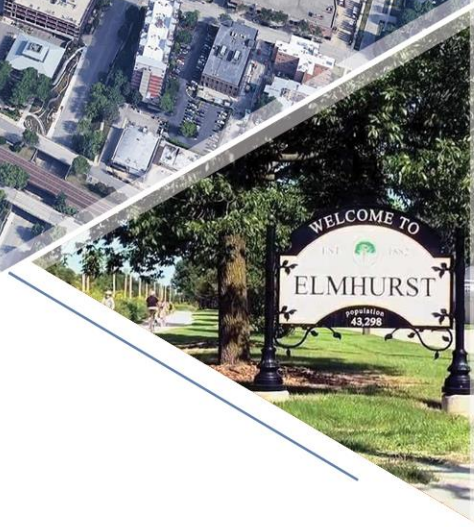
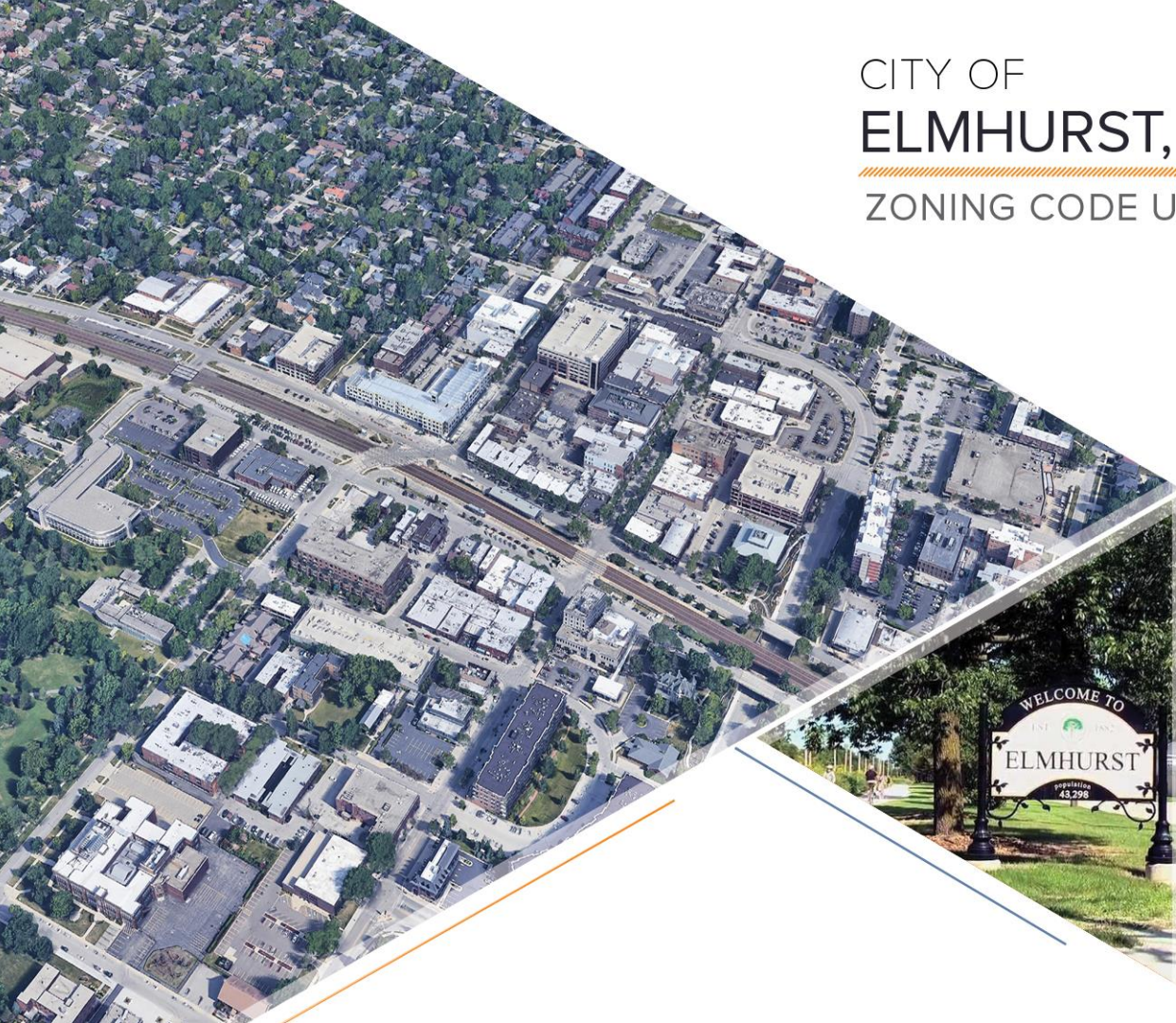


CITY OF
ELMHURST, ILLINOIS
ZONING CODE UPDATE



ORDINANCE ORGANIZATION

Article 1 Title, Purpose, + Intent

Article 2 Definitions + Measurement

Article 3 Zoning Districts + Zoning Map

Article 4 Residential Districts

Article 5 Commercial Districts

Article 6 Central Business Districts

Article 7 Industrial Districts

Article 8 Special Purpose Districts

Article 9 Uses

Article 10 General Development Standards

Article 11 Accessory Structures + Uses

Article 12 Off-Street Vehicle + Bicycle Parking, + Loading

Article 13 Landscape

Article 14 Signs

Article 15 Zoning Administrators

Article 16 General Procedures

Article 17 Zoning Approvals + Permits

Article 18 Planned Development

Article 19 Nonconformities

Article 20 Enforcement

ORDINANCE ORGANIZATION

Compartmentalize

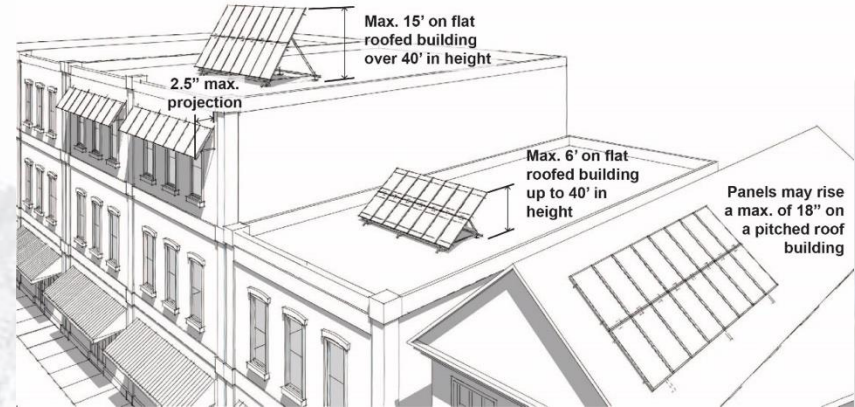
No more “General Provisions”

Graphic orientation

Consistent “voice” + terminology

Define all terms

Measurement methodologies



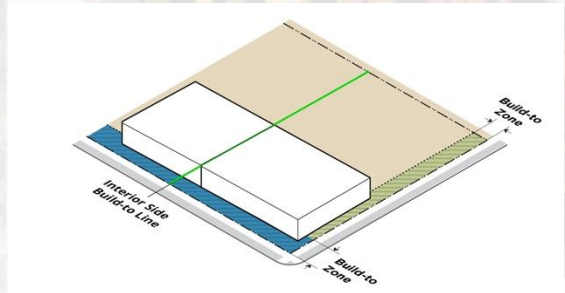
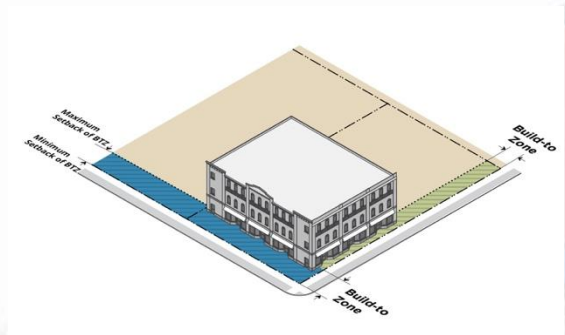
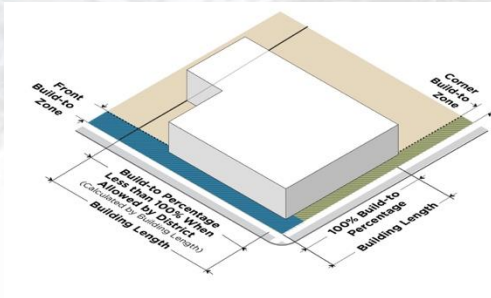
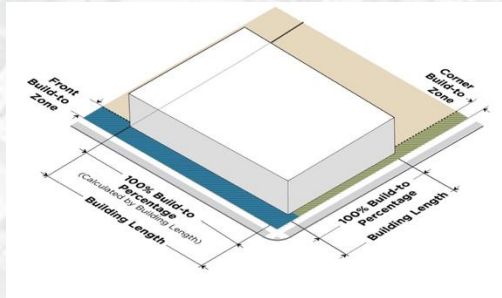
UPDATES DEFINITIONS + MEASUREMENTS

Updated Definitions

- Removed definitions not used – ex. “building envelope”
- Added + updated definitions: *shade structure*, *enhanced deck definitions*

Updated Measurements

- New grade measurement
- Updated lot area
- Clarified interior side setback + relation to eaves



DISTRICTS **RESIDENTIAL**

Simplify district dimensional standards

Eliminate by types of uses; residential + nonresidential

New standards for all nonresidential

Clarify lot coverage + lot width calculations

Coverage - “Box-out” issues

Remove FAR

Clarify yard/setback measurement methodology

Front yard averaging for single-family

Maintain stories only for single-family, two-family

Separate townhouse + multi-family standards

Design standards for TH + MF



Dwelling, Single-Family Detached



Dwelling, Townhouse

DISTRICT RESIDENTIAL

Increased setbacks for nonresidential in RE, R1, R2

| | RE | R1 | R1A | R2 | R2A NEW |
|-------------------------|---------------------|--------------------------------|---------------------|--------------------------------|---------------------|
| Minimum Lot Area | 12,000sf | 9,000sf NR: 20,000sf | 10,000sf | 7,260sf NR: 20,000sf | 6,500sf |
| Minimum Lot Width | 75' | 50' NR: 100' | 56' | 50' NR: 100' | 50' |
| Maximum Building Height | 35' and 2.5 stories | 35' and 2.5 stories NR: 35' | 35' and 2.5 stories | 35' and 2.5 stories NR: 35' | 35' and 2.5 stories |

DISTRICTS RESIDENTIAL

| | R3 | R4 | R5 | RNT NT - MOVED FROM CBD |
|--------------------------------|--|--|--|--|
| Minimum Lot Area | SF: 7,260sf 2F: 7,260sf TH: 2,200sf/du NR: 20,000sf | SF: 7,260sf 2F: 7,260sf TH, MF: 2,200sf/du NR: 20,000sf | SF: 9,000sf 2F: 9,000sf TH, MF: 2,200sf/du NR: 20,000sf | SF: 7,260sf 2F: 7,260sf TH: 2,200sf/du |
| Minimum Lot Width | 50' NR: 100' | 50' NR: 100' | 60' NR: 100' | 50' |
| Maximum Building Height | SF, 2F: 35' and 2.5 stories TH: 35' NR: 35' | SF, 2F: 35' and 2.5 stories TH: 35' MF: Less than 1ac lot area: 35' 1ac or more lot area: 55' NR: 35' | SF, 2F: 35' and 2.5 stories TH: 35' MF: Less than 1ac lot area: 35' 1ac or more lot area: 55' NR: 35' | SF, 2F: 35' and 2.5 stories TH: 35' |

DISTRICTS **COMMERCIAL**

FAR eliminated as a bulk control

Density for dwellings eliminated

Increased heights in certain districts

Maintained additional height by conditional use in C3, C4, C5

55' as base standard, up to 75' by conditional use

C5 new district – commercial mixed-use to address subarea goals

C3, C4, C5 height limitation:

Maximum building height within 200' of a lot in current use as single-family, two-family, or townhouse dwelling is limited to 40' (currently 35')

Distance is measured to include rights-of-way; applies only to that part of a structure within this 200' distance

Design standards included

DISTRICTS **COMMERCIAL**

| District | Additional Revisions |
|---|---|
| O1 Office | Similar to current; lot area reduced to 5,000sf |
| C1 Local Commercial | Minimum lot area: None Height increased to 40' |
| C2 Community Commercial | Minimum lot area: None Base height increased to 55' (75' by CU); 40' within 200' of SF, 2F, TH |
| C3 General Commercial | Minimum lot area: 10,000sf Base height increased to 55' (75' by CU); 40' within 200' of SF, 2F, TH |
| C4 Commercial/Industrial Mixed-Use <i>* Includes C3A</i> | Minimum lot area: 10,000sf Base height increased to 55' (75' by CU); 40' within 200' of SF, 2F, TH |
| C5 Commercial Mixed-Use | Minimum lot area: 10,000sf New district; standards similar to C4 but with residential |

DISTRICTS **CENTRAL BUSINESS DISTRICTS**

FAR + stories eliminated from CBD

Heights

CBC – 77'; up to 125' by CU

CBOC – 77'; unless within 100' of SF, 2F, TH, then 53'

CBOCR - 72'; unless within 100' of SF, 2F, TH, then 48'

Incorporation of build-to zone + build-to percentages for CBC, CBOC

Includes required build-to percentage for front + corner side: 100% unless programmed outdoor space (dining, plaza, etc.) – can be reduced to 80%

Includes 0' build-to line for interior side unless pedestrian accessway (max of 8')

Includes design standards



These diagrams are intended only to illustrate the basic elements of the building design standards and building form. They are not intended to denote any required architectural style or detail.

- | | |
|---|------------------------------------|
| A Blank wall limitation | D Ground floor transparency |
| B Prominent entrance | E Upper floors transparency |
| C Architectural distinction between the ground floor and upper stories | |

DISTRICTS INDUSTRIAL

55' as base standard height, up to 75' by conditional use

Maximum building height within 200' of a lot in current use as single-family, two-family, or townhouse dwelling is limited to 35'

Basic industrial design standards



These diagrams are intended only to illustrate the basic elements of the building design standards and building form. They are not intended to denote any required architectural style or detail.

- A** Blank wall limitation
- B** Street facing façade features
- C** Ground floor transparency

DISTRICTS SPECIAL

CR Conservation/Recreation Zoning District

Preserve + protect large, open space uses + encourage the development of land for open space recreational activities or to conserve natural resources

CI Civic Institutional Zoning District

Accommodate civic + governmental structures, + educational + institutional buildings in a mutually compatible environment

HCC Health Care Campus Zoning District

Accommodate community hospitals + the broad array of uses which are directly related to hospital care on larger parcels of land in a campus like setting

MODERNIZED **USE STRUCTURE**

Revised approach

Use matrix

Uses tailored to purpose of district

Principal + temporary uses

Modern generic use approach

Larger use categories

Call out select uses of concern

Each use defined

Use standards

Control impacts of certain uses



MODERNIZING USE STRUCTURE

Table 9-1: Use Matrix

| Principal Use | RE | R1 | R1A | R2 | R2A | R3 | R4 | R5 | RNT | O1 | C1 | C2 | C3 | C4 | C5 | CBC | CBOC | CBOCR | I1 | I2 | CR | CI | HCC | Standards |
|---|----|----|-----|----|-----|----|----|----|-----|----|----|----|----|----|----|-----|------|-------|----|----|----|----|-----|------------|
| Adult Use | | | | | | | | | | | | | | | | | | | | P | | | | Sec. 9.3.A |
| Amusement Facility, Indoor | | | | | | | | | | | | P | P | P | P | P | P | | C | | | | | |
| Amusement Facility, Outdoor | | | | | | | | | | | | | C | C | | | | | | | | | | |
| Animal Care Facility: With Outdoor Area | | | | | | | | | | | | | P | P | | | | | P | | | | | Sec. 9.3.B |
| Animal Care Facility: No Outdoor Area | | | | | | | | | | | P | P | P | P | P | P | P | | | | | | | Sec. 9.3.B |
| Art Gallery | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | |
| Arts and Business Studio | | | | | | | | | | P | P | P | P | P | P | P | P | | P | | | | | |
| Bar | | | | | | | | | | | C | C | P | P | P | C | C | | | | | | | |
| Food and Breakfast | | | | | | | | C | | | | | | | | | | | | | | | | Sec. 9.3.C |
| Body Modification Establishment | | | | | | | | | | | P | P | P | P | P | P | | | | | | | | |
| | | | | | | | | | | | C | C | C | C | | | | | | P | | | | Sec. 9.3.D |
| | | | | | | | | | | | | | | | | | | | C | C | | | | Sec. 9.3.E |
| Commercial Kitchen (Standalone) | | | | | | | | | | | | | C | P | | | | | P | | | | | |
| Community Center | C | C | | C | | C | C | C | | | P | P | P | P | P | P | P | | | | P | P | | |
| Community Garden | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | P | P | P | | | P | P | P | Sec. 9.3.F |
| Conservation Area | | | | | | | | | | | | | | | | | | | | | P | | | |
| Cultural Facility | C | C | | C | | C | C | C | C | P | P | P | P | P | P | P | P | | | | P | P | | |
| Day Care Center | | | | | | | C | | | P | C | P | P | P | P | P | C | | | | | P | P | Sec. 9.3.G |
| Day Care Home | P | P | P | P | P | P | P | P | P | | | | | | | | | | | | | | | Sec. 9.3.G |
| Drive-Through Lane | | | | | | | | | | | C | C | C | P | | | | | | | | | | Sec. 9.3.H |
| Dwelling - Single-Family | P | P | P | P | P | P | P | P | P | P | | | | | | | | | | | | | | |
| Dwelling - Two-Family | | | | | | P | P | P | | P | | | | | | | | | | | | | | |

Locate Use

- 1) By use type
- 2) By district

Table 9-1: Use Matrix

[illegible]

Table 9-1: Use Matrix

| Principal Use | RE | R1 | R1A | R2 | R2A | R3 | R4 | R5 | RNT | O1 | C1 | C2 | C3 | C4 | C5 | CBC | CBOC | CBOCR | I1 | I2 | CR | CI | HCC | Standards |
|--|----|----|-----|----|-----|----|----|----|-----|----|----|----|----|----|----|-----|------|-------|----|----|----|----|-----|------------|
| Dwelling - Townhouse | | | | | | P | P | P | P | | | | | | | | | P | | | | | | Sec. 9.3.K |
| Dwelling - Multi-Family | | | | | | | P | P | | | | | | | P | | P | P | | | | | | Sec. 9.3.L |
| Dwelling - Above the Ground Floor | | | | | | | | | | | P | P | | | P | P | P | P | | | | | | |
| Educational Facility - Pre-School | P | P | P | P | P | P | P | P | | P | P | P | P | P | P | P | P | | | | | | | |
| Educational Facility - Primary or Secondary | C | C | C | C | C | C | C | C | | | | | | | | | | | | | C | P | | |
| Educational Facility - University or College | | | | | | | | | | | | | | | | | | | | | C | P | P | |
| Educational Facility - Vocational | | | | | | | | | | | | | P | P | P | C | C | | P | | | | | |
| Financial Institution | | | | | | | | | | P | P | P | P | P | P | P | P | | P | P | | | | |
| Financial Institution, Alternative | | | | | | | | | | | | C | C | C | | | | | | | | | | Sec. 9.3.M |
| Firearm Range | | | | | | | | | | | | | PC | | | | | | PC | | | | | |
| Firearm Sales | | | | | | | | | | | | | | | | | | | PC | | | | | |
| Food Bank | | | | | | | | | | | | | P | P | | | | | P | | | | | |
| Food Pantry | | | | | | | | | | | | | P | P | | | | | P | | | | | |
| Principal Use | RE | R1 | R1A | R2 | R2A | R3 | R4 | R5 | RNT | O1 | C1 | C2 | C3 | C4 | C5 | CBC | CBOC | CBOCR | I1 | I2 | CR | CI | HCC | Standards |
| Funeral Home | | | | | | | | | | | P | P | P | P | | P | P | | | | | | | |
| Gas Station | | | | | | | | | | | | C | C | C | | | | | C | C | | | | Sec. 9.3.N |
| Government Office/Facility | C | C | C | C | C | C | C | | | P | P | P | P | P | P | P | P | | P | P | P | P | | |
| Group Home: 5 to 8 Residents | P | P | P | P | P | P | P | P | P | P | | | | | | | | | | | | | | Sec. 9.3.O |
| Group Home: 9 to 14 Residents | | | | | | P | P | P | | | | | | | | | | | | | | | | Sec. 9.3.O |
| Health Care Facility | | | | | | | | | | | | | | | | | | | | | | | C | |
| Heavy Retail, Rental, and Service | | | | | | | | | | | | | P | P | | | | | P | | | | | |
| Helipad | | | | | | | | | | | | | | | | | | | C | P | | | | |
| Helistop or Helipad | | | | | | | | | | | | | | | | | | | | | | | C | |
| Hotel | | | | | | | | | | | | C | P | P | P | C | C | | P | | | | P | |
| Industrial Design | | | | | | | | | | P | P | P | P | P | P | P | P | | P | | | | | |

Table 9-1: Use Matrix

| Principal Use | RE | R1 | R1A | R2 | R2A | R3 | R4 | R5 | RNT | O1 | C1 | C2 | C3 | C4 | C5 | CBC | CBOC | CBOCR | I1 | I2 | CR | CI | HCC | Standards |
|--|----|----|-----|----|-----|----|----|----|-----|----|----|----|----|----|----|-----|------|-------|----|----|----|----|-----|------------|
| Industrial, Artisan | | | | | | | | | | | | | | P | | | | | P | | | | | |
| Industrial, Light | | | | | | | | | | | | | | | | | | | P | P | | | | |
| Industrial, General | | | | | | | | | | | | | | | | | | | | P | | | | |
| Landscape Business with Outdoor Storage | | | | | | | | | | | | | | | | | | | C | P | | | | |
| Live Performance Venue | | | | | | | | | | | | C | P | P | C | P | P | | | | | | | |
| Live Entertainment – Ancillary Use | | | | | | | | | | | P | P | P | P | P | P | P | | | | | | | |
| Lodge/Social Club | | | | | | | | | | | P | P | P | P | P | P | | | P | P | | | | Sec. 9.3.P |
| Massage Parlor | | | | | | | | | | | C | C | C | | C | C | C | | | | | | | |
| Medical/Dental Office | | | | | | | | | | P | P | P | P | P | P | P | P | | P | | | | P | |
| Medical Cannabis: Cultivation Center | | | | | | | | | | | | | | | | | | | C | | | | | |
| Medical Cannabis: Dispensing Facility | | | | | | | | | | | | | C | | | | | | C | | | | | |
| Micro-Production of Alcohol | | | | | | | | | | | P | P | P | P | P | P | P | | P | | | | | |
| Office | | | | | | | | C | | P | P | P | P | P | P | P | P | C | P | P | | P | P | Sec. 9.3.Q |
| Principal Use | RE | R1 | R1A | R2 | R2A | R3 | R4 | R5 | RNT | O1 | C1 | C2 | C3 | C4 | C5 | CBC | CBOC | CBOCR | I1 | I2 | CR | CI | HCC | Standards |
| Park/Playground – Under 2 acres in area | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | P | | |
| Park/Playground – 2 or more acres in area | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | | | P | C | | |
| Parking Lot, Surface (Principal Use) | C | C | C | C | C | C | C | C | C | | | | C | C | C | C | C | | P | P | P | P | P | Sec. 9.3.R |
| Parking Structure (Principal Use) | | | | | | | | | | | | | C | C | C | C | C | | | | P | P | P | Sec. 9.3.R |
| Parking Lot, Surface (Principal Use) – Municipal | | | | | | | | | | P | P | P | P | P | P | P | P | | | | P | P | P | Sec. 9.3.R |
| Parking Structure (Principal Use) – Municipal | | | | | | | | | | P | P | P | P | P | P | P | P | | | | P | P | P | Sec. 9.3.R |
| Pawn Shop | | | | | | | | | | | | | C | C | | | | | | | | | | Sec. 9.3.S |
| Personal Service Establishment | | | | | | | | | | | P | P | P | P | P | P | P | | | | | | | |
| Place of Worship | C | C | C | C | C | C | C | C | C | C | P | P | P | P | P | P | P | C | P | C | C | P | C | |
| Public Safety Facility | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | P | P | | P | | |
| Reception Facility | | | | | | | | | | | C | C | P | P | P | C | C | | | | | | | |

Table 9-1: Use Matrix

| Principal Use | RE | R1 | R1A | R2 | R2A | R3 | R4 | R5 | RNT | O1 | C1 | C2 | C3 | C4 | C5 | CBC | CBOC | CBOCR | I1 | I2 | CR | CI | HCC | Standards |
|--|----|----|-----|----|-----|----|----|----|-----|----|----|----|----|----|----|-----|------|-------|----|----|----|----|-----|--------------|
| Research and Development (R&D) | | | | | | | | | | | | | | P | | | | | P | P | | | P | |
| Residential Addiction Treatment Facility | | | | | | | | | | | C | C | P | P | C | | C | | | | | | P | Sec. 9.3.T |
| Residential Care Facility | | | | C | C | | C | C | | | C | C | P | P | P | | C | C | | | | | P | Sec. 9.3.T |
| Restaurant | | | | | | | | | | | P | P | P | P | P | P | P | P | C | | | | | |
| Retail Goods Establishment | | | | | | | | | | | P | P | P | P | P | P | P | | | | | | | |
| Self-Storage Facility: Climate-Controlled | | | | | | | | | | | | | | P | P | | | | P | P | | | | Sec. 9.3.U |
| Self-Storage Facility: Outdoor-Access | | | | | | | | | | | | | | | | | | | P | P | | | | Sec. 9.3.U |
| Social Service Center | | | | | | | | | | | P | P | P | P | P | P | P | | | | | P | P | |
| Specialty Food Service | | | | | | | | | | | GE | P | P | P | P | GE | GE | | P | | | | | |
| Vehicle Dealership – With Outdoor Display | | | | | | | | | | | | C | P | P | | | | | C | | | | | Sec. 9.3.V |
| Vehicle Dealership – Completely Enclosed; No Outdoor Display | | | | | | | | | | | | P | P | P | | P | P | | C | | | | | Sec. 9.3.V |
| Vehicle Operation Facility | | | | | | | | | | | | | C | | | | | | P | | | | | Sec. 9.3.W |
| Vehicle Rental | | | | | | | | | | | | | P | P | | | | | C | | | | | Sec. 9.3.V |
| Vehicle Repair/Service – Major | | | | | | | | | | | | | P | P | | | | | C | | | | | Sec. 9.3.X |
| Vehicle Repair/Service – Minor | | | | | | | | | | | C | C | P | P | P | | | | C | | | | | Sec. 9.3.X |
| Warehouse and Distribution | | | | | | | | | | | | | | P | | | | | P | P | | | | Sec. 9.3.Y |
| Wholesale Goods Establishment | | | | | | | | | | | | | | | | | | | P | P | | | | |
| Wireless Telecommunications: Colocation or Stealth Antenna | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 9.3.Z |
| Wireless Telecommunications: Tower, Antenna, and/or Facility Building | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Sec. 9.3.Z |
| Temporary Use General Standards for Temporary Uses - Sec. 9.4.A | RE | R1 | R1A | R2 | R2A | R3 | R4 | R5 | RNT | O1 | C1 | C2 | C3 | C4 | C5 | CBC | CBOC | CBOCR | I1 | I2 | CR | CI | HCC | Standards |
| Farmer's Market | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | | T | T | T | Sec. 9.4.B |
| Mobile Food Vendor, <u>Operation</u> | | | | | | | | | | T | T | T | T | T | T | T | T | | T | T | T | T | T | Sec. 9.4.C.1 |
| <u>Mobile Food Vendor, Storage</u> | | | | | | | | | | I | I | I | I | I | I | I | I | | I | I | I | I | I | Sec. 9.4.C.2 |

UPDATES TO **USE STANDARDS**

Body Modification Establishment

In C2 District: only permitted when part of a medical office, beauty salon, spa

The area devoted to such cannot exceed 25% of the total floor area of establishment

Data Center

Series of performance standards

Townhouse + Multi-Family

Limited prohibited building materials to 20%

Mobile Food Vendors

Distinguished between operations + storage

STANDARDS **GENERAL DEVELOPMENT**

Specific On-Site Development Standards

Number of structures on a lot

Structures prohibited in utility easements

Sight visibility triangle

Reference to flood provisions

Exterior Lighting

Lighting plan for nonresidential, mixed-use, multi-family, townhouse

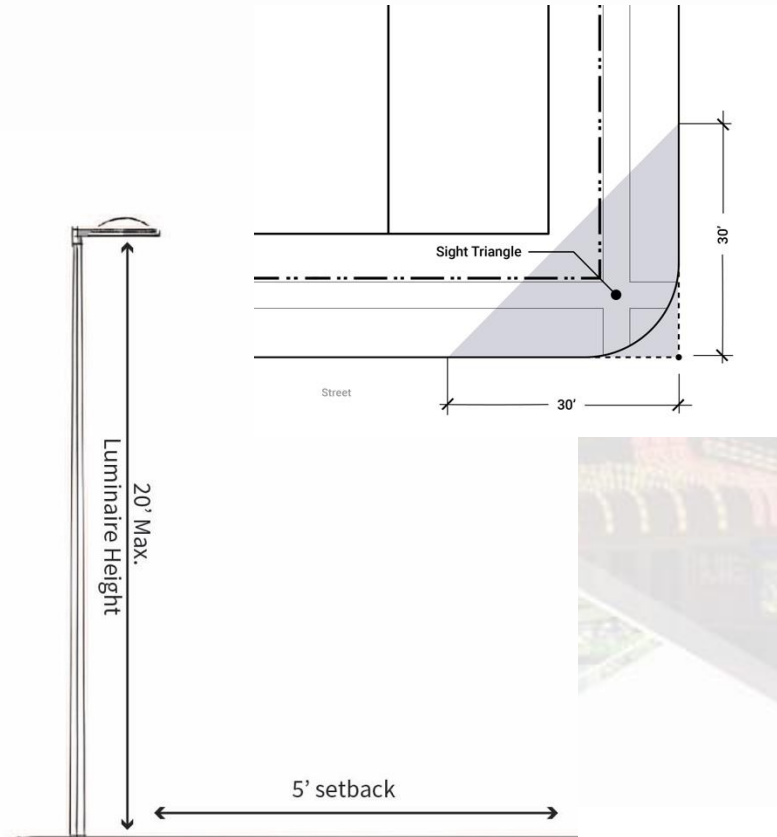
** Updates

Residential: 0.2 fc

Nonresidential against residential: 0.2 fc

Nonresidential against nonresidential: 1 fc

Prohibited lighting types + special exceptions



STANDARDS **GENERAL DEVELOPMENT**

Fences + Walls Updates

How to measure fence height

Prohibited particle board

Increased height for residential when adjacent to nonresidential

Window/Escape Well

New standards – setbacks, number, size

Refuse + Recycling Containers

Enclosures required

Performance Standards

Noise, heat, vibration, dust, odor, hazards

Permitted Encroachments

First floor deck – allowed to encroach in corner side + rear setback, not allowed in front or interior side setback

Clarified encroachment for shade structure (identical to pergola)

Porches allowed to encroach 6' into front or corner side

Clarified step + stoop encroachment

Accessory Dwelling Units

Removed provisions for ADUs

OFF-STREET **PARKING**

Updated parking ratios

Tied to use table

Revision of gross floor area (GFA) – no longer discount stairs, elevators, etc.
Reduced amount of required parking

Multi-tenant developments (3 or more nonresidential)

1/250sf GFA

Parking maximums CBC, CBOC, CBOCR

3/1,000sf GFA for nonresidential

Exceed via conditional use in CBC, CBOC

Bicycle parking

Required by use

Table 12-1: Off-Street Vehicle and Bicycle Parking Requirements

| USE | MINIMUM REQUIRED VEHICLE SPACES | MINIMUM REQUIRED BICYCLE SPACES |
|---|--|---------------------------------|
| Cultural Facility | 1 per 500sf GFA | 1 per 2,000sf GFA |
| Day Care Center | 1 per 500sf GFA | |
| Dwelling – Single-Family | 2 per du | |
| Dwelling – Two-Family | 2 per du | |
| Dwelling – Townhouse | 2 per du | |
| Dwelling – Multi-Family | 2 per du | 1 per 4 du |
| Dwelling – Above the Ground Floor | 2 per du | 1 per 4 du |
| Educational Facility – Pre-School | 1/1,000sf GFA | |
| Educational Facility – Primary or Secondary | | |
| <i>Educational Facility – Elementary and/or Junior High</i> | <i>2 per each classroom + 3 per office</i> | <i>1 per 10 classrooms</i> |
| <i>Educational Facility – High School</i> | <i>4 per classroom + 4 per office</i> | <i>1 per 10 classrooms</i> |
| Educational Facility – University or College | 4 per classroom + 2 per office | 1 per 5 classrooms |
| Educational Facility – Vocational | 4 per classroom + 2 per office | 1 per 5 classrooms |
| Financial Institution | 1 per 500sf GFA | 1 per 2,000sf GFA |
| Financial Institution, Alternative (AFS) | 1 per 500sf GFA | 1 per 2,000sf GFA |
| Firearm Sales | 1 per 500sf GFA | |
| Funeral Home | 1 per 200sf GFA | |
| Gas Station | 2 per pump island + 1 per 500sf GFA of structure + 4 stacking spaces per car wash bay | |
| Government Office/Facility | 1 per 500sf GFA | 1 per 2,000sf GFA |
| Group Home | 1 per 2 rooms | |
| Heavy Retail, Rental, and Service | 1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor space | |
| Hospital | 1 per 3 beds | 1 per 100 beds |
| Hotel | 1.5 per room | |
| Industrial Design | 1 per 500sf GFA | 1 per 2,000sf GFA |
| Industrial, Artisan | 1 per 1,000sf GFA | 1 per 2,000sf GFA |
| Industrial, Light | 1 per 300sf of office area + 1 per 2,500sf GFA excluding both office and outdoor storage | 1 per 2,000sf GFA |

OFF-STREET **PARKING**

Flexibilities

- C1, CBC, CBOC, CBOCR exempt
- Residential Parking Zones Map
- Landbanked parking

Maintained location restrictions for nonresidential uses

Conditional use in abutting residential

Design standards

Parking facilities + bike spaces

EV Parking Requirements

Lots + structures over 35 spaces
10% of spaces or 10, whichever is less
EV-Capable required

Off-street loading

Not allowed in front of building

Updated required number of spaces

Commercial vehicles

Passenger-sized commercial vehicles
(including logo) allowed in residential parking areas

All others not allowed on residential lots

Recreational Vehicles

Stored in interior side or rear yard

More than 6' in height rear yard only + 10'
from lot line

Stored in driveway for 72 hours maximum

STANDARDS **LANDSCAPE**

General Standards

- Selection
- Installation
- Existing trees + shrubs count toward requirement
- Minimum planting sizes
- Maintenance
- Unpaved surfaces - trees, shrubs, live groundcover, + other plantings required

Rain gardens, bioswales, + similar stormwater management landscape elements meet requirements

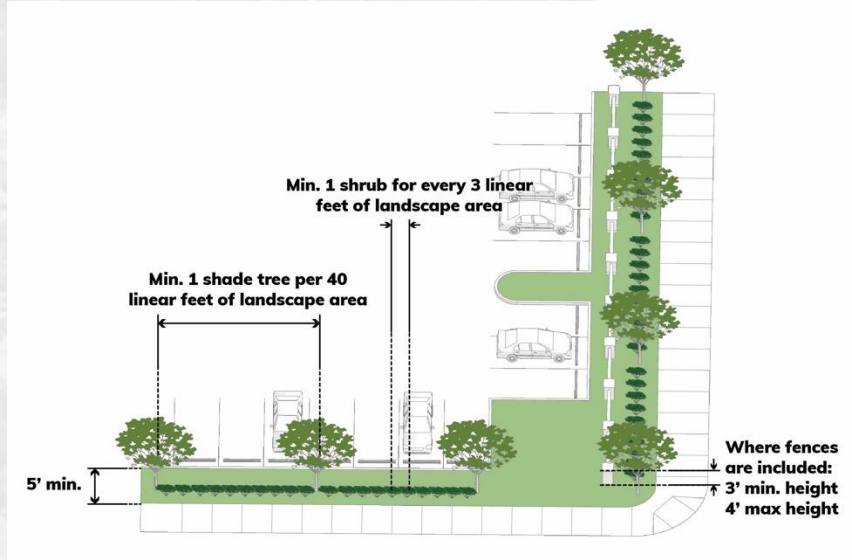
Alternative Landscape Plan

Other methods of meeting the requirements

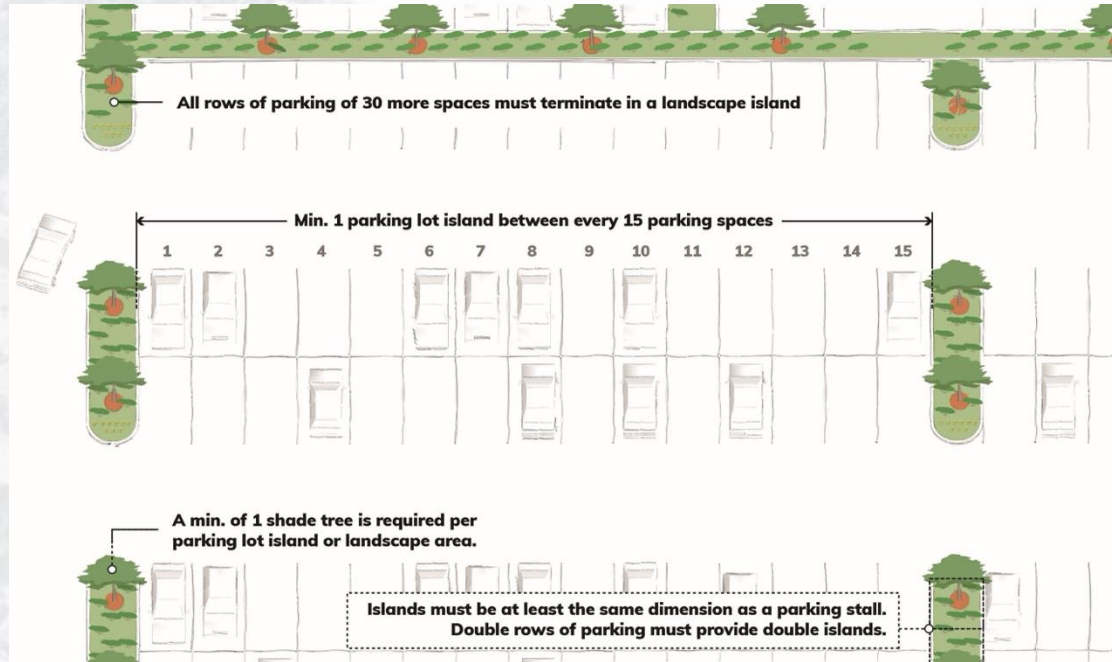
Required Landscape

- Parking lot perimeter
- Parking lot interior
- Buffer yards

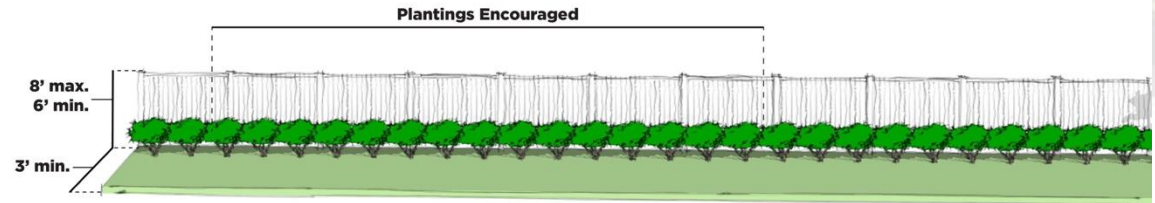
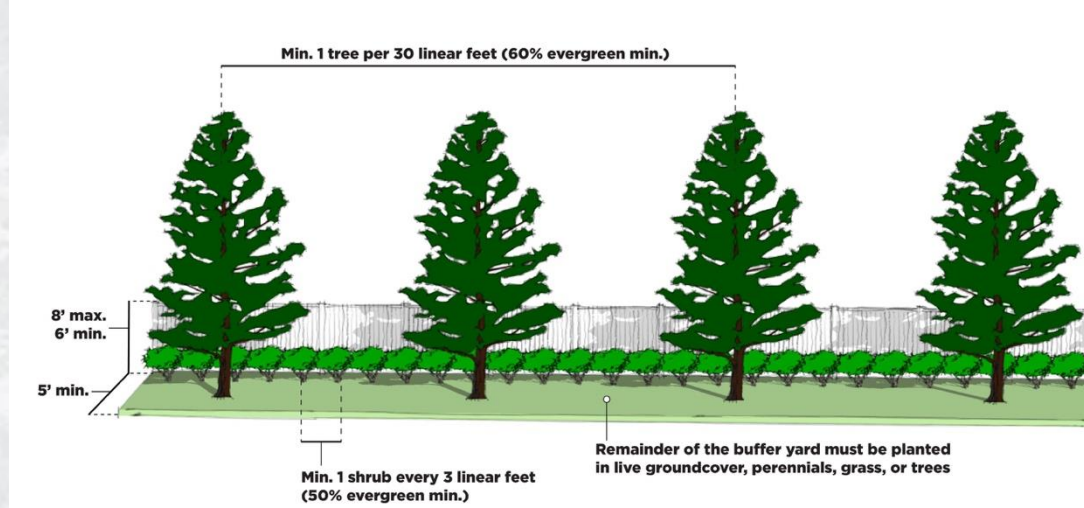
STANDARDS LANDSCAPE



STANDARDS LANDSCAPE



STANDARDS LANDSCAPE



STANDARDS **SIGNS**

Content neutral regulations

Address all categories of permanent + temporary

Prohibited

Exempt

Permit Required

Tailored types allowed + sizes to the district form

Eliminated max gross sign area

Defined + prohibited cabinet box wall signs

Projecting signs conditional use codified

Wall sign updates

Limited to a maximum of 100sf

Permitted to hang under an architectural feature of the building

Eliminated permissions for projected wall signs



ORDINANCE ADMINISTRATION

Administrators

- Zoning Administrator (ZA)
- Zoning Board of Appeals (ZBA)
- Zoning and Planning Commission (ZPC)
- City Council

Organization + duties for each

General Procedures

- Application process
- Optional pre-application conference
- Completeness review
- Successive applications
- Notice requirements
- Public hearing

Table 16-1: Required Notice

| Zoning Application | Notice Type | | |
|---|-------------|--------|--------|
| | Published | Mailed | Posted |
| Zoning Text Amendment Notice for Public Hearing | X | | |
| Zoning Map Amendment Notice for Public Hearing | X | X | X |
| Conditional Use Notice for Public Hearing | X | X | X |
| Variance - Administrative Modification Notice for Public Decision | | X | |
| Variance - Major or Minor Notice for Public Hearing | X | X | X |
| Zoning Appeals Notice for Public Meeting | X | | |
| Planned Development Notice for Public Hearing (Preliminary Plan) | X | X | X |

ORDINANCE **APPROVALS + PERMITS**

Maintain current zoning approvals

Updates to comply with state requirements

Clarified expiration of conditional use, variation, zoning certificate

Map Amendment

- Remove limitations on Council approval of a different zoning district than requested
- Revise requirement for one year review with no development – ZA recommends review

Variation - Added Flexibility

- Administrative - Zoning Administrator
- Minor - Zoning Board of Appeals
- Major - City Council

Site Plan Review

- New townhouse, multi-family, nonresidential, + mixed-use construction
- Additions to townhouse, multi-family, nonresidential, + mixed-use development that increase GFA by 3,000sf+
- Parking lots of more than 15 spaces
- Conditional uses

New applications

- Zoning text interpretation process
- Temporary use permit
- Reasonable accommodation

UPDATED **PLANNED DEVELOPMENT**

Modifications

- Administrative Modifications - Zoning Administrator
- Minor Modifications - Zoning and Planning Commission
- Major modifications – Village Board

Enhanced Design + Public Amenities

- Enhanced design + public amenities must be provided
- Ensure that the development contributes to a high-quality + attractive environment
- Enhanced design + amenities improve the overall character + usability of the development for residents, visitors, + the surrounding community

Table 18-1: Required Planned Development Thresholds

| District | Development Site Size |
|---|------------------------------|
| CR Conservation/Recreation | 2 acres |
| CI Civic Institutional | 2 acres |
| HCC Health Care Campus | 2 acres |
| Residential (RE, R1, R1A, R2, R2A, R3, R4, R5, RNT); Excludes development of a single-family or a two-family dwelling | 2 acres |
| O1 Office | 5 acres |
| Downtown (CBC, CBOC, CBOCR) | 2 acres |
| Commercial (C1, C2, C3, C4, C5) | 5 acres |
| Industrial (I1, I2) | 5 acres |

DEFINED **NONCONFORMITIES**

Nonconforming use

Discontinued or abandoned, changed

Nonconforming structure

Non-residential vs. residential rebuilding
Flexibilities for nonconforming build-to zone

Nonconforming lot of record

How the lot can be used

Nonconforming sign

When it can be replaced following damage

Two Exceptions:

1. Existing nonconforming dwellings in residential districts

- Legal prior to Dec. 7, 1992
- Deemed conforming use
- Permission eliminated once:
 - Demolished*
 - Converted*
 - Damaged by more than 50%*

2. Extension of nonconforming wall for SF + 2F

- Encroachments into required setbacks
- Horizontally or vertically

PROJECT WEBSITE

www.ElmhurstZoning.com

