

Chapter 7 DISTRICTS

12-7-1: GENERAL DISTRICT REGULATIONS:

A. Number Of Buildings On A Zoning Lot: Not more than one principal building or structure shall be located on a zoning lot except in the following cases:

1. Planned developments;
2. Regional shopping centers located in the C-4 regional shopping district;
3. Commercial mobile radio service facilities;
4. Lots of more than four (4) acres in size in the I-1 institutional district provided that each principal building shall have a minimum lot of two (2) acres; and
5. Lots of five (5) or more acres located in the M-1 limited manufacturing district, and the M-2 general manufacturing district, and M-3 special manufacturing district.

B. Continued Conformity With Bulk Regulations:

1. The maintenance of yards, minimum lot area, and other open space legally required for a building shall be a continuing obligation of the property owner and the owner of such building (if different from the property owner), for as long as the building is in existence.
2. No legally required yards, minimum lot area, or other open space allocated to any building shall, by virtue of change of ownership or for any other reason, be used to satisfy yard, minimum lot area, or other open space requirements for any other building. (Ord. Z-8-98, 9-21-1998)

C. Permitted Obstruction In Required Yards: The following structures and uses shall be permitted in the following required yards:

	Yards		
	Front	Side	Rear
One-story bay windows projecting 3 feet or less	P	P	P
Overhanging eaves projecting 2 feet or less	P	P	P
Steps 4 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, but	P	P	P

not including a permanently roofed over terrace or porch, in side and rear yards only			
Awnings and canopies; chimneys and eaves projecting 18 inches or less	NP	P	NP
Recreational equipment; arbors and trellises; flagpoles; fences (see also section 12-8-2 , "Fence Regulations", of this title)	NP	P	P
Balconies; breezeways and open porches; swimming pools; decks; chimneys, flues, belt courses, leaders, sills, heating and air conditioning equipment, when projecting 3 feet or less	NP	NP	P
Detached garages; open off street parking spaces; accessory sheds, toolrooms, and similar buildings or structures for domestic or agricultural storage	NP	NP	P
Sidewalks 3 feet wide or less and separated from a driveway by a minimum of 3 feet (with the exception of a perpendicular connection)	P	P	P
Patios when extending 25 feet or less from the primary structure and separated from a driveway by a minimum of 3 feet	NP	NP	P

(Ord. Z-8-14, 4-7-2014)

D. General Cross Reference Guide For Additional Regulations:

1. Land Use Interpretation: All applications for a permitted or conditional use which are not listed in the table of uses set forth in each district classification shall be submitted to the zoning administrator for a use interpretation pursuant to the standards and procedures set forth in section [12-3-8](#), "Administrative Interpretations", of this title.
2. Accessory And Temporary Uses: Accessory and temporary uses are permitted in each district subject to the provisions of section [12-8-1](#), "Accessory Uses And Structures", of this title.
3. Parking And Loading: The parking and loading requirements applicable in each district are set forth in [chapter 9](#) of this title. However, supplemental parking requirements are provided for the C-5 central business district in subsection [12-7-3H6](#) of this chapter which shall supersede the requirements of [chapter 9](#) of this title for the uses listed.
4. Sign: Sign regulations applicable in each district are set forth in [chapter 11](#), "Signs", of this title.
5. Site Plan Review: No construction or development requiring site plan review shall be permitted in the districts except upon site plan approval pursuant to section [12-3-2](#), "Site Plan Review", of this title.
6. Performance Standards: Requirements relating to performance standards in each district are set forth in [chapter 12](#), "Environmental Performance Standards", of this title.
7. Landscaping, Screening, And Fences: Requirements relating to landscaping, screening, buffering, and fences in each district are set forth in [chapter 10](#), "Landscaping And Screening", of this title.

8. Nonconforming Lots: Requirements relating to nonconforming lots in each district are set forth in [chapter 5](#), "Nonconforming Uses And Structures", of this title. (Ord. Z-8-98, 9-21-1998)

12-7-2: RESIDENTIAL DISTRICTS REGULATIONS:

- A. General Purpose Statement: The residential districts set forth herein are established to perpetuate the existing high quality residential character of the city by preserving established neighborhoods while encouraging new residential development. Taken together, the residential districts blend to provide a broad range of housing alternatives.
- B. Permitted Uses Generally: The uses specified as permitted in table 1, "Residential Districts Use Matrix", of this section, shall be considered permitted as of right in the residential districts, subject to any limitations therein or in this chapter, and the securing of a zoning certificate. The uses shall also be required to comply with all other applicable requirements of this title and the city code.
- C. Conditional Uses Generally: The uses specified as conditional uses in table 1, "Residential Districts Use Matrix", of this section, may be allowed in the residential districts, subject to any limitations therein or in this chapter, and the securing of a conditional use permit pursuant to section [12-3-4](#), "Conditional Uses", of this title. The uses shall also be required to comply with all other applicable requirements of this title and the city code.
- D. R-1 Single-Family Residential District:
1. Purpose: The purpose of the R-1 single-family residential district is to provide for and preserve single-family residential environments at the lowest density within the city.
 2. Permitted Uses: The uses permitted in the R-1 single-family residential district are set forth in table 1, "Residential Districts Use Matrix", of this section.
 3. Conditional Uses: The uses allowed as conditional uses in the R-1 single-family residential district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 1, "Residential Districts Use Matrix", of this section.
 4. Bulk Regulations: The bulk regulations that apply to the R-1 single-family residential district are listed within table 2, "Residential Districts Bulk Matrix", of this section.
- E. R-2 Two-Family Residential District:
1. Purpose: The purpose of the R-2 two-family residential district is to provide a residential environment for small lots and buildings.
 2. Permitted Uses: The uses permitted in the R-2 two-family residential district are set forth in table 1, "Residential Districts Use Matrix", of this section.

3. Conditional Uses: The uses allowed as conditional uses in the R-2 two-family residential district, pursuant to section [12-3-4](#), "Conditional Uses", of this title are set forth in table 1, "Residential Districts Use Matrix", of this section.
4. Bulk Regulations: The bulk regulations that apply to the R-2 two-family residential district are listed within table 2, "Residential Districts Bulk Matrix", of this section.

F. R-3 Townhouse Residential District:

1. Purpose: The purpose of the R-3 townhouse residential district is to provide a residential environment for townhouses and multiple-family dwellings.
2. Permitted Uses: The uses permitted in the R-3 townhouse residential district are set forth in table 1, "Residential Districts Use Matrix", of this section.
3. Conditional Uses: The uses allowed as conditional uses in the R-3 townhouse residential district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 1, "Residential Districts Use Matrix", of this section.
4. Bulk Regulations: The bulk regulations that apply to the R-3 townhouse residential district are listed within table 2, "Residential Districts Bulk Matrix", of this section.

G. R-4 Central Core Residential District:

1. Purpose: The purpose of the R-4 central core residential district is to provide a location for high density multiple-family dwellings in and near the downtown.
2. Permitted Uses: The uses permitted in the R-4 central core residential district are set forth in table 1, "Residential Districts Use Matrix", of this section.
3. Conditional Uses: The uses allowed as conditional uses in the R-4 central core residential district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 1, "Residential Districts Use Matrix", of this section.
4. Bulk Regulations: The bulk regulations that apply to the R-4 central core residential district are listed within table 2, "Residential Districts Bulk Matrix", of this section.
5. Dwelling Unit Standards: The minimum floor area for dwelling units in the R-4 central core residential district shall be as follows:

Number Of Bedrooms	Minimum Floor Area (Square Feet)
Efficiency dwelling units	550
1 bedroom unit	650
2 bedroom unit	800
3 bedroom unit	1,150

Each additional bedroom over 3 bedrooms	Additional 300
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(Ord. Z-8-98, 9-21-1998)

H. Horse Barn Overlay District:

1. **General Purpose:** The purpose of this subsection H is to establish reasonable and uniform regulations, safeguards and controls for keeping and maintaining horses within as an existing, nonconforming use within the city. The horse barn overlay district shall be considered an overlay district and applies only to property located in an underlying R-1 district. Except for the supplemental regulations related to the keeping of horses described in this subsection H, all other uses shall comply with the regulations applicable to the underlying R-1 zoning district.
2. **Permitted Uses, Generally:** The uses specified as permitted in the horse barn overlay district shall be considered permitted as of right on a property in an R-1 district where there currently exists a legal, nonconforming use allowing the keeping of horses. Stalls may be rented for noncommercial use. Commercial uses associated with the keeping of horses shall not be allowed, including, but not limited to, riding lessons, horse rentals, and horse shows.
3. **Horse Barns, Permitted Uses:**
 - a. Horse barns may be constructed, altered or enlarged on legal, nonconforming residential lots of one-half (1/2) acre or more (21,780 square feet).
 - b. The maximum area of coverage of the horse barn shall be one thousand five hundred (1,500) square feet and have a separate outdoor corral area of at least one thousand five hundred (1,500) square feet.
 - c. The maximum height of the horse barn/stable shall be no higher than twenty four feet (24').
 - d. Minimum setback shall be ten feet (10') from the side and rear property lines; twenty feet (20') from any residential unit. No horse barns shall be allowed in the front yard.
 - e. Each horse stall within a horse barn shall be a minimum of twelve feet by twelve feet (12' x 12') and house only one horse at a time.
 - f. Each horse barn shall be kept in a clean, sanitary condition, and in compliance with all health, sanitation, nuisance, and animal control ordinances of the city. (Ord. Z-11-09, 3-2-2009)

I. Residential Use Matrix:

TABLE 1
RESIDENTIAL DISTRICTS USE MATRIX

P = Permitted use
C = Conditional use permit required

Uses	R-1	R-2	R-3	R-4
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Accessory uses and structures	P	P	P	P
Assisted living facilities			C	C
Bed and breakfast establishments		C	P	P
Childcare centers				C
Community center	C ¹	C ¹	C ¹	C ¹
Congregate housing			C	C
Convents, monasteries, rectories and parish houses	C	C	P	P
Country clubs, private	P	P	P	
Dwellings, multiple-family			P	P
Dwellings, single-family detached	P			
Dwellings, townhouse			P	P
Dwellings, two-family		P		
Forest preserves	P	P	P	P
Home occupations	P	P	P	P
Libraries, public	P	P	P	P
Membership organizations	C ¹	C ¹	C ¹	C ¹
Parks, inclusive of playgrounds	P	P	P	P
Places of worship	C	C	P	P
Planned developments	C	C	C	C
Residential care homes:				
Large	C	C	P	P
Small	P	P	P	P
Schools, private - elementary and high school	P	P	P	P
Schools, public - elementary and high school	P	P	P	P
Transitional treatment facilities				C

Note:

1. On sites of 1 acre or more with frontage on a collector or arterial street.

(Ord. Z-7-13, 5-20-2013; amd. Ord. Z-30-16, 12-5-2016)

J. Residential Bulk Matrix:

TABLE 2
RESIDENTIAL DISTRICTS BULK MATRIX

Bulk Controls	R-1	R-2	R-3	R-4
Maximum height	2 ¹ / ₂ stories to 35 ft.	2 ¹ / ₂ stories to 35 ft.	45 ft .	80 ft .
Minimum front yard	25 ft .	25 ft .	25 ft .	12 ft .
Minimum side yard	5 ft .	5 ft .	Buildings 35 ft. and under: 5 ft. Over 35 ft.: 10 ft.	5 ft., plus 2 ft. for every 10 ft. over 40 ft.
Minimum rear yard	25 ft. or 20% of lot depth, whichever is less	25 ft. or 20% of lot depth, whichever is less	Buildings 35 ft. and under: 25 ft. or 20% of lot depth, whichever is less Buildings over 35 ft.: 30 ft.	Buildings 40 ft. and under: 25 ft. or 20% of lot depth, whichever is less Buildings over 40 ft.: 25 ft., plus 2 ft. for every 10 ft. over 40 ft.
Minimum lot width:				
Interior	55 ft .	45 ft .	45 ft .	50 ft .
Corner	65 ft .	55 ft .	55 ft .	50 ft .
Minimum lot area:				
Interior	6,875 sq. ft.	2,800 sq. ft. per DU	2,800 sq. ft. per DU	10,000 sq. ft. ²
Corner	8,125 sq. ft.	6,875 sq. ft.	2,800 sq. ft. per DU	10,000 sq. ft. ²
Maximum building coverage:				
Interior	30%	30%	n/a	n/a

	Corner	35%	35%	n/a	n/a
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Notes:

1. Where a lot is located at the intersection of 2 or more streets, the required front yard shall be observed on each street, provided, however, that the buildable width of such lot shall not be reduced to 30 feet for the R-1 district. No accessory building shall project beyond the front yard line on either street.
2. The minimum lot area per dwelling unit in the "R-4 central core residential district" shall be either 10,000 square feet or shall be determined by the number of bedrooms in the dwelling unit in accordance with the following table, whichever is greater:

Number Of Bedrooms	Minimum Lot Area (Square Feet)
Efficiency dwelling unit	600
1 bedroom	700
2 bedrooms	800
3 bedrooms	1,000
More than 3 bedrooms	1,500

(Ord. Z-8-98, 9-21-1998)

12-7-3: COMMERCIAL DISTRICTS REGULATIONS:

- A. **General Purpose Statement:** The commercial districts set forth herein, when taken together, are intended to permit a broad range of commercial development necessary to serve the citizens of Des Plaines and neighboring areas.

- B. **Permitted Uses Generally:** The uses specified as permitted in table 3, "Commercial Districts Use Matrix", of this section, shall be considered permitted as of right in the commercial districts, subject to any limitations therein or in this chapter, and the securing of a zoning certificate. The uses shall also be required to comply with all other applicable requirements of this title and the city code.

- C. **Conditional Uses Generally:** The uses specified as conditional uses in table 3, "Commercial Districts Use Matrix", of this section, may be allowed in the commercial districts, subject to any

limitations therein or in this chapter, and the securing of a conditional use permit pursuant to section [12-3-4](#), "Conditional Uses", of this title. The uses shall also be required to comply with all other applicable requirements of this title and the city code.

D. C-1 Neighborhood Shopping District:

1. Purpose: The purpose of the C-1 neighborhood shopping district is to accommodate convenience businesses in locations close to residential neighborhoods. No individual use in the C-1 neighborhood shopping district shall exceed seven thousand five hundred (7,500) square feet in floor area.
2. Permitted Uses: The uses permitted in the C-1 commercial district are set forth in table 3, "Commercial Districts Use Matrix", of this section.
3. Conditional Uses: The uses allowed as conditional uses in the C-1 commercial district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 3, "Commercial Districts Use Matrix", of this section.
4. Bulk Regulations: The bulk regulations that apply to the C-1 neighborhood shopping district are listed within table 4, "Commercial Districts Bulk Matrix", of this section.
5. Standards For Site Plan Review:
 - a. Front Yards: No required front yard shall be used for the permanent sale or display of merchandise. The temporary seasonal sale or display of merchandise shall not encroach into areas of required parking unless permitted by the zoning administrator pursuant to section [12-8-11](#), "Temporary Uses", of this title.
 - b. Lights: If the premises abuts a residential district, lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon such abutting residential district.
 - c. Fencing: If the premises abuts a residential district or use, a solid opaque view screen fence, eight feet (8') in height, shall be provided upon the premises along each property line abutting such residential district or use.
 - d. Pedestrian Access: Each premises shall provide a logical, safe, and convenient system of pedestrian access to and from the site which is separate and distinct from any parking area or roadway.

E. C-2 Limited Office Commercial District:

1. Purpose: The purpose of the C-2 limited office commercial district is to preserve existing office development and provide locations for the development of new office locations.
2. Permitted Uses: The uses permitted in the C-2 limited office commercial district are set forth in table 3, "Commercial Districts Use Matrix", of this section.
3. Conditional Uses: The uses allowed as conditional uses in the C-2 limited office commercial district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 3, "Commercial Districts Use Matrix", of this section.

4. Bulk Regulations: The bulk regulations that apply to the C-2 limited office commercial district are listed within table 4, "Commercial Districts Bulk Matrix", of this section.
5. Standards For Site Plan Review:
 - a. Parking And Loading In Rear Yard Only: Off street parking and loading spaces may be located in the rear yards in the C-2 limited office commercial district. No off street parking or loading spaces shall be allowed in any required front yards in said district.
 - b. Lights: If the premises abuts a residential district, lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon such abutting residential district.
 - c. Fencing: If the premises abuts a residential district or use, a solid opaque view screen fence, eight feet (8') in height, shall be provided upon the premises along each property line abutting such residential district or use.
 - d. Mass Transit: Each premises shall provide for a logical, safe, and convenient system of pedestrian access to and from existing or planned mass transit facilities.
 - e. Special Height And Setback Overlay: In the C-2 limited office commercial district, a special height overlay is in effect for Touhy Avenue from Greco Avenue to Scott Avenue in which the maximum height shall be thirty five feet (35'). In addition, a special setback overlay is also in effect for Touhy Avenue from Greco Avenue to Scott Avenue, requiring front yard setbacks to be sixty five feet (65'), rear yard setbacks to be fifty feet (50'), interior side yard setbacks to be fifteen feet (15') or five percent (5%) of the lot width whichever is greater, and corner lot side yard setbacks to be sixty five feet (65').

F. C-3 General Commercial District:

1. Purpose: The purpose of the C-3 general commercial district is to accommodate a variety of businesses in locations to serve the community of Des Plaines. (Ord. Z-8-98, 9-21-1998)
2. Permitted Uses: The uses permitted in the C-3 general commercial district are set forth in table 3, "Commercial Districts Use Matrix", of this section.
 - a. Residential Dwellings: There shall be allowed one dwelling on the second floor of buildings in the C-3 general commercial zoning district located from Oakton Street at the Minneapolis/St. Paul/Sault Ste. Marie Railroad tracks, east to the city limits. In addition, further conditions are set forth as follows:
 - (1) Only new or existing buildings located in a C-3 general commercial district, and within one hundred feet (100') of an arterial street, as defined by the comprehensive plan, are permitted to have an apartment, and provided it is above the first floor.
 - (2) One unit per lot is permitted.
 - (3) Adding an apartment to an existing single-family residence located in C-3 general commercial district is not permitted.
 - (4) Each premises containing a residential unit shall provide a logical, safe, convenient system of pedestrian access to and from the site, which is separate and distinct from any parking area. (Ord. Z-3-02, 3-4-2002)

3. Conditional Uses: The uses allowed as conditional uses in the C-3 general commercial district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 3, "Commercial Districts Use Matrix", of this section.
4. Bulk Regulations: The bulk regulations that apply to the C-3 general commercial district are listed within table 4, "Commercial Districts Bulk Matrix", of this section.
5. Standards For Site Plan Review:
 - a. Front Yards: No front yard shall be used for the permanent sale or display of merchandise. The temporary seasonal sale or display of merchandise shall not encroach into areas of required parking unless permitted by the zoning administrator pursuant to section [12-8-11](#), "Temporary Uses", of this title.
 - b. Lights: If the premises abuts a residential district, lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon such abutting residential district.
 - c. Fencing: If the premises abuts a residential district or use, a solid opaque view screen fence, eight feet (8') in height, shall be provided upon the premises along each property line abutting such residential district or use.

G. C-4 Regional Shopping District:

1. Purpose: The purpose of the C-4 regional shopping district is to accommodate shopping centers in a location to serve the general public. The district is designed to permit, as of right, uses commonly associated and concentrated within a commercial shopping center. The district is also designed to accommodate outlot development through the conditional use permit process.
2. Permitted Uses: The uses permitted in the C-4 regional shopping district are set forth in table 3, "Commercial Districts Use Matrix", of this section.
3. Conditional Uses: The uses allowed as conditional uses in the C-4 regional shopping district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 3, "Commercial Districts Use Matrix", of this section. In addition, outlot development on commercial shopping center sites shall require a conditional use permit.
4. Bulk Regulations: The bulk regulations that apply to the C-4 regional shopping district are listed within table 4, "Commercial Districts Bulk Matrix", of this section.
5. Standards For Site Plan Review:
 - a. Front Yards: No front yard shall be used for the permanent sale or display of merchandise. The temporary seasonal sale or display of merchandise shall not encroach into areas of required parking unless permitted by the zoning administrator pursuant to section [12-8-11](#), "Temporary Uses", of this title.
 - b. Lights: If the premises abut a residential district, lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon such abutting residential district.

H. C-5 Central Business District:

1. Purpose: The purpose of the C-5 central business district is to protect downtown Des Plaines by permitting only those uses appropriate to its character, and regulating bulk standards accordingly.
2. Permitted Uses: The uses permitted in the C-5 central business district are set forth in table 3, "Commercial Districts Use Matrix", of this section.
3. Conditional Uses: The uses allowed as conditional uses in the C-5 central business district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 3, "Commercial Districts Use Matrix", of this section.
4. Bulk Regulations: The bulk regulations that apply to the C-5 central business district are listed within table 4, "Commercial Districts Bulk Matrix", of this section.
5. Standards For Site Plan Review:
 - a. Front Yards: No front yard shall be used for the permanent sale or display of merchandise. The temporary seasonal sale or display of merchandise shall not encroach into areas of required parking unless permitted by the zoning administrator pursuant to section [12-8-11](#), "Temporary Uses", of this title.
 - b. Parking And Loading In Rear Yard Only: Off street parking and loading spaces may be located in the rear yards in the C-5 district. No off street parking or loading spaces shall be allowed in any required front yard of the district.
 - c. Pedestrian Access: Each premises shall provide a logical, safe, and convenient system of pedestrian access to and from the site which is separate and distinct from any parking area or roadway.
 - d. Landscaping: Landscaping shall be provided in accordance with [chapter 10](#), "Landscaping And Screening", of this title, and shall be designed and established to blend into and complement the existing streetscape.
 - e. Multiple-Family Dwelling Units: Multiple-family dwelling units shall be permitted in the C-5 central business district only upon the following conditions:
 - (1) Dwelling units shall not be permitted below the second floor above ground level of any building.
 - (2) The minimum lot area per dwelling unit in the C-5 central business district shall be determined by the number of bedrooms in the dwelling unit in accordance with the following table:

Number Of Bedrooms	Minimum Lot Area (Square Feet)
Efficiency dwelling unit	1,000
1 bedroom unit	1,200
2 bedroom unit	1,700

- (3) The minimum floor area per dwelling unit in the C-5 central business district shall be

determined by the number of bedrooms in the dwelling unit and shall be in accordance with the following table:

Number Of Bedrooms	Minimum Floor Area (Square Feet)
Efficiency dwelling unit	535
1 bedroom unit	620
2 bedroom unit	780

(Ord. Z-8-98, 9-21-1998)

6. Supplemental Parking Requirements: The following parking requirements shall supersede the requirements of [chapter 9](#) of this title for the uses listed below. In recognition of central business district density patterns, the first two thousand five hundred (2,500) square feet of a use within the C-5 central business district shall be exempt from off street parking requirements.

Uses	Parking Requirements
Medical and dental clinics and laboratories	1 space per 300 square feet of floor area
Multiple-family dwellings	2.0 spaces per dwelling unit
Offices	1 space per 500 square feet of floor area
Retail goods and services establishments	1 space per 300 square feet of floor area
Taverns and lounges	1 space per 100 square feet of floor area

(Ord. Z-10-08, 5-5-2008)

I. C-6 Casino District:

1. Purpose: The purpose of the C-6 casino district is to encourage the orderly development of a licensed casino and certain related uses in accordance with an approved plan of development.
2. Permitted Uses: The uses permitted in the C-6 casino district are by development plan, requiring city council approval, and shall include the following:

Casino

Class A restaurants, taverns and lounges

Hotels

3. Conditional Uses: The uses allowed as conditional uses in the C-6 casino district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 3, "Commercial Districts Use

Matrix", of this section.

4. Standards For Development:

- a. Sign Plan: C-6 casino district developments may establish a localized alternative sign plan under section [12-11-8](#) of this title subject to review and approval by the city council, which plan will be in effect and not subject to revocation so long as a casino is operating in the C-6 casino district.
- b. Bulk Regulations: The bulk regulations that apply to the C-6 casino district are listed within table 4, "Commercial Districts Bulk Matrix", of this section.
- c. Parking: Parking for casino use shall be required at one space per gaming position. Accessory parking structures may exceed the height of the gaming facility. Parking requirements for other uses shall be calculated per [chapter 9](#) of this title. (Ord. Z-1-10, 3-15-2010)

J. C-7 High Density Campus District:

1. Purpose: The purpose of the C-7 high density campus district is to allow for the development of large, dense, and vertically oriented complexes that incorporate both commercial and residential uses. Intended to be located proximate to arterial roads and state tollways, properties zoned in this district are appropriate as destination sites for high traffic office uses (e.g., corporate campuses) and public entertainment. All properties located in the C-7 high density campus district must be developed in accordance with the city's planned unit development procedures to ensure cohesive and integrated site plans, architecture, and public improvements.
2. Permitted Uses: The uses permitted in the C-7 high density campus district are set forth in table 3, "Commercial Districts Use Matrix", of this section. Provided, however, that all properties zoned in this district must be developed as planned unit developments in accordance with section [12-3-5](#) of this title and will be required to obtain a conditional use permit to operate as such.
3. Conditional Uses: The uses allowed as conditional uses in the C-7 high density campus district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 3, "Commercial Districts Use Matrix", of this section.
4. Transitional Uses: In the event that a previously developed zoning lot is reclassified into the C-7 high density campus district but is not immediately substantially reconstructed or redeveloped, the zoning lot shall continue to be governed by the use standards, bulk regulations, and other requirements of its prior zoning district classification. Upon the construction of a new principal structure on the zoning lot, all regulations of the C-7 high density campus district shall apply to the zoning lot.
5. Bulk Regulations: The bulk regulations that apply to the C-7 high density campus district are listed within table 4, "Commercial Districts Bulk Matrix", of this section.
6. Standards For Development:
 - a. Eligible Parcels: No parcel or parcels of property may be classified in the C-7 high density campus district unless: 1) they consist of a contiguous area of more than ten (10) acres (including private rights of way and stormwater retention areas), and 2) more than one-half ($1/2$) of the tract area is located within two thousand feet (2,000') of a tollway operated by and under the jurisdiction of the Illinois toll highway authority. The ordinance classifying a tract into

the C-7 high density campus district must include a legal description of the tract and findings that the tract satisfies the eligibility standards in this subsection J6.

- b. Supplemental Parking Requirements: The following parking requirements shall supersede the requirements of [chapter 9](#) of this title. Parking and loading requirements shall be determined as part of final plat review for the planned unit development on a case by case basis analyzing the parking demand for each proposed use. The overall requirements for parking may be satisfied by shared parking located on multiple lots provided that maximum usage times will not overlap. The following evaluation criteria shall apply:
- (1) Section [12-9-7](#), "Off Street Parking Requirements", of this title.
 - (2) In no case shall the required parking be less than seventy five percent (75%) of the base parking requirement of the uses conducted on a single zoning lot as required collectively, or the base parking requirement of the most parking intensive use on the zoning lot, whichever is greater.
- c. Block Size: The length and width of a block located in the C-7 high density campus district will not be subject to the restrictions set forth in subsection [13-2-5P](#) of the city code.
- d. Access: All vehicular access to any planned unit development in the C-7 high density campus district must be provided from a public street with a right of way no less than sixty six feet (66') in width or two (2) dedicated lanes of traffic in each direction. The perimeter of such planned unit development shall be enclosed by fence, except at designated access points.
- e. Frontage: Each zoning lot in the C-7 high density campus district must have frontage either on an arterial street or on a private circulation drive that connects to an arterial street. If frontage is provided on a private circulation drive, then easements and protective covenants assuring such circulation shall be included on the final plat of subdivision for the planned unit development. This subsection shall supersede subsection [13-2-5V](#) of the city code.
- f. Street Standards: The standards for right of way widths in subsection [13-2-5L](#) of the city code may be reduced by administrative approval of the development plan, but not below twenty five feet (25').
- g. Minimum Zoning Lot: Zoning lots in the C-7 high density campus district shall not be less than one acre in size. Planned unit developments in the C-7 high density campus district may be comprised of multiple zoning lots, which may in turn be comprised of single or multiple lots of record (or portions thereof), provided that all property within a planned unit development in the C-7 high density campus district be under single ownership and/or unified control.
- h. Open Space: No less than twenty percent (20%) of the ground area of a planned unit development in the C-7 high density campus district must be maintained as open space for landscaped berms, buffer areas, recreational facilities or stormwater retention facilities. Walkways, pedestrian areas, and bicycle paths may be counted as open space, even if covered with impervious surfaces.
- i. Number Of Buildings; Mixed Uses: Multiple principal buildings may be allowed on a zoning lot, except that there shall not be less than fifteen feet (15') between principal buildings, unless buildings are connected by pedestrian bridges, parking decks or ground level concourses. A building with multiple-family dwelling units may be located on the same zoning lot as a building devoted primarily to office uses in the C-7 high density campus district, and such buildings may be connected by pedestrian bridges, parking decks or ground level concourses.

j. Campus Design Elements: Planned unit developments in the C-7 high density campus district will incorporate the following elements:

- (1) Landscaped areas will exhibit continuity with prior stages of development and satisfy the goals of the C-7 high density campus district.
- (2) Exposed storage areas, trash and garbage retainers, exposed machinery installation, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures will be accounted for in the design of the project, and will be screened from view and made as unobtrusive as reasonably possible.
- (3) Internal traffic control design will minimize traffic backups and other hazards on adjacent public streets for motorists entering and exiting the development.
- (4) The orientation of any buildings, including parking garages and decks, will minimize the adverse impacts on any adjacent residential areas from lighting, noise, deliveries, loading and unloading and general activity levels.
- (5) The exterior elevations of buildings will demonstrate an architecturally harmonious development with other, existing buildings throughout the entire development.
- (6) If the planned unit development consists of more than a single zoning lot or several subdivided lots under multiple ownerships, the recorded easements and protective covenants ensure the continued maintenance of the properties and of the various amenities, landscaping, improvements and design features of the site.

k. Signage: Signage in the C-7 high density campus district shall comply with the restrictions of [chapter 11](#) of this title unless a localized alternative sign plan is approved pursuant to section [12-11-8](#) of this title. (Ord. Z-11-15, 5-18-2015)

K. Commercial Use Matrix:

TABLE 3
COMMERCIAL DISTRICTS USE MATRIX

P = Permitted use

C = Conditional use permit required

Uses	C-1	C-2	C-3	C-4	C-5	C-6	C-7
Accessory uses and structures	P	P	P	P	P	P	
Animal clinic	C		P	C	C		
Animal hospital			P				
Assisted living facility			C		C ³		
Auto body repair			C				
Auto filling station			p ⁴	p ⁴			

Auto service repair			C				
Bed and breakfast	C						
Brewpub		P ⁶	P	P	P	P	P ⁶
Car wash			P ⁵	C ⁵			
Casino						P	
Childcare center	C	C ⁶	C	C	C ¹⁰		P ⁶
Childcare center with accessory dwelling unit	C ⁸						
Commercial art gallery			P	P	P		
Commercial indoor recreation		P	P	P	P		
Commercial indoor recreation - nightclubs and banquet facilities			C	C	C		P ⁶
Commercial outdoor recreation		C	C				
Commercial parking garage			C ⁹		P		
Commercial parking lot			C		C		
Commercial shopping center			P	P			
Commercial theater			C	C	C		
Congregate housing			C	C	C ³		
Consumer lender			C				
Convenience mart fueling station			C ⁴	C ⁴			
Convenience retail store	P		P	P	P		
Domestic pet service			C ^{11,12}				
Drive-through facility (located adjacent to residential use)		C ¹³	C ²	C ²	C ^{2,10}		
Drive-through facility (not located adjacent to residential use)		C ¹³	P ²	C ²	C ^{2,10}		
Dry cleaners with plants on premises			P	P	P ⁷		

Dwellings, multiple-family					p ³		P
Financial institutions		C	P	P	P		P
Food processing establishment			C				
Funeral homes	C	C	P		p ¹⁰		
Government facility		P			P		
Grocery retail			P	P	P		
Hotels		C	P	C	P	P	P
Leasing/rental agents, equipment			C	C			
Leasing/rental agents, vehicles			P		P		
Libraries, private	C	P	P	P	P		
Libraries, public	P		P	P	P		
Massage establishments			C	C	C		
Media broadcast stations			P		P		
Media print establishments		P	P		P		
Medical cannabis dispensing organization		C		C			
Motor vehicle sales			C ⁵	P			
Offices	C	P	P		P		P
Parks	P		P	P	P		
Pharmacies/drugstores	P		P	P	P		
Planned developments	C	C	C	C	C	C	C
Planned developments, mixed use			C				
Post office		C	P	P	P		
Public transportation centers			P		P		
Public utilities		P	P	P	P		
Radio transmitting towers, public broadcasting		C	C	C			
Residential care homes, small	C						
Restaurants:							
Class A		p ⁶	P	P	P	P	p ⁶
Class B			P	P	P		p ⁶

Retail goods establishments	P		P	P	P	C	P ⁶
Retail service establishments	P	C	P	P	P	C	P ⁶
Schools, commercial		C	C		C		
Specialty food stores	P	P	P	P	P		P
Studios, artist, dance and music	P	P	P		P		P
Taverns and lounges	C	C ⁶	P	P	P	P	
Trade contractors			C				
Transitional treatment facility					C		
Wholesale goods establishments			C	C			

Notes:

1. Reserved.
2. When an accessory use only.
3. When above the first floor only.
4. On sites of 20,000 square feet or more.
5. On sites of 25,000 square feet or more. For proposed sites of less than 25,000 square feet but more than 22,000 square feet, the city council may consider additional factors, including, but not limited to, traffic, economic and other conditions of the area, or proposed business and site plan issues in considering whether to grant a conditional use for a used car business of less than 25,000 square feet but more than 22,000 square feet.
6. When incorporated within, or accessory to, an office/hotel use.
7. Where the dry cleaning establishment has a floor area greater than 1,500 square feet.
8. Where the dwelling unit is located on the same lot of record as, and subordinate to, the childcare center and the childcare center proprietor resides in the dwelling unit.
9. When located south of Touhy Avenue.
10. Except on Miner Street, Ellinwood Street or Lee Street.
11. Outdoor kennels are not allowed.
12. Outdoor runs are allowed.
13. When an accessory use to a financial institution.

(Ord. Z-11-15, 5-18-2015; amd. Ord. Z-14-15, 7-6-2015; Ord. Z-6-16, 4-4-2016; Ord. Z-9-16, 6-6-2016)

L. Commercial Bulk Matrix:

TABLE 4
COMMERCIAL DISTRICTS BULK MATRIX

Bulk	C-1²	C-2⁴	C-3	C-	C-5	C-6³	C-
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Controls					4³			7⁵
Maximum height		35 ft.	45 ft.	45 ft.	45 ft.	100 ft.	160 ft.	165 ft.
Minimum front yard ¹ :								
Adjacent residential	Setback of adjacent residential district	Setback of adjacent residential district	Setback of adjacent residential district	Setback of adjacent residential district	150 ft.	5 ft.	Setback of adjacent residential district	50 ft.
Adjacent other		5 ft.	5 ft.	5 ft.	150 ft.	n/a	5 ft.	25 ft.
Minimum side yard:								
Adjacent residential	Setback of adjacent residential district	Setback of adjacent residential district	Setback of adjacent residential district	Setback of adjacent residential district	25 ft.	Setback of adjacent residential district	Setback of adjacent residential district	50 ft.
Adjacent other	5 ft. if abutting street or alley	5 ft. if abutting street or alley	5 ft. if abutting street or alley	5 ft. if abutting street or alley	25 ft.	5 ft. if abutting street or alley	5 ft. if abutting street or alley	25 ft.
Minimum rear yard:								
Adjacent residential	25 ft. or 20% of lot depth, whichever is less	25 ft. or 20% of lot depth, whichever is less	25 ft. or 20% of lot depth, whichever is less	25 ft.	25 ft.	25 ft. or 20% of lot depth, whichever is less	25 ft. or 20% of lot depth, whichever is less	50 ft.
Adjacent other		5 ft.	5 ft.	5 ft.	25 ft.	n/a	n/a	25 ft.

Notes:

1. With respect to front yard setbacks, "adjacent residential" shall mean when at least 80 percent of the opposing block frontage is residential.
2. In the C-1 neighborhood shopping district, where the extension of a front or side lot line coincides with front lot line of an adjacent lot in the residential district, a yard equal in depth to the minimum front yard required by this title on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 50 feet which may include the width of any intervening alley, from such lot in the residential district.
3. In the C-4 regional shopping district, and in the C-6 casino district, more than 1 structure may be allowed per lot, thus, setbacks shall be maintained for each lot, and not to individual structures. Outlots part of a commercial shopping center shall maintain a setback of 25 feet for all yards.
4. In the C-2 limited office commercial district, a special height overlay is in effect for Touhy

Avenue from Greco Avenue to Scott Avenue in which the maximum height shall be 35 feet. In addition, a special setback overlay is also in effect for Touhy Avenue from Greco Avenue to Scott Avenue, requiring front yard setbacks to be 65 feet, rear yard setbacks to be 50 feet, interior side yard setbacks to be 15 feet or 5 percent of the lot width whichever is greater, and corner lot side yard setbacks to be 65 feet.

5. In the C-7 high density campus district, the maximum total height of a building located within 150 feet of a residential property line may not exceed 125 feet.

(Ord. Z-11-15, 5-18-2015)

12-7-4: MANUFACTURING DISTRICTS REGULATIONS:

- A. **General Purpose Statement:** The manufacturing districts set forth herein are established to protect the stability of manufacturing activities in the city and to encourage the development of new manufacturing activities by providing adequate and appropriate space within the city.
- B. **Permitted Uses Generally:** The uses specified as permitted in table 5, "Manufacturing Districts Use Matrix", of this section, shall be considered permitted as of right in the manufacturing districts, subject to any limitations therein or in this chapter, and the securing of a zoning certificate. The uses shall also be required to comply with all other applicable requirements of this title and the city code.
- C. **Conditional Uses Generally:** The uses specified as conditional uses in table 5, "Manufacturing Districts Use Matrix", of this section, may be allowed in the manufacturing districts, subject to any limitations therein or in this chapter, and the securing of a conditional use permit pursuant to section [12-3-4](#), "Conditional Uses", of this title. The uses shall also be required to comply with all other applicable requirements of this title and the city code.
- D. **M-1 Limited Manufacturing District:**
1. **Purpose:** The purpose of the M-1 limited manufacturing district is to provide locations for light manufacturing uses and associated services.
 2. **Permitted Uses:** The uses permitted in the M-1 limited manufacturing district are set forth in table 5, "Manufacturing Districts Use Matrix", of this section.
 3. **Conditional Uses:** The uses allowed as conditional uses in the M-1 limited manufacturing district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 5, "Manufacturing Districts Use Matrix", of this section.
 4. **Bulk Regulations:** The bulk regulations that apply to the M-1 limited manufacturing district are listed within table 6, "Manufacturing Districts Bulk Matrix", of this section.
 5. **Site Plan Review:**

- a. Open Storage: The open or unenclosed storage of materials or equipment shall be strictly prohibited in the M-1 limited manufacturing district.
- b. Lights: If the premises abuts a residential district, lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon such abutting residential district.
- c. Limited Accessory Retail Sales: Limited accessory retail sales of goods assembled, fabricated, or processed on site by light manufacturing uses will be permitted provided the floor area devoted to the accessory retail sales shall not exceed ten percent (10%) of the floor area for the light manufacturing uses.
- d. Fencing: If a premises abuts a residential district or use, a solid opaque view screen fence, eight feet (8') in height, shall be provided upon the premises along each property line abutting the residential district or use.

E. M-2 General Manufacturing District:

1. Purpose: The purpose of the M-2 general manufacturing district is to provide a location for general manufacturing uses and related uses in conformance with the comprehensive plan.
2. Permitted Uses: The uses permitted in the M-2 general manufacturing district are set forth in table 5, "Manufacturing Districts Use Matrix", of this section.
3. Conditional Uses: The uses allowed as conditional uses in the M-2 general manufacturing district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 5, "Manufacturing Districts Use Matrix", of this section.
4. Bulk Regulations: The bulk regulations that apply to the M-2 general manufacturing district are listed within table 6, "Manufacturing Districts Bulk Matrix", of this section.
5. Standards For Site Plan Review:
 - a. Open Storage: No part of the lot area shall be used for open or unenclosed storage of materials used in manufacturing, processing or assembly of products. No open storage is permitted except in bins or where enclosed by a cyclone type fence or equivalent not less than eight feet (8') high, any other ordinances of the city to the contrary notwithstanding.
 - b. Lights: If the premises abuts a residential district, lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon such abutting residential district.
 - c. Limited Accessory Retail Sales: Limited accessory retail sales of goods assembled, fabricated, or processed on site by light manufacturing uses will be permitted provided the floor area devoted to the accessory retail sales shall not exceed ten percent (10%) of the floor area for the manufacturing uses.
 - d. Fencing: If the premises abuts a residential district or use, a solid opaque view screen fence, eight feet (8') in height, shall be provided upon the premises along each property line abutting such residential district or use.

F. M-3 Special Manufacturing District:

1. Purpose: The purpose of the M-3 special manufacturing district is to provide locations for light manufacturing, distribution, office and research related facilities.
2. Permitted Uses: The uses permitted in the M-3 special manufacturing district are set forth in table 5, "Manufacturing Districts Use Matrix", of this section.
3. Conditional Uses: The uses allowed as conditional uses in the M-3 special manufacturing district, pursuant to section [12-3-4](#), "Conditional Uses", of this title, are set forth in table 5, "Manufacturing Districts Use Matrix", of this section.
4. Bulk Regulations: The bulk regulations that apply to the M-3 special manufacturing district are listed within table 6, "Manufacturing Districts Bulk Matrix", of this section.
5. Site Plan Review:
 - a. Open Storage: The open or unenclosed storage of materials or equipment shall be strictly prohibited in the M-3 special manufacturing district.
 - b. Lights: If the premises abuts a residential district, lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon such abutting residential district.
 - c. Fencing: If a premises abuts a residential district or use, a solid opaque view screen fence, eight feet (8') in height, shall be provided upon the premises along each property line abutting the residential district or use. (Ord. Z-13-14, 5-5-2014)

G. Manufacturing Use Matrix:

TABLE 5
MANUFACTURING DISTRICTS USE MATRIX

P = Permitted use

C = Conditional use permit required

Uses	M-1	M-2	M-3
Accessory uses and structures	P	P	P
Animal hospitals		C	
Auto body repair	P	P	
Auto filling station	P	P	
Auto sales		P	
Auto service repair	P	P	
Brewery	C	P	P
Car wash		P	
Commercial indoor recreation	C	C	
Commercial outdoor recreation	C	C	

Commercial shopping center		C	
Commercial storage		P	
Commercial truck parking lot		C	
Contractor's storage yard		C	
Distillery	C	P	P
Distribution facilities		P	P
Domestic pet service	C ^{1,2,3}	C ^{1,2,3}	
Food processing establishment	C	P	
Grocery retail	C	C	
Leasing agents, heavy equipment	C	P	
Leasing agents, vehicles	C	P	
Manufacturing - heavy		P	
Manufacturing - light	P	P	P
Manufacturing service establishments	C	P	
Medical cannabis cultivation center		P	
Medical cannabis dispensing organization	C	C	
Offices	P	P	P
Planned developments	C	C	C
Public utilities	C	P	
Radio transmitting towers, public broadcasting	C	C	C
Recycling center	C	C	
Research, testing and development industries	P		P
Restaurants:			
Class A		C	
Class B		C	
Retail goods establishments	C	C	
Schools, commercial	P	C	
Shooting range, indoor		C	
Trade contractors	P	P	
Vehicle towing		C	

Warehouse	C	P	P
Wholesale goods establishments	C	P	

Notes:

1. All domestic pet services shall be at least 300 feet from any residential dwelling.
2. Outdoor kennels are not allowed.
3. Outdoor runs are allowed.

(Ord. Z-13-14, 5-5-2014; amd. Ord. Z-6-16, 4-4-2016)

H. Manufacturing Bulk Matrix:

TABLE 6
MANUFACTURING DISTRICTS BULK MATRIX

Bulk Controls		M-1	M-2	M-3
Maximum height		50 ft.	40 ft.	50 ft.
Minimum front yard:				
	Adjacent manufacturing, not on major thoroughfare	60 ft.	50 ft.	60 ft.
	Adjacent other, or on major thoroughfare	60 ft.	65 ft.	60 ft.
Minimum side yard:				
	Adjacent manufacturing	60 ft.	25 ft.	60 ft.
	Adjacent other	60 ft.	50 ft.	60 ft.
Minimum rear yard:				
	Adjacent manufacturing	60 ft.	25 ft.	60 ft.
	Adjacent other	60 ft.	50 ft.	60 ft.
Minimum lot size		5 acres	None	5 acres
Maximum building coverage		75%	70%	75%

(Ord. Z-8-98, 9-21-1998)

12-7-5: SPECIAL DISTRICTS REGULATIONS:

A. Institutional District:

1. Purpose: The I-1 institutional district is designed to recognize the public or semipublic nature of the institutional district and to provide guidelines for their continued use and future development. The I-1 institutional district shall provide protection for existing institutional facilities by prohibiting the encroachment of noncompatible uses.
2. Permitted Uses: The uses specified as permitted in table 7, "Institutional District Use Matrix", of this section, shall be considered permitted as of right in the institutional districts, subject to any limitations therein or in this chapter, and the securing of a zoning certificate. The uses shall also be required to comply with all other applicable requirements of this title and the city code.
3. Conditional Uses: The uses specified as conditional uses in table 7, "Institutional District Use Matrix", of this section, may be allowed in the institutional districts, subject to any limitations therein or in this chapter, and the securing of a conditional use permit pursuant to section [12-3-4](#), "Conditional Uses", of this title. The uses shall also be required to comply with all other applicable requirements of this title and the city code.
4. Bulk Regulations: The bulk regulations that apply to the I-1 institutional district are listed within table 8, "Institutional District Bulk Matrix", of this section.
5. Standards For Site Plan Review:
 - a. Parking In Rear Yard Only: Off street parking and loading shall not be permitted in any required front or side yard in the institutional district, and the parking areas shall not extend closer than five feet (5') to the rear property lines, except in such a situation where the rear property line is also a dedicated street right of way line. In this case, there shall be a setback from such right of way lines of at least twenty five feet (25').
 - b. Spacing Of Detached Buildings On The Same Zoning Lot: No more than one principal building may be placed on a lot less than four (4) acres in size. On lots of more than four (4) acres in size, more than one principal building may be located provided that two (2) acres of land area shall be required for each principal building. All detached buildings shall maintain a minimum separation of twenty five feet (25').

6. Institutional Use Matrix:

TABLE 7
INSTITUTIONAL DISTRICT USE MATRIX

P = Permitted use

C = Conditional use permit required

Use	I-1
Accessory uses and structures	P
Assisted living facility	P
Cemetery, mausoleums, and crematoriums	P
Colleges and universities	P
Commercial indoor recreation	C
Commercial outdoor recreation	C

Congregate housing	P
Convents and monasteries	P
Forest preserves	P
Government offices	P
Hospitals	P
Institutional headquarters, educational, professional, and religious	P
Massage establishment	C ¹
Offices	P
Parks	P
Places of worship	P
Planned developments	C
Public utilities	C
Rectories and parish houses	P
Schools, private - elementary and high school	P
Schools, public - elementary and high school	P

Note:

1. When located on the same zoning lot as a hospital or medical office building.

(Ord. Z-3-13, 2-4-2013)

7. Institutional Bulk Matrix:

TABLE 8
INSTITUTIONAL DISTRICT BULK MATRIX

Bulk Controls	I-1
Maximum height:	
Adjacent nonresidential	100 ft.
Adjacent residential	45 ft. plus 5 ft. for each 10 ft. of additional setback provided
Minimum front yard	50 ft.
Minimum side yard	25 ft.
Minimum rear yard	50 ft.
Minimum lot size	2 acres

Maximum lot coverage	40% ¹
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Note:

1. Graves shall not be counted toward lot coverage, provided that no individual aboveground memorial exceeds 30 square feet in face area or 10 feet in height.

B. Mobile Home Park District:

1. Purpose: The purpose of the MH-1 mobile home park district is to provide appropriate locations for individual mobile/manufactured homes in a parklike setting which are adequately served by public utilities.
2. Permitted Uses: The uses specified as permitted in table 9, "Mobile Home Park District Use Matrix", of this section, shall be considered permitted as of right in the mobile home park districts, subject to any limitations therein or in this chapter, and the securing of a zoning certificate. The uses shall also be required to comply with all other applicable requirements of this title and the city code.
3. Conditional Uses: The uses specified as conditional uses in table 9, "Mobile Home Park District Use Matrix", of this section, may be allowed in the mobile home districts, subject to any limitations therein or in this chapter, and the securing of a conditional use permit pursuant to section [12-3-4](#), "Conditional Uses", of this title. The uses shall also be required to comply with all other applicable requirements of this title and the city code.
4. Bulk Requirements: The bulk regulations that apply to the mobile home park district are listed within table 10, "Mobile Home Park District Bulk Matrix", of this section.
5. Standards For Site Review: Mobile home park districts shall be subject to the following standards:
 - a. Minimum Separation: A minimum separation of ten feet (10') shall be maintained between a mobile home and any other structure.
 - b. Access: Every mobile home lot shall have access to and abut a private driveway. The driveway shall have an unobstructed access to a public thoroughfare.
 - c. Street And Driveways: All streets and driveways, in every mobile home park shall be paved with a minimum width of twenty four feet (24').
 - d. Common Open Space: Common open space equal to two hundred fifty (250) square feet per home shall be provided at common locations within the park.
 - e. Designated Operator: Every mobile home park shall have a designated operator for the park. The operator shall provide the zoning administrator with his name, office hours, office mailing address, and emergency contact persons and numbers.
 - f. Maintenance: It shall be the duty of the mobile home park operator to secure the maintenance of the park and ensuring that the park meets all applicable state or local laws, ordinances or regulations.
 - g. Incidental Retail Sales: Incidental retail sales of mobile homes may be permitted in a mobile home park provided no mobile home models are located on the site of the mobile home park.

- h. One For One Replacement: For the purposes of this title, the one to one replacement of a mobile home with another mobile home shall be permitted, notwithstanding the prohibitions set forth in sections [12-5-5](#), "Nonconforming Uses", and [12-5-6](#), "Nonconforming Structures", of this title.

C. Mobile Home Park Use Matrix:

TABLE 9
MOBILE HOME PARK DISTRICT USE MATRIX

Uses	MH-1
Accessory uses and structures	P
Convents and monasteries	C
Forest preserves	P
Mobile/manufactured homes	P
Parks	P
Places of worship	P
Rectories and parish houses	C

D. Mobile Home Park Bulk Matrix:

TABLE 10
MOBILE HOME PARK DISTRICT BULK MATRIX

Bulk Controls	MH-1
Maximum height of any mobile home	14 ft.
Maximum height of buildings and structures other than mobile homes	2 ¹ / ₂ stories to 35 ft.
Minimum floor area per mobile home unit	700 sq. ft.
Minimum mobile home slip size	1,500 sq. ft. per unit
Minimum open space per mobile home park ¹	250 ft. per unit
Minimum setback from any publicly dedicated street	25 ft.
Minimum setback from any mobile home park boundary	25 ft.
Maximum building coverage for entire mobile home park	50%

Note:

1. Impervious surface devoted to driveways, roadways, and walkways shall not be used to calculate open space requirements.

(Ord. Z-8-98, 9-21-1998)