

SECTION 8 -- SITE DEVELOPMENT STANDARDS

Article 4. Use-Specific Standards

8.2 — Accessory Structures, Buildings and Uses 40-04-14. Accessory Use Standards

B. Accessory Structure/Building

F. 5. Household Recreational Facilities

- ~~a.~~ a. ~~All household recreational facilities shall be less than seventeen (17) feet in height and shall be located on the lot to create as little as possible visual and noise impacts on adjacent properties. Such facilities shall comply with the following requirements:~~
- ~~b.~~ b. ~~The household recreational facility and any accessory equipment shall not be located in the front yard setback except basketball equipment, which shall be located five feet (5') from interior side and ten feet (10') from front lot lines.~~
- ~~1.~~ 1. ~~The facility and any accessory equipment shall not be located between the principal building and the street.~~
- ~~2.~~ 2. ~~Any exterior lighting shall be shielded from adjacent properties.~~
- ~~3.~~ 3. ~~Pumping and filtering equipment for pools and spas shall be located at least ten (10) feet from the side and rear lot lines and no water shall drain onto adjacent properties.~~
- ~~4.c.~~ 4.c. ~~Trampolines shall be located no less than ten (10) feet from side and rear lot lines and all principal and accessory buildings~~ and accessory structures.
- ~~5.d.~~ 5.d. ~~Any noise generated by the activity shall comply with the regulations of this Ordinance and Chapter 50-9344-301(g) of the Homewood Municipal Code.~~

M 7. Swimming Pools and Spas

- ~~a.~~ a. ~~Pools are not permitted in front or side yards. Pools are permitted in rear yards only and shall conform to all requirements of Section 4.3 (Yard Standards) 44-143 of the Homewood Zoning Ordinance and Section 22 of the Homewood Municipal Code.~~
- ~~b.~~ b. ~~Pumping and filtering equipment for pools and spas shall be located at least ten (10) feet from the interior side and rear lot lines and no water shall drain onto adjacent properties.~~

Article 3. District Standards

8.3 — Permitted Encroachments 44.03-03. Permitted Encroachments in Required Yards For Residential Uses

See Table 8.1.

TABLE 8.1: PERMITTED ENCROACHMENTS Table 44-03-03. Permitted Encroachments For Residential Uses

Type of Structure or Use Encroachment	Yards where permitted		
	Front Yards	Side Yards	Rear Yards
Air conditioning window units projecting not more than 18 inches into any required yard	Y	Y	Y
Arbors and trellises (see Section 8.2(D))	N	N	Y
Awnings (less than 10% of front yard depth, less than 50% rear yard depth, and less than 50% width of side yard)	Y	Y	Y
Balconies projecting not more than 5 feet from an exterior wall	N	N	Y
<u>Basketball equipment, at least 5 feet from interior side lot line and 10 feet from front lot line</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
Bay windows which are no more than 1 story in height, do not project more than 3 feet into a required yard, and occupy no more than 33% of the exterior length of the adjoining wall	Y	Y	Y
Chimneys projecting no more than 20% into a required yard and at least 2 feet from front and rear lot lines	Y	Y	Y
Compost pile/structures	N	N	Y
Decks	N	N	Y, provided they meet the requirements of Section 8.2

Type of Structure or Use Encroachment	Yards where permitted		
	Front Yards	Side Yards	Rear Yards
Eaves or gutters	Y, provided they do not project more than 3 feet into a required front yard	Y provided they do not project more than 2 feet into a required side yard	Y, provided they do not project more than 3 feet into a required rear yard
Fences or walls, subject to Section 22-95 of the Municipal Code and Section 8.2	Y	Y	Y
Fire escapes (open)	N	Y	Y
Fixed outdoor fireplaces, subject to Section 8.2(K)	N	N	Y
Flag poles, no more than 17 feet in residential districts and 50 feet in all other zoning districts	Y	Y	Y
Garages, detached, subject to Section 8.2(A)	N	Y	Y
Gazebos, 3 feet from lot line (see Section 8.2(E))	N	N	Y
Ground-mounted air conditioning, heating, ventilating, compressors (see Section 8.2(H))	N	Y	Y
Handicapped Accessible Ramp (see Section 8.2(C))	Y, 10 feet from front lot line	Y, 2 feet from side lot line	Y, 2 feet from rear lot line
Landings, no greater than 5 feet by 5 feet	Y	Y	Y
Laundry drying equipment (clothes lines and poles)	N	N	Y
Outdoor barbecues and grills, portable	Y	Y	Y
Ornamental lighting standards and permanently anchored lawn furniture and decorations such as benches, statues, bird baths, sculptures, etc.	Y	Y	Y
Parking, open and off-street, subject to the provisions of Section 8.2(B)	N	Y, see applicable district regulations and Section 11 Off-Street Parking and Loading	Y, see applicable district regulations and Section 11 Off-Street Parking and Loading

Type of Structure or Use Encroachment	Yards where permitted		
	Front Yards	Side Yards	Rear Yards
Playground, household recreational facilities and basketball equipment, cabanas and playhouses, excluding equipment located on park/playground, school, or child care center sites (see Section 8.2(G)) <u>44-04-14(B)(5)</u>	N, except basketball stanchions and backboards	N	Y, 3 feet from any lot line
Satellite dish antennae, subject to the standards of Section 8.2(A)	N	Y	Y
Signs, subject to Chapter 86 of the Municipal Code	Y	Y	Y
Sheds, <u>Cabanas, Greenhouses, Playhouses, Gazebos, and Decks at least 3 feet from lot line (see Section 8.2(E) 44-04-14(B)(7))</u>	N	N	Y
Steps, not exceeding the height of street level of the building	Y	Y	Y
Swimming pools and spas, subject to Chapter 22 of the Municipal Code and Section 8.2(G) of the ordinance	N	N	Y, provided they are located no closer than 10 feet from all lot lines and all buildings
Tennis courts, excluding those located on park/playground or school sites (see Section 8.2(G))	N	N	Y, provided they are located no closer than 10 feet from any property line
Patios, subject to provisions of Section 8.2(F) and 3 feet from all lot lines	Y	Y	Y
Walkways and driveways, subject to provisions of Section 8.2(B)	Y	Y	Y
Transformers	N	Y, in non-residential districts only	Y

Note:

~~Unless otherwise indicated, all Section numbers refer to this ordinance~~

44-05-12. Outdoor Lighting

A. **Fixture Classification.** All outdoor lighting fixtures, with the exception of wall mounted accent lighting, shall either have a fixture cutoff classification of “Full Cutoff” or be fully shielded, unless otherwise expressly permitted in this ordinance.

B. **LED Fixtures.** All outdoor lighting utilizing a light-emitting diode (LED) fixture shall meet the following standards:

1. **Color Rendering.** Outdoor LED fixtures shall be rated a minimum Color Rendering Index (CRI) value of seventy (70) or higher.
2. **Color Temperature.** Outdoor LED fixtures shall have a correlated color temperature between four thousand (4,000) and five thousand (5,000) degrees Kelvin.

C. **Pole Mounted Outdoor Lighting.**

1. **Pole Placement.** Pole-mounted outdoor lighting shall be located outside of utility easements, designed in coordination with site features and required landscape zones.
2. **Maximum Pole Height.** Pole-mounted fixtures shall be mounted at heights above grade no greater than those specified in Table 44-05-12(C)(2).

Table 44-05-12(C)(2) Pole-Mounted Outdoor Lighting Height	
Zoning Districts	Maximum Height
R-1 and R-2	10 feet
R-3, R-4, B-1, and B-2	25 feet
All Other Zoning Districts	35 feet

D. **Wall Mounted Accent Lighting.** Wall mounted accent lighting shall be integrated with the architectural character of the building and shall use low-luminosity lamps, with two thousand (2,000) source lumens or less. The illumination on any vertical surface shall not exceed one-half (0.5) maintained foot candle and shall not spill over roof lines or building edges.

E. **Outline Lighting Prohibited.** Outline lighting shall be prohibited from signs, buildings, and structures.

F. **Maximum Light Level at Property Line.**

1. On lots adjacent to lots in a nonresidential zoning district, all outdoor lighting fixtures shall be designed and located so that the maximum light level shall be one-half (0.5) maintained foot candles at any property line.
2. On lots adjacent to lots in a residential zoning district, all outdoor lighting fixtures shall be designed and located so that the maximum light level shall be zero (0) maintained foot candles at any property line.

G. **BUG Rating.** Backlight Uplight Glare (BUG) ratings are a published luminaire classification system to comprehensively address light pollution from all directions. All lighting fixtures shall not exceed the following BUG rating established by Zoning District in Table 44-05-12(G).

Table 44-05-12(G) BUG Ratings	
Zoning District	BUG Ratings
R-1 and R-2	B2, U1, G1
R-3 and R-4	B2, U2, G2
B-1 and B-2	B3, U2, G2
B-3, B-4, and Manufacturing	B4, U3, G3

H. **Light Level Measurement.**

~~SECTION 15 – DEFINITIONS~~ Article 9. Definitions

~~15.3 – Definitions~~ 44-09-03. “A” Definitions.

Accessory Structure/Building: A subordinate structure or building attached to or detached from but located on the same lot as a principal building or use. Accessory structures and buildings include garages, sheds, gazebos, cabanas, decks, greenhouses, arbors and trellises, swimming pools, and playhouses.

~~*Accessory Building, Attached.* An accessory building that is attached to any portion of the principal building or structure including, but not limited to, any point on the walls, foundation or roof, or to a deck.~~

~~*Accessory Building, Detached.* An accessory building that is surrounded by open space on all sides and not attached to any point of the principal building or structure.~~

44-09-10. "H" Definitions

Household Recreational Equipment. Recreation equipment or structure customarily and typically found on a residential lot that is incidental to, and associated with, a dwelling unit located on the same lot. This includes play equipment, ~~swimming pools, spas, tennis courts~~, trampolines and skateboard half pipes but does not include lawn furniture and decorations, barbecues or satellite dishes.

Sample Codes 11/19/2021

- **Orland Park.** “Basketball poles and hoops” are categorized as Detached Accessory Structures. They are permitted on driveways in front, side and rear yard setbacks in all zoning districts except the BIZ General Business District and Village Center District. No lights are permitted accessory to the poles or hoop and basketball courts are allowed in rear yards only.
- **Bolingbrook.** “Backboards and hoops” are categorized as Permitted Obstructions in Required Yards. They are permitted in any yard if located at least five (5) feet from the property line.
- **Downers Grove.** “Standards and backboards” are categorized as Permitted Yard Obstructions. They are permitted in any yard in all zoning districts and no minimum setback is required.
- **Berwyn.** “Standards and backboards” are categorized as Accessory Structures and Uses. They are permitted in any yard in the R1-R4 zoning districts and no minimum setback is required. Basketball courts are allowed in rear yards only.
- **Hinsdale.** “Freestanding basketball standards” are categorized as Specified Structures and Uses in Required Yards. They are allowed in any front yard.