

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE VILLAGE OF ROSCOE CODE  
CHAPTER 155 ZONING REGULATIONS**

**WHEREAS**, the Village of Roscoe (“Village”) in Chapter 155 of the Village Code provides for Zoning Regulations; and

**WHEREAS**, the Village desires to amend Chapter 155 to make all necessary changes and amendments to create and provide for Main Street Zoning Districts; and

**WHEREAS**, attached as Exhibit A to this Ordinance is a document entitled Proposed Zoning Text Amendment: Main Street Zoning Districts;

**NOW, THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of Roscoe, Winnebago County, Illinois, as follows:

**Section 1:** The foregoing recitals shall be and are hereby incorporated into and made part of this Ordinance.

**Section 2:** Section 155 is hereby amended to add new Sections relating to the Main Street Zoning Districts as identified in red on Exhibit A attached hereto.

**Section 3:** Except as amended in this Ordinance, all other provisions and terms of this Village Code shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

**Section 4:** This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the affirmative vote of the Board of Trustees of the Village of Roscoe this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstentions: \_\_\_\_\_

APPROVED:

---

Village President

ATTEST:

---

Village Clerk

**Village of Roscoe**  
**Proposed Zoning Text Amendments: Main Street Zoning Districts**

*Draft: September 1, 2025*

**Sec. 15-386. Establishment of districts.**

In order to carry out the purposes of this chapter, the following districts are established:

<i>Abbreviation</i>	<i>Title</i>
UT	Urban Transition District
RE	Single-Family Rural Estate Residential District
R1	One-Family Residential District
R2	Two-Family Residential District
RM	Multifamily Residential District
CO	Limited Commercial Office District
CR	Retail and Service Commercial District
CH	Highway Commercial District
CG	General Commercial District
IL	Light Industrial District
IG	General Industrial District
IH	Heavy Industrial District
PC	Public/Conservancy District
HC	Health Care District
PUD	Planned Unit Development Overlay District
<u>MS-C</u>	<u>Main Street – Core District</u>
<u>MS-E</u>	<u>Main Street – Edge District</u>

**Sec. 15-408. Residential bulk standards.**

All development in residential districts must comply with the requirements in Table 15-408 unless otherwise expressly stated.

Table 15-408. Residential Districts-Bulk and Yard Standards

District	<i>Minimum Site</i>			<i>Development Intensity</i>			<i>Minimum Yards</i>		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front (1)	Side	Rear
RE	22,000 sf	110 ft.	150 ft.	35 ft	25 percent	22,000 sf	30 ft.	30 ft. in total with a min. of	30 ft.

								10 ft. per side	
R1	9,500 sf	75 ft.	125 ft.	35 ft.	30 percent	9,500 sf	30 ft.	10 ft.	30 ft.
R2	15,000 sf	100 ft.	125 ft.	35 ft.	30 percent	7,500 sf	30 ft.	15 ft.	30 ft.
RM	19,800 sf	100 ft.	125 ft.	35 ft.	30 percent	3,300 sf	30 ft.	15 ft.	30 ft.

(1) The required front yard setback of lots fronting Main Street between Grove Street and Elevator Street or fronting Elevator Street between Highway 251 and Pearl Street shall be a minimum of ~~ten~~ 0 feet and a maximum of 1520 feet.

(Ord. of 3-2-2021, § 155.3.2)

*ARTICLE VI. SPECIAL DISTRICT REGULATIONS*

**Sec. 15-491. Purpose and intent.**

- (a) *HC Health Care District.* The HC Health Care District is intended to provide appropriately located areas for medical and health care related uses in a campus-type setting offering health care related services, equipment and products required by residents of the village and its surrounding area.
- (b) *UT Urban Transition District.* The UT Urban Transition District is intended to prevent premature urban development of certain lands on land that may be annexed to the village.
- (c) *PC Public/Conservancy District.* The PC Public/Conservancy District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas that are under municipal, public related use, or where the use for public municipal purpose is anticipated to be permanent. Permitted uses shall generally serve the public municipal benefit and may include public or private utilities, parks, and natural features.
- (d) MS-C Main Street – Core. The MS-C Main Street – Core District is intended to provide appropriate flexibilities and standards to promote the development of mixed-use neighborhoods. Development in these areas should place a high priority on walkability, additional housing, accessibility, local and small business uses, and high-quality architectural design.
- (e) MS-E Main Street – Edge. The Main Street – Edge District is intended to act as a companion and buffer to the Main Street – Core zoned areas. This District promotes transition between the higher-density areas along Main Street and the surrounding lower-density residential areas.

(Ord. of 3-2-2021, § 155.6.1)

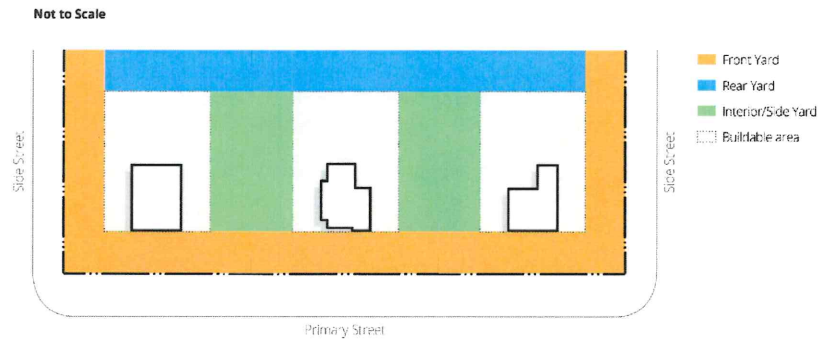
**Sec. 15-492. Special district bulk standards.**

All development in industrial districts must comply with the requirements in Table 15-492, unless otherwise expressly stated.

Table 15-492. Special Use Districts-Bulk and Yard Standards

District	Minimum Site			Development Intensity			Minimum Yards		
	Area	Width Interior Lot	Min. Depth	Max. Height	Max. Lot Coverage	Min. Site Area per DU	Front	Side	Rear
UT	5 acres	300 ft.	—	35 ft.	—	5 acres	½ ROW	25 ft.	75 ft.
HC	10 acres	200 ft.		120 ft.	60 percent		½ ROW up to max of 60 ft. <sup>(1)</sup>	10 ft. <sup>(1)</sup>	10 ft.
P				55 ft.			30 ft.	20 ft.	20 ft.
<u>MS-C</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>4 stories<sup>(4)</sup></u>	<u>80 percent</u>	<u>None</u>	<u>None<sup>(3)</sup></u>	<u>None<sup>(2)</sup></u>	<u>None</u>
<u>MS-E</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>3 stories</u>	<u>75 percent</u>	<u>None</u>	<u>5 ft<sup>(3)</sup></u>	<u>0 ft</u>	<u>15 ft</u>

- (1) 30 feet if abutting R district; additional 1 foot for every 4 feet over 45 feet in height.
- (2) Yards adjacent to R districts must maintain a minimum side yard setback of at least 10 feet from the property line.
- (3) Principal buildings shall have a maximum setback of 15 feet.
- (4) Buildings within the MS-C district are required to be a minimum of 2 stories in height. 4-story buildings within this district are also required to have a step-down to 2 or 3 stories in height at the street level.



**Graphic 15-492. Special Use Required Yards**  
(Ord. of 3-2-2021, § 155.6.2)

**Sec. 15-493. Special district permitted uses.**

Permitted and special uses lists permitted and special uses for all industrial districts. Many allowed uses, whether permitted by right or as a special use, are subject to compliance with article VIII of this chapter.

- (1) *Permitted uses.* A "P" indicates that a use is considered permitted within that district as of right.
- (2) *Special uses.* An "S" indicates that a use is permitted as a special exception in that district upon approval from the village board as required in section 15-780.  
*Conditional uses.* A "C" indicates that a use is permitted as a secondary use as a condition of the primary use being a permitted use under the medical category.
- (3) *Uses not permitted.* A blank space or the absence of the use from the table indicates that use is not permitted within that district. However, a use not identified on the table may be determined by the zoning administrator to be a permitted or special use in the district, based on their evaluation as to whether the proposed use is similar enough in character, intensity, and operations to that of a permitted or special use in the district.

Table 15-493. Special Districts-Permitted and Special Uses

	<i>UT</i>	<i>HC</i>	<i>MS-C</i>	<i>MS-E</i>	<i>PC</i>
<b>Agriculture</b>					
Agricultural, horticultural, forestry	P				P
Horse stables with the privilege to conduct exhibitions	S				S
<b>Residential</b>					
Single-family dwellings	S				S
<u>Cottage Court Developments</u>				<u>S</u>	
<u>Townhouses</u>			<u>S</u>	<u>S</u>	
<u>Two-family dwellings</u>				<u>S</u>	
<u>Multifamily dwellings</u>			<u>P/S*</u>	<u>P/S*</u>	
<u>Mixed-use building</u>			<u>P*</u>	<u>P*</u>	
Mobile home park subject to provisions of section 15-553	S				
Assisted living facility		P			
Independent living facility		P			
Community based senior or independent living facilities		P			
Nursing, retirement, or convalescent facility		P			
<b>Commercial</b>					
Wholesale nursery operations	S				
Banquet/event space	S				P
Bed and breakfast					P
Sale of products produced on the premises only from temporary stands or existing operational structures	S				
Home occupations	P				
Daycare centers	S	P			
Cafe, coffee shop/tea shop		<u>SG</u>	<u>P</u>	<u>P</u>	
Barber/beauty shop		<u>SG</u>	<u>P</u>	<u>P</u>	
Bookstore		<u>SG</u>	<u>P</u>	<u>P</u>	
Flower shop		<u>SG</u>	<u>P</u>	<u>P</u>	

Financial institution		<u>SE</u>	<u>P</u>	<u>S</u>	
Convenience store		<u>SE</u>	<u>P</u>	<u>S</u>	
Restaurant		<u>SE</u>	<u>S</u>	<u>S</u>	S
Bar, tavern, microbrewery, taproom, or tasting room			<u>S</u>	<u>S</u>	S
Auditorium		<u>SE</u>			
Laundry facility		<u>SE</u>	<u>P</u>	<u>S</u>	
Dry cleaning shop		<u>SE</u>	<u>P</u>	<u>S</u>	
Cafeteria operated as part of a hospital, nursing, retirement, or convalescent facility, assisted living facility or independent living facility		P			
Storage and maintenance buildings		<u>SE</u>			
<u>Professional offices</u>			<u>P</u>	<u>P</u>	
<u>Business services</u>			<u>P</u>	<u>P</u>	
<u>Personal services</u>			<u>P</u>	<u>P</u>	
<u>Gift and/or antique shop</u>			<u>P</u>	<u>S</u>	
<u>Retail trade</u>			<u>P</u>	<u>S</u>	
Institutional					
Cemeteries	S				
Place of worship	S	<u>SE</u>			
Educational institution	S				
Educational facilities		<u>SE</u>			
Library			<u>S</u>	<u>S</u>	P
Medical					
Hospital		P			
Hospice		P			
Physician and medical office		P			
Research laboratory facility		P			
Medical laboratory		P			
Other diagnostic facilities, including without limitation those involving radiologic, nuclear, and fluoroscopic modalities		P			
Surgery center		P			
Freestanding emergency room		P			
Urgent and immediate care center		P			
Clinic		P			
Ambulatory care facility (including surgery)		P			
Ambulance service		P			
Optician shop		P			
Medical insurance provider		C			
Optometry office		P			
Family or child advocacy center		P			
Religious/charitable institution		P			
Rehabilitation facility, including without limitation cardiac rehabilitation		P			
Physical/occupational/speech/occupational therapy		P			
Health and fitness facility		P	<u>P</u>	<u>P</u>	

Clubs and associations		P	<u>P</u>	<u>P</u>	
Helicopter pad		P			
Pharmacy		P	<u>P</u>	<u>P</u>	
Durable medical equipment		P			
Community Facilities (Public Service)					
Water filtration plant, pumping station, and water reservoir	S				P
Sewage treatment plan	S				P
Public administrative offices			<u>P</u>	<u>P</u>	P
Public service buildings			<u>P</u>	<u>P</u>	P
Police station	S		<u>P</u>	<u>P</u>	P
Fire station	S		<u>P</u>	<u>P</u>	P
Public utility, radio, television, cell towers					
Public utility offices			<u>P</u>	<u>P</u>	P
Electrical substation and booster stations					P
Municipal towers and weather sirens					
Garages for storage of municipal vehicles used in conjunction with the operation of a permitted use					
Telephone exchange	S				
Electronic substations and booster stations	S				P
Emergency power facility		<u>SE</u>			P
Noncommercial communication antennae		<u>SE</u>			
Energy center or central power plants		<u>SE</u>			P
Recreational					
Parks, forest preserves, and recreational areas (public)	P	P	<u>S</u>	<u>S</u>	P
Community recreation facilities			<u>S</u>	<u>S</u>	P
Conservancy					P
Amusement and recreation services	S				S
Golf course	S				S
Other					
Accessory buildings, structures, and uses located on the same site with a permitted use include barns, stables, coops, tank houses, storage tanks, windmills, silos, other farm outbuildings, private garages and carports, storehouses, garden structures, greenhouses, recreation rooms and hobby shops, and storage of petroleum products for the use of persons residing on the site;	P				P
Food trucks					P
Accessory structures and uses, not including warehouses, on the same site as a permitted use	P				
Service buildings and facilities normally accessory to the permitted use	P				
Ground-mounted and building-mounted earth station dish and terrestrial antennas	S				
Roof-mounted solar collectors	P		<u>S</u>	<u>S</u>	

Municipally owned wells, pumping stations, water towers and reservoirs, and municipally owned telecommunications towers and antennas, provided they are located not less than 50 feet from any lot line	P	P	<u>S</u>	<u>S</u>	P
Utility substation, municipal wells, pumping stations, and towers, provided that the use is not less than 50 feet from any lot line	P	P	<u>S</u>	<u>S</u>	P
Transmitting towers, receiving towers, and relay and microwave towers, and broadcast studios	S	S			S
Solar energy collectors erected as an accessory structure	P	S			S
Any other usual and customary uses accessory to the above permitted uses as determined by the zoning administrator or designee	S	S			S
<u>Accessory Dwelling Unit</u>			<u>S</u>	<u>S</u>	
<u>Accessory Commercial Unit</u>			<u>S</u>	<u>S</u>	

\*Uses that utilize pre-approved building plans from the Village may be permitted by-right. Projects that do not utilize these plans shall require a special use permit.

(Ord. of 3-2-2021, § 155.6.3)

**Sec. 15-494. Development standards applicable to the HC district.**

Hospitals shall, upon application for approval, submit a traffic management plan that identifies preferred routes for emergency responsiveness for review by the village traffic engineer.

(Ord. of 3-2-2021, § 155.6.4)

**Sec. 15-495. Development standards applicable to the MS-C district.**

Any development occurring within the Main Street – Core District shall conform to the standards set forth in this section.

(1) Uses requiring pre-approved plans.

a. The following uses permitted by-right require that the applicant utilize building plans that have been pre-approved by both the Zoning Board of Appeals and Village Board. Applicants using these pre-approved plans are exempt from Design Review and must submit a site plan to Village staff for approval regarding use, bulk, performance, and landscaping standards.

- i. Multifamily dwellings
- ii. Mixed-use buildings
- iii. Accessory dwelling units
- iv. Accessory commercial units

b. Applicants seeking to develop one of the uses stated in Section 15-495(1)(a) without utilizing one of the pre-approved building plans must apply for both a Special Use Permit and Design Review Approval through the Zoning Board of Appeals.

(2) Design standards for new construction.

- a. Buildings are limited to 4 stories in height, regardless of linear feet.
- b. All façades shall consist of a minimum percentage of windows or doors to allow views into and out of the building's interior and to promote a visual connection to the street and river. The minimum percentage of windows or doors shall include trim but exclude gables.



---

**Sec. 15-496. Development standards applicable to the MS-E District.**

Any development occurring within the Main Street – Edge District shall conform to the standards set forth in this section.

(1) Uses requiring pre-approved plans.

- a. The following uses permitted by-right require that the applicant utilize building plans that have been pre-approved by both the Zoning Board of Appeals and Village Board. Applicants using these pre-approved plans are exempt from Design Review and must submit a site plan to Village staff for approval regarding use, bulk, performance, and landscaping standards.
  - i. Multifamily dwellings
  - ii. Mixed-use buildings
  - iii. Accessory dwelling units
  - iv. Accessory commercial units
- b. Applicants seeking to develop one of the uses stated in Section 15-496(1)(a) without utilizing one of the pre-approved building plans must apply for both a Special Use Permit and Design Review Approval through the Zoning Board of Appeals.

(2) Design standards.

- a. Buildings are limited to 3 stories in height.
- b. Building facades.
  - i. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band or ‘belt-line’ around the building, and the addition of a roof element such as a cornice.
- c. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
- d. Materials.
  - i. All elevations for buildings in the MS-E district must be comprised of at least 50 percent high-quality materials, as defined in Section 15-752.
- e. Pedestrian access.
  - i. Sidewalk and pedestrian access shall be provided from the main entrances to parking areas and the public sidewalk.
  - ii. If no public sidewalk is currently available, a pedestrian walkway from the main customer entrance to the public street right-of-way shall be provided.

(3) Single-family and two-family dwellings.

- a. Any new or proposed homes must have the garage to the home either as a detached accessory building placed in the rear yard of the property or as an alley-loaded garage in the rear yard of the property. In no case should the garage of the home be oriented in the front of the principal home.
- b. Front façades of single-family homes must either include a front porch or stoop to increase pedestrian street engagement.

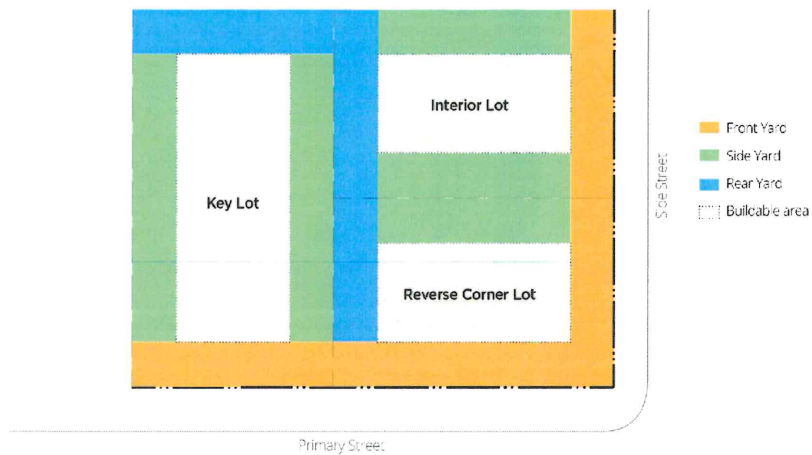
(4) Multiple buildings on the same lot.

- a. Developments such as “cottage-court” style single-family homes may allow up to 6 homes on a single lot, provided that these homes meet all other applicable standards.

Secs. 15-497—15-511. Reserved.

**Sec. 15-516. Accessory building.**

- (a) No accessory building shall be located in a required front yard.
  - a. Accessory Commercial Units in the MS-C and MS-E districts may be located in the front yard of the principal building if attached to the principal building. No ACU may be closer than 5 feet to the front lot line.
- (b) A total of one accessory building may be permitted on any parcel, unless otherwise authorized through a provision of this Code.
- (c) On lots less than or equal to one acre, an accessory building shall not exceed 700 square feet in area.
- (d) On lots greater than one acre, an accessory building shall not exceed 1,200 square feet in area.
- (e) On a reverse street corner lot, a lone accessory structure shall not be located closer to the rear property line than the required side yard of the adjoining key lot and not closer to the street than the required front yard of the adjoining key lot.
- (f) Accessory buildings within either the MS-C or MS-E districts are subject to the same exterior materials standards in Section 15-495 and 15-496.



**Graphic 15-516. Accessory Building Lot Types**

- (f) Swimming pools used solely by persons resident on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or less than ten feet from a property line.
- (g) Accessory buildings shall meet the following height and setback requirements:

Table 15-516. Accessory Buildings

<i>Districts</i>		<i>Maximum Height</i>	<i>Setback to Side Lot Line</i>	<i>Setback to Rear Lot Line</i>
R1	One-Family Residential District	20 ft.	10 ft.	10 ft.
R2	Two-Family Residential District	20 ft.	10 ft.	10 ft.
RE	Single-Family Rural Estate Residential District	20 ft.	10 ft.	10 ft.
RM	Multifamily Residential District	20 ft.	10 ft.	10 ft..
CR	Retail Service Commercial District	20 ft.	10 ft.	10 ft
CG	General Commercial District	25 ft.	10 ft.	10 ft.
CH	Highway Commercial District	25 ft.	10 ft.	10 ft.
IG	General Industrial District	35 ft.	30 ft.	30 ft.
IH	Heavy Industrial District	35 ft.	50 ft.	50 ft.
UT	Urban Transition District	20 ft.	10 ft.	10 ft.
HC	Health Care District	35 ft.	10 ft.*	10 ft.*
PC	Public/Conservancy	35 ft.	15 ft.	15 ft.
<u>MS-C</u>	<u>Main Street – Core</u>	<u>20 ft.</u>	<u>10 ft</u>	<u>15 ft.</u>
<u>MS-E</u>	<u>Main Street – Edge</u>	<u>20 ft.</u>	<u>10 ft</u>	<u>15 ft.</u>

(h) Accessory Dwelling Units (ADUs) and Accessory Commercial Units (ACUs) must meet the following standards:

- (1) Any construction of an ADU or ACU must first gain Design Review approval at the Zoning Board of Appeals.
- (2) The principal building must be residential in use.
- (3) The design of ADU and ACU buildings must be consistent with the design and aesthetic of the principal building on the lot including the color and material of exterior siding and moldings.
- (4) If the property’s principal buildings do not consist of high-quality exterior materials, ADUs and ACUs are required to meet the exterior materials requirements for principal buildings within either the MS-C and MS-E districts listed in Section 15-495 and 15-496.
- (5) There must be at least one paned window on each façade of an ADU or ACU facing a public street.
- (6) ADUs and ACUs must have utility connection through the principal building on the lot.
- (7) Only one ADU or ACU is allowed per lot.
  - a. Attached ADUs and ACUs do not count towards the permitted number of accessory buildings (1) and accessory structures (2-5 maximum depending on lot size) on a lot at one time. However, detached ADUs and ACUs do count towards this figure.
- (8) ADUs and ACUs must comply with the accessory building bulk standards in Table 15-516 above.
- (9) If using one of the pre-approved plans for ADUs or ACUs offered by the Village, this use is permitted by right without the need for a Special Use Permit.
- (10) All accessory dwelling and commercial units must comply with the base zoning requirements, overlay zoning requirements, and accessory building requirements of the municipal code.

(Ord. of 3-2-2021, § 155.7.5)

**Sec. 15-619. Off-street parking requirements.**

- (a) *Minimum requirements.* Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the parking ratio requirements of Table 15-619(1).
- (b) *Maximum requirements.* To minimize excessive areas of pavement no parking lot shall exceed the required number of parking spaces by more than ten percent, except as approved by zoning administrator. In granting additional spaces, the zoning administrator shall determine that the parking is needed based on documented evidence of actual use and demand provided by the applicant.
- (c) *Off-street parking.* Uses within the HC Health Care District must provide off-street parking in accordance with the parking ratio requirements of Table 15-619(2).
- (d) *Main Street Districts (MS-C and MS-E).*
  - i. Uses within either the MS-C or MS-E districts are exempt from the minimum parking requirements in Section 15-619(1) and shall provide off-street parking in accordance with the parking ratio requirements of Table 15-619(3).
  - ii. Uses within either the MS-C or MS-E districts are permitted to count the number of on-street parking spaces provided within 50 feet of the main customer entrance towards their required minimum number of parking spaces.

Table 15-619(1). Off-Street Parking Requirements

<i>Use</i>	<i>Required Parking</i>
<b>Residential</b>	
Single-family	2 spaces per dwelling unit under 1,200 square feet with 1 parking space to be in a fully enclosed building (garage)
	3 spaces per 1,200 square feet or over dwelling unit with 2 parking spaces to be in a fully enclosed building (garage)
Two-family	2 spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)
Multifamily unit (except elderly)	2½ spaces per dwelling unit with 1 parking space to be in a fully enclosed building (garage)
Multifamily units which are specifically designed for and occupied by persons 60 years of age or older	1 space per elderly housing unit
Bed and breakfast inn	2 spaces for residents plus 1 space for each guest room
Community-based housing, nursing homes, boardinghouses, group homes, single-family occupancy units	½ space for each resident
Hotels, motels	1 space per sleeping unit
<b>Retail and Service Uses</b>	
(Based on gross floor area) Retail and service uses, including financial institutions, except as listed	1 space per 250 square feet
Car washes: self-service manual	1½ spaces for each bay and 1 for each employee
Car washes: automatic	1½ spaces for each bay
Car washes: with internal drying operation	1 space for each employee
Auto maintenance facilities & service stations	1 space per fuel pump and 1 space per service bay
Auto repair facilities	2 spaces per repair/service bay
<b>Offices and Clinics</b>	
Bowling alley	4 spaces per alley

Drive-up banking facilities	4 spaces per window
Drive-up ATMS	3 stacking spaces per window
Fast food/drive-in restaurant	1 space per 100 square feet
Restaurants and other establishments dispensing food or beverages for consumption on the premises	1 space per 75 square feet
Furniture, carpet and appliance sales	1 space per 800 square feet
Passenger vehicle sales and other motor vehicles sales	1 space per 1,600 square feet of display area plus the required number of spaces for any associated uses
Mortuaries, funeral home	1 space for each 4 seats, 1 space for each employee, and 1 space for each hearse
Shopping centers over 45,000 square feet	1 space per 250 square feet
Medical, dental, and optical offices and medical clinics	1 space per 150 square feet
Other business and professional offices	1 space for 300 square feet
Industrial Uses	
Manufacturing, auto and body repair, furniture repair, upholstery shops	1 space per 500 square feet
Warehouses, wholesale establishments, storage and distribution centers	1 space per 2,000 square feet 1 space per employee
Community Service Uses	
Churches, high schools, colleges, business and trade schools	The greater of 1 space per 200 feet or 1 space per 4 seats
Hospitals	The greater of 1 space per 600 square feet or 1½ spaces per bed
Libraries, art galleries, museums	1 space per 250 square feet
Recreational buildings or community centers	1 space per 250 square feet
Schools: nursery, elementary or middle school	1 space per each 20 pupils
Places of Assembly	
Stadiums, arenas, auditoriums, skating rinks, theaters, convention halls	The greater of 1 space for each 4 seats or 1 space per 75 square feet
Miscellaneous Uses	
Fraternities, sororities, dormitories	1 space for each 2 beds
Planned mixed: 1 space for each 2 beds Use Developments	Spaces shall be the sum of the individual uses
Other uses not listed	Spaces shall be based on the most similar use listed or as determined by the zoning officer

Table 15-619(2). HC Off-Street Parking Requirements

<i>Use</i>	<i>Required Parking</i>
Assisted living facility, retirement or convalescent facility, or independent living facility	1 space per 2 residents
Daycare facility	1 space per 6 children and each adult as applicable per shift
Durable medical equipment facility	1 space per 300 square feet
Family or child advocacy center	1 space per 250 square feet
Health and fitness facility	1 space per 300 square feet
Hospice	1.5 spaces per bed
Hospital	The greater of 1 space per 600 square feet or 2.5 spaces per bed

Medical, dental, and optical offices and medical clinics	1 space per 250 square feet
Nursing home	1 space per 3 resident rooms
Pharmacy	1 space per 400 square feet
Rehabilitation facility or physical/occupational therapy	1 space per 200 square feet
Research or medical laboratory	The greater of 1 space per 350 square feet of .80 spaces per employee
Surgery center	1 space per 300 square feet
Urgent or immediate care center or clinic or medical health center	1 space per 300 square feet

Table 15-619(3). MS-C and MS-E Off-Street Parking Requirements

<u>Use</u>	<u>Required Parking</u>
<u>Nonresidential uses over 3,000 square feet in area</u>	<u>1 space per 500 square feet</u>
<u>Two-Family</u>	<u>2 spaces per dwelling unit</u>
<u>Multifamily, studio unit</u>	<u>1 space per dwelling unit</u>
<u>Multifamily, one or two bedroom units</u>	<u>1.5 spaces per dwelling unit</u>
<u>Multifamily, three or more bedroom units</u>	<u>2 spaces per dwelling unit</u>

(Ord. of 3-2-2021, § 155.10.10)

### **Sec. 15-622. Bicycle parking requirements.**

- (a) *Applicability.* For properties within commercial districts (CR, CG, CH, and CO), MS-C, MS-E, and RM districts, designated bicycle parking spaces shall be provided in accordance with the requirements of this subsection. Bicycle facilities shall be of high quality and reflect the architecture of the primary structure.
- (b) *Minimum required spaces.*
  - (1) *Commercial districts.* Bicycle parking facilities should be provided at a rate of one bicycle space per 25 vehicle parking spaces with a minimum of two spaces and a maximum of ten spaces.
  - (2) *Multifamily residential districts (MR).* Bicycle parking facilities should be provided at a rate of one bicycle space per ten dwelling units. A minimum of two bicycle spaces shall be provided.
  - (3) Main Street Districts (MS-C and MS-E). Bicycle parking facilities should be provided at a rate of one bicycle space per unit. A minimum of four bicycle spaces shall be provided for each principal nonresidential use.
- (c) *Location.* Bicycle parking shall be conveniently located near building entry points. Bicycle parking placement shall not conflict with pedestrian travel. Bicycle facilities provided in the public right-of-way may be used in parking calculations, so long as the entry point providing primary access to the building is set back no more than 20 feet from the front lot line.
- (d) *Facility.* Bicycle parking shall be provided using bicycle rack or locker-type parking facilities and shall be designed to allow a bicycle frame to be locked to a structure attached to the pavement or the building. Indoor bicycle parking for residential development is permitted, provided that residents have 24-hour access.

(Ord. of 3-2-2021, § 155.10.14)

---

### Sec. 15-623. Pedestrian access and circulation.

Pedestrian access shall be required for all sites to improve the health, safety, and welfare of the public by providing clear pedestrian pathways at perimeter and internal site locations to reduce pedestrian and vehicular conflicts, improve accessibility for persons with disabilities and establish a multi-modal environment that is supportive of walking, biking and transit use.

- (1) The construction and repair of on-site sidewalks shall comply with all chapters of this Code.
- (2) Walkways in parking lots. Paved walkways shall be provided from the public right-of-way to the primary entrance of the building and for access to adjacent parks, shopping areas, transit stops, anticipated walkways and institutions. Pedestrian movement shall be accommodated within parking lots through marked crosswalks or similar methods.
- (3) When trails exist or are planned, nonresidential properties shall include paths or sidewalks to connect building entries to the trail system, where appropriate and feasible, as determined by the zoning administrator.
- (4) Minimum width for pedestrians. At least five feet of sidewalk space shall be kept clean and clear for the free passage of pedestrians at all times.
- (5) A minimum of one street tree or one medium shrub is to be planted and maintained every 10 feet of pedestrian walkway or sidewalk abutting a public right-of-way or private street.

(Ord. of 3-2-2021, § 155.10.15)

## ARTICLE XI – LANDSCAPING

### Sec. 15-653. Applicability.

(a) This landscape ordinance shall be applicable to all zoning districts and land uses within the village. The regulations contained herein shall be applied for any plan, plat or permit requiring review and or approval involving of any land development, alteration and or modification of a zoning lot, building structure, or parking facility contained therein requiring zoning department approval to maintain and protect property values.

- (1) Buildings and structures in the MS-C and MS-E districts are subject to the requirements of Section 15-665.
- (b) Individuals purchasing property within a completed residential development and homeowners' associations in the case of townhouse and condominium developments with established landscaping covenants shall be exempt from the planting specification and regulations contained herein, with the following exceptions:
  - (1) Any landscape plan approved as part of a development shall be maintained as the minimum landscape requirements for that development and shall not be removed without zoning administrator approval;
  - (2) All maintenance responsibilities as specified in this section and the proximity of plant materials to municipal utilities and property as stated in this section shall be enforced;
  - (3) Parkway trees and plantings shall be required to meet and established regulations for the applicable district.

### Sec. 15-665. Main Street District Landscaping Standards.

(11) Applicability. The landscape standards of this section apply to all properties within the Main Street – Core (MS-C) and Main Street – Edge (MS-E) zoning districts. In addition, the requirements of Article XI – Landscaping

apply to MS-C and MS-E zoning districts, except for Section 15-653 and Section 15-657 through Section 15-650.

iii. Single-family and two-family dwellings are exempt from the landscaping standards in this section.

(12) Building foundation landscape requirements. Buildings shall meet the following standards around the foundation of buildings and structures.

iv. At least 50 percent of the foundation of the building must include plantings or landscaping features.

v. At least one tree or shrub every three feet or one medium-sized evergreen every eight feet is required.

vi. Plantings cannot include canopy trees or large evergreen trees.

vii. Only plantings within ten feet of the foundation will be counted.

viii. Buildings constructed with a zero-foot front setback, or those that incorporate a public or private plaza along the front façade, are exempt from foundation landscaping requirements along that frontage.

(13) Parking lot perimeter landscape requirements. Any proposed or existing and updated parking lot within either Main Street zoning district is required to meet the standards below.

ix. Parking lots shall ideally be screened primarily by the placement of buildings, rather than landscaping elements. Buildings or structures must be positioned to minimize the visibility of parking areas from public rights-of-way, neighboring properties, or public spaces. Landscaping may be used as a supplementary screening method but shall not be considered the primary method of screening.

x. The street-facing side of the parking lot shall include a masonry wall or split-rail wooden fence for at least 75 percent of the length of the parking lot, in addition to any required landscaping. This wall or fence should be placed in front of the landscaping so that it is displayed prominently for passing vehicles and pedestrians.

xi. One native shrub or tall grass shall be planted at least every three feet but no more than every five feet for 75 percent of the perimeter of the parking lot.

(14) Street frontage landscape requirements. Street frontage landscaping shall be required where a developed lot abuts a public street right-of-way. All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.

i. For lots less than 30,000 square feet in area:

1. Trees. A minimum of one canopy tree or large evergreen tree shall be planted for every 50 linear feet of street frontage where a lot abuts to a public street right-of-way.

2. Shrubs and grasses. At least one shrub or tall grass shall be planted every 10 linear feet of street frontage where a lot abuts to a public street right of way.

ii. For lots 30,000 square feet in area or greater:

1. Trees. A minimum of one canopy tree or large evergreen tree shall be planted for every 25 linear feet of street frontage where a lot abuts a public street right-of-way.

2. Shrubs and grasses. At least one shrub or tall grass shall be planted every five linear feet of street frontage where a lot abuts a public street right-of-way.

iii. The zoning administrator may waive or modify street frontage landscape requirements where impractical due to site conditions. The zoning administrator may count building foundation landscaping per subsection (b) and parking lot perimeter landscaping per subsection (c) located within 10 feet of the public right-of-way street frontage landscaping requirements.

(15) Relation to existing development. The standards within this section shall apply in the following situations.

- 
- xii. *Building expansion.* When an existing building or structure is expanded within either the MS-C or MS-E districts, the landscaping requirements of this Section shall apply only to the addition to the building or structure.
  - ±xiii. *Parking lot expansion.* When an existing parking lot is expanded within either the MS-C or MS-E districts, the parking lot perimeter landscaping requirements of this Section shall apply to both the area of the expansion and the parking lot perimeter adjacent to public streets.

## ARTICLE XIV – DEFINITIONS

### Sec. 15-752. Definitions.

*Mixed-Use Building* means a building that includes both a dwelling unit and commercial element.

*Accessory Dwelling Unit (ADU)* means a dwelling unit that is located on the same lot as a single-family or two-family residential use and may either be attached or detached to the principal building on the lot.

*Accessory Commercial Unit (ACU)* means a commercial unit that is located on the same lot as a single-family or two-family residential use and may either be attached or detached to the principal building on the lot.

*Townhouses* means residential buildings constructed in a row of three or more attached units, where each unit is separated by vertical party walls and designed for single-family occupancy. Each townhouse unit typically has its own independent exterior entrance and may be situated on its own subdivided lot or share a single lot as part of a unified development.

*Cottage Court* means a residential development typology consisting of a cluster of small, detached or semi-detached housing units arranged around a shared, central open space or courtyard. This configuration is intended to promote community interaction, provide efficient use of land, and maintain a pedestrian-friendly environment.

*High Quality Materials* means exterior siding materials that are durable, aesthetically pleasing, and designed to withstand environmental factors such as weather, temperature fluctuations, and UV exposure. These materials include, but are not limited to:

- a. *Brick;*
- b. *Stone;*
- c. *Stucco;*
- d. *Brick Veneer;*
- e. *Stone Veneer;*
- f. *Metal paneling that imitates stucco siding;*
- g. *Engineered wood-look panels;*
- h. *Decorative metal paneling;*

High Quality Materials does *not* mean materials such as:

- a. *Vinyl siding;*
- b. *Treated wood, including LP SmartSide brands;*
- c. *Fiber Cement;*
- d. *Insulated;*
- e. *Composite;*
- f. *Polymer Shake and Shingle.*

---

*Parking lot median* means a designated landscaped area within or between parking aisles in a parking lot, designed to provide visual and functional separation between rows of parking spaces. These medians serve as both a safety feature, aiding in vehicle navigation, and an aesthetic enhancement, contributing to the overall green space of the parking facility.

*Parking lot bay* means the individual parking lot aisles within a lot.

*Front porch* means an architectural feature of a building that extends from the main entrance and is typically roofed and supported by columns or posts. A front porch provides a semi-enclosed or open area that serves as a transition space between the interior of the home and the exterior.

*Stoop* means a small, typically uncovered platform or set of steps at the entrance of a building, often leading directly to the front door. A stoop is usually smaller than a front porch and may be simple in design, consisting of just a few steps with a small landing area.