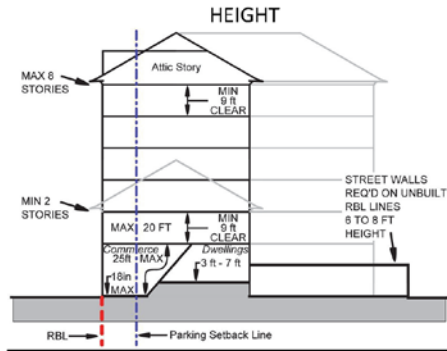


6.5 - WAREHOUSE DISTRICT



A. Warehouse District - General



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

- a. 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. Upper Story Height

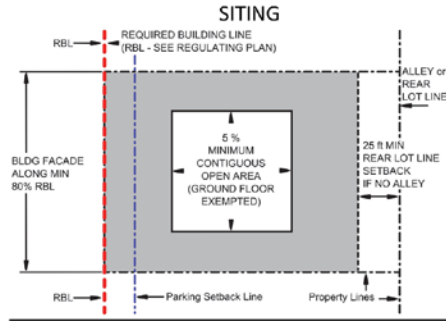
- a. The maximum floor-to-floor story height for stories other than the ground story is 20 feet.
- b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

6. Mezzanines

Mezzanines having a floor area greater than $\frac{1}{3}$ 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. 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.

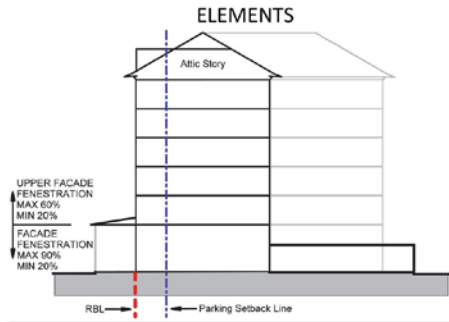
13. Corner Lots

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



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).

2. Building Projections

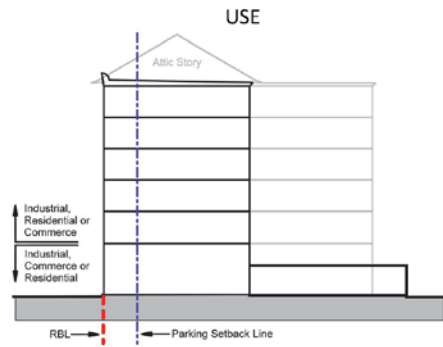
- a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the required building line.
- c. Awnings shall project a 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 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. 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 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.

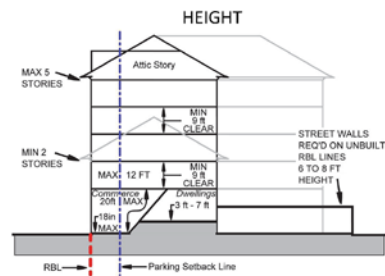
6. Upper Stories

- 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.
- Additional habitable space is permitted within the roof where the roof is configured as an attic story.

7. Permitted Uses

- Residential uses shall be considered to encompass all of the Residential use categories, as defined in Section 5.6.
- 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.
- 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.
- Use Standards as stated in Section 5.3 shall be applicable.

C. Warehouse District - Local



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**

- a. 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 $\frac{1}{3}$ of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

7. **Street Wall Height**

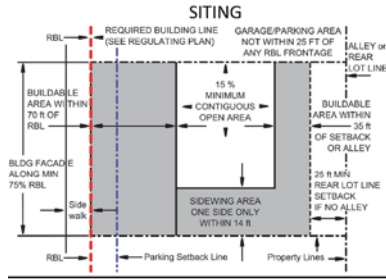
- a. A street wall not less than 6 feet in height or greater than 8 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
- b. The height of the street wall shall be measured from the adjacent public sidewalk or, 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.

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.
- 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.

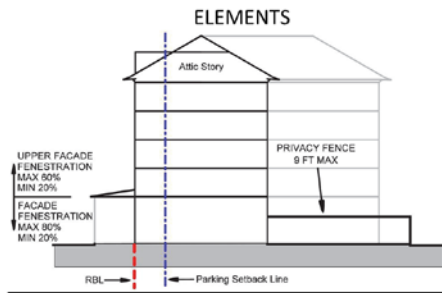
15. Frontage Widths

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.

D. Warehouse District - Local



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 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 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:

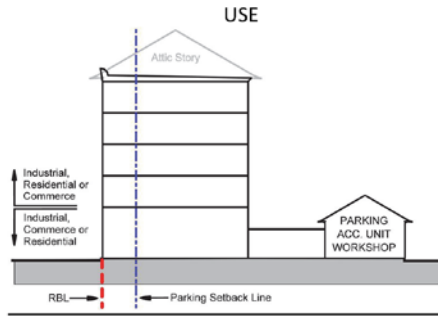
 - f. Have a minimum of 8 feet clear width between the façade and the support posts or columns of the awning.
 - g. Provide for a continuous public access easement at least 6 feet wide running adjacent and parallel to the awning columns/posts.

3. 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 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.

([Ord. No. 17505](#), § 1(Exh. A), 9-26-17; [Ord. No. 17548](#), § 1, 1-23-18)

6.6 - ARCHITECTURAL STANDARDS

6.6.1 General Principles, Intent and Specific Standards

These Architectural Standards serve to establish a coherent character for the Form Districts and encourage a high caliber, lasting quality of development. Proposed development plans must be reviewed by the Development Review Board to verify that they meet these Architectural Standards, as well as the building envelope and other standards established by 6.0: Form Districts of this development code.

- A. Refer to Section 2.1.3 for Development Review Board information.
- B. The following Principles and Standards shall be applied to all development projects within the Form Districts. A statement of Principle precedes each set of Standards, defining the general intent and goals to be achieved.
- C. The Standards that follow each Principle define more specific requirements for compliance. The standards are intended to provide some flexibility to the applicant, providing the project meets the general intent of the principle.
- D. Definitions (apply to 6.6, Architectural Standards only):
 - 1. Statements that have language such as "shall" or "shall not" are mandatory.
 - 2. Statements that have language such as "preferred" mean that the applicant must comply unless he/she can prove that it is impractical for his/her project, before the Development Review Board, based on the following criteria:
 - a. The physical conditions of the property (e.g. Steep slopes, flood plain, drainage, or small/irregular lot shape) or the existing building features make compliance physically impossible; or
 - b. The applicant presents an alternative means of compliance that, in the judgment of the Development Review Board, meets the applicable principles and complies with the stated goals and standards of the Form District.
- E. Guidelines statements that have language such as "encouraged" or "discouraged" mean that compliance is not mandatory, but recommended.
- F. Where Clearly Visible from the Street-space

These Architectural Standards apply only in conditions where clearly visible from the street-space. Note that the definition of street-space includes parks, civic squares, and civic greens. These standards therefore concentrate on the public space/views from the public space and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a street wall is not clearly visible from the street-space.

- G. Equivalent or Better
While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the Development Review Board for review. Additional products may be added to the list as set forth in 6.10, Amendments and Deviations.

- H. Standards for Specific Architectural Standards

- 1. **Accessory Unit**

- The maximum floor area of an accessory unit shall be 650 square feet.

- 2. **Balcony**

- Balconies shall project no less than five feet from the façade and shall have no less than seven feet in width. Balconies may not project within five feet of a common lot line. Balconies, where required in the building envelope standards, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof (or a balcony on the story immediately above) and shall not be otherwise enclosed above a height of 42 inches,

except with insect screening. Balconies aligned vertically on adjacent floors may post up to one another and share a single roof element.

3. **Bay or Bay Window**

Minimum interior clear width at main wall of four feet; projection not greater than 36 inches beyond the façade; walls and windows shall be between 90 degrees (perpendicular) and zero degrees (parallel) relative to the primary wall from which they project.

4. **Dormers**

Dormers are permitted and a habitable attic story behind them shall not constitute a story so long as they do not break the primary eave line, are individually less than 15 feet wide, and are collectively not more than 60% of the façade length.

5. **Front Porches**

Front porches, where required in the building envelope standards, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof and shall not be otherwise enclosed, above a height of 42 inches, except with insect screening.

6. **Parapet Height**

An additional three feet in height by twelve feet in width (or 15% of the façade, whichever is greater) is permitted for a section of the parapet emphasizing the building's primary street-space entry or a block corner.

6.6.2 **Roofs and Parapets**

A. **Principle**

Roofs shall reflect the Form District's patterns of the surrounding context and provide visual interest to the tops of the buildings, but shall not overwhelm the scale of the street façade.

B. **Materials**

The following materials are permitted.

1. Clay or concrete (faux clay).
2. Tile (barrel or flat roman).
3. Slate (equivalent synthetic or better).
4. Metal (standing seam, equivalent or better).
5. Dimensional Asphalt shingles.
6. Cedar Shingles.
7. Cornices and soffits may be a combination of wood, vinyl, and/or metal.
8. See Also Section 6.6.1.G for equivalent or better material approval.

C. **Standards**

1. Acceptable roof styles are flat, hipped, pitched, and front-gabled, although flat roofs are encouraged for commercial buildings. Dormers are allowed per 6.6.1.H.4.
2. Shed roofs (i.e. roofs with a single pitch visible from the street space) shall not be used.
3. Flat roofs shall incorporate a parapet and/or cornice line that clearly identifies the top of a building. See also Section 6.6.1.H.6
4. Simple hip, pitched and gable roofs shall be symmetrically pitched between 4:12 and 10:12.

5. Occupied roofs, such as roof gardens and terraces are acceptable.
6. Mechanical equipment located on roof tops shall be screened per 6.6.9.B

6.6.3 Façades

A. Principle

Building façades shall reflect the Form District's patterns of the surrounding context and provide interest for the pedestrian. Building façades shall reflect and complement the traditional materials and techniques of the central Illinois region. They shall express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).

B. Materials

The following materials are permitted.

C. Primary Materials (75% of façade or greater):

1. Brick and tile masonry (or synthetic equivalent).
2. Native stone (or synthetic equivalent).
3. Hardie-Plank™ equivalent or better siding.
4. Stucco (cementitious finish).

D. Accent Materials (no greater than 5% of façade):

1. Pre-cast masonry (for trim and cornice elements only).
2. Gypsum Reinforced Fiber Concrete (GRFC—for trim elements only).
3. Metal (for beams, lintels, trim elements and ornamentation only).
4. Split-faced block (only for piers, foundation walls and chimneys).
5. See Also Section 6.6.1.G. for equivalent or better material approval for Primary and Accent Materials.

E. Standards

1. Cornice lines, stringcourses, and other architectural elements shall create a recognizable base, middle, and top to buildings.
2. Façade openings shall not span vertically more than one story, nor shall the horizontal opening measurement exceed the vertical opening measurement. Façade openings shall correspond to interior space and shall not span across building structure such as the floor structural and mechanical thickness.
3. Long, uninterrupted horizontal stretches of façades shall be avoided. Building bays, storefronts, entrances, columns and other vertical elements shall be used in approximately fifteen (15) to thirty (30) foot increments to "break-up" the building façade. See also Section 6.1.6.B.2. for façade composition requirements.
4. Storefronts shall include elements such as display windows, transoms, awnings, and entrances.
5. Recessed or projected brick or masonry courses used to emphasize horizontal details of the façade are encouraged in order to avoid a flat appearance of the wall.

6.6.4 Doors and Windows

A. Principle

Doors, windows and other façade openings and bays shall reinforce and maintain the Form District's patterns of the surrounding context, and provide interest for the pedestrian.

B. Materials

1. Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel.
2. Window glass shall be clear, with light transmission at the ground story at least 90% and for the upper stories 75% (modification as necessary to meet any applicable building and energy code requirements). Specialty windows (one per façade maximum) may utilize stained, opalescent, or glass block.
3. Window screens shall be black or gray.
4. Screen frames shall match window frame material or be dark anodized.
5. Doors shall be of wood, clad wood, or steel and may include glass panes.
6. See also Section 6.6.1.G. for equivalent or better material approval for Primary and Accent Materials.

C. Standards

1. Window frames (including glass block) shall be recessed at least 2 inches from the exterior face of the building (to avoid a flat appearance to the plane of the wall). R-4 designated properties shall not be required to adhere to this standard.
2. Stone or similar materials for window heads (lintels), and sills consisting of accent masonry, precast concrete, soldier, or rowlock brick courses are preferred.
3. A vertical or square orientation for upper story windows is preferred.
4. Refer to the applicable Form District's Building Envelope Standards for required fenestration (window and door) configurations and quantities.
5. Heavily tinted or mirrored windows shall not be used on the ground floor.
6. Recessed Doorways are encouraged. Doorways shall not be recessed more than five (5) feet from the front façade unless a courtyard, café, window display, or other animated space is provided between the doorway and the sidewalk. If the doors are recessed more than three (3) feet, then angled walls to promote the door's visibility are preferred. Doorways shall not span more than one story.
7. Window openings shall not span vertically more than one story and shall not span across building structure such as the floor structural and mechanical thickness.
8. Windows may be ganged horizontally (maximum five per group) if each grouping is separated by a mullion, column, pier or wall section that is at least seven inches wide. Windows divided into multiple panes of glass are encouraged.

6.6.5 Existing Buildings and Additions

A. Principle

If at all reasonable, buildings that are more than fifty (50) years old shall be encouraged for retention and/or rehabilitation unless those building forms are disallowed by this code.

B. Standards

1. New additions or alterations shall be compatible with the massing, size, scale, rooflines, materials, and architectural features of the original building.
2. Alterations shall not cover, infill, remove or damage significant, original architectural elements of existing buildings that are visible from the street. Such elements include

decorative cornices, windows, doors, trim around openings, railings, storefronts and any significant decorative features. Original architectural elements which are in too poor of condition to repair or re-use are preferred to be closely replicated with new elements.

3. New additions shall be placed to the side or rear of existing buildings whenever possible but must adhere to the applicable build-to line.
4. All building additions shall generally align windows, doors, cornices and other architectural elements with those of the existing building on the primary façade.

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.

6.6.7 Exterior Building Materials

A. Principle

Exterior materials shall be durable, of high quality and reflect a sense of permanence and urban character.

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 and metal above)
6. See Also Section 6.6.1.G. for equivalent or better material approval

C. Standards

1. Buildings shall use materials that are compatible with, or similar to, nearby buildings on the same street, unless those buildings use materials which are disallowed by this code.
2. Materials used at the base of the building are to be stone, brick, ground faced/burnished concrete masonry, precast concrete or high quality synthetic stone. EIFS materials are not to be used on the first story of buildings. Utility materials such as split face or standard concrete block are only allowed on rear, interior lot lines and alley frontages.
3. Lap siding of metal, aluminum, vinyl or wood shall only be permitted in the R-4 frontage. Metal panels (as distinct from lap siding) with concealed fastening systems may be used as accent materials in all frontages.

6.6.8 Signage

A. Principle

Signs along commercial frontages shall be clear, informative to the public and shall weather well. Signage is desirable for advertising form district shops and offices, and as decoration. Signs shall be scaled to the nature of the district: mixed-use, pedestrian-oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the district experience, and creates visual clutter. Signs shall align with or be framed by the building's major architectural elements such as doors, windows, moldings, pilasters, arches, roof eaves, and/or cornice lines.

B. Design, Construction and Maintenance

All signs shall be designed, constructed and maintained in accordance with the following standards:

1. Except for permitted flags, temporary signs, and window signs conforming in all respects with the requirements of all City codes, all signs shall [be] constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
2. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this code, at all times.
3. All signs, awnings and overhangs shall be kept and maintained in a safe, neat and orderly condition and appearance, and shall be repainted or otherwise maintained periodically by the owner to prevent corrosion or deterioration caused by weather, age or any other conditions, and to keep the same in a safe, neat and orderly condition and appearance.
4. Signs shall not obstruct visibility from a driveway to an abutting street or vice versa.

C. Illumination of Signs

1. External Illumination Standards

- a. For externally illuminated signs, the light source shall be shielded so as to prevent glare and overspill. The source of light shall be located and directed in such a manner that the light is not directly visible from any public street or private residence.

2. Internal Illumination Standards

- a. Internally illuminated wall signs and blade signs shall be reverse-lit/halo-lit.

3. Brightness Limitations - All Illumination Methods

- a. In no case shall the lighting intensity of any sign, whether resulting from internal illumination or external illumination exceed seventy-five (75) foot candles when measured with a standard light meter perpendicular to the face of the sign at a distance equal to the narrowest dimension of the sign.

D. Prohibited and Exempt Signage

1. Prohibited Signage

- a. Signs which move, or give the appearance of moving with the exception of those signs exempted in Section 6.6.8.D.2. This category includes pennants, streamers, string pennants, "garrison" size flags (other than the official national flag of the United States of America) and all other signs which flutter, undulate, swing, rotate, oscillate or otherwise move by natural or artificial means.
- b. Signs containing any flashing or running lights creating an illusion of movement. No flashing, scrolling, traveling, animated, or intermittent lighting shall be on the exterior of any building whether such lighting is of temporary or long-term duration.
- c. Signs which imitate official traffic signs. Signs which use the words "stop," "look," "danger," "go slow," "caution," or "warning," are deemed to be within this category except where such words are part of the name of the business. This category does not include signs which are accessory to parking lots, driveways or roads.
- d. Signs placed on a parked vehicle or trailer where the apparent purpose is to advertise a product or direct people to a business or business located on the same or nearby property.
- e. Can and/or Cabinet Signs
- f. Electronic multiple message boards subject to the requirements of 8.3.13.
- g. Freestanding, Wall, Roof, Projecting or Stacked Off-Premise Signs
- h. Neon Illumination Signs unless specifically permitted.
- i. On-Premise Freestanding Signs
- j. Open Face Letter Signs
- k. Painted Window Signs with exception to those permitted in Section 6.6.8.E.1.c.
- l. Portable or wheeled signs and advertising devices located outside any building.
- m. Push-Through Letter Signs
- n. Raceway Signs
- o. Roof Signs
- p. Temporary Signs with exception to those permitted in Section 6.6.8.E.1.e. and 6.6.8.E.1.f.

2. Exempt Signage

- a. House numbers and house nameplates, provided that nameplates shall not exceed one (1) square foot in area.
- b. Paper notices placed on bulletin boards or on kiosks maintained by any governmental organization.
- c. Signs erected or required by governmental bodies, or authorized for a public purpose by any law, statute or ordinance. Such public signs may be of any type, number, area, height, location, or illumination as authorized by law, statute, or ordinance

- d. Flags bearing the officially adopted design of a nation, state, or political subdivision of a state. Flags shall not exceed thirty (30) square feet in size, except that United States of America garrison size flags are allowed.
- e. Business flags displaying the name of the business and the corporation symbol or logo. Each nonresidential zoning lot shall be permitted one flag not to exceed 30 square feet.
- f. Signs on storefronts that include business hours of operation not to exceed one square foot in size.

E. Standards - All Form Districts

1. General

- a. Wall signs are permitted within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed two and a half feet in height. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.
- b. Letters shall not exceed 18 inches in height or width and three inches in relief. Letters may be constructed with two inch standoff studs to allow for reverse-lit/halo-lit illumination. Letters shall be individually cut reverse channel letters and opaque. Signs shall not come closer than two feet to an adjacent common lot line.
- c. Additionally, company logos or names may be placed within this horizontal band or placed or painted within ground floor or second story office windows. Company logos or names shall not be larger than a rectangle of eight square feet.
- d. A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of 18 square feet.
- e. Temporary signs are permitted as defined in 8.3.10.

2. Awnings/Overhangs

When an awning or overhang is incorporated into a building, the following requirements must be met:

- a. Minimum 7 feet clear height above sidewalk, minimum 4 feet depth out from the building façade. Maximum projection to within one foot of back of curb where there are no street trees, or one foot into the tree-planting strip.
- b. Canvas cloth or equivalent (no shiny or reflective materials).
- c. Metal and glass are permitted, when configured as a marquee.
- d. No internal illumination through the awning/overhang.
- e. Lettering on awnings limited to six inches tall on vertically hanging fabric at curb side of awning.
- f. No one-quarter cylinder, bubble or convex configurations.
- g. Awnings and overhangs shall complement the fenestration pattern of the building façade.

F. Standards - Sheridan Triangle

The scale and character of this district is primarily pedestrian with a neighborhood orientation. The signage standards reflect this intent. In addition to paragraph E above, the following specific standards apply in the Sheridan Triangle district:

1. Blade signs (perpendicular to the required building line) not more than 12 square feet in area and minimum nine feet clear height above the sidewalk may be hung below the second story level, from the façade, or from an overhang or awning.
2. Neon signs are allowed within storefront windows in the Sheridan Triangle District.
3. Additional prohibited signs: monument signs and signs painted on the exterior walls of buildings.

G. Standards - West Main

The scale and character of this district is primarily pedestrian with a neighborhood orientation. The signage standards reflect this intent. In addition to paragraph E above, the following specific standards apply in the West Main district:

1. Blade signs (perpendicular to the required building line) not more than 12 square feet in area and minimum nine feet clear height above the sidewalk may be hung below the second story level, from the façade, or from an overhang or awning.
2. Neon signs are prohibited in the West Main District.
3. Additional prohibited signs: monument signs and signs painted on the exterior walls of buildings.

H. Standards - Prospect Road

Under this Chapter, the character of this district will fundamentally change over time. The corridor will be physically reconfigured to recognize the needs of the pedestrian while continuing to function as one of the primary automobile gateways to the City. The signage will be reduced in scale, no longer solely targeted to drivers (some auto-oriented signage, as described below, will be permitted in the interim). In addition to paragraph E above, the following specific standards apply in the Prospect Road District:

1. Blade signs (perpendicular to the required building line) not more than 12 square feet in area and minimum nine feet clear height above the sidewalk may be hung below the second story level, from the façade, or from an overhang or awning.
2. Monument signs are permitted, if constructed to the following standards, until the date in which the property is redeveloped:
 - a. They shall be located at the required building line.
 - b. They shall sit on a defined pedestal.
 - c. The text panel shall not exceed three feet in height, eight feet in length, or 24 square feet in area.
 - d. For internally illuminated monument signs, text and graphics shall be cut-outs from an opaque panel. Opaque text and graphics on a translucent panel are not allowed.
3. If signs are externally illuminated, the light source shall be shielded so as to prevent glare and overspill.
4. Neon signs are allowed in the Prospect Road District.
5. Additional prohibited signs: signs painted on the exterior walls of buildings.

I. Standards - Warehouse District

This district is intended to be a lively mixed-use, pedestrian-oriented area, with a variety of activities at different hours of the day. The scale and orientation of the signage standards reflect this intent, while allowing for more variation in the types and placement of the signs to complement the diverse character of the area. In addition to paragraph E above, the following specific standards apply in the Warehouse District:

1. Blade signs (perpendicular to the required building line) shall maintain a minimum clear height of nine feet. When hung at the ground story level, or from an overhang or awning, they shall not exceed 12 square feet in area. When hung at the second story level, they shall not exceed 24 square feet in area. No blade signs shall be allowed above the second story level, except at a block corner, where blade signs may project from a building corner at the third story level.
2. Historic/existing signs painted on the exterior walls of buildings may be maintained or preserved.
3. Neon signs are allowed in the Warehouse District.
4. Additional prohibited signs: monument signs.

6.6.9 Lighting, 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.
- 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.

([Ord. No. 17505](#), § 1(Exh. A), 9-26-17)