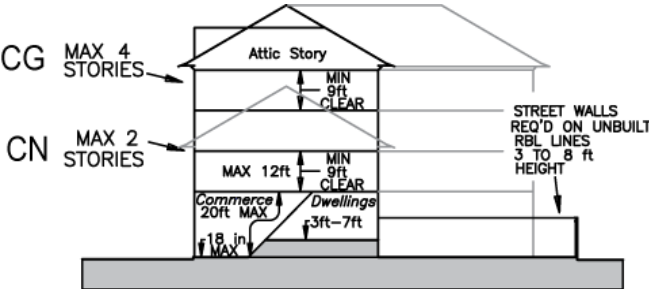
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4.3 - COMMERCIAL DISTRICTS \*\*\*

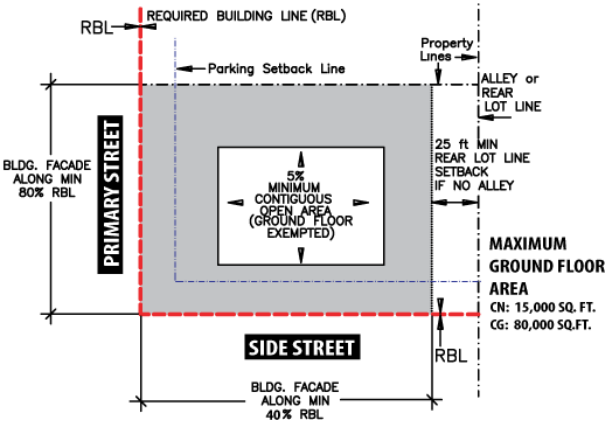


F. Pedestrian Frontage (CN, CG)

HEIGHT



SITING



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- 1. Building Height**

A principal building shall be no greater than 2 stories.
- 2. Parking Structure Height**

Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the building's eave or parapet height.
- 3. Ground Story Height: Commerce Uses**
  - a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
  - b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
  - c. The maximum story height for the ground story is 20 feet.
- 4. Ground Story Height: Residential Units**
  - a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum story height of 17 feet.
- 5. Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
  - b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
- 6. Mezzanines**

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
- 7. Other**

Where a site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the site shall be 32 feet.
- 8. Street Façade**
  - a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line length along a primary street, and 40% along any side street.
  - b. The building façade shall be built to the required building line within 30 feet of a block corner.
  - c. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.
- 9. Buildable Area**

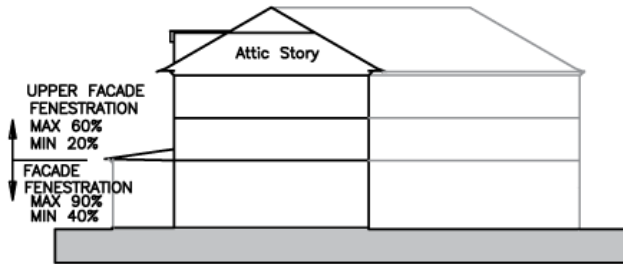
Buildings may occupy any portion of the lot behind the required building line, exclusive of any setbacks required by this development code. The maximum ground floor area for a building within the CN District shall be 15,000 square feet.
- 10. Side Lot Setbacks**

On a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be set back at least 10 feet from the shared lot line.
- 11. Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block.
  - b. Garage entries shall have a clear height of no greater than 16 feet and a clear width no greater than 24 feet.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. These requirements are not applicable to on-street parking.
- 12. Alleys**

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
- 13. Unbuilt Required Building Line and Common Lot Line Treatment**
  - ~~a. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.~~
  - ~~a. Where a site abuts, or, in the absence of an alley, would abut any residential zoning lot or district, one of the following options shall be provided:
    - 1) a transitional buffer yard shall be constructed per 8.2.9, or
    - 2) a garden wall, 4 to 6 feet in height, shall be constructed within 1 foot of the residential property line. If a garden wall is provided, a transitional buffer yard is not required.~~

## G. Pedestrian Frontage (CN, CG)

### ELEMENTS



#### 1. Windows and Doors

- Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
- Windows and Doors on the ground story facades shall comprise at least 40%, but not more than 90%, of the facade area situated between 2 and 10 feet above the adjacent public sidewalk on which the facade fronts.
- Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).

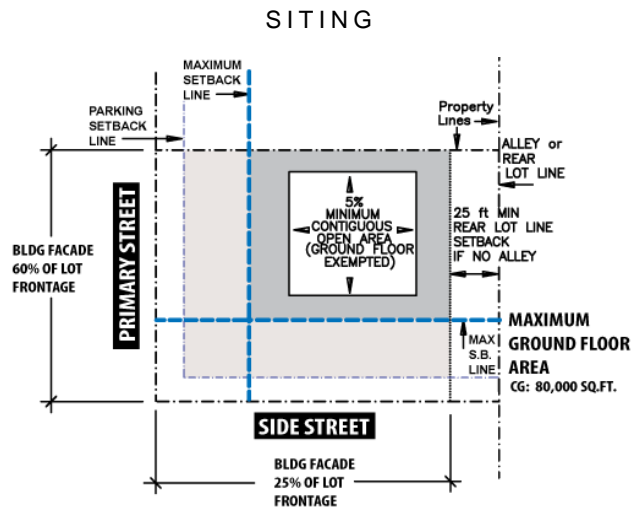
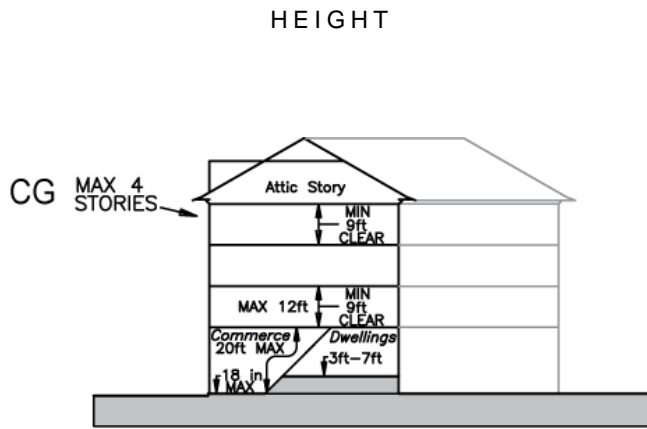
#### 2. Building Projections

- Balconies and stoops shall not project closer than 5 feet to a common lot line.
- No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified, shall encroach beyond the required building line.
- Awnings shall project a minimum of 6 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
- Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
- Awnings may have supporting posts at their outer edge provided that they:
  - Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings.
  - Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the sidewalk cover columns/posts.

#### 3. Doors/Entries

- Functioning entry doors shall be provided along ground story facades at intervals not greater than 75 linear feet.

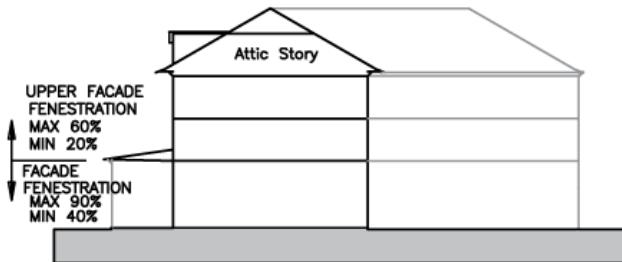
## H. General Frontage (CG)



1. **Building Height**  
A principal building shall be no greater than 4 stories.
2. **Parking Structure Height**  
Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the building's eave or parapet height.
3. **Ground Story Height: Residential Units**
  - a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the building façade.
  - b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum story height of 17 feet.
4. **Upper Story Height**
  - a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
  - b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
5. **Mezzanines**  
Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
6. **Other**  
Where a site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the site shall be 32 feet.
7. **Maximum Setback**  
Buildings shall be set back no more than 80 feet from a primary or side street right-of-way. The building façade may be located anywhere between 10 and 80 feet from the right-of-way (at the applicant's discretion). A single drive aisle serving parking spaces on one or both sides may be located between the building and the right-of-way.
8. **Street Façade**  
On each lot, the width of the building façade shall be at least 60% of the width of the lot frontage along a primary street, and 25% along any side street.
9. **Buildable Area**  
Buildings may occupy any portion of the lot behind the right-of-way line, exclusive of any setbacks required by this development code. The maximum ground floor area for a building shall be 80,000 square feet.
10. **Side Lot Setbacks**  
On a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be set back at least 10 feet from the shared lot line.
11. **Garage and Parking**
  - a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block.
  - b. Garage entries shall have a clear height of no greater than 16 feet and a clear width no greater than 24 feet.
  - c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. These requirements are not applicable to on-street parking.
12. **Alleys**  
There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
13. **Common Lot Line Treatment**
  - a. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
  - b. ~~Where a site abuts, or, in the absence of an alley, would abut any residential zoning lot or district, one of the following options shall be provided:~~
    - 1) ~~a transitional buffer yard shall be constructed per 8.2.9, or~~
    - 2) ~~a garden wall, 4 to 6 feet in height, shall be constructed within 1 foot of the residential property line. If a garden wall is provided, a transitional buffer yard is not required.~~

**I. General Frontage (CG)**

**ELEMENTS**



**1. Windows and Doors**

- a. Blank lengths of wall exceeding 20 linear feet are prohibited on all building façades.
- b. Windows and Doors on the ground story facades shall comprise at least 40%, but not more than 90%, of the facade area situated between 2 and 10 feet above the adjacent public sidewalk on which the facade fronts.
- c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).

**2. Building Projections**

- a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified, shall encroach beyond the required building line.
- c. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
- d. Awnings may have supporting posts at their outer edge provided that they:
  - e. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings.
  - f. Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the sidewalk cover columns/posts.

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**4.3.6 C1 and C2 District Building Envelope Standards**

A. Structures, parking, and vehicle areas in the C1 and C2 districts shall meet the applicable building envelope standards as set forth below.

STANDARD	C1	C2
Lot area (min sq. ft.)	None	50,000
Lot width (min ft.)	None	None
<b>YARDS</b>		
Front (min ft.)	20 <sup>(1)</sup>	20 <sup>(1)</sup>
Side, Corner <sup>(2)</sup> (min ft.)	20	20
<b>HEIGHT</b>		
Height (max ft.)	35	45

(1) Or the average setback of the two principal structures on the adjoining parcels, whichever is less.  
 (2) This yard may be observed only when no other lots with frontage on this street have, or have the ability to have, a building fronting on this street.

**B. Abutting Residential**

~~Where a lot abuts the side or rear line of a residential lot the side or rear yard shall be ten (10) percent of the lot width/length; however, no TBY shall be less than ten (10) feet nor be required to be greater than twenty-five (25) feet. A Transitional Buffer Yard as set forth in 8.2.9 shall be required.~~

**C. Building Setback**

In the C2 District, the minimum building setbacks are required from all property lines and are [to be] a minimum width of five (5) percent of the average width or depth of the lot for the related front, rear or side property lines not to exceed a maximum of twenty (20) feet.

**4.4 OFFICE DISTRICTS**

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**4.4.4 Building Envelope Standards**

Structures, parking, and vehicle areas in the industrial districts shall meet the applicable building envelope standards as set forth below.

STANDARD	O1	O2
Lot area (min sq. ft.)	None	2 acres <sup>(1)</sup>



EXHIBIT A

Lot width (min ft.)	None	None
<b>YARDS</b>		
<hr/>		
Building (min ft.)		
Front:	10% of parcel depth	50 <sup>(2)</sup>
Interior Side:	10	30 <sup>(2)</sup>
Rear	20	30 <sup>(2)</sup>
<hr/>		
Parking (min ft.)		
Front: 50 <sup>(2)</sup>	15	25
Interior Side:	6	15
Rear	10	15
<hr/>		
<b>HEIGHT</b>		
<hr/>		
Height (max ft.)	45	96

- (1) May be subdivided into smaller lots. Yard requirements shall apply to the originally platted standard lot.
- (2) Plus 1 foot for each foot the building exceeds 45 feet in height

**4.4.5 Abutting Residential (~~Transitional Buffer Yards—TBY~~).**

~~Where an O1 or O2 lot abuts the side or rear lot line of a residential lot, the side or rear yard shall be ten percent (10%) of the lot width/length or ten (10) feet, whichever is greater; however no TBY shall be less than ten (10) feet nor be required to be greater than twenty five (25) feet. A Transitional Buffer Yard as set forth in 8.2.9 shall be required.~~

Front and corner side yards shall be the same as the adjacent residential district.

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**4.5 INDUSTRIAL DISTRICTS**

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**4.5.4 Building Envelope Standards**

Structures, parking, and vehicle areas in the industrial districts shall meet the applicable building envelope standards as set forth below.

STANDARD	I1	I2	I3
<hr/>			

# EXHIBIT A

Lot area (min sq. ft.)	21,780	none	none
Lot width (min ft.)	100	none	none
<b>YARDS</b>			
Front (min ft.)	25	Avg. <sup>(1)</sup>	Avg. <sup>(1)</sup>
Side, Interior (min ft.)	20	---	---
Side, Corner <sup>(2)</sup> (min ft.)	25		
Rear	20	---	---
<b>PARKING</b>			
Front (min ft.)	25	---	---
Side, Interior (min ft.)	10	---	---
Side, Corner (min ft.)	25	---	---
Rear	10	---	---
<b>HEIGHT</b>			
Height (max ft.)	45 <sup>(3)</sup>	45	75 <sup>(4)</sup>

(1) Average of existing block or no setback required if no structures on block.

(2) This yard may be observed only when no other lots with frontage on this street have, or have the ability to have, a building fronting on this street.

(3) Except for chimneys, antennas, flagpoles, roof mounted electrical equipment, solar collectors, and stair and elevator penthouses none of which shall exceed 50 feet in height.

(4) Except for chimneys, antennas, flagpoles, roof mounted electrical equipment, solar collectors, and stair and elevator penthouses which shall not exceed 120 feet.

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## 4.5.5 Transitional Buffer Yard Requirements Abutting Residential

~~A. Nonresidential land uses abutting or across an alley from residential district shall be required to provide a minimum transitional yard equal to ten percent of the average width or depth of the lot adjacent to the residential zoning lot. Such transitional buffer yards shall extend the entire length of the abutting residential zoning district.~~

~~B. The minimum transitional buffer yard required for any nonresidential development shall be ten feet in width. The maximum transitional buffer yard shall be 25 feet in width. A Transitional Buffer Yard as set forth in 8.2.9 shall be required.~~

## 4.6 INSTITUTIONAL DISTRICTS

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### 4.6.4 Building Envelope Standards

# EXHIBIT A

Structures, parking, and vehicle areas in the N1 District shall meet the applicable building envelope standards as set forth below.

**A. Yards**

1. The required yards in the N1 District shall be as follows:

Standard Lot	Front and Corner Side Yard <sup>(1)</sup>	Interior Side Yard	Rear Yard
Residential building	25 feet	5 feet	20 feet
Nonresidential building	25 feet	20 feet	20 feet
<u>Parking</u>	<u>25 feet</u>	<u>5 feet</u>	<u>5 feet</u>
Transitional Buffer Yard Abutting Residential	--	10% of the lot width/length 10 feet <u>min-25 max feet As set forth in 8.2.9</u>	

(1) This yard may be observed only when no other lots with frontage on this street have, or have the ability to have, a building fronting on this street.

2. Different distances between buildings and different provisions of open space may be specified on the official development plan in lieu of the above requirements, providing that perimeter yards shall be no less than 25 feet deep, or, if at least 50% of the block is developed on the effective date of this development code, the perimeter yard shall be the average of the existing setbacks or 25 feet, whichever is less. The minimum perimeter requirement may be varied when the Planning and Zoning Commission recommends and the City Council grants a variance reducing such requirement and makes the findings required for the grant of a variance under the provisions of this development code.

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## 5.0 PERMITTED LAND USES

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### 5.2 PERMITTED USE TABLE

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#### 5.2.2 Permitted Use Table

# EXHIBIT A

KEY:                      Blank cell = Not Permitted                      ■ = Permitted                      □ = Special Use

USE CATEGORY	SPECIFIC USE	A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	CG	C1	C2	B1	I1	I2	I3
<b>RESIDENTIAL</b>																							
<b>Household Living</b> (see 5.6.2.A)	Single-Family	■		■	■	■	■	■	■	■	■	■	■	■									
	Two-Family (Duplex)			■	■	■	■	■	■	■	■	■	■	■									
	Townhouse							□	□	■	■	■	■			■		■					
	Apartment									■	■	■	■			■		■	■	■	■	■	■
	Upper Story Residential													■	■	■	■	■	■	■	■	■	■
<b>Group Living</b> (see 5.6.2.B)	Live-Work												■	■	■	■	■	■	■	■	■	■	
	Boarding House, Rooming House										□	□				□		□	□	□	■		
	Children's Home										□	□	□										
	Assisted Living Facility	□		□	□	□	□	□	□	□	□	□	□			■	□	□	□	□	□	□	
	Fraternity, Sorority, Student Dormitory															□							
	Family Care Facility	□■		□■	□■	□■	□■	□■	□■	□■	□■	□■	□■										
<b>CIVIC</b>	Group Care Facility	□		□	□	□	□	□	□	□	□	□	■	■									
	Monastery, Convent	□		□	□	□	□	□	□	□	□	□				□		□			□		
<b>COMMUNITY SERVICE</b>																							
<b>Community Service</b> (see 5.6.3.A)	Museum, Library				□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	
	Neighborhood Arts Center or Similar Community Facility (public)				□	□	□	□	□	□	□	□						■	■	■	■	■	
	Philanthropic Institution																		■	■	■	■	■
<b>Day Care</b> (see 5.6.3.B)	Police, Fire, EMS Substation	□		□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	
	All day care, except as listed below:				□	□	□	□	□	□	□	□						■	■	■	■	■	
	Child Care Home (up to 8 children)	■		■	■	■	■	■	■	■	■	■									■	■	
<b>Educational Facility</b> (see 5.6.3.C)	Day Care Center (8+ children)	□		□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	
	Drop-in Child Care Center															■	■	■	■	■	■	■	
	All educational facilities, except as listed below:	□		□	□	□	□	□	□	□	□	□						■	■	■	■	■	
	Academy (special training)															■	■	■	■	■	■	■	
	College, Community College, University															■	■	■	■	■	■	■	
<b>Medical Facility</b> (see 5.6.3.D)	Job Training, Vocational Rehabilitation Service															■	■	■	■	■	■	■	
	School, Vocational, Business															■	■	■	■	■	■	■	
	School, Trade, no heavy equipment or truck operators															■	■	■	■	■	■	■	
	All medical facilities, except as listed below:																■	■	■	■	■	■	
<b>Parks and Open Area</b> (see 5.6.3.E)	Hospital, Medical Center																■	■	■	■	■	■	
	Medical or Dental Laboratory														■	■	■	■	■	■	■	■	
	Medical or Dental Clinic, Rehabilitative Clinic														■	■	■	■	■	■	■	■	
<b>Passenger Terminal</b> (see 5.6.3.F)	Medical, Dental Office or Chiropractor														■	■	■	■	■	■	■	■	
	All parks and open areas, except as listed below:	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Cemetery, Mausoleum, Columbarium, Memorial Park	□		□	□	□	□	□	□	□	□	□				□	□	□	□	□	■	■	
<b>Place of Worship</b> (see 5.6.3.G)	Game Preserve, Wildlife Management Area, Refuge, Animal Sanctuary	■		□	□	□	□	□	□	□	□	□				□		□	□	□	□	□	
	Parks - Active Recreation	□■		□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	□■	
	Airport, Heliport																	□	□	□	□	■	
<b>Social Service Institution</b> (see 5.6.3.H)	Bus, Train Passenger Terminal																□	□	□	□	■	■	
	Bus Transfer Station																□	□	□	□	■	■	
<b>Utilities</b> (see 5.6.3.I)	Taxicab Dispatch Station, Limousine Service, Charter Service														□	□	□	□	□	□	■	■	
	All places of worship	□		□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	
	Outpatient Treatment Facility, Recovery Home, Residential Treatment Facility										□	□	□	■	■		□	□	■	■	■	■	
	Halfway House										□	□	□				□	□	□	□	□	□	
<b>Commercial</b>	Psychiatric Institution, Sanatorium														■				■	□			
	Single Room Occupancy														□	□		□	□	□	■	□	
	Social Service Facility, Soup kitchen, Transient Lodging or Shelter for the Homeless																	□	□	□	□	□	
<b>COMMERCIAL</b>																							
<b>Indoor Recreation</b> (see 5.6.4.A)	All minor utilities	□		□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■	
	All major utilities																				□	□	
	Wireless Communication Facility																						
<b>Office</b> (see 5.6.4.B)	Wireless Communication Facility																						
	All indoor recreation, except as listed below:														□		■	■	■	■	■	■	
	Auditorium, arena, stadium (indoor)																	□	□	□	□	□	
<b>Outdoor Recreation</b> (see 5.6.4.C)	Convention Center																	□	□	□	□	□	
	Indoor Shooting Range																		□	□	□	□	
<b>Overnight Lodging</b> (see 5.6.4.D)	All outdoor recreation, except as listed below:	□		□	□	□	□	□	□	□	□	□					□	□	□	□	□	□	
	Outdoor Shooting Range																		□	□	□	□	
	Stadium or Arena, Commercial Amphitheater																			□	□	■	
<b>Parking, Commercial</b> (see 5.6.4.E)	Bed and Breakfast			□	□	□	□	□	□	□	□	□			■	■	■	■	■	■	■	■	
	Hotel, Motel, Inn, Extended Stay Facility														■	■	■	■	■	■	■	■	
<b>Restaurant</b> (see 5.6.4.F)	Youth Hostel														□		□		□	■	■	■	
	Independent commercial parking		■																				
	All restaurants, except as listed below:														■	■	■	■	■	■	■	■	
	Restaurant, Drive-in																			■	■	■	

# EXHIBIT A

USE CATEGORY	SPECIFIC USE	KEY:													Use Standard									
		A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2		N1	CN	CG	C1	C2	B1	I1	I2	I3
<b>COMMERCIAL (CONT.)</b>	All retail sales and service, except as listed below:																							
	Animal Hospital, Veterinary Clinic, Pet Clinic														■	■	■	■	■	■	■	■	■	5.3.3A
	Animal Boarding, Animal Shelter, Kennel, Doggy Day Care																		■	■	■	■	■	5.3.3A
	Art or photo studio, gallery														■	■								
	Medical Cannabis Dispensary																		□	□	□	□	□	
	Convenience Cash Businesses																		■	■	■	■	■	5.3.3H
	Convenience store with gas pumps, Gas station																		■	■	■	■	■	5.3.3C
	Convenience store without gas pumps																		■	■	■	■	■	
	Farmers Market																		■	■	■	■	■	5.3.3D
	Funeral Home or Mortuary, Undertaking Establishment														■	■			■	■	■	■	■	
	Greenhouse or Nursery, Commercial																		■	■				
	Manufactured housing sales																				■	■	■	
	Microbrewery/Craft Distillery																		■		■	■	■	5.3.3I
	Neighborhood Store (existing)																		■	■	■	■	■	5.3.3E
	Post Office																		■	■	■	■	■	
	Pawnshop																			■	■	■	■	
	School for the Arts																		■	■	■	■	■	
	Shopping Center																		■	■	■	■	■	5.3.3J
	Tattoo, Palmist, Psychic or Medium, Massage parlor																		■	■	■	■	■	
	Vehicle parts and accessories																		■	■	■	■	■	
	Warehouse, self-service, mini-storage																			■	■	■	■	5.3.3F
	Warehouse, indoor multi-story																			■	■	■	■	5.3.3F
	All Vehicle Sales & Service, except as listed below:																		■	■	■	■	■	5.3.3G
	Full- or Self- Service Vehicle Wash																		■	■	■	■	■	5.3.3G
	All Vehicle Repair																		■	■	■	■	■	5.3.3G
	Boat livery																							
	All wholesale trade																			■	■	■	■	
	Wholesale display																							
	Beverage Manufacturing and/or Bottling Plant																				■	■	■	
	Medical Cannabis Cultivation Center																				■	■	■	
	Crematorium																			■	■	■	■	
	Laundry, dry-cleaning and carpet cleaning plants																				■	■	■	
	Trade School, Heavy Equipment & Truck Operator																			■	■	■	■	
	All warehouse and distribution, except as listed below:																							
	Medical Cannabis Cultivation Center																				■	■	■	
	Cartage and Express Facility																				■	■	■	
	All heavy industrial, except as listed below:																							
	Abrasive Manufacture																						■	
	Bakery - Manufacturing/Processing and Retail																				■	■	■	
	Canned Preserved Fruits and Vegetables Processing																				■	■	■	
	Chemical Processing and Manufacturing																						■	
	Cosmetics Production																				■	■	■	
	Food Packaging and Processing																				■	■	■	
	Foundry and Forge Plant																						■	
	Graphite Product Manufacturing																						■	
	Gypsum Manufacturing																						■	
	Junk Yard & Auto Graveyard																						■	
	Meat Processing, Packaging - No Slaughtering																					■	■	
	Meat Processing, Packaging & Slaughtering																						■	
	Miscellaneous Food Processing/Manufacturing - No Grain																				■	■	■	
	Paint Product Manufacture																						■	
	Petroleum Products Storage and Processing																						■	
	Rubber Processing																						■	
	Scrap Metal Processing & Recycling																						■	
	Soap Manufacturing																					■	■	
	Steel Manufacturing																						■	
	Towing and Impound Lot																					■	■	
	All waste related services, except as listed below:																							
	Recycling Drop-off Facility																				■	■	■	
	Solid or Liquid Waste Transfer Station																					■	■	

# EXHIBIT A

SPECIFIC USE	KEY:																		Use Standard					
	A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	CG	C1	C2		B1	I1	I2	I3	
All agriculture	■																							
Commercial Fishing	■																							
Crop, soil preparation, agricultural services, large animal and veterinary services	■																							
Farm labor and management services	■																							
<del>Fish hatcheries and preserves</del>	<del>■</del>																							
Grain Storage and Processing	■																							
Hunting, trapping and game propagation	■																							
Livestock, horse, dairy, poultry and egg products	■																							
Timber tracts, forest nursery gathering of forest products	■																							
Winery (processing not permitted)	■																							
All resource extraction																								■
Dredging, earth extraction, clearing or grading (timber cutting)																								
Metal, sand stone, gravel clay, mining and other related processing																								







# EXHIBIT A

USE CATEGORY	SPECIFIC USE	KEY:	Blank cell = Not Permitted																■ = Permitted	□ = Special Use	Use Standard				
OPEN		A1	P1	RE	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	N1	CN	C1	CG	C2	B1	I1	I2	I3		
<b>Agriculture</b> (see 5.6.6.A)	All agriculture	■																						□	
<b>Resource Extraction</b> (see 5.6.6.B)	All resource extraction																							■	

**5.3 USE STANDARDS**

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**5.3.2 Civic Use Standards**

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**E. Parks and Open Space**

1. ~~Passive recreational parks shall be approved through the administrative approval process (See 2.5) by the Zoning Administrator, as long as all of the adhere to the following standards ~~are met~~:~~
  - a. The park does not include any activities which may have the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor.
  - b. Any proposed structures are in compliance with the zoning district bulk regulations.
  - c. The park does not include any off-street accessory parking lots.
  - d. The park is less than 10 acres in size.
  - e. Parks that do not meet the above standards for administrative approval shall be approved through the Special Use approval procedures (see 2.9).
2. Active recreational parks are subject to the following approval process:
  - a. Applications for active recreation parks are subject to Development Review Board approval. Site plans must show all site features, including but not limited to, location of structures or activities, lighting, fencing, and parking.
  - b. For active recreation parks located in a residential zoning district, the Zoning Administrator shall mail notices of the proposed active recreation park to all properties within 250 feet of the proposed park. The notice shall state that the preliminary approval granted shall become final if no interested party files a written objection to the requested park within ten days of the date of the notice. All written objections must state the basis for the objection to the requested active recreation park.
  - c. In the event the owner or occupant of any property located within 250 feet of the subject property files a written objection to the proposed active recreation park with the Zoning Administrator within the allowed time, the active recreation park shall not receive final approval and will then be subject to Special Use process, as outlined in Section 2.9. A separate application for a special use would then be required.

\*\*\*

**G. Community Gardens**

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1. Community Gardens shall not require zoning approval; however, the following performance standards apply:

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- h. ~~Animals or livestock or bees:~~ The keeping of animals, or livestock, ~~or bees~~ is prohibited.

\*\*\*

**H. Bee Keeping**

The purpose of these standards are to establish certain requirements of sound beekeeping practices, which are intended to avoid problems that may otherwise be associated with the keeping of bees in populated areas.

1. Bee keeping shall not require zoning approval; however, the following performance standards apply:
  - a. Hives. Hives densities may not exceed 4 hives per 10,000 square feet of lot area. All honey bee colonies shall be kept in hives with movable frames, which shall be kept in sound and usable condition. Hives shall be operated and maintained per this Ordinance, and Illinois State Law.
  - b. Signage. Each hive shall be conspicuously marked with the owner's name, address, telephone number; in addition to state requirements.
  - c. Location and Setback. Apiaries and hives are permitted in all zoning districts. All hives shall be located in the side or rear yard only, at least five feet from any adjoining property with the back of the hive facing the nearest adjoining property. On undeveloped lots, the required district front yard setback must be observed. Setbacks, spacing and orientation must be indicated on a site plan, with 2 feet by 3 feet per hive. No setbacks are required on rooftops.
  - d. Screening and Fencing for Flyways. The beekeeper shall establish and maintain a flyway barrier at least 6 feet in height consisting of a solid wall, fence, dense vegetation or combination thereof so that all bees are forced to fly at an elevation of at least 6 feet above ground level over the property lines in the vicinity of the apiary. Hives must face toward the barrier. Additionally, the barrier helps hide the hive from view and provides wind protection for the hive.
  - e. Water. Each beekeeper shall ensure that a convenient source of water is available to the bees at all times during the year so that the bees will not congregate at swimming pools, pet watering bowls, bird baths or other water sources where they may cause human, bird or domestic pet contact. The water shall be maintained so as not to become stagnant. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property. Options include: Small water garden in a half-whiskey barrel with floating plants, a faucet that drips to a wooden board; and at least 20 feet from the hive
  - f. Maintenance. Each beekeeper shall ensure that no bee comb or other materials are left upon the grounds of the apiary site. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure. All associated items, including screening, must be maintained in good condition.
  - g. Queens. In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition towards swarming, it shall be the duty of the beekeeper to re-queen the colony. Queens shall be selected from European stock bred for gentleness and non-swarming characteristics.
  - h. Swarm Control. Appropriate measures should be taken to control swarming. Suggested practices include: Baiting hives by creating an attractive home waiting to be discovered, requeen the colony each year with a less than one year old queen; and keep items that move lightly in the wind, such as bushes to keep bees accustomed to movement.
  - i. Conduct and Registration Requirements
    - 1) It shall be unlawful for any person to maintain an apiary or to keep any colony on any property in a manner that threatens public health or safety, or creates a nuisance.
    - 2) A person shall not locate or allow a hive on property owned or occupied by another person without first obtaining written permission from the owner or occupant.

## EXHIBIT A

- 3) Each beekeeper shall be registered with the State of Illinois. All unregistered hives are considered a nuisance.
- 4) Hives shall be operated and maintained per this Ordinance, and Illinois State Law.
2. The provisions of this section shall not prevent the City from destroying bees or a bee colony in the event that there is an immediate need to protect the public safety. Such circumstances will occur when there is (1) a bee colony not residing in a hive structure intended for beekeeping, or (2) a dangerous swarm of bees that poses an immediate risk to the safety of humans or (3) a colony residing in a standard or man-made hive which, by virtue of its condition, has obviously been abandoned by the beekeeper.

### 5.3.3 Commercial Use Standards

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#### A. Convenience Store with Gas Pumps, Gas Station

1. General Provisions

  - a. The primary building, including the full canopy, shall conform to all building envelope standards.
  - b. Gasoline pumps, tanks, vents and pump islands shall be located no closer than 20 feet to any side or rear property line or right-of-way.
  - c. No sign of any type or any gasoline pump or tank shall be located within 20 feet of residential district.
  - d. Where the facility is adjacent to any residential district, there shall be a 100 percent opaque eight-foot high visual barrier or screen on the property line abutting the residential zoning lot, provided such barrier or screen shall not restrict clear sight at any intersection or driveway.
  - e. Freestanding vents shall not be permitted.
2. Fuel Canopies

  - a. The canopy shall be located no closer than 15 feet to any side or rear property line or right-of-way.
  - b. ~~The canopy shall not exceed the height of the principal building, but in no case shall the canopy height exceed 20 feet.~~ Reserved
  - c. ~~The canopy design, including building materials and color, shall be constructed of building materials consistent with that of the principal building, including the roof.~~
  - d. ~~The canopy shall be integrated structurally and architecturally into the design of the principal building and shall be complementary to the overall color scheme of the building façade from which it projects.~~ Reserved
  - e. Canopy lighting shall not extend beyond the area beneath the canopy and all fixtures shall be recessed, including any fixture or lens.
3. Single-Bay Automatic Car Wash

An accessory single-bay automatic (not self-service) car wash completely enclosed except for openings necessary to allow entry and exit of vehicles shall be permitted subject to the following:

  - a. The car wash structure shall be located no closer than 20 feet to any side or rear property line or right-of-way. The car wash structure shall be located no closer than 50 feet to any side or rear property line adjacent to residential zoning lot.
  - b. The car wash structure shall meet all applicable building envelope standards and shall not exceed a height of 20 feet or exceed an overall building dimension of 25 feet in width and 50 feet in length.
  - c. The car wash structure shall be constructed of building materials consistent with that of the principal building, including the roof.
  - d. The doors of the car wash building shall be architecturally compatible with the car wash building and shall be fully closed when the facility is not in operation.

- e. The car wash structure shall be located behind the rear building line of the principal building.
- f. The car wash structure shall be sited so as to discourage direct street view of the facility. Direct street access is permissible only when appropriate landscaped areas such as, but not limited to, planter islands or other landscaped features are used to screen from street view.
- g. The car wash facility shall not operate before 6 AM or after 10 PM.

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**G. Vehicle Repair, Sales and Service**

**1. ~~General Provisions~~ Vehicle Repair and Service in C-N, C-G, and B-1**

- a. Where the facility is adjacent to any residential use, there shall be a 100 percent opaque eight-foot high visual barrier or screen on the property line abutting the property, provided such barrier or screen shall not restrict clear sight at any intersection, alley or driveway.
- b. There shall be no dismantling of vehicles for salvage.
- c. The storage of impounded vehicles shall not be permitted.
- d. All repair and service of motor vehicles shall be conducted within a fully-enclosed building.
- e. A maximum of three service bay doors shall be permitted. The service bay doors shall be oriented towards the side or rear of the building. If fronting a street, façade in which the doors are placed must be recessed 10 feet from the front façade of the building. The service bay doors shall be fully screened from view from the public right-of-way and adjacent property.
- f. The outdoor overnight storage of vehicles awaiting repair may be permitted in accordance with 8.4, Outdoor Storage and Display.

**2. ~~CN, CG, and B-1 Districts~~ Vehicle Sales**

- a. All repair and service of motor vehicles shall be conducted within a fully-enclosed building. Vehicle display area must be depicted on a site plan subject to Development Review Board approval.
- b. A maximum of three service bay doors shall be permitted. The service bay doors shall be oriented towards the side or rear of the building and shall in no case face a designated primary street. The service bay doors shall be fully screened from view from the public right-of-way and adjacent property. All vehicles located in the vehicle display area must be marked for sale, independently maneuverable, and operable.
- c. The outdoor overnight storage of vehicles awaiting repair may be permitted in accordance with 8.4, Outdoor Storage and Display. No parking space striping is required for the vehicle display area. Any parking provided apart from the vehicle display area must be striped per code requirements.

**H. Convenience Cash Businesses**

**1. Purpose**

There are certain businesses commonly referred to as Convenience Cash Businesses. For the purpose of the ordinance, Convenience Cash Businesses include Payday Loan Businesses and Title Loan Businesses. Convenience Cash Businesses in general are perceived to be detrimental to the neighborhoods in which they are located. The clustering of such businesses results in negative effects including the perception of decline in the area, reduction of property values, and the creation of disincentive for other businesses to locate. The provisions of 5.3.3.H. of this code are intended to ensure that Convenience Cash Businesses are properly located within the City and minimize the detrimental effects that certain Convenience Cash practices have on neighborhood character and housing values, by regulating the density of payday lending businesses

## EXHIBIT A

within the City and limiting these businesses to the C1 (General Commercial) District, CG (General Commercial) District, C2 (Large Scale Commercial) District and the B1 (Downtown Commercial) District, with a special use permit required for each district when distance requirements cannot be met.

### 2. Distance Requirements

No Convenience Cash Business shall be located within 1500 feet of any other Convenience Cash Business or within 1500 feet of any residentially zoned district. Distance requirements defined in this section shall be measured in a radius, without regard to intervening structures or objects, from the property line of the proposed Convenience Cash Business to the property line of the existing Convenience Cash business and from the property line of any residentially zoned district to the property line of any proposed Convenience Cash Business.

### 3. Permitted Uses

Convenience Cash Businesses shall only be permitted in districts zoned as C1 (General Commercial) District, CG (General Commercial) District, C2 (Large Scale Commercial) District, and B1 (Central Business) District.

### 4. Special Uses

Applications that do not meet the established standards set forth in 5.3.3.H.2 above may be submitted by the applicant for approval pursuant to the Special Use process as stated in 2.9. (Such uses as stated would be categorized as Special Uses and would be permitted only after it has been reviewed by a reviewing body having jurisdiction and proved by the City Council as an appropriate use).

### 5. Convenience Cash Business Uses Established Prior to October 28, 2008

Convenience Cash Business uses established prior to October 28, 2008, which presently are required by this ordinance to meet 1500 foot distance requirements as per 5.3.3.H.2 may continue such use with proof that the use existed prior to said date. If the use ceases for a period greater than twelve consecutive months, requirements per 5.3.3.H. of this ordinance must be met. The nonconforming use provisions as set forth in Chapter 9.0, and following, shall not apply to said uses.

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## 5.4. ACCESSORY STRUCTURES AND USES

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### ~~5.4.6 Demountable Temporary Structures~~

~~Demountable temporary structures may be permitted with a special use for the purpose of providing space auxiliary to the use for which the site has been zoned for all zoning districts except form districts.~~

### ~~5.4.75.4.6 Fences and Walls~~

#### A. Purpose Statement

This section is intended to allow fences and walls which preserve existing aesthetic benefits in the City, create an attractive appearance for the City; and, instill aesthetics as a value and standard throughout the City.

#### B. General Provisions

1. A fence or wall may be located on a lot line, but shall not protrude in full or part on adjacent property or right-of-way.

## EXHIBIT A

2. Fence or wall height shall be measured from an established grade to the top most section of the fence or wall. Where the grade forms a contour, the fence or wall shall be required to maintain the same contour.
- ~~2. 3.~~ 3. Pillars, including decorations and appurtenances thereon, in conjunction with a fence, cannot be more than twenty-five (25) percent higher than the attached fence and not wider than twenty-four (24) inches.
- ~~3. 4.~~ 4. All portions of any fence or wall must be constructed of the same or harmonious material. Not more than 2 fence materials and designs are allowed per property. All vertical and/or horizontal supports and cross members must face the interior of the lot.
- ~~4. 5.~~ 5. Fences and walls shall be maintained by the property owner according to all other codes of the City.
- ~~5. 6.~~ 6. Fences and walls on corner lots must observe the sight triangle requirement as set forth ~~8.2, Landscaping and Screening~~ 10.0 Definitions.
- ~~6. 7.~~ 7. Except in the I-2 or I-3 Industrial Zoning Districts, chain link and wire fences shall not be located in front or corner side yards.
- ~~7. 8.~~ 8. In order to provide for the maintenance and gradual elimination of nonconforming front yard fences that adversely affect the character and value of permitted development, front yard fences existing on private property as of the date of passage of this Ordinance that meet the following standards may continue to be maintained, but not replaced: maximum four feet in height, minimum forty percent open, constructed of harmonious materials, support members face to the interior of the lot, and the sight triangle is observed.

### C. Fences Requirements

	RESIDENTIAL, OFFICE, COMMERCIAL, INSTITUTIONAL, AND I-1 ZONING DISTRICTS			I-2 AND I-3 ZONING DISTRICTS		
	Maximum Height	Required Setback	Minimum % Openness	Maximum Height	Required Setback	Minimum % Openness
Front Yard	3 feet	None	None	8 feet	None	None
Corner Side Yard	6 feet	<del>None</del> 10 feet from abutting street	None	8 feet	None	None
	6 feet	10 feet from abutting street				
Side Yard	6 feet. No fence or wall is permitted when less than 3 feet between fence or wall and any principal structure.	None	None	8 feet	None	None
Rear Yard	6 feet	None	None	8 feet	None	None
Through Lot	Must comply with all of the above, unless all principal structures in same block, face the same street or direction, and there is no vehicular access to the street in which the principal structure does not face, a fence or wall may be constructed as per the rear yard regulation for interior lots			8 feet	None	None

For properties located in a local historic district, fence waivers from section 5.4.5 may be granted through a Certificate of Appropriateness approved by the Historic Preservation Commission.

### 5.4.8 5.4.7 Home Occupations

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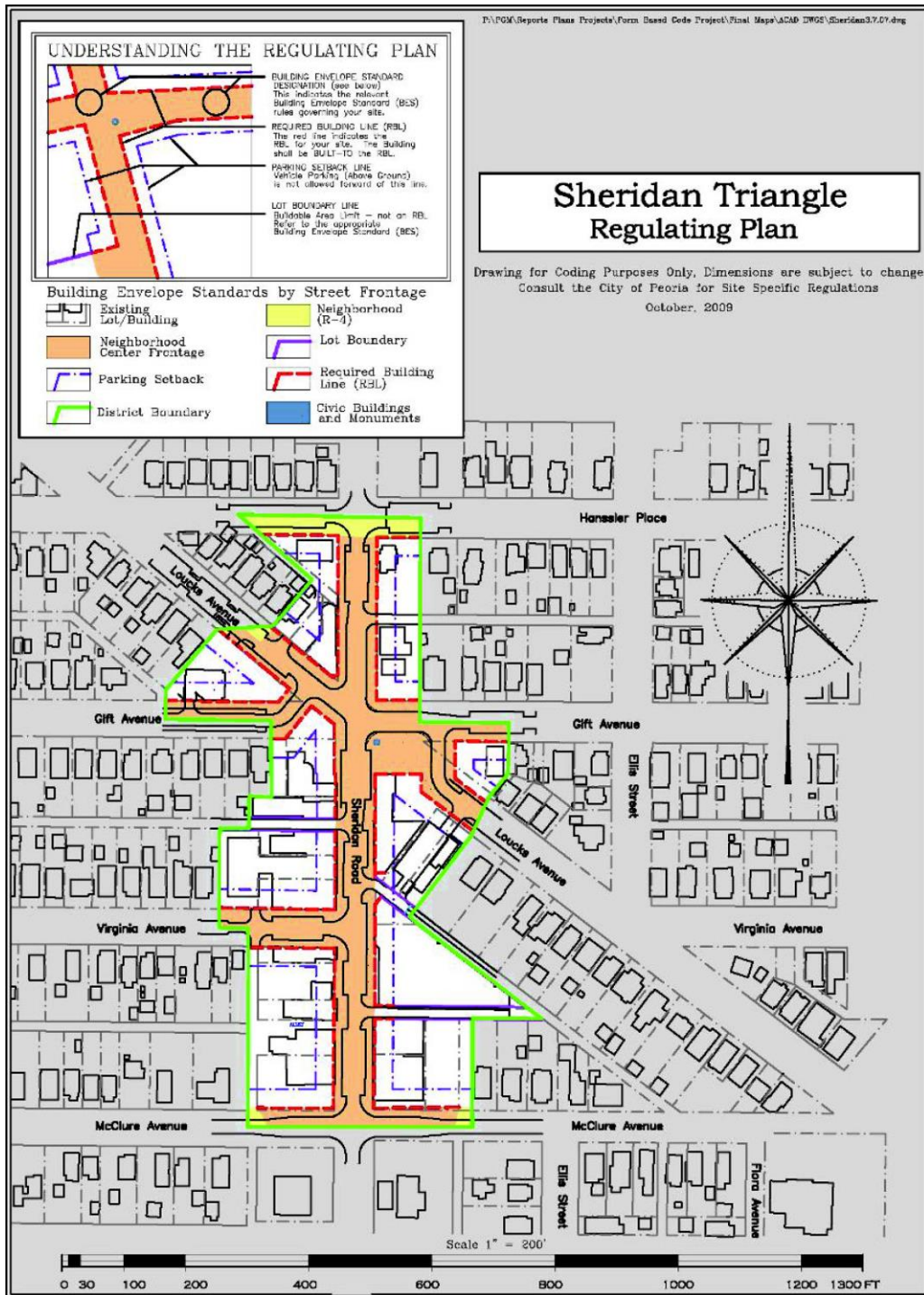
### 5.4.9 5.4.8 Small Wind Energy Conversion Systems

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6.0 FORM DISTRICTS

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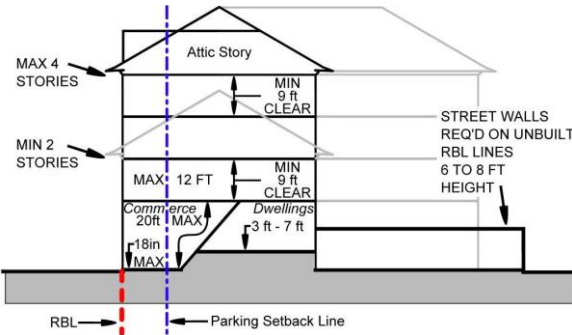
6.2 SHERIDAN TRIANGLE





A. Sheridan Triangle - Neighborhood Center

HEIGHT



1. Building Height

a. The height of the principal building is measured in stories.

b. Each principal building shall be at least 2 stories in height, but no greater than 4 stories in height, except as otherwise provided on the Regulating Plan.

c. An attic story shall not count against the maximum story height.

2. Parking Structure Height

Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the buildings eave or parapet height.

3. Ground Story Height: Commerce Uses

a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.

b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.

c. The maximum story height for the ground story is 20 feet.

4. Ground Story Height: Residential Units

## EXHIBIT A

	a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
	b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.
5.	Upper Story Height
	a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
	b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6.	Mezzanines
	Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7.	Street Wall Height
	a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
	b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.
8.	Other
	Where a Neighborhood Center site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the Neighborhood Center site shall be 32 feet. This requirement shall supersede the minimum story height requirement.

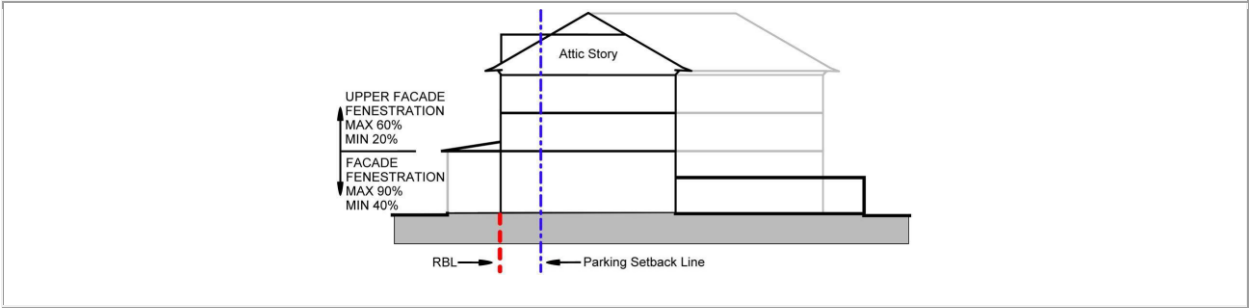
SITING	
9.	<b>Street Façade</b>
	<p>a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line length.</p>
	<p>b. The building façade shall be built to the required building line (RBL) within 30 feet of a block corner.</p>
	<p>c. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.</p>
10.	<b>Buildable Area</b>
	<p>a. Buildings may occupy the portion of the lot specified by these building envelope standards.</p>
	<p>b. A contiguous open area equal to at least 10% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.</p>
	<p>c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.</p>
11.	<b>Side Lot Setbacks</b>
	<p>On a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be set back at least 10 feet from the shared lot line.</p>
12.	<b>Garage and Parking</b>

## EXHIBIT A

	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
	b. Garage entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
	c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
	d. These requirements are not applicable to on-street parking.
	e. The parking setback line shall be 30 feet from the designated required building line.
13.	Alleys
	There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
14.	Corner Lots
	Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.
15.	Unbuilt Required Building Line and Common Lot Line Treatment
	a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 8 inches behind the required building line.
	b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
	c. Where a Neighborhood Center site abuts an R-4 property, a garden wall/street wall, 4 to 6 feet in height, shall be constructed within 1 foot of the R-4 property.

**B. Sheridan Triangle - Neighborhood Center**

**ELEMENTS**



**1. Windows and Doors**

- a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story façades shall comprise at least 40%, but not more than 90%, of the façade area (measured as a percentage of the façade between floor levels).
- c. Windows and Doors on the upper story façades shall comprise at least 20%, but no more than 60%, of the façade area per story (measured as a percentage of the façade between floor levels).

**2. Building Projections**

- a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the required building line.
- c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
- d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least ~~10~~ 7 feet except as otherwise provided for signs, street lighting and similar appurtenances.
- e. Awnings may have supporting posts at their outer edge provided that they:
- f. Have a minimum of 8 feet clear width between the façade and the support posts or columns of the awnings.

# EXHIBIT A

	g. Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the sidewalk cover columns/posts.
3.	Doors/Entries
	Functioning entry door(s) shall be provided along ground story façades at intervals not greater than 60 linear feet.
4.	Street Walls
	A vehicle entry gate no wider than <del>18</del> <u>20</u> feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

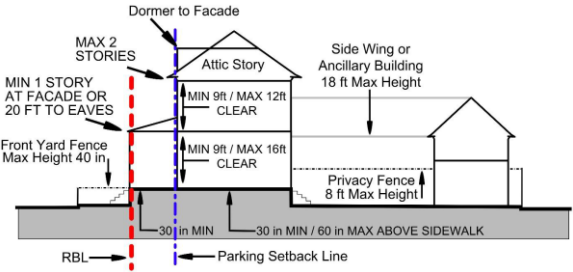
	USE
	<p>The diagram shows a building cross-section with an attic story at the top, followed by three main levels. The top level is labeled 'Attic Story'. Below it are three levels: the top one is labeled 'Residential or Commerce' with an upward arrow, and the two below are labeled 'Commerce or Residential' with a downward arrow. The building is shown on a ground level with a red dashed line labeled 'RBL' and a blue dashed line labeled 'Parking Setback Line'.</p>
5.	Ground Story
	The ground story shall house commerce or residential uses. See Height specifications above for specific requirements unique to each use.
6.	Upper Stories
	a. The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
	b. No commerce use is permitted above a residential use.
	c. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7.	Permitted Uses

**EXHIBIT A**

	a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.
	b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Section 5.6.
	c. Use Standards as stated in Section 5.3 shall be applicable.

**C. Sheridan Triangle - R-4**

**HEIGHT**



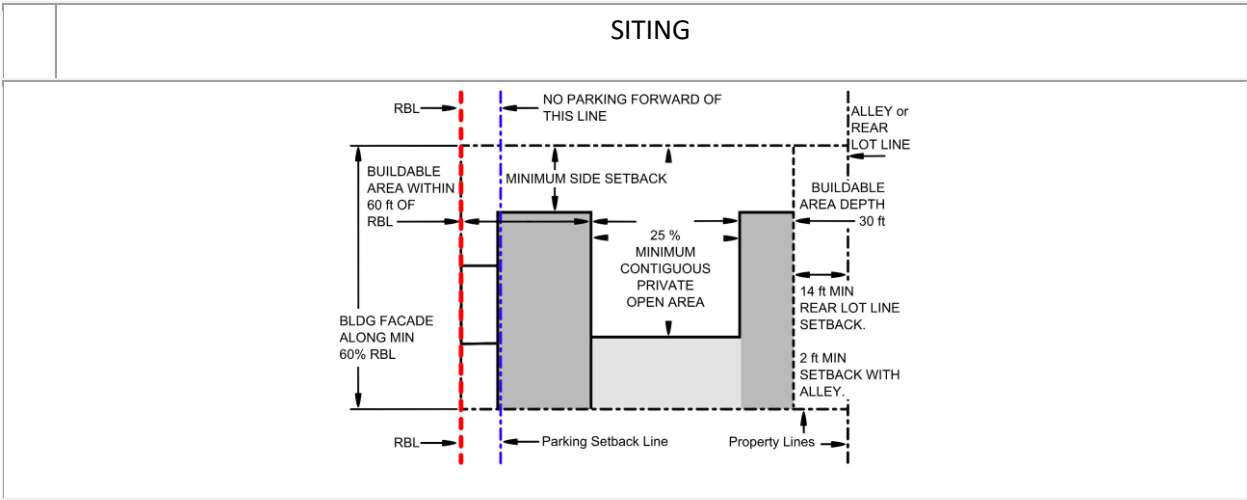
**1. Building Height**

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be no greater than 2 stories in height, except as otherwise provided on the Regulating Plan.
- c. An attic story shall not count against the maximum story height.

**2. Ground Story Height**

**EXHIBIT A**

	a. The finished floor elevation shall be no less than 30 inches and no more than 60 inches above the exterior sidewalk elevation at the required building line.
	b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.
3.	<b>Upper Story Height</b>
	a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
	b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
4.	<b>Fence Height</b>
	a. A front yard fence is allowed to a maximum height of 40 inches.
	b. A privacy fence not more than 8 feet in height is allowed along any common lot line that is behind the RBL/building façade and is not otherwise occupied by a building.

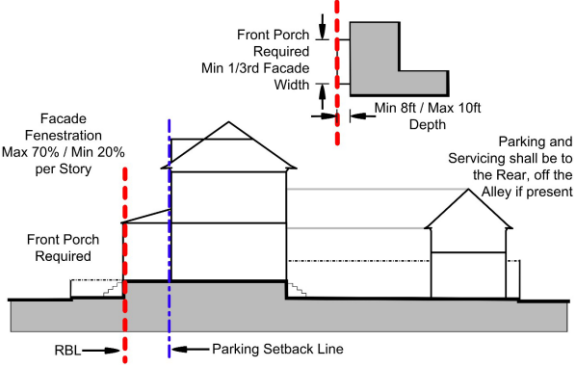


5.	<b>Street Façade</b>
	a. On each lot the building façade shall be built parallel to the required building line for at least 60% of the required building line (RBL) length.
	b. The front porch shall be built to the RBL.
	c. Within 20 feet of a block corner, the building façade shall be 8 to 10 feet behind the RBL.



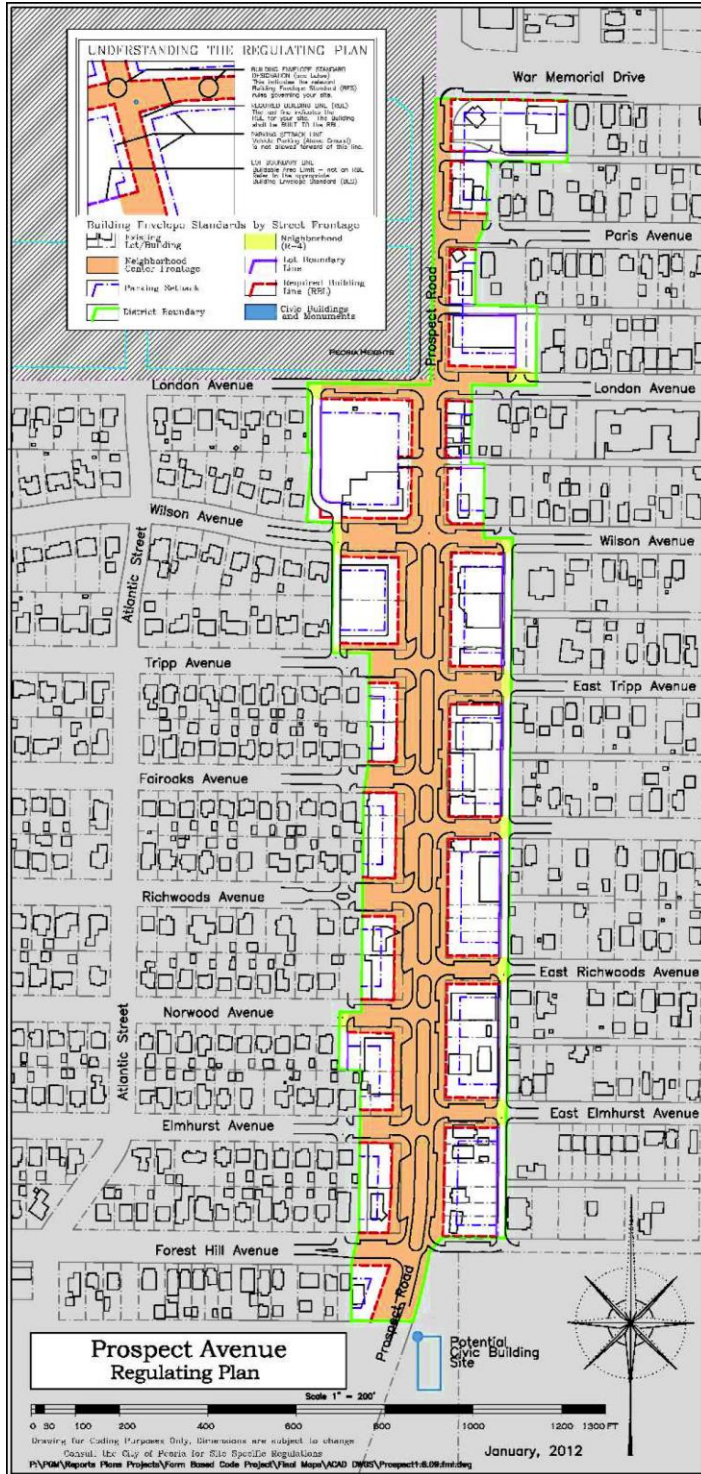
## EXHIBIT A

6.	Buildable Area
	a. Buildings may occupy the portion of the lot specified by these building envelope standards.
	b. A contiguous open area equal to at least 25% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
	c. No part of any building, except overhanging eaves, awnings, steps, or balconies shall occupy the remaining lot area.
7.	Side Lot Setbacks
	The minimum side lot setback is 15 feet total, with a minimum of 5 feet per side, or as otherwise designated on the regulating plan.
8.	Garage and Parking
	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
	b. Private garage entries shall not be located on the RBL/façade.
	c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
	d. These requirements are not applicable to on-street parking.
	e. The parking setback line shall be 30 feet from the designated required building line.
9.	Alleys
	There is a 2 foot required setback from alleys. On lots having no alley access, there shall be a minimum setback of 14 feet from the rear lot line.
10.	Corner Lots
	Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.

	<b>D. Sheridan Triangle - R-4</b>
	<b>ELEMENTS</b>
	
1.	<b>Windows and Doors</b>
	<p>a. Blank lengths of wall exceeding 15 linear feet are prohibited on all required building lines.</p>
	<p>b. Windows and Doors on the ground story façades shall comprise at least 20%, but not more than 70%, of the façade area (measured as a percentage of the façade between floor levels).</p>
2.	<b>Building Projections</b>
	<p>a. Each lot shall include a front porch at the RBL, between 8 and 10 feet deep with a width not less than 1/3 of the façade width.</p>
	<p>b. No part of any building, except the front porch roof (overhanging eaves) and steps shall encroach beyond the required building line.</p>
3.	<b>Doors/Entries</b>
	<p>Functioning entry door(s) shall be provided along ground story façades of each building.</p>
4.	<b>Street Walls</b>
	<p>a. There is no street wall requirement.</p>
	<p>b. A privacy fence may be constructed along a common lot line behind the RBL.</p>

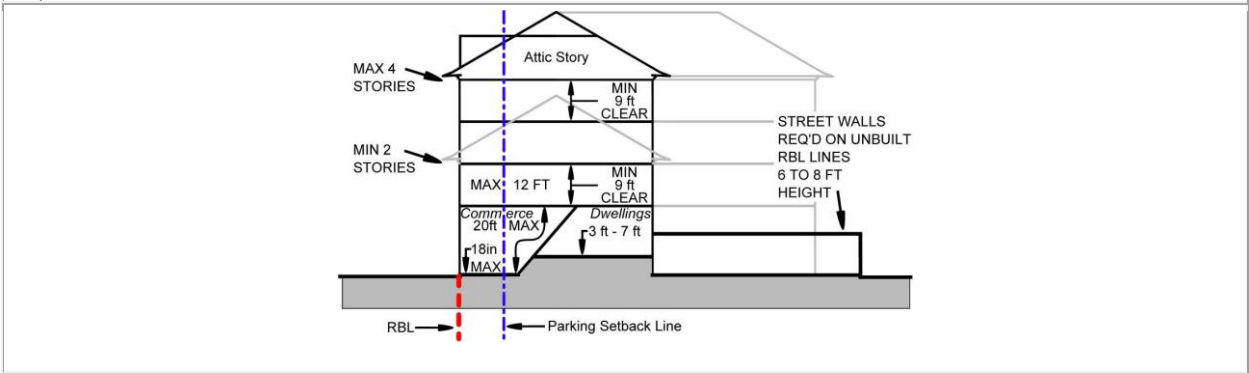
	<p>USE</p>
	<p>The diagram illustrates a residential building layout. On the left, a vertical double-headed arrow is labeled 'Residential or Home Office'. A red dashed vertical line is labeled 'RBL' at the bottom. A blue dashed vertical line is labeled 'Parking Setback Line' at the bottom. The main building has a ground floor and an upper story. To the right, a smaller structure is labeled 'Residential Accessory Unit Workshop Parking'.</p>
5.	<p>Ground Story</p>
	<p>The ground story shall house residential or home office uses.</p>
6.	<p>Upper Stories</p>
	<p>a. The upper stories shall house residential or home office uses.</p>
	<p>b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.</p>
7.	<p>Permitted Uses</p>
	<p>a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.</p>
	<p>b. Conversion of primary structure single-family units for multiple-family use is prohibited.</p>
	<p>c. Use Standards as stated in Section 5.3 shall be applicable.</p>
8.	<p>Accessory Uses</p>
	<p>a. Parking and accessory unit (maximum 650 square feet) are permitted in the buildable area at the rear of the lot.</p>

6.3 PROSPECT ROAD



**A. Prospect Road - Neighborhood Center**

**HEIGHT**



**1. Building Height**

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be at least 2 stories in height, but no greater than 4 stories in height, except as otherwise provided on the regulating plan.
- c. An attic story shall not count against the maximum story height.

**2. Parking Structure Height**

Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the buildings eave or parapet height.

**3. Ground Story Height: Commerce Uses**

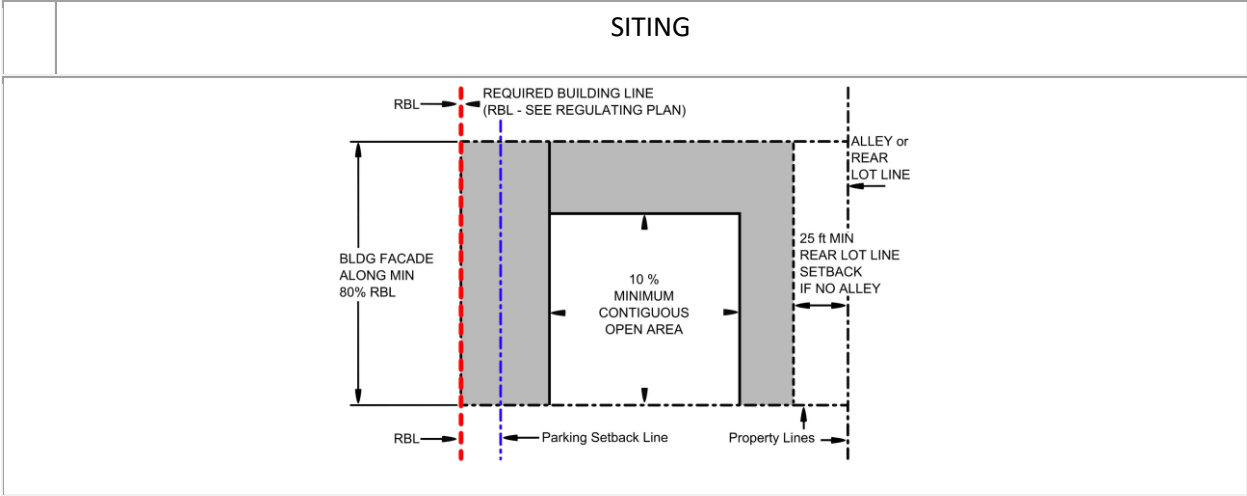
- a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
- b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
- c. The maximum story height for the ground story is 20 feet.

**4. Ground Story Height: Residential Units**

- a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.

**EXHIBIT A**

	b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.
5.	<b>Upper Story Height</b>
	a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
	b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6.	<b>Mezzanines</b>
	Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7.	<b>Street Wall Height</b>
	a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
	b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.
8.	<b>Other</b>
	Where a Neighborhood Center site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the Neighborhood Center site shall be 32 feet. This requirement shall supersede the minimum story height requirement.



## EXHIBIT A

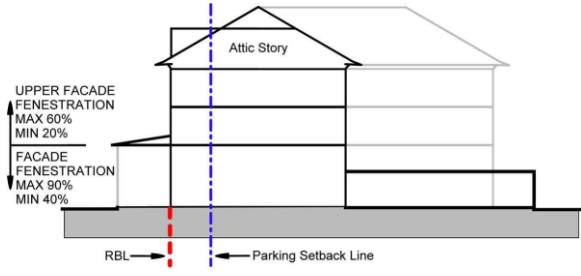
9.	Street Façade
	a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line (RBL) length.
	b. The building façade shall be built to the required building line within 30 feet of a block corner.
	c. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.
10.	Buildable Area
	a. Buildings may occupy the portion of the lot specified by these building envelope standards.
	b. A contiguous open area equal to at least 10% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
	c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
11.	Side Lot Setbacks
	On a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be set back at least 10 feet from the shared lot line.
12.	Garage and Parking
	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
	b. Garage entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
	c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
	d. These requirements are not applicable to on-street parking.
	e. The parking setback line shall be 30 feet from the designated required building line.
13.	Alleys

**EXHIBIT A**

	There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
14.	<b>Corner Lots</b>
	Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.
15.	<b>Unbuilt Required Building Line and Common Lot Line Treatment</b>
	a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 8 inches behind the required building line.
	b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
	c. Where a Neighborhood Center site abuts an R-4 property, a garden wall/street wall, 4 to 6 feet in height, shall be constructed within 1 foot of the R-4 property.

**B. Prospect Road - Neighborhood Center**

**ELEMENTS**




**1. Windows and Doors**

	a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
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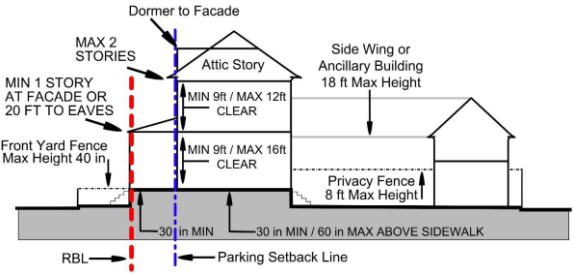
## EXHIBIT A

	b. Windows and Doors on the ground story façades shall comprise at least 40%, but not more than 90%, of the façade area situated between 2 and 10 feet above the adjacent public sidewalk on which the façade fronts.
	c. Windows and Doors on the upper story façades shall comprise at least 20%, but no more than 60%, of the façade area per story (measured as a percentage of the façade between floor levels).
2.	Building Projections
	a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
	b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the required building line.
	c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees).
	d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least <del>10</del> <u>7</u> feet except as otherwise provided for signs, street lighting and similar appurtenances.
	e. Awnings may have supporting posts at their outer edge provided that they:
	f. Have a minimum of 8 feet clear width between the façade and the support posts or columns of the awnings.
	g. Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the sidewalk cover columns/posts.
3.	Doors/Entries
	Functioning entry door(s) shall be provided along ground story façades at intervals not greater than 60 linear feet.
4.	Street Walls
	A vehicle entry gate no wider than <del>18</del> <u>20</u> feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

	USE
	<p>The diagram shows a building cross-section with an attic story at the top, followed by three main stories. The top story is labeled 'Attic Story'. Below it are three stories; the top two are labeled 'Residential or Commerce' and the bottom one is labeled 'Commerce or Residential'. A red dashed line on the left is labeled 'RBL' (Right of Way Line), and a blue dashed line is labeled 'Parking Setback Line'. The building is shown on a grey ground level.</p>
5.	Ground Story
	<p>The ground story shall house commerce or residential uses. See Height specifications above for specific requirements unique to each use.</p>
6.	Upper Stories
	<p>a. The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.</p>
	<p>b. No commerce use is permitted above a residential use.</p>
	<p>c. Additional habitable space is permitted within the roof where the roof is configured as an attic story.</p>
7.	Permitted Uses
	<p>a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.</p>
	<p>b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Section 5.6.</p>
	<p>c. Use Standards as stated in Section 5.3 shall be applicable.</p>

**C. Prospect Road - R-4**

**HEIGHT**


**1. Building Height**

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be no greater than 2 stories in height, except as otherwise provided on the Regulating Plan.
- c. An attic story shall not count against the maximum story height.

**2. Ground Story Height**

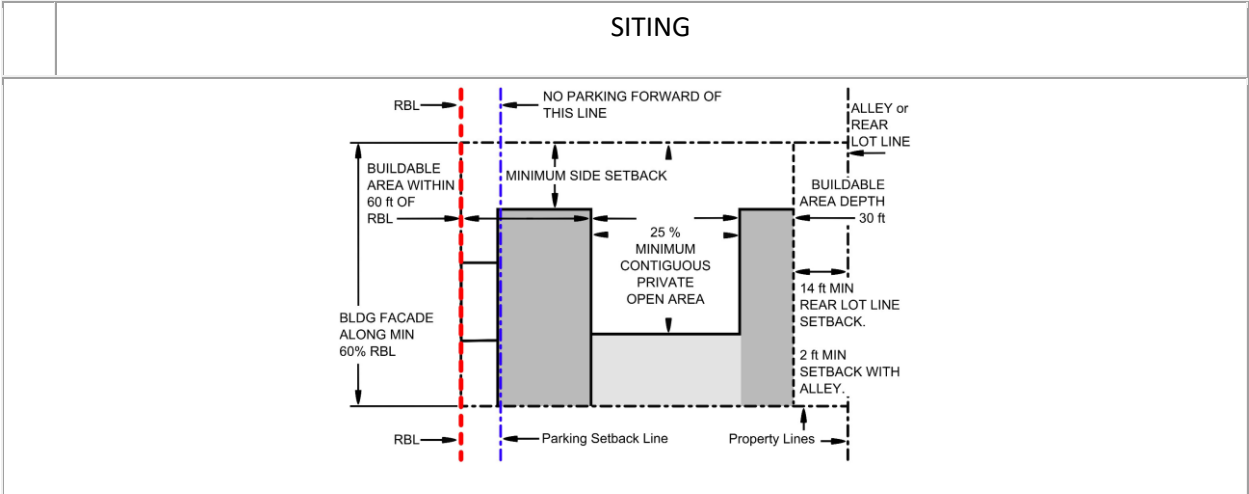
- a. The finished floor elevation shall be no less than 30 inches and no more than 60 inches above the exterior sidewalk elevation at the required building line.
- b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.

**3. Upper Story Height**

- a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
- b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

**EXHIBIT A**

4.	<b>Fence Height</b>
	a. A front yard fence is allowed to a maximum height of 40 inches.
	b. A privacy fence not more than 8 feet in height is allowed along any common lot line that is behind the RBL/building façade and is not otherwise occupied by a building.



5.	<b>Street Façade</b>
	a. On each lot the building façade shall be built parallel to the required building line for at least 60% of the required building line (RBL) length.
	b. The front porch shall be built to the RBL.
	c. Within 20 feet of a block corner, the building façade shall be 8 to 10 feet behind the RBL.

6.	<b>Buildable Area</b>
	a. Buildings may occupy the portion of the lot specified by these building envelope standards.
	b. A contiguous open area equal to at least 25% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
	c. No part of any building, except overhanging eaves, awnings, steps, or balconies shall occupy the remaining lot area.

7.	<b>Side Lot Setbacks</b>
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**EXHIBIT A**

	The minimum side lot setback is 15 feet total, with a minimum of 5 feet per side, or as otherwise designated on the regulating plan.
8.	<b>Garage and Parking</b>
	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
	b. Private garage entries shall not be located on the RBL/façade.
	c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
	d. These requirements are not applicable to on-street parking.
	e. The parking setback line shall be 30 feet from the designated required building line.
9.	<b>Alleys</b>
	There is a 2 foot required setback from alleys. On lots having no alley access, there shall be a minimum setback of 14 feet from the rear lot line.
10.	<b>Corner Lots</b>
	Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.

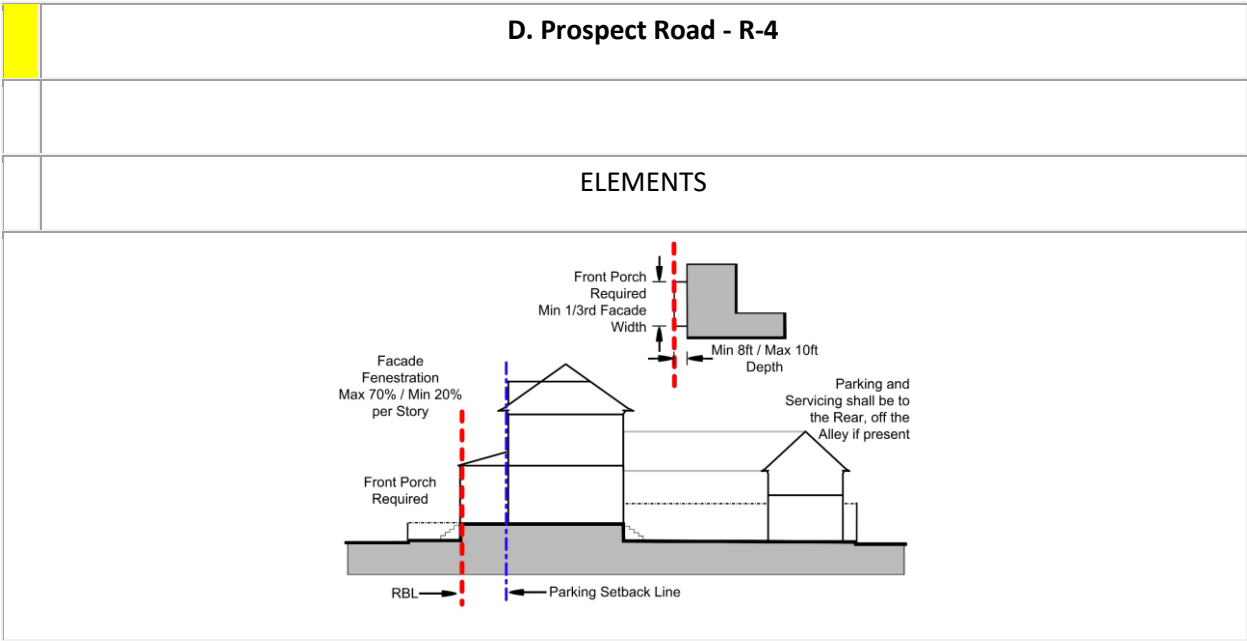


EXHIBIT A

1.	Windows and Doors
	a. Blank lengths of wall exceeding 15 linear feet are prohibited on all required building lines.
	b. Windows and Doors on the ground story façades shall comprise at least 20%, but not more than 70%, of the façade area (measured as a percentage of the façade between floor levels).
2.	Building Projections
	a. Each lot shall include a front porch at the RBL, between 8 and 10 feet deep with a width not less than 1/3 of the façade width.
	b. No part of any building, except the front porch roof (overhanging eaves) and steps shall encroach beyond the required building line.
3.	Doors/Entries
	Functioning entry door(s) shall be provided along ground story façades of each building.
4.	Street Walls
	a. There is no street wall requirement.
	b. A privacy fence may be constructed along a common lot line behind the RBL.

	USE
	<p>The diagram illustrates a building footprint on a lot. A vertical red dashed line on the left is labeled 'RBL' (Right Building Line). A vertical blue dashed line to its right is labeled 'Parking Setback Line'. To the left of the RBL, a vertical double-headed arrow is labeled 'Residential or Home Office'. The main building is a two-story structure. To its right, a smaller structure is labeled 'Residential Accessory Unit, Workshop, Parking'. A horizontal arrow points from the main building towards the accessory unit.</p>
5.	Ground Story
	The ground story shall house residential or home office uses.
6.	Upper Stories

**EXHIBIT A**

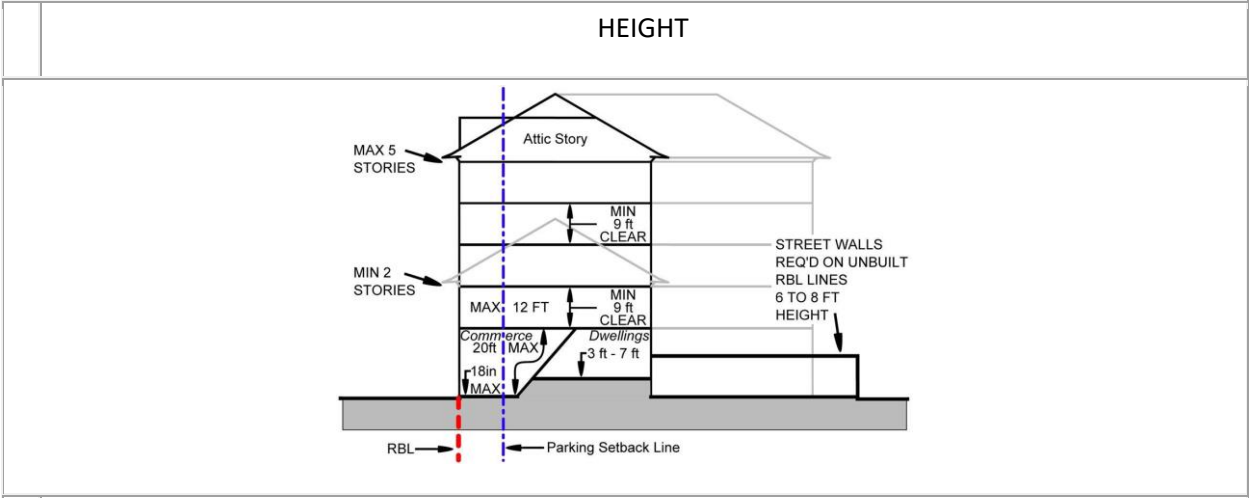
	a. The upper stories shall house residential or home office uses.
	b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7.	Permitted Uses
	a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.
	b. Conversion of primary structure single-family units for multiple-family use is prohibited.
	c. Use Standards as stated in Section 5.3 shall be applicable.
8.	Accessory Uses
	a. Parking and accessory unit (maximum 650 square feet) are permitted in the buildable area at the rear of the lot.





**A. West Main - Neighborhood Center**

HEIGHT



**1. Building Height**

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be at least 2 stories in height, but no greater than 5 stories in height, except as otherwise provided on the regulating plan.
- c. An attic story shall not count against the maximum story height.

**2. Parking Structure Height**

Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the buildings eave or parapet height.

**3. Ground Story Height: Commerce Uses**

- a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of eighteen 18 inches above the sidewalk.
- b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
- c. The maximum story height for the ground story is 20 feet.

**4. Ground Story Height: Residential Units**

## EXHIBIT A

	a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
	b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.
5.	Upper Story Height
	a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
	b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6.	Mezzanines
	Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7.	Street Wall Height
	a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
	b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.
8.	Other
	Where a West Main Center site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the West Main Center site shall be 32 feet. This requirement shall supersede the minimum story height requirement.

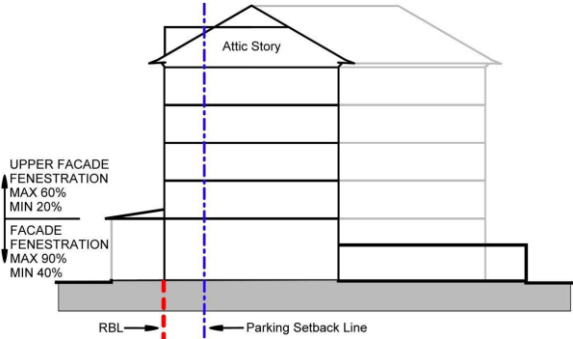
SITING	
	<p>The diagram illustrates building siting requirements. A red dashed line represents the Required Building Line (RBL). A blue dashed line represents the Parking Setback Line. A grey shaded area represents the building footprint. A central white area is labeled '10% MINIMUM CONTIGUOUS OPEN AREA (GROUND FLOOR EXEMPTED)'. A vertical dashed line on the right is labeled 'ALLEY or REAR LOT LINE'. A horizontal dashed line at the bottom is labeled 'Property Lines'. A vertical dimension on the right is labeled '25 ft MIN REAR LOT LINE SETBACK IF NO ALLEY'. A vertical dimension on the left is labeled 'BLDG FAÇADE ALONG MIN 80% RBL'. Arrows point from labels to their respective lines or areas.</p>
9.	Street Façade
	a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line (RBL) length.
	b. The building façade shall be built to the required building line within 30 feet of a block corner. The ground floor façade, within 7 feet of the block corner may be chamfered to form a corner entry.
	c. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.
10.	Buildable Area
	a. Buildings may occupy the portion of the lot specified by these building envelope standards.
	b. A contiguous open area equal to at least 10% of the total buildable area shall be preserved on every lot. such contiguous open area may be located anywhere behind the parking setback, either at grade or at the second story.
	c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
11.	Side Lot Setbacks
	There are no side lot setbacks except: on a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be set back at least 10 feet from the shared lot line.
12.	Garage and Parking

## EXHIBIT A

	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
	b. Garage entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
	c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
	d. These requirements are not applicable to on-street parking.
	e. The parking setback line shall be 30 feet from the designated required building line.
13.	Alleys
	There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
14.	Corner Lots
	Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.
15.	Unbuilt Required Building Line and Common Lot Line Treatment
	a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 8 inches behind the required building line.
	b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
	c. Where a West Main Center site abuts an R-4 property, a garden wall/street wall, 4 to 6 feet in height, shall be constructed within 1 foot of the R-4 property.

**B. West Main - Neighborhood Center**

ELEMENTS



**1. Windows and Doors**

- a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story façades shall comprise at least 40%, but not more than 90%, of the façade (measured as a percentage of the façade between floor levels).
- c. Windows and Doors on the upper story façades shall comprise at least 20%, but no more than 60%, of the façade area per story (measured as a percentage of the façade between floor levels).

**2. Building Projections**

- a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the required building line.
- c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees).
- d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least ~~10~~7 feet.
- e. Awnings may have supporting posts at their outer edge provided that they:
- f. Have a minimum of 8 feet clear width between the Façade and the support posts or columns of the awnings.

EXHIBIT A

	g. Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the awning columns/posts.
3.	Doors/Entries
	At least one functioning entry door(s) shall be provided along the ground story façade of each building and at intervals not greater than 60 linear feet.
4.	Street Walls
	A vehicle entry gate no wider than <del>18</del> <u>20</u> feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

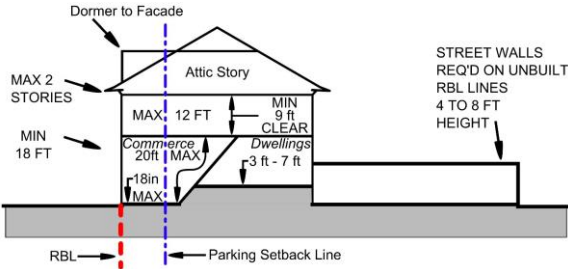
	USE
	<p>The diagram shows a building cross-section with four levels above ground. The top level is labeled 'Attic Story' and is under a gabled roof. Below it are three levels. The first level above ground is labeled 'Residential or Commerce' with an upward-pointing arrow. The second level above ground is labeled 'Commerce or Residential' with a downward-pointing arrow. The ground level is shaded grey. A red dashed vertical line is labeled 'RBL' (Right of Way Line) with an arrow pointing to it. A blue dashed vertical line is labeled 'Parking Setback Line' with an arrow pointing to it. The building is wider than the setback line.</p>
5.	Ground Story
	The ground story shall house commerce or residential uses. See height specifications above for specific requirements unique to each use.
6.	Upper Stories
	a. The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
	b. No commerce use is permitted above a residential use.
	c. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

**EXHIBIT A**

7.	Permitted Uses
	a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.
	b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Section 5.6.
	c. Use Standards as stated in Section 5.3 shall be applicable.

**C. West Main - Local Commerce**

	HEIGHT



1.	Building Height
	a. The height of the principal building is measured in stories.
	b. Each principal building shall be at least 18 feet in height, but no greater than 2 stories in height, except as otherwise provided on the regulating plan.
	c. An attic story shall not count against the maximum story height.
2.	Parking Structure Height
	Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the building's eave or parapet height.

## EXHIBIT A

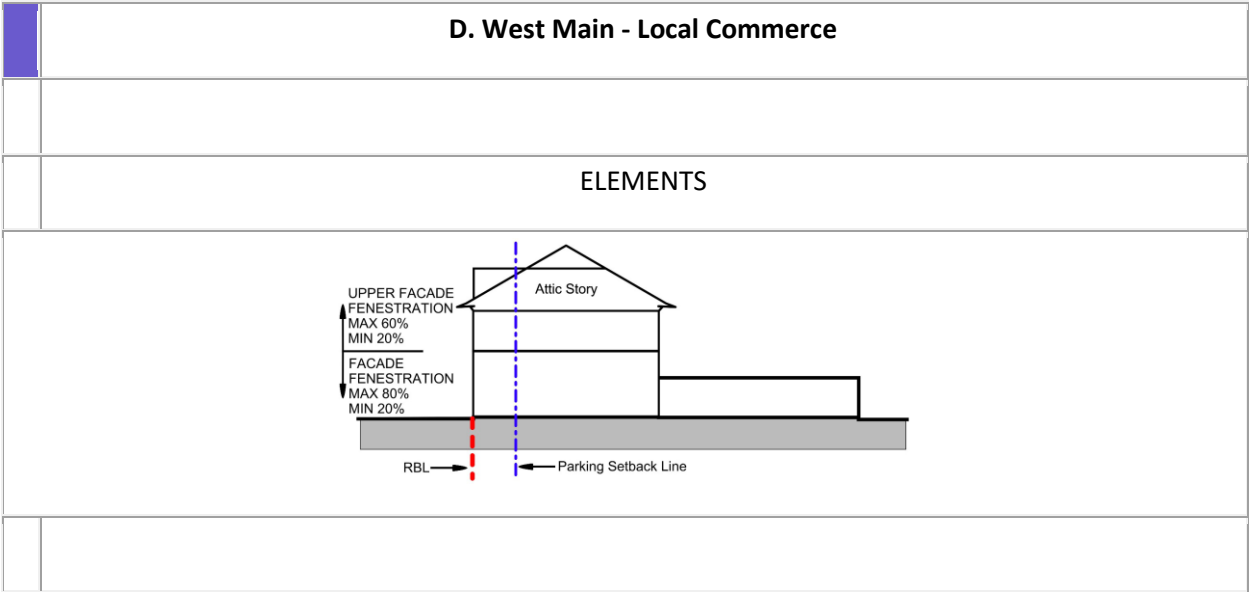
3.	Ground Story Height: Commerce Uses
	a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of eighteen 18 inches above the sidewalk.
	b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
	c. The maximum story height for the ground story is 20 feet.
4.	Ground Story Height: Residential Units
	a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
	b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.
5.	Upper Stories Height
	The maximum floor-to-floor story height for upper stories is 12 feet.
	At least 80% of each upper story shall have an interior floor to ceiling height of at least 9 feet.
6.	Mezzanines
	Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as a full story.
7.	Street Wall and Fence Height
	A street wall not less than 4 feet in height or greater than 8 feet in height shall be required along any required building line that is not otherwise occupied by a building.
8.	Other
	Where a local commerce site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the local site shall be 32 feet.



SITING	
9.	Street Façade
	a. On each lot the building façade shall be built to the required building line for at least 70% of the required building line length.
	b. The building façade shall be built to the required building line within 30 feet of a block corner.
	c. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, front porches and balconies.
10.	Buildable Area
	a. Buildings may occupy the portion of the lot specified by these building envelope standards.
	b. A contiguous open area equal to at least 20% of the total buildable area shall be preserved at grade on every lot. Such contiguous open area may be located anywhere behind the parking setback.
	c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
	d. Parking/garage is permitted in the buildable area at the rear of the lot.
11.	Side Lot Setbacks
	There are no required side setbacks except: on a lot where a common lot line is shared with a property located within an existing single-family district, the building, parking and storage areas shall be set back at least 10 feet from the shared lot line.
12.	Garage and Parking

**EXHIBIT A**

	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
	b. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. At grade parking lots are exempt from this setback when applicable street walls are installed per Section 6.6.
	c. These requirements are not applicable to on-street parking.
	d. The parking setback line shall be 30 feet from the designated required building line.
13.	Alleys
	There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
14.	Corner Lots
	Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.
15.	Frontage Widths
	The minimum lot width is 18 feet. Although there are no individual side lot setbacks, no building/set of townhouses may exceed 100 feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.



## EXHIBIT A

1.	Windows and Doors
	a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
	b. Windows and Doors on the ground story façades shall comprise at least 20%, but not more than 80%, of the façade area (measured as a percentage of the façade between floor levels).
	c. Windows on the upper story façades shall comprise at least 20%, but no more than 60%, of the façade area per story (measured as a percentage of the façade between floor levels).
2.	Building Projections
	a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
	b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the Code, shall encroach beyond the required building line.
	c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees).
	d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least <del>10</del> <u>7</u> feet except as otherwise provided for signs, street lighting and similar appurtenances.
	e. Awnings may have supporting posts at their outer edge provided that they:
	f. Have a minimum of 8 feet clear width between the façade and the support posts or columns of the awning.
	g. Provide for a continuous public access easement at least 6 feet wide running adjacent and parallel to the awning columns/posts
3.	Doors/Entries
	a. Functioning entry door(s) shall be provided along ground story façades at intervals not greater than 75 linear feet
	b. Each ground story unit shall have direct access to the street.
4.	Street Walls
	A vehicle entry gate no wider than <del>18</del> <u>20</u> feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

	USE
5.	Ground Story
	<p>The ground story shall house commerce, industrial or residential uses. See Height specifications above for specific requirements unique to each use.</p>
6.	Upper Stories
	<p>a. The upper stories shall house commerce, industrial or residential uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.</p>
	<p>b. No commerce or industrial use is permitted above a residential use.</p>
	<p>c. Additional habitable space is permitted within the roof where the roof is configured as an attic story.</p>
7.	Permitted Uses
	<p>a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.</p>
	<p>b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Section 5.6.</p>
	<p>c. Industrial uses shall be considered to encompass all of the Industrial use categories except the heavy industrial and waste-related services, as defined in Section 5.6.</p>
	<p>d. Use Standards as stated in Section 5.3 shall be applicable.</p>

	<b>E. West Main - Local</b>
	<b>HEIGHT</b>
	<p>The diagram illustrates a building cross-section with an attic story and two main stories. Key features include:         <ul style="list-style-type: none"> <li><b>Attic Story:</b> Located at the top, with a height requirement of MIN 9ft / MAX 12ft CLEAR.</li> <li><b>Main Stories:</b> The building is at least 2 stories high. The first story has a height requirement of MIN 9ft / MAX 16ft CLEAR. The second story has a height requirement of MIN 9ft / MAX 12ft CLEAR.</li> <li><b>Optional Side Wing or Ancillary Building:</b> Attached to the side, with a maximum height of 18 ft.</li> <li><b>RBL (Right Building Line):</b> Indicated by a red dashed line, with a maximum of 3 stories at this line.</li> <li><b>Parking Setback Line:</b> Indicated by a blue dashed line, with a required height of 3 - 7 FT.</li> <li><b>Street Walls:</b> Required on any unbuilt RBL, with a height of 4 FT to 8 FT tall.</li> <li><b>Other Labels:</b> 'Dormer to Facade', 'MIN 2 STORIES', and '3 - 7 FT REQ'D'.</li> </ul> </p>
<p>1.</p>	<p><b>Building Height</b></p>
	<p>a. The height of the principal building is measured in stories.</p>
	<p>b. Each principal building shall be at least 2 stories in height, but no greater than 3 stories in height, except as otherwise provided on the regulating plan.</p>
	<p>c. An attic story shall not count against the maximum story height.</p>
<p>2.</p>	<p><b>Parking Structure Height</b></p>
	<p>Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the building's eave or parapet height.</p>
<p>3.</p>	<p><b>Ground Story Height</b></p>
	<p>a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.</p>
	<p>b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.</p>
<p>4.</p>	<p><b>Upper Stories Height</b></p>

# EXHIBIT A

	a. The maximum floor-to-floor story height for upper stories is 12 feet.
	b. At least 80% of each upper story shall have an interior floor to ceiling height of at least 9 feet.
5.	Mezzanines
	Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as a full story.
6.	Street Wall and Fence Height
	A street wall not less than 4 feet in height or greater than 8 feet in height shall be required along any required building line that is not otherwise occupied by a building.
7.	Other
	Where a local site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the local site shall be 32 feet. This requirement shall supersede the minimum story requirement.

	<b>SITING</b>
	<p>The diagram illustrates the siting requirements for a building on a lot. It shows the Required Building Line (RBL) as a vertical dashed line. The building facade must be parallel to the RBL for at least 70% of its length. A 20% minimum contiguous open area is required between the building and the RBL. A side wing area, one side only, must be within 14 feet of the RBL. A 35-foot setback is required from an alley or rear lot line. A 25-foot minimum setback is required from the rear lot line if there is no alley. A garage or parking area must be located within 25 feet of the RBL frontage. The diagram also shows the Parking Setback Line and Property Lines.</p>
8.	Street Façade
	a. On each lot the building façade shall be built parallel to the required building line for at least 70% of the required building line length.
	b. The front porch or stoop shall be built to the RBL.
	c. The building façade or front porch shall be built to the RBL within 20 feet of a block corner.

## EXHIBIT A

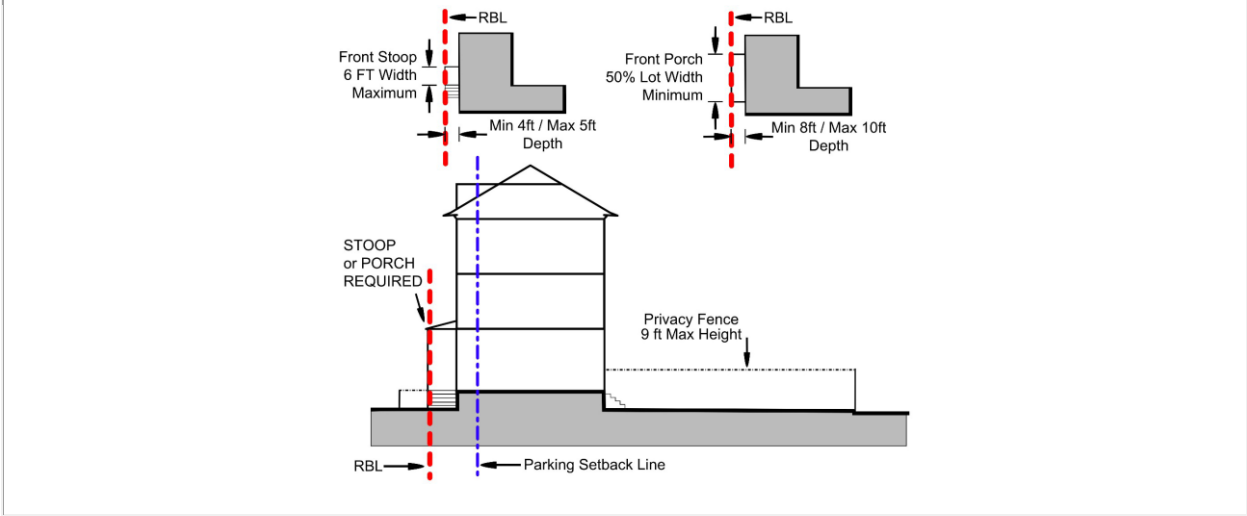
9.	Buildable Area
	a. Buildings may occupy the portion of the lot specified by these building envelope standards.
	b. A contiguous open area equal to at least 20% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback at grade.
	c. No part of any building, except overhanging eaves, awnings, steps, or balconies shall occupy the remaining lot area.
	d. Parking is permitted in the buildable area at the rear of the lot.
10.	Side Lot Setbacks
	There are no required side setbacks except: on a lot where a common lot line is shared with a property located within an existing single-family district, the building, parking and storage areas shall be set back at least 10 feet from the shared lot line.
11.	Garage and Parking
	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
	b. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. At grade parking lots are exempt from this setback when applicable street walls are installed per Section 6.6.
	c. These requirements are not applicable to on-street parking.
	d. The parking setback line shall be 30 feet from the designated required building line.
12.	Alleys
	There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
13.	Corner Lots
	Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.
14.	Frontage Widths

**EXHIBIT A**

The minimum lot width is 18 feet. Although there are no individual side lot setbacks, no building/set of townhouses may exceed 130 feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.

**F. West Main - Local**

**ELEMENTS**



**1. Stoops and Porches**

- a. Each lot/unit shall include a stoop or a front porch.
- b. A stoop shall be built at the required building line and be between 4 and 5 feet deep and 6 feet wide (plus steps).
- c. A Front Porch shall be built at the required building line and be between 8 and 10 feet deep, with a width not less than 50% of the required building line. (The façade will sit behind the RBL, as determined by the required front porch depth.)

**2. Windows and Doors**

- a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.



**EXHIBIT A**

	b. Windows and Doors on all required building line façades shall comprise at least 30%, but no more than 60%, of the façade area per story (measured as a percentage of the façade between floor levels).
3.	<b>Building Projections</b>
	No part of any building, except overhanging eaves, awnings, balconies, bay windows, and steps, as specified by the code, shall encroach beyond the required building line.
4.	<b>Doors/Entries</b>
	a. Functioning entry door(s) shall be provided along ground story façades at intervals not greater than 75 linear feet.
	b. Each ground/first floor residential unit shall have direct access to the street.
	c. Each lot shall have a functioning entry door on the required building line façade.
5.	<b>Fences/Garden Walls</b>
	A fence or garden wall, 20 to 40 inches in height, is permitted along the front and the common lot lines of the dooryard. A privacy fence, 6 to 9 feet in height, may be placed along any unbuilt rear lot lines and common lot lines.

	<b>USE</b>
	<p>The diagram shows a cross-section of a building. The top level is labeled 'Attic Story'. Below it are two levels labeled 'Residential or Home Office'. To the right of the main building is a smaller structure labeled 'PARKING ACC. UNIT WORKSHOP'. A vertical dashed red line is labeled 'RBL' (Required Building Line) and a vertical dashed blue line is labeled 'Parking Setback Line'. Arrows point from the labels to their respective lines.</p>
6.	<b>Ground Story</b>
	The ground story shall house residential and home office uses.
7.	<b>Upper Stories</b>

**EXHIBIT A**

	a. The upper stories shall house residential and home office uses.
	b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
8.	Accessory Unit
	a. One English basement unit or one accessory unit is permitted per lot. Conversion of primary structure single-family units for multifamily use is prohibited.
	b. Parking and accessory unit (maximum 650 square feet) uses are permitted in the buildable area at the rear of the lot.
9.	Permitted Uses
	a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.
	b. Home Office: For the purposes of the Form Districts, a home office shall be considered to be a home occupation. 5.4.8.
	c. Use Standards as stated in Section 5.3 shall be applicable.

	<b>G. West Main - R-4</b>
	<b>HEIGHT</b>
1.	<b>Building Height</b>
	a. The height of the principal building is measured in stories.

**EXHIBIT A**

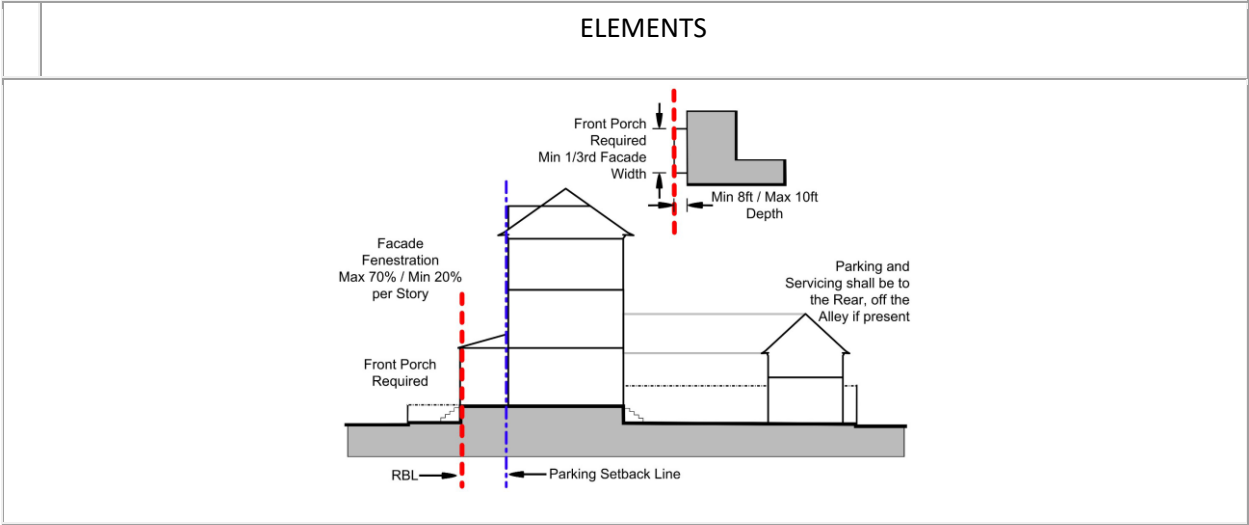
	<p>b. Each principal building shall be at least 2 stories in height, but no greater than 3 stories in height, except as otherwise provided on the regulating plan.</p>
	<p>c. An attic story shall not count against the maximum story height.</p>
2.	<p style="text-align: center;"><b>Ground Story Height</b></p>
	<p>a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.</p>
	<p>b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 16 feet.</p>
3.	<p style="text-align: center;"><b>Upper Story Height</b></p>
	<p>a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.</p>
	<p>b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.</p>
4.	<p style="text-align: center;"><b>Fence Height</b></p>
	<p>a. A front yard fence is allowed to a maximum height of 40 inches.</p>
	<p>b. A privacy fence not more than 8 feet in height is allowed along any common lot line that is behind the RBL/building façade and is not otherwise occupied by a building.</p>
	<p style="text-align: center;"><b>SITING</b></p>
5.	<p style="text-align: center;"><b>Street Façade</b></p>
	<p>a. On each lot the building façade shall be built parallel to the required building line for at least 60% of the required building line (RBL) length.</p>

## EXHIBIT A

	b. The front porch shall be built to the RBL.
	c. Within 20 feet of a block corner, the building façade shall be 8 to 10 feet behind the RBL.
6.	Buildable Area
	a. Buildings may occupy the portion of the lot specified by these building envelope standards.
	b. A contiguous open area equal to at least 25% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
	c. No part of any building, except overhanging eaves, awnings, steps, or balconies shall occupy the remaining lot area.
7.	Side Lot Setbacks
	The minimum side lot setback is 15 feet total, with a minimum of 5 feet per side, or as otherwise designated on the regulating plan.
8.	Garage and Parking
	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
	b. Private garage entries shall not be located on the RBL/façade.
	c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
	d. These requirements are not applicable to on-street parking.
	e. The parking setback line shall be 30 feet from the designated required building line.
9.	Alleys
	There is a 2 foot required setback from alleys. On lots having no alley access, there shall be a minimum setback of 14 feet from the rear lot line.
10.	Corner Lots
	Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.

**H. West Main - R-4**

**ELEMENTS**



**1. Windows and Doors**

- a. Blank lengths of wall exceeding 15 linear feet are prohibited on all required building lines.
- b. Windows and Doors on ground story façades shall comprise at least 20%, but not more than 70%, of the façade area (measured as a percentage of the façade between floor levels).

**2. Building Projections**

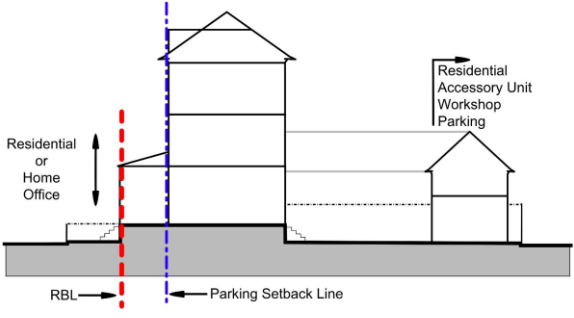
- a. Each lot shall include a front porch at the RBL, between 8 and 10 feet deep with a width not less than 1/3 of the façade width.
- b. No part of any building, except the front porch roof (overhanging eaves) and steps may encroach beyond the required building line.

**3. Doors/Entries**

At least one functioning entry door shall be provided along ground story façade of each building.

**4. Street Walls**

- a. There is no street wall requirement.
- b. A privacy fence may be constructed along a common lot line behind the RBL.

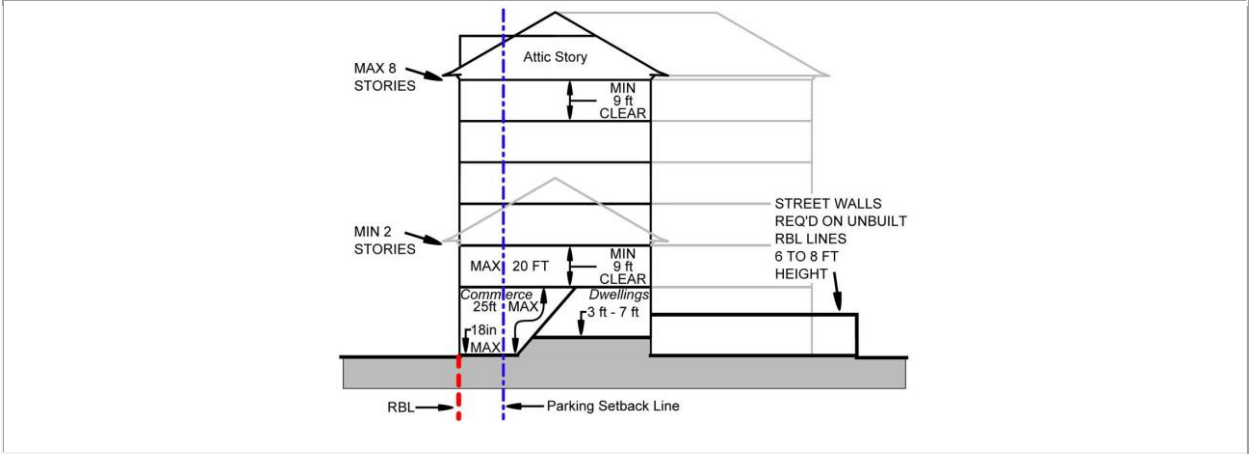
	USE
	
5.	Ground Story
	The ground story shall house residential or home office uses.
6.	Upper Stories
	<p>a. The upper stories shall house residential or home office uses.</p> <p>b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.</p>
7.	Permitted Uses
	a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.
	b. Conversion of primary structure single-family units for multiple-family use is prohibited.
	c. Use Standards as stated in Section 5.3 shall be applicable.
8.	Accessory Uses
	a. Parking and accessory unit (maximum 650 square feet) are permitted in the buildable area at the rear of the lot.

6.5 WAREHOUSE DISTRICT



**A. Warehouse District - General**

**HEIGHT**



**1. Building Height**

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be at least 2 stories in height, but no greater than 8 stories in height, except as otherwise provided on the regulating plan.
- c. An attic story shall not count against the maximum story height.

**2. Parking Structure Height**

Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the buildings eave or parapet height.

**3. Ground Story Height: Commerce/Industry Uses**

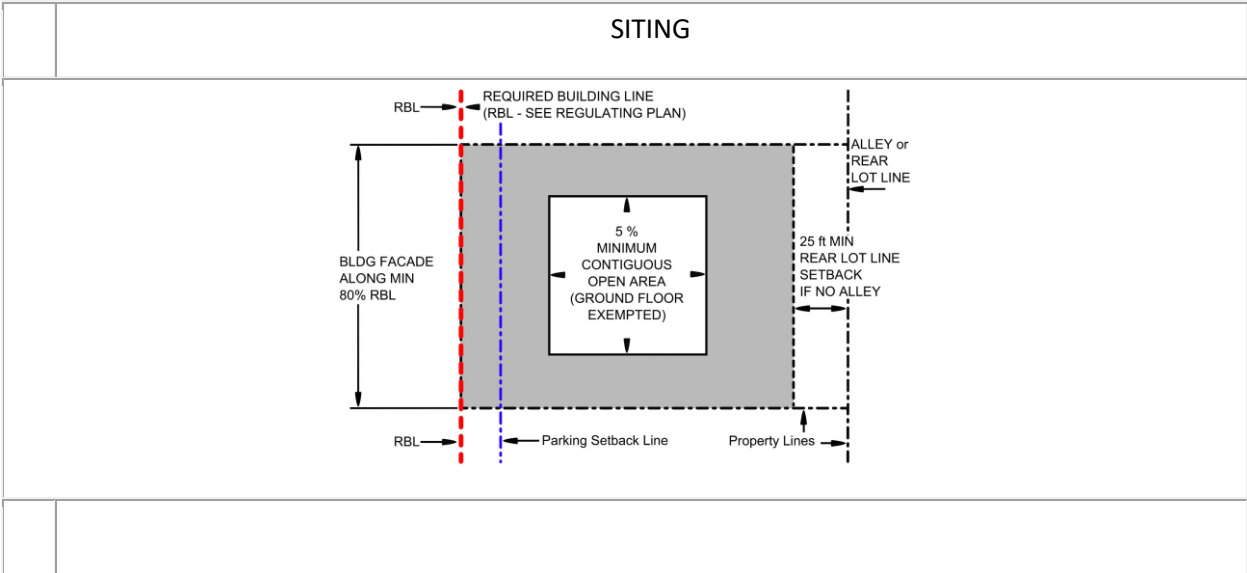
- a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
- b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a depth of at least 25 feet.
- c. The maximum story height for the ground story is 25 feet.

**4. Ground Story Height: Residential Units**



**EXHIBIT A**

	a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
	b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 22 feet.
5.	<b>Upper Story Height</b>
	a. The maximum floor-to-floor story height for stories other than the ground story is 20 feet.
	b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6.	<b>Mezzanines</b>
	Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7.	<b>Street Wall Height</b>
	a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
	b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.



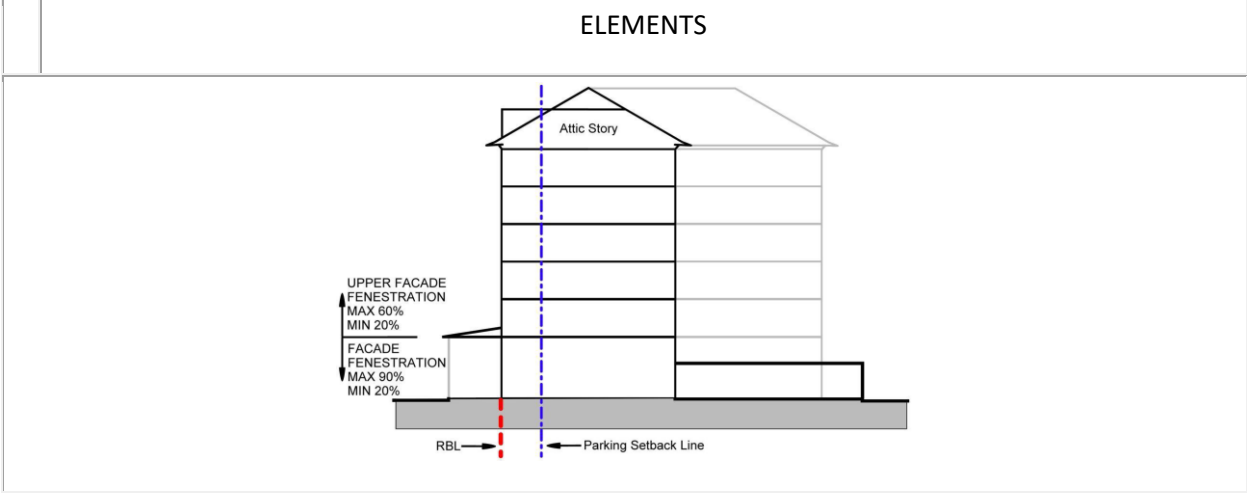
## EXHIBIT A

8.	Street Façade
	a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line (RBL) length.
	b. The building façade shall be built to the required building line within 30 feet of a block corner.
	c. These portions of the building façade (the required minimum build to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.
9.	Buildable Area
	a. Buildings may occupy the portion of the lot specified by these building envelope standards.
	b. A contiguous open area equal to at least 5% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, either at grade or at the second or third story.
	c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
10.	Side Lot Setbacks
	There are no required side lot setbacks.
11.	Garage and Parking
	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.
	b. Garage Entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
	c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
	d. These requirements are not applicable to on-street parking.
	e. The parking setback line shall be 30 feet from the designated required building line.
12.	Alleys
	There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.

13.	Corner Lots
	Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.
14.	Unbuilt Required Building Line and Common Lot Line Treatment
	a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located no more 8 inches behind the required building line.
	b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

**B. Warehouse District - General**

ELEMENTS

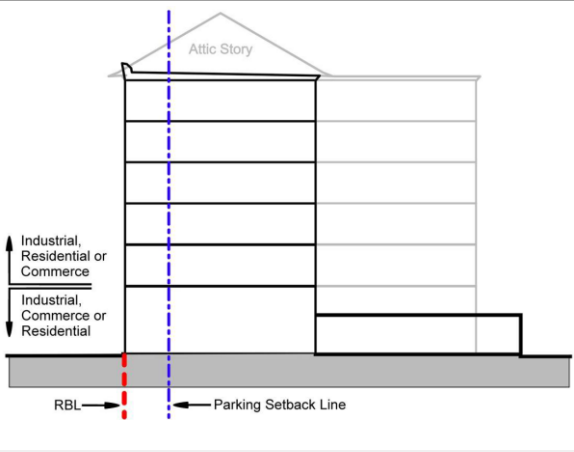


1. Windows and Doors

1.	Windows and Doors
	a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
	b. Windows and Doors on the ground story façades shall comprise at least 20%, but not more than 90%, of the façade area (measured as a percentage of the façade between floor levels).
	c. Windows and Doors on the upper story façades shall comprise at least 20%, but no more than 60%, of the façade area per story (measured as a percentage of the façade between floor levels).

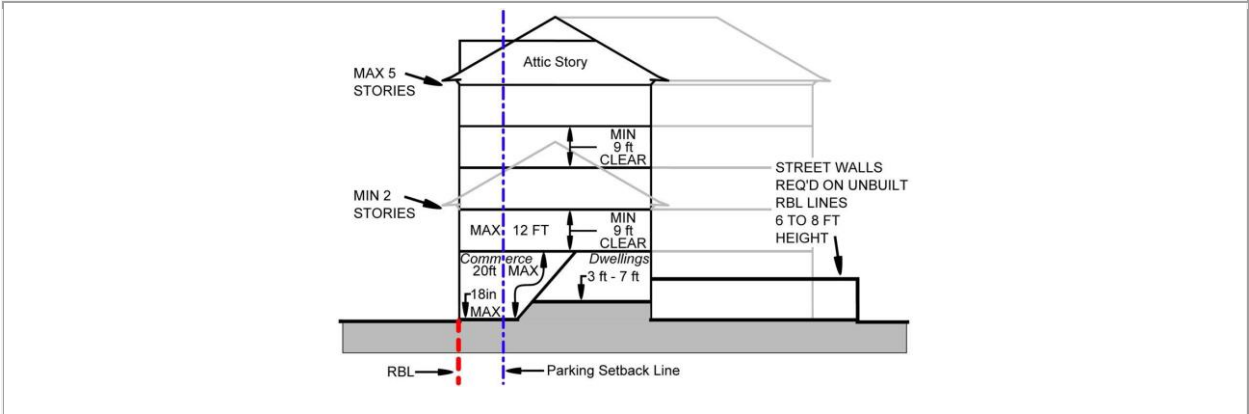
## EXHIBIT A

2.	Building Projections
	a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
	b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the required building line.
	c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
	d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least <del>10</del> <u>7</u> feet except as otherwise provided for signs, street lighting and similar appurtenances.
	e. Awnings may have supporting posts at their outer edge provided that they:
	f. Have a minimum of 8 feet clear width between the façade and the support posts or columns of the awning.
	g. Provide for a continuous public access easement at least 6 feet wide running adjacent and parallel to the awning columns/posts.
3.	Doors/Entries
	a. Functioning entry door(s) shall be provided along ground story façades at intervals not greater than 75 linear feet.
	b. Each ground story residential unit shall have direct access to the street-space.
4.	Street Walls
	A vehicle entry gate no wider than <del>18</del> <u>20</u> feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

	<p>USE</p>
	
5.	<p>Ground Story</p>
	<p>The ground story shall house commerce, industrial or residential uses. See Height specifications above for specific requirements unique to each use.</p>
6.	<p>Upper Stories</p>
	<p>a. The upper stories shall house commerce, industrial or residential uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.</p>
	<p>b. Additional habitable space is permitted within the roof where the roof is configured as an attic story.</p>
7.	<p>Permitted Uses</p>
	<p>a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.</p>
	<p>b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Section 5.6.</p>
	<p>c. Industrial uses shall be considered to encompass all of the Industrial use categories except the heavy industrial and waste-related services, as defined in Section 5.6.</p>
	<p>d. Use Standards as stated in Section 5.3 shall be applicable.</p>

**C. Warehouse District - Local**

**HEIGHT**



**1. Building Height**

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be at least 2 stories in height, but no greater than 5 stories in height, except as otherwise provided on the regulating plan.
- c. An attic story shall not count against the maximum story height.

**2. Parking Structure Height**

Where a parking structure is within 40 feet of any principal building (built after 2006) that portion of the structure shall not exceed the building eave or parapet height.

**3. Ground Story Height: Commerce/Industry Uses**

- a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
- b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a depth of at least 25 feet.
- c. The maximum story height for the ground story is 20 feet.

**4. Ground Story Height: Residential Units**

## EXHIBIT A

	a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
	b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.
5.	Upper Story Height
	a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
	b. At least eighty 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.
6.	Mezzanines
	Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.
7.	Street Wall Height
	a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
	b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.
8.	Other
	Where a warehouse local site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the warehouse local site shall be 32 feet. This requirement shall supersede the minimum story height requirement.

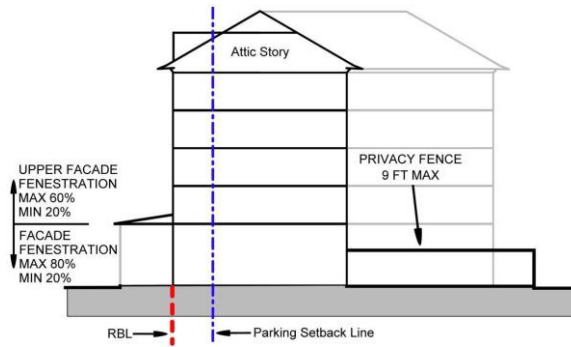
SITING	
9.	Street Façade
	a. On each lot the building façade shall be built to the required building line for at least 75% of the required building line (RBL) length.
	b. The building façade shall be built to the required building line within 30 feet of a block corner. (The ground floor façade, within 7 feet of the block corner may be chamfered to form a corner entry.)
	c. These portions of the building façade (the required minimum build to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.
10.	Buildable Area
	a. Buildings may occupy the portion of the lot specified by these building envelope standards.
	b. A contiguous open area equal to at least 15% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, either at grade or at the second story.
	c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.
11.	Side Lot Setbacks
	There are no required side lot setbacks.
12.	Garage and Parking
	a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the regulating plan.



**EXHIBIT A**

	b. Garage entries shall have a clear height of no greater than 16 feet nor a clear width exceeding 24 feet.
	c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. At grade parking lots are exempt from this setback when applicable street walls are installed per Section 6.6.
	d. These requirements are not applicable to on-street parking.
	e. The parking setback line shall be 30 feet from the designated required building line.
13.	Alleys
	a. There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.
14.	Corner Lots
	a. Corner lots shall satisfy the code requirements for the full required building line length - unless otherwise specified in this code.
15.	Frontage Widths
	The minimum lot width is 18 feet. Although there are no individual side lot setbacks, no building/set of townhouses may exceed 130 feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.
16.	Unbuilt Required Building Line and Common Lot Line Treatment
	a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located no more than 8 inches behind the required building line.
	b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

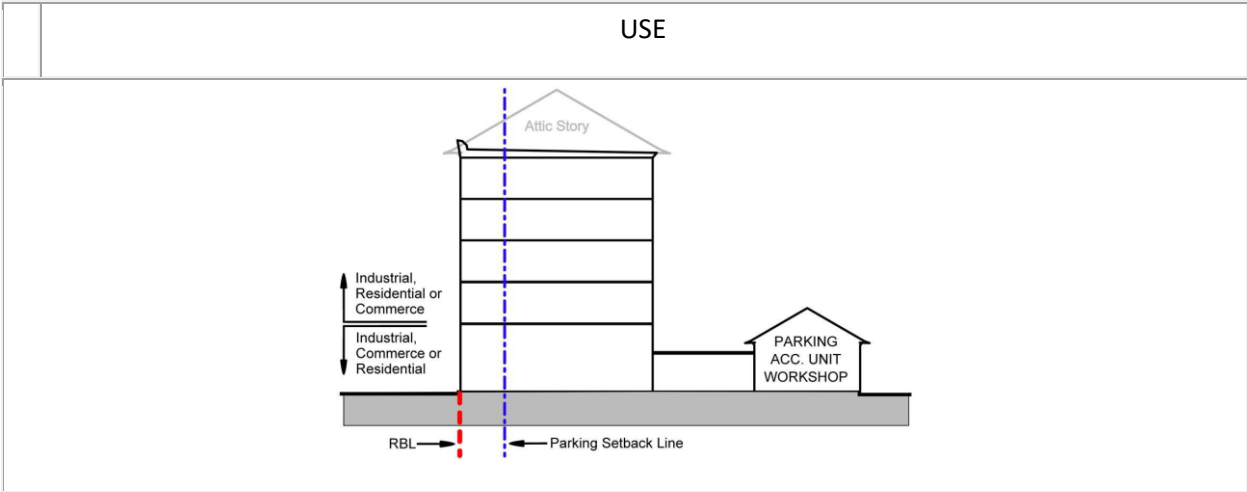
	<b>D. Warehouse District - Local</b>
	ELEMENTS



1.	<b>Windows and Doors</b>
	a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
	b. Windows and Doors on the ground story façades shall comprise at least 20%, but not more than 80%, of the façade area (measured as a percentage of the façade between floor levels).
	c. Windows and Doors on the upper story façades shall comprise at least 20%, but no more than 60%, of the façade area per story (measured as a percentage of the façade between floor levels).
2.	<b>Building Projections</b>
	a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
	b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the Code, shall encroach beyond the required building line.
	c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees).
	d. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least <del>10</del> 7 feet except as otherwise provided for signs, street lighting and similar appurtenances.
	e. Awnings may have supporting posts at their outer edge provided that they:
	f. Have a minimum of 8 feet clear width between the façade and the support posts or columns of the awning.
	g. Provide for a continuous public access easement at least 6 feet wide running adjacent and parallel to the awning columns/posts.
3.	<b>Doors/Entries</b>

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	a. Functioning entry door(s) shall be provided along ground story façades at intervals not greater than 75 linear feet.
	b. Each ground story unit shall have direct access to the street.
4.	Street Walls
	A vehicle entry gate no wider than <del>18</del> 20 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.



5.	Ground Story
	The ground story shall house commerce, industrial or residential uses. See Height specifications above for specific requirements unique to each use.
6.	Upper Stories
	a. The upper stories shall house commerce, industrial or residential uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use.
	b. No commerce or industrial use is permitted above a residential use.
	c. Additional habitable space is permitted within the roof where the roof is configured as an attic story.
7.	Permitted Uses

	a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.
	b. Commerce uses shall be considered to encompass all of the Commercial use categories, except medical cannabis dispensaries, and all of the Civic use categories except passenger terminals and social service institutions, as defined in Section 5.6.
	c. Industrial uses shall be considered to encompass all of the Industrial use categories except waste-related services and animal processing, as defined in Section 5.6.
	d. Use Standards as stated in Section 5.3 shall be applicable.

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**6.6.6 Street Walls**

**A. Principle**

Street walls establish a clear edge to the street-space where the buildings do not. The Form District requirements include masonry walls that define outdoor spaces and separate the street-space from the private realm (parking lots, refuse areas, gardens, and equipment). All street wall façades shall be as carefully designed as the building façade, with the finished side out, i.e. the "better" side facing the street-space.

**B. Materials**

The following materials are permitted.

1. Native/regional stone and equivalent imitation stone
2. Metal (wrought iron, welded steel and/or aluminum [electro-statically plated black])
3. Brick
4. Stucco on concrete block (or poured) only with brick or stone coping
5. A combination of materials (e.g. stone piers with brick infill panels or stone piers with brick base courses with a minimum of 2 feet in height and metal above)
6. See Also Section 6.6.1G. for equivalent or better material approval

**C. Standards**

1. Street walls along any unbuilt required building line shall be built to the height and length specified in the building envelope standard.
2. Stone or brick piers shall be used in 8 to 10 foot intervals to avoid long, uninterrupted horizontal street walls.
3. Metal work may additionally be treated to imitate a copper patina.
4. Copings shall project between ½-inch and four inches from the face of the wall.
5. ~~See Section 8.2.15.C. for refuse area requirements.~~

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**6.6.9 Lighting, and Mechanical Equipment, and Dumpster Screening**

**A. Lighting**

**1. Principle**

Materials and equipment chosen for lighting fixtures should be durable and weather well. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

**2. Standards**

- a. Street Lights. The Granville style pole light or luminaire (or other street light as the city may specify) shall be used in the Form Districts.
- b. Refer to 6.8.3.C for street light spacing and locations.

## EXHIBIT A

- c. At the front of the building, exterior lights shall be mounted on the building between seven (7) feet and fourteen (14) feet above the adjacent grade.
  - d. All lots with alleys shall have lighting fixtures within five (5) feet of the alley right-of-way. This fixture shall illuminate the alley, shall be between nine (9) and sixteen (16) feet in height, and shall not cause glare in adjacent lots.
  - e. Lighting elements shall be specified to exclude those that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Metal halide or halogen light sources are preferred. No fluorescent lights (excepting compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings. These standards shall be adjusted by the city as technologies advance and produce additional acceptable elements.
  - f. Site lighting may be used to illuminate alleys, parking garages and working (maintenance) areas and shall be full cut-off and not exceed ½ foot-candles of illumination at any property line. Any light fixtures which are required for alley illumination by Section 6.6.9.A.2.d shall not exceed ½ foot-candles at the alley right-of-way line opposite the subject property. Lighting shall maintain an average-to-minimum uniformity ratio of 5:1. Floodlighting shall not be used to illuminate building walls from sidewalk level (i.e. no horizontally projected up lighting as opposed to vertical "wall washing").
  - g. Site lighting shall be of a design and height; and shall be located so as to illuminate only the lot.
  - h. No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.
  - i. Lighting for parking garages shall satisfy Crime Prevention Through Environmental Design (CPTED) standards.
- B. Mechanical Equipment**
- 1. Standards  
The following shall be placed behind and away from any required building line, not be stored or located within any street-space, and shall be screened from view from the street-space:
    - a. Air compressors, mechanical, pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans/dumpsters, storage tanks, and similar equipment shall not be stored or located within any area considered street-space in this code.
    - b. Roof mounted equipment shall be placed behind and away from any required building line and be screened from view from the street-space.
- C. Dumpster Screening**
- 1. See Chapter 5 Section 5-301 and Chapter 13 Section 13-13 of the Peoria City Code.

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## 8.0 GENERAL DEVELOPMENT STANDARDS

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### 8.1.7 Parking of Vehicles in Residential Districts

The following provisions shall govern the off-street parking of all vehicles in all residential districts.

**A. Classification of vehicles**

For purposes of this development code, vehicles shall be classified as follows according to size, regardless of the use to which the vehicle is put or intended or designed to serve and regardless of any other classification system made applicable to vehicles by any other governmental body:

## EXHIBIT A

Type	Definition	Permitted Location	Prohibited Location	Maximum Number Allowed
Class I	A vehicle, including a recreational vehicle or trailer, that does not exceed twenty-three (23) feet in length, eight (8) feet in width and ten (10) feet in height and that, if used in commerce, does not exceed eight thousand (8,000) pounds in gross weight, including vehicle and maximum load.	May be placed in the rear or side yard. However, if located in the side yard between principal structures on adjoining lots, a four (4) foot setback from the side yard lot line is required.	Front yard or corner side yard and closer than four (4) feet from the side yard lot line when located between principal structures on adjoining lots.	4
Class II	A vehicle that is not a Class I vehicle	Nowhere on the lot, unless in a completely enclosed garage	All yards	0

Total of all vehicles allowed is four. When a vehicle is mounted on a trailer or a trailer is hitched to a vehicle, such vehicle and trailer shall be counted and measured as one vehicle and must meet the applicable size and location requirements.

### B. General Regulations and Standards

The following apply to the parking of vehicles in parking lots and parking areas on a lot in a residential district:

**a. Surface**

No motorized vehicle shall be stored except on an all-weather, durable and dustless, asphaltic, inter-locking concrete paver or brick, or cement pavement surface. A trailer is not required to be stored on an all-weather, durable and dustless, asphaltic, inter-locking concrete paver or brick, or cement pavement surface. Alternative parking surfaces as defined in 8.1.5.H.3 are permitted subject to ~~site plan~~ Development ~~Review~~ Board approval.

**b. Permanent Location Prohibited**

No vehicle shall have its wheels removed or be affixed to the ground so as to prevent its ready removal.

**c. Residential Use Prohibited**

No vehicle shall be used for living, sleeping or housekeeping purposes while parked or stored in the City.

**d. Utility Hookups**

No vehicle shall be connected to any public utility except for required servicing.

**e. Unsafe Conditions**

No vehicle shall be parked or stored so as to create a dangerous or unsafe condition. The ground under or surrounding the location where in a vehicle is stored shall be free of weeds, debris and combustible material.

### C. Parking of Vehicles in Non-Single Family Parking Areas and Lots

Any number of Class I vehicles may be stored in any lawfully existing parking areas or lot in a R6, R7, or R8 district (or any such lot approved as part of a Residential Planned Development); provided, however, that no vehicle shall be stored so as to reduce the availability of off-street parking spaces below the minimum number of spaces required 8.1.6. No Class II vehicle shall be stored in any parking area or lot in a residential district.

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## 8.2 LANDSCAPING AND SCREENING

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### 8.2.8 Parking Lot Perimeter Landscaping

- A. The perimeter of all parking areas and other vehicular use areas with frontage on any portion of an existing public right-of-way shall be screened by a continuous landscaped hedge, a decorative masonry wall or any combination thereof. No wooden fences shall be allowed.

- B. At the time of installation, such screening shall be at least 30 inches in height. A decorative wall shall not exceed 36 inches in height.
- C. Any vegetative screen shall reach a maximum height of 36 inches within two years of planting. No such screen shall be required along an alley, unless required as a component of a Transitional Buffer Yard.
- ~~D. The perimeter of all parking areas and other vehicular use areas adjacent to an existing single-family or duplex lot shall be fully screened from the abutting property by an opaque wall not less than four feet in height but not more than six feet in height. The wall shall be constructed and maintained in good condition along the applicable lot line or paving line.~~

**8.2.9 Transitional Buffer Yards**

**A. General**

- 1. Unless otherwise provided, all commercial, industrial, institutional, ~~and parking district and multifamily zoning lots containing more than two dwelling units, zoning lots which abut, or, in the absence of an alley, would abut any residential zoning lot or district shall be required to provide one of the following: a Transitional Buffer Yard. Multifamily zoning lots containing more than two dwelling units which abut, or, in the absence of an alley, would abut any single-family district are also required to provide a Transitional Buffer Yard.~~
  - a. A transitional buffer yard shall be constructed as outlined below. If there is a significant naturally occurring visual break between the commercial, industrial, institutional, parking and residential lots, such as a wooded stream, ravine, or an area with extensive natural vegetation, the alternative compliance provisions described in 8.2.15 may be worth consideration.
  - b. A garden wall or solid fence, 4 to 6 feet in height, shall be constructed within 1 foot of the residential property line. If a garden wall or fence is provided, a transitional buffer yard is not required. No chain link or wire fences are permitted.

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**8.3 SIGNS**

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**8.3.9 Temporary and Permanent Signs**

- A. Sign regulations shall be applied per Section 8.3.4. and as outlined in the table below:

# EXHIBIT A

	SIGN TYPE	NUMBER ALLOWED	MAXIMUM SIZE	HEIGHT	MINIMUM REQUIRED SETBACK	LENGTH OF DISPLAY	ZONING DISTRICT	PERMIT REQUIRED	ADDITIONAL REQUIREMENTS
<b>Temporary</b>	Banner:							No	
	Wall/fence	1 per frontage	Banner plus other wall signs cannot exceed 20% of façade	NA	NA	NA	Non Residential	No	
	Pole mounted	1 per frontage	40 sq. ft.	5 feet	1/2 required yard or <u>1/2 minimum build-to line</u>	NA	Non Residential	No	
	Light Standard	1 per pole	18 sq. ft.	Minimum clearance of 8 feet above grade	NA	NA	Non Residential	No	Rigid framework on a minimum of two sides.
	Grand Opening:								
	String Pennants & Streamers	NA	NA	NA	1/2 required yard or <u>1/2 minimum build-to line</u>	14 days per grand opening	Non Residential	No	Permitted only for grand openings for new businesses in addition to other permitted temporary signs.
	Inflatables	1	25 feet in height, 30 feet in width or diameter	Maximum 25 feet	20 feet from property line and 10 feet from the building	Maximum consecutive 30 days	Non Residential	No	Display, at location of new business, allowed no more than 30 days before and 30 days after a grand opening event. Lighted signs are prohibited. Allowed with light standard signs, string pennants, and streamers. Inflatable sign not permitted with a temporary banner.
	Special Sales in Class C-2	Unlimited	40 sq. ft.	Not applicable for wall banners. Maximum 5 feet for pole mounted banners.	1/2 required yard or <u>1/2 minimum build-to line</u> for pole mounted banners. Not applicable for wall banners.	Maximum consecutive 30 days	C-2 Large Scale Commercial	No	Banners must be spaced at least 150 feet apart.
	Political	Unlimited	8 sq. ft. in Residential Districts 32 sq. ft. in Non-residential Districts	NA	NA	Residential = unlimited. Non-residential = removed within 7 days after election	All	No	
	Real Estate (Sale or Lease)	1 per frontage	8 sq. ft. in Residential Districts 32 sq. ft. in Non-residential Districts	NA	NA	Removed within 7 days after binding agreement	All	No	Lighted signs are prohibited.
Construction	1 per project	16 sq. ft. in Residential Districts 64 sq. ft. in Non-residential Districts	NA	NA	Removed within 14 days after use commences or permanent signage is installed	All	No	For identity of parties involved: owner, architect, contractor, financing, project renderings, and purpose of project. No ads for products or services. Lighted signs are prohibited.	
Event	NA	8 sq. ft.	NA	NA	No more than 30 days prior to event and removed within 7 days after event	All	No		
Holiday Decorations	NA	NA	NA	NA	NA	All	No	Includes signs or other material displayed in connection with civic,	



## EXHIBIT A

									patriotic, or religious holidays.
	Garage Sale	NA	8 sq. ft.	NA	NA	NA	All	No	For the sale of tangible personal property.
<b>Freestanding</b>	On-premise	More than 1 if lineal frontage separation between signs is at least 150 feet	70 sq. ft. but not to exceed 1 sq. ft. per lineal foot of street frontage	25 ft. in Commercial & Industrial Districts, 5 ft. in Office Districts	1/2 the required yard or <u>1/2 minimum build-to line</u>	NA	Non Residential	Yes	See Section 8.3.10.C.1
	Off-premise	See Section 8.3.10.C.2	See Section 8.3.10.C.2	See Section 8.3.10.C.2	1/2 the required yard or <u>1/2 minimum build-to line</u>	NA	Commercial & Industrial	Yes/ Special Use	See Section 8.3.10.C.2
	Residential District Special Use	1	20 sq. ft.	5 feet	1/2 the required yard or <u>1/2 minimum build-to line</u>	NA	Residential	Yes	See Section 8.3.10.C.3
	Subdivision and Multi-family Development Identification	Not to exceed 2 per entrance	20 sq. ft.	5 feet	Support structure is exempt pursuant to <u>Site-Plan Development Review Board</u> review and approval	NA	All	Yes	Solely for the purpose of identifying and displaying the name of a subdivision or specific neighborhood.
	Menu Board	Two per drive-thru lane	30 sq. ft.	5 feet	Prohibited in the primary front yard. 1/2 required yard or <u>1/2 minimum build-to line</u> for secondary front or corner side yard. No setback for side and rear yard.	NA	Non Residential	Yes	
	Scoreboards								
<b>Building</b>	Canopies & Awnings	Total number cannot exceed 25% of façade	Not more than 25% of canopy surface may display business name, logo or purpose of business	Canopy minimum 7 ft above sidewalk.	NA	NA	For Businesses only	Yes	No portion of canopy or awning may extend beyond a point 2 feet inside the curb line. Must complement fenestration pattern of the building façade.
	Under Canopy	NA	18 inches in depth, length not to exceed 75% of depth of canopy, ceiling, roof or marquee to which sign is attached.	Lower edge of canopy sign must be a minimum 7 feet above the ground	NA	NA	NA	Yes	Must complement fenestration pattern of the building façade.
	Marquee	1 per street frontage	20% of façade excluding the door and window area	Minimum 7 ft above sidewalk. Maximum 5 feet above marquee roof line	NA	NA	Permitted in B1 only, Special permit required in all non-residential	Yes	Prohibited in Residential. Must complement fenestration pattern of the building façade.

## EXHIBIT A

	Projecting	Projecting sign along with other buildings signs cannot exceed 20% of façade	20% of façade	Minimum 7 feet above ground	NA	NA	NA	Yes	May extend over public right-of-way 2/3 of width of sidewalk. Inner edge of sign cannot be farther than 2 feet from building wall. Cannot extend beyond roof line. Must complement fenestration pattern of the building façade.
	Rooftop	1	Subject to Special Use process	Subject to Special Use process	NA	NA	Permitted in B1 only, Special permit required in all non-residential	Yes	See Section 8.3.11 for applicable regulations in B1. Allowable information on a rooftop sign shall be restricted to the name of the business and/or its official logo only.
	Wall	Total number including temporary banners cannot exceed 20% of façade	20% of façade	NA	NA	NA	Non Residential	Yes	
	Window	1 per window	20% for windows 8 sq. ft. or larger, 50% for windows less than 8 sq. ft.	NA	NA	NA	For Businesses only	Yes	Windows separated only by mullions shall be considered as one continuous window pane in the computation of window surface area
<b>Directional</b>	On-Premise	NA	4 sq. ft.	4.5 feet	None, but may not obstruct visibility between driveway and street	NA	All, except single family residential	Yes	See Section 8.3.10.C.6
	Off-Premise	NA	8 sq. ft.	4.5 feet	None, but may not obstruct visibility between driveway and street	NA	Only permitted in B1	Yes	May be displayed as either a building or freestanding sign.

### B. Temporary Signs

1. Temporary signs displayed for a legal zoning use in nonresidential districts or a special use in residential districts may not advertise goods, products, services or facilities, or direct persons to a location different from where the sign is installed. All temporary signs must be properly anchored; and maintained in good repair, with no fading, tears or other wear, including at the seams and attachments. Permanent display of temporary signs is prohibited.

### C. Permanent Signs

#### 1. On-Premises Freestanding Signs

- a. Limitations for Area and Sign Height.  
Zoning lots fronting on two or more streets may be allowed to place freestanding signs on each frontage, however, the total sign area that is oriented toward a particular street may not exceed the portion of the lot frontage on that street and spacing requirements of 150 lineal feet as per 8.3.10.C.1.b.1).
- b. Spacing and Number of Signs Permitted.
  - 1) More than one on-premises freestanding sign may be permitted on a zoning lot provided that the lineal frontage separation between any other on-premises freestanding sign located on the same zoning lot shall be a minimum of 150 feet.
  - 2) An on-premise freestanding sign shall be spaced a minimum of 50 lineal feet from any off-premises freestanding sign located on the same street frontage.

**2. Off-Premises Freestanding Signs**

- a. Applicable Districts and Limitations for Area and Sign Height.
  - 1) Off-premises freestanding signs that have a maximum area limitation of 300 square feet and maximum height limitation of 30 feet, excluding off-premises sign extensions in either instance, are permitted uses in the commercial and industrial districts.
  - 2) Off-premises freestanding signs that are greater than 300 square feet in sign area, and have a maximum area limitation of 700 square feet and maximum sign height of 40 feet, excluding off-premises sign extensions in either instance, may be approved as a special use, (pursuant to 2.9), by the City Council in the C2 and industrial districts.
- b. Spacing for off-premises freestanding sign as a permitted use shall be a minimum of:
  - 1) 50 lineal feet from the base of the sign to any on-premises freestanding sign located on the same street frontage;
  - 2) 1,000 lineal feet from the base of the sign to any off-premises freestanding sign on either side of ~~the~~any and all streets, permitted or special use; and
  - 3) 300 lineal feet, measured in a radius from the base of the sign from any property line of residential zoned property.
- c. Spacing for off-premises sign as a special use shall be spaced a minimum of:
  - 1) 50 lineal feet from the base of the sign to any on-premises freestanding sign located on the same street frontage;
  - 2) 2,000 lineal feet from the base of the sign to any off-premises freestanding sign on either side of ~~the~~any and all streets as a permitted use;
  - 3) 2,000 lineal feet from the base of the sign to any off-premises sign on either side of ~~the~~any and all streets as a special use; and
  - 4) 500 feet, measured in a radius from the base of the sign from any property line of residential zoned property.
- d. Landscaping  
 All off-premises freestanding signs, permitted and special uses, which exceed eight square feet in size are required to have between 25 square feet and 157 square feet of landscaped area centered around the base of the sign. This required landscaped area shall contain up to 36 points of landscaping per 8.2. The amount of landscaped area and landscaping points are subject to DRB review and approval.
- e. Frontage Requirement  
 The minimum frontage requirement for an off-premises sign is 100 lineal feet. This frontage requirement will reduce the zoning lot lineal frontage used to determine size and number of freestanding signs for the zoning lot. The presence of an off-premise sign on a zoning lot will reduce the allowable freestanding sign area for that zoning lot by 100 square feet.
- f. Thoroughfare Location  
 Off-premises signs shall only be permitted on streets designated as a principal arterial on the official thoroughfare map of the City of Peoria except as provided in (5)(a) below.  
  
 Up to two off-premises signs may be permitted on access controlled freeways and up to two off-premises signs may be permitted on access controlled expressways as indicated on the thoroughfare map of the city subject to meeting all of the requirements of this ordinance.
- g. Limitation on New Off-Premises Signs Greater Than Eight Square Feet.
  - 1) From and after the effective date of this ordinance, no off-premises sign permit shall be issued and no off-premises sign shall be erected except as a replacement for one or more off-premise signs existing on the effective date hereof as described herein. Existing off-premises signs located on access controlled freeways may be replaced at the same location with another off-premise sign of the same or lesser size of the one being replaced. Such

## EXHIBIT A

- replacement shall not be subject to the requirements of 8.3.10.C.2.g.3) and 4).
- 2) Within 90 days after the effective date of this ordinance, all persons owning or controlling an off-premises sign, in excess of eight square feet in area, shall provide to the Department of Planning and Growth Management an inventory of all such legally established off-premises signs located within the City of Peoria, Illinois owned or controlled by them. Such inventory shall include the address of the sign, site location map, description of the sign's dimensions and a photograph of the sign. Such inventory is herein referred to as the "replacement inventory." The replacement inventory shall include those off-premise signs existing on the effective date of this ordinance and signs which have not yet been erected but for which permits have been issued as of the effective date of this ordinance. Any signs which are not included in the replacement inventory and submitted within the 90-day period provided herein shall not be added later except as provided under 8.3.10.C.2.g.6).
  - 3) From and after the effective date of this ordinance, all applications for new off-premises signs, in addition to all other requirements of this ordinance, must specify the off-premises sign or signs being replaced ("replaced sign"). Specific reference to the replaced sign shall be made in the application so that it can be readily identified in the replacement inventory. Within 180 days from the date that the off-premise sign permit is issued or within 30 days from the date the new sign is erected, whichever comes first, the applicant shall remove the replaced sign (if not previously removed) and provide to the Community Development Department of Planning and Growth Management photographic evidence of such removal together with an affidavit of removal. Once such evidence and affidavit is provided, the replacement sign shall be added to the replacement inventory and the replaced sign shall be removed from the replacement inventory.
  - 4) No more than 24 replacement signs shall be permitted, with such replacement signs distributed by Council districts in effect on March 1, 2001, as follows:
    - (i) District 5—12 Replacement Signs
    - (ii) District 4—4 Replacement Signs
    - (iii) District 3—3 Replacement Signs
    - (iv) District 2—3 Replacement Signs
    - (v) District 1—2 Replacement Signs
  - 5) The sign face area of a replacement sign shall not exceed the sign face area of the replaced sign or signs. By way of example, to erect a new sign having 300 square feet, the replaced sign or signs would be required to have at least 300 square feet in face area.
  - 6) Notwithstanding any other provision herein, the replacement inventory shall be amended by the addition of any off-premises sign located, existing and permitted on the date of annexation of territory that is annexed to the City of Peoria after the effective date of this ordinance provided such off-premise sign meets the requirements of 8.3.10.C.
  - 7) The number of replacement signs and the location of such signs shall be reviewed by the Planning and Zoning Commission and City Council by no later than June 1, 2007.
- h. A sign extension, as an embellishment added to an off-premise sign to enhance a specific advertising message, may increase the area of a sign face by no more than 20%, may extend no more than five feet above the topmost edge of the sign face and three feet from any side, and shall remain installed only for the duration of the advertising message in question. Although extensions may incorporate lighting incidental to the advertising message, all lighting upon any sign face must still adhere to the total allowable illumination of 75 foot candles.

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### 8.3.16 Maintenance of Signs

Signs shall be maintained per Chapter 5, Section ~~202.0 and 304.2~~ 5-301 and Chapter 13, Section 13-13 of the City Code.

## 8.4 OUTDOOR STORAGE AND DISPLAY

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### 8.4.4 Categories of Outside Storage and Display

Outside storage and display is classified as follows.

#### A. Outdoor Display

1. Outdoor display is the outdoor display of products actively available for sale. The outdoor location of soft drink or similar vending machines shall be considered outdoor display. Outdoor display shall not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers (such merchandise shall be considered limited outdoor storage). Limited outdoor display does not include clothing drop box, package drop box, or other similar drop box.
2. Outdoor display shall be permitted in association with any nonresidential use (in accordance with 8.4.3) following review and approval of a site plan illustrating the extent of the permitted area for outdoor display provided it meets the standards below.
  - a. Outdoor display shall be removed and placed inside a fully-enclosed building at the end of each business day, with the exception of soft drink or other similar vending machines.
  - b. Outdoor display shall be permitted adjacent to the building façade and shall extend no more than eight feet from the façade.
  - c. Outdoor display shall be located no closer than five feet from any public entrance.
  - d. Outdoor display shall occupy no more than 30% of the horizontal length of the building façade.
  - e. Outdoor display shall not impair the ability of pedestrians to use the sidewalk or parking areas, and shall not restrict site access per state or federal accessibility requirements.
  - f. Outdoor display shall not be placed in front of windows.
  - g. Any signage associated with outdoor display will be factored into the total signage allowed based on the façade area of the building.

#### B. Outdoor Storage

##### 1. General

Outdoor storage is more intensive than outdoor display. Outdoor storage is not normally brought indoors overnight. Outdoor storage is broken in two categories as follows:

##### 2. Limited Outdoor Storage

- a. Limited outdoor storage is the overnight outdoor storage of vehicles awaiting repair, RV and boat storage at a self-service storage facility, merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, shopping carts, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material or equipment.
- b. Limited outdoor storage is permitted in association with any permitted nonresidential use (in accordance with 8.4.3) following review and approval of a site plan illustrating the extent of the permitted area for limited outdoor storage provided it meets the standards below.
  - 1) Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view from the public right-of-way, public parking areas, or

adjacent residential development by a 100 percent opaque visual barrier or screen.

- 2) All limited outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential district.
- 3) Limited outdoor storage shall be located in the rear yard.
- 4) Limited outdoor storage may be located to the side of a building, provided it is not located within the required side yard or Transitional Buffer Yard.
- 5) Vehicles awaiting repair may be stored up to 14 days within the required screened storage area, provided that no more than ten such vehicles shall be stored at any one time.

**3. General Outdoor Storage**

- a. General outdoor storage shall be defined as salvage yards, vehicle storage yards, overnight outdoor storage of shipping containers, lumber, pipe, steel, junk and other similar merchandise, material or equipment.
- b. General outdoor storage shall be permitted in association with any permitted nonresidential use following review and approval of a site plan illustrating the extent of the permitted area for general outdoor storage provided it meets the standards below.
  - 1) General outdoor storage shall be screened by 100 percent opaque, eight foot high visual barrier or screen, except where located abutting or across the street from a residential district such screening shall be high enough to completely conceal all outdoor storage from view.
  - 2) Screening shall adhere to the requirements for fences in 5.4.8.

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**8.6 - STREAM BUFFERS**

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**8.6.10 Stream Buffer Map**

A map of blue-line streams as determined by the current United States Geological Survey map, ~~and displayed on the official stream buffer map as amended from time to time. This map shall be made available by the Director of Community Development.~~

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**9.0 NONCONFORMITIES**

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**9.4 NONCONFORMING BUILDING, STRUCTURE, OR SITE ELEMENTS**

Nonconforming buildings, structures, or site elements may be continued, subject to the provisions of this section.

# EXHIBIT A

NONCONFORMING:	CONTINUANCE	DISCONTINUANCE	EXPANSION	CHANGE
<p><b>Building or Structure</b></p>	<p>A nonconforming building or structure, except one identified by City Council action as being of historic significance, which is destroyed or damaged by fire or other casualty or act of God may be restored only if the cost of reconstruction to a condition in which it was prior to the casualty does not exceed 50% of the replacement cost of the entire building, and further providing no restoration or reconstruction shall be undertaken unless it is started within one year from the date of notice by the Zoning Administrator of this provision or the date of partial destruction whichever is later and completed within 24 months from the date of partial destruction.</p> <p>The time and cost limitations set forth herein shall not apply to any single-family dwelling located in a residential district, provided reconstruction of the dwelling begins within two years from the date of partial destruction and is thereafter diligently pursued. A nonconforming building, identified by City Council action as being of historic significance may be restored in conformance with these provisions without respect to cost or replacement cost.</p>			<p>Erection of new single-family dwellings in residential districts on nonconforming lots of record shall be permitted. The new single-family dwelling shall be placed on the lot so as to provide a yard on each side of the dwelling such that the sum of the widths of the two side yards shall be not less than the minimum required, or the greater of the following: 20% of the width of the lot or three feet.</p> <p>The erection of new structures or buildings in nonresidential districts shall be permitted on nonconforming lots of record if such proposed structure meets all of the requirements of the district in which it is sought to be located except for lot area.</p>

<p><b>Site Elements</b></p>	<p>When a proposed or completed repair, change in use, expansion of use, or change in a building or structure already existing on the passage of this ordinance, occurs with or results in nonconforming elements of the site such as parking, yards or landscaping, on property that has an existing building or structure that will be retained as a part of the proposed or completed repair, change in use, expansion of use, or change in said building or structure, any person interested in the use or structure may petition for a waiver of any portion or all of the landscaping, yards or parking requirement resulting from such change or proposed change. Such waivers shall be granted by the Zoning Administrator or <del>Site Plan</del> <u>Development</u> Review Board only when they are in the interest of the City, or when conformance with the parking, yards and landscaping requirements poses some practical difficulty or particular hardship. In determining whether there is a practical difficulty or hardship, the decision maker shall make findings of practical difficulty or particular hardship based upon the standards for variations (see 2.6, Variations). Conditions or restrictions may be imposed by the decision maker at the time any waiver is granted.</p>			
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**10.0 DEFINITIONS**

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**10.3 DEFINED TERMS**

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Apiary - a place where bee colonies are kept. The assembly of one or more colonies of bees at a single location.

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Bee - any stage of the common domestic honey bee, Apis Mellifera Species.

Beekeeping Equipment—Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.

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Colony - a hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.



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Demountable structure: Any structure erected on a temporary basis that is not attached to a permanent foundation.

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Hive - a structure intended for the housing of a bee colony.

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Honey Bee—All life stages of the common domestic honey bee, Apis Mellifera species.

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~~Off-Premise Sign Extensions: An embellishment added to an off-premise sign to enhance a specific advertising message. An extension may increase the area of a sign face by no more than 20%, may extend no more than five feet above the topmost edge of the sign face and three feet from any side, and shall remain installed only for the duration of the advertising message in question. Although extensions may incorporate lighting incidental to the advertising message, all lighting upon any sign face must still adhere to the total allowable illumination of 75 foot candles.~~

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Open Air Cafes: Any outdoor eating or drinking area directly adjacent to, subordinate in area, and accessory to the establishment it serves. ~~The total square footage of the seating area must be included in the total parking calculations for the site.~~ Any addition of an open air cafe to an existing establishment ~~should be evaluated as an expansion of use and~~ is subject to approval by the Development Review Board. Distribution of alcoholic beverages is subject to approval through the Liquor Commission.