

CODE OF ORDINANCES
Title XV - LAND USE
CHAPTER 150. BUILDINGS AND CONSTRUCTION

Sec. 15-11. Architectural review.

- (a) ~~No person shall perform any land development and/or construction of a new dwelling, requiring the issuance of any village permit, without first obtaining an architectural review certificate of approval from the village zoning board of appeals (ZBA).~~
- (b) ~~Any person seeking an architectural review certificate of approval shall submit to the ZBA any and all maps, design drawings, blueprints, sign plans, lighting plans, landscape plans and/or site plans associated with the land development and/or new construction project for which the architectural review certificate of approval is sought.~~
- (c) ~~The ZBA shall review all applications and accompanying documents and either grant or deny the application within 30 days of the receipt of the application.~~
- (d) ~~If the ZBA denies an application, the ZBA shall provide to the applicant reasons for such denial.~~
- (e) ~~All approvals and denials by the ZBA under this section shall be submitted to the village board for final decision.~~

~~(Code 2007, § 150.21; Ord. No. 2008-10, 2-7-2008)~~

CODE OF ORDINANCES
 Title XV - LAND USE
 CHAPTER 155. - ZONING REGULATIONS
 ARTICLE IV. COMMERCIAL DISTRICT REGULATIONS

Sec. 15-436. Commercial permitted uses.

Permitted and special uses lists permitted and special uses for all commercial 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.
- (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 15-436. Commercial Districts-Permitted and Special Uses

	<i>CR</i>	<i>CG</i>	<i>CH</i>	<i>CO</i>
Residential				
Mixed use	P	P		
Multifamily	S	S	S	S
Live/work unit	P	P		
Commercial				
Retail				
Convenience stores	P	P	P	
Garden supplies		P	P	
Retail trade	P	P	P	
Gift and/or antique shops	P	P	P	P
Pawn shop		S	S	
Food and Beverage Retail Sales				
Restaurants	P	P	P	P
Restaurant with drive-thru or drive-in	S	P	P	
Bar, tavern, microbrewery, taproom, or tasting room	P	P	P	P
Cafe, coffee shop/tea shop	P	P	P	S
Personal Service				
Personal services	P	P	P	<u>P</u>
Beauty shop and barbershop	P	P	P	S
Massage parlor/day spa		S	S	
Funeral homes		P		S
Tailor or dressmaker	P	P	P	S
Entertainment and Recreation				
Drive-in theaters			S	

Amusement and recreation services		P	P	
Amusement parks			S	
Parks	P	P	P	P
Boat launching ramps			S	
Carnival, circuses, and other transient amusement enterprises			S	
Sports stadiums			S	
Lodging				
Hotel	<u>P</u>	P	P	
Boardinghouses	S	S	S	
Bed and breakfast	S	S	S	
Financial Services				
Financial institutions	S	S	S	P
Professional Office/Studio				
Business services	P	P	P	S
Professional services	P	P	P	S
Business and professional offices				P
kennel/boarding facility		P	P	
Tattoo parlor	S	S	S	S
Medical, dental, and counseling office (excluding clinics)	P	P	P	P
Vehicles and Equipment Sales and Service				
Automobile repair and services		<u>SP</u>	<u>SP</u>	
Automotive sales		<u>SP</u>	<u>SP</u>	
Short term lease of passenger or non-passenger vehicles		S	S	
Automotive, implement, and recreational vehicle sales			P	
Car wash		P	P	
Repair shops		<u>SP</u>	<u>SP</u>	
Service stations		P	P	
Other				
Daycare centers	P	P	P	
Parking	S	S	S	
Mini-warehouses		S	S	
Auction sales room		S	S	
Building material yard		S	S	
Contractors' equipment rental yards		S	S	
Contractors' storage yards		S	S	
Lumber yards, not including planning or sawmills		S	S	
Stone and monument yards		S	S	

Second-hand sales conducted entirely inside a building		S	S	
Welding shops		S	S	
Any drive-up or drive-through facilities and services incidental to a permitted or special use	S	S	S	S
Adult Use Cannabis				
Adult use cannabis craft grower organization			S	
Adult use cannabis cultivation organization			S	
Adult use cannabis dispensing organization	S	S	S	
Adult use cannabis infuser organization			S	
Adult use cannabis processing organization			S	
Industrial				
Light industrial uses permitted in section 15-460, IL district, provided that all of the conditions prescribed by subsection (b) of this section are met and provided that no motor power other than electrically operated motors shall be used	S	S	S	
Light industrial uses permitted in section 15-460, IL Light Industrial District, provided that all of the conditions prescribed by subsection (b) of this section are met		S	S	
Institutional				
Place of worship		P	P	
Parsonages, parish houses, monasteries, convents, and other religious institutions	S	S	S	
Schools		P	P	
Charitable institutions	S	S	S	
Community service organization-multiple uses				S
Hospitals, sanitariums, and nursing homes	S	S	S	
Private museums				S
Library				S
Community Facilities (Public Service)				

Civic uses	P	P	P	
Essential services	P	P	P	
Public utility, public facility and public services, pumping stations, power stations, equipment building and installations, drainageways and structures, water storage tanks	S	P	P	S
Other				
Accessory structures and uses, not including warehouses, on the same site as a permitted use	P	P	P	
Accessory structures and uses located on the same site as a permitted use		S	S	
Accessory structures and uses located on the same site as a special use	S	S	S	S
Clubs and associations		P	P	
Required off-street parking facilities located on a site separated from the use which the facilities serve, as prescribed by article X of this chapter	S	S	S	
Food truck	P	P	P	<u>P</u>
Temporary seasonal sales	P	P	P	

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CHAPTER 155. - ZONING REGULATIONS
ARTICLE V. INDUSTRIAL DISTRICT REGULATIONS

Sec. 15-460. Industrial 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 15-460.
- (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 15-460. Industrial Districts-Permitted and Special Uses

	<i>IL</i>	<i>IG</i>	<i>IH</i>
Agriculture			
Agricultural services			P
Live storage, slaughtering, or dressing of livestock			S
Commercial			
Machinery sales and rentals	P	P	P
Theaters, outdoor drive-in	S	S	S
Brewery, winery, distillery with or without tasting room	S	S	
Adult uses			S
Automobile Repair and Service	<u>S</u>	<u>P</u>	<u>P</u>
Adult Use Cannabis			
Adult use cannabis craft grower organization	S	S	S
Adult use cannabis cultivation organization	S	S	S
Adult use cannabis dispensing organization	S		
Adult use cannabis infuser organization	S	S	S
Adult use cannabis processing organization	S	S	S
Adult use cannabis transporting organization			S
Industrial			
Data center			<u>S</u>
Industrial light	P	P	P
Wholesaling and warehousing; local cartage and express facilities, but not including motor freight terminals	S	S	P
Asphalt plant			S

Bus terminals, bus garages, bus lots, street railway terminals, but not including motor freight terminals	S	P	P
Contractors—building construction			P
Contractors—heavy construction			P
Freight terminals			P
Manufacturing—heavy			P
Warehouses		PS	P
Warehouse, self-storage	P	P	
Wholesale trade		PS	P
Miscellaneous uses, as follows: railroad freight terminals, motor freight terminals, railroad switching and classification yards, repair shops, and roundhouses			P
Airport or aircraft landing fields		S	S
Junkyards and automobile wrecking yards			S
Stone and gravel quarries and crushing, grading, washing, and loading equipment and structures		S	S
Railroad roundhouses, maintenance buildings, and switching yards		S	S
Industrial—heavy			S
Community Facilities (Public Service)			
Electric substations	P	P	P
Fire stations	P	P	P
Police stations	P	P	P
Municipal or privately owned recreation buildings or community centers	P	P	P
Radio and television towers	P	P	P
Sewage treatment plants	P	P	P
Telephone exchanges	P	P	P
Water filtration plants	P	P	P
Water pumping stations	P	P	P
Water reservoirs	P	P	P
Public works yards	S	S	P
Utility facilities	S	S	P
Sewage treatment plants	S	S	S
Recreational			
Parks and recreation areas (public)	P	P	P
Stadiums, auditoriums and arenas	S	S	S
Other			
Temporary buildings for construction purposes, for a period not to exceed the duration of the construction	P	P	P

Accessory structures and uses	P	P	P
A trailer and/or modular unit may be used temporarily in conjunction with a use already allowed and in existence for a period not to exceed 1 year following the date on which the special use permit became effective when it shall lapse and become void	S	S	S
Food truck	<u>P</u>	<u>P</u>	

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 ARTICLE VI. SPECIAL DISTRICT REGULATIONS

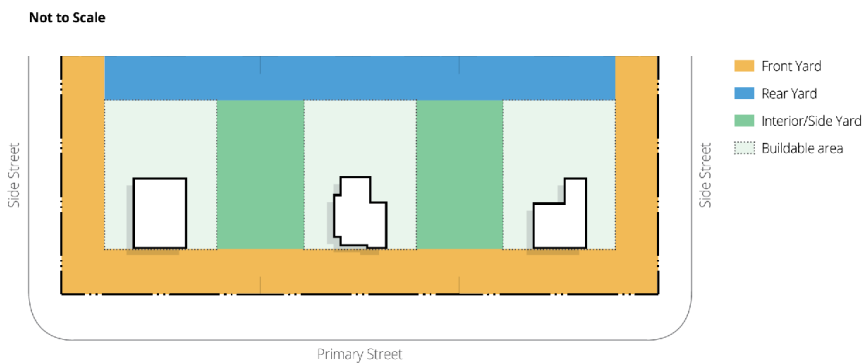
Sec. 15-492. Special district bulk standards.

All development in ~~industrial~~special 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. ⁽¹⁾	10 ft. ⁽¹⁾	10 ft.
P				55 ft.			30 ft.	20 ft.	20 ft.
MS-C	None	None	None	4 stories ⁽⁴⁾	80 percent	None	None ⁽³⁾	None ⁽²⁾	None
MS-E	None	None	None	3 stories	75 percent	None	5 ft ⁽³⁾	0 ft	15 ft

- (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

Sec. 15-493. Special district permitted uses.

Permitted and special uses lists permitted and special uses for all ~~industrial~~special 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.
- (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

	UT	HC	MS-C	MS-E	PC
Agriculture					
Agricultural, horticultural, forestry	P				P
Horse stables with the privilege to conduct exhibitions	S				S
Residential					
Single-family dwellings	S				S
Cottage Court Developments				S	
Townhouses			S	S	
Two-family dwellings				S	
Multifamily dwellings			P/S*	P/S*	
Mixed-use building			P*	P*	
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			
Commercial					
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		S	P	P	

Barber/beauty shop		S	P	P	
Bookstore		S	P	P	
Flower shop		S	P	P	
Financial institution		S	P	S	
Convenience store		S	P	S	
Restaurant		S	S	S	S
Bar, tavern, microbrewery, taproom, or tasting room			S	S	S
Auditorium		S			
Laundry facility		S	P	S	
Dry cleaning shop		S	P	S	
Cafeteria operated as part of a hospital, nursing, retirement, or convalescent facility, assisted living facility or independent living facility		P			
Storage and maintenance buildings		S			
Professional offices			P	P	
Business services			P	P	
Personal services			P	P	
Gift and/or antique shop			P	S	
Retail trade			P	S	
Institutional					
Cemeteries	S				
Place of worship	S	S			
Educational institution	S				
Educational facilities		S			
Library			S	S	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	P	P	
Clubs and associations		P	P	P	
Helicopter pad		P			
Pharmacy		P	P	P	
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			S	S	P
Public service buildings			P	P	P
Police station	S		P	P	P
Fire station	S		P	P	P
Public utility, radio, television, cell towers					
Public utility offices			P	P	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		S			P
Noncommercial communication antennae		S			
Energy center or central power plants		S			P
Recreational					
Parks, forest preserves, and recreational areas (public)	P	P	S	S	P
Community recreation facilities			S	S	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	P				P

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;					
Food trucks		<u>P</u>	<u>P</u>	<u>P</u>	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		S	S	
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	S	S	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	S	S	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
Accessory Dwelling Unit			S	S	
Accessory Commercial Unit			S	S	

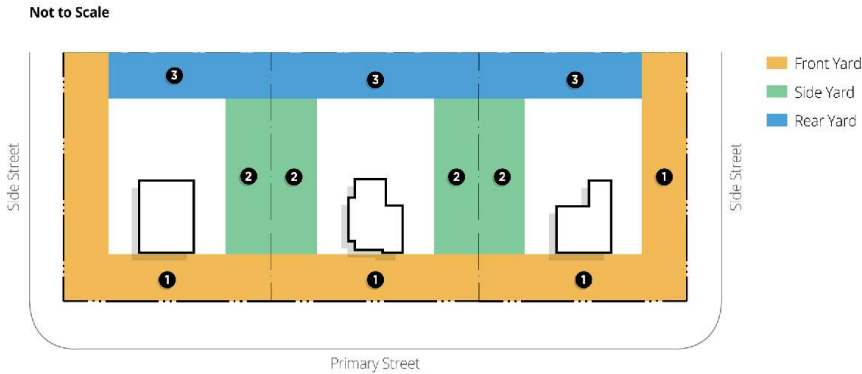
*Uses that utilize pre-approved building plans from the Village may be permitted by-right. Projects that do not utilize these plans shall require a special use permit.

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ARTICLE VII. GENERAL PROVISIONS

Sec. 15-522. Fence regulations.

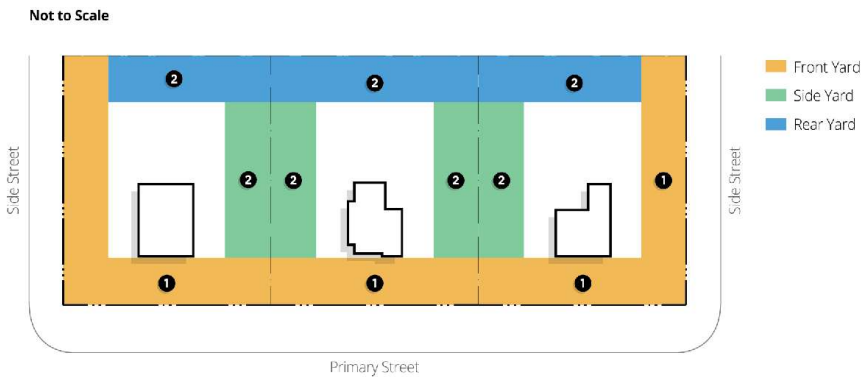
- (a) *Generally.* All fences erected within the village are required to comply with the following provisions, as well as all other provisions of this Code.
- (1) A fence may be located on a lot line, but no such fence shall protrude in full or part onto any adjacent property. A fence not located on a lot line shall be setback a minimum of ~~two~~ three feet to accommodate fence and property maintenance.
 - (2) The fence height shall be measured from an established grade to the topmost section of the fence. When the grade forms a contour, the fence shall be required to maintain the same contour.
 - (3) All portions of a fence shall be constructed of consistent materials. Changes in materials or construction are permitted when doing so responds to a change in the function or context of the fence, such adjacent land use, visibility from the public street, etc.
 - (4) All fences shall be constructed of materials that are complementary of and integral to the structural system supporting it.
 - (5) All supporting poles must be placed on the inside of the property where the fence is erected, and the finished side must face out away from the property.
 - (6) No fence shall be constructed in any public right-of-way, landscape, or stormwater and/or drainage easement ~~drainage easement~~. No fence shall obstruct a utility easement except when a release has been given in writing by the owner of the property absolving the village and/or utility company doing the work from all liability and damages resulting from the repair, inspection, maintenance, installation or removal of utilities. The village and/or utility company shall in no way be held liable for the replacement, repair, or re-erection of any fence within the easement.
- (b) *Fences, residential.* Any fence erected within a residentially zoned district must be in compliance with the following criteria, as well as all other provisions of this Code.
- (1) Front yards. Front and corner side yard fences shall not exceed four feet in height and shall be at least 50 percent open in the front yard.
 - (2) Side yards. No fence, except as provided for in other provisions of this Code, shall exceed six feet in height.
 - (3) Rear yards. No fence, except as provided for in other provisions of this Code, shall exceed six feet in height.
 - (4) A fence located in a residential area shall be of any suitable construction material or type, including decorative masonry or brick, finished wood, decorative metal, decorative vinyl, or other aesthetically appropriate systems.
 - (5) Residential fences shall not be constructed of unfinished or temporary materials of a primarily utilitarian nature, such as chicken wire, square welded mesh wire, chain link, barbed wire, electrically charged fence or wire, temporary snow fence, solid concrete block, or fence topped with sharp edged materials. However, vinyl coated chain link shall be allowed in rear yards only.

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 ARTICLE VII. GENERAL PROVISIONS



Graphic 15-522(1). Residential Fences

- (c) *Fences, nonresidential.* Any fence erected within a nonresidential district must be in compliance with the following criteria as well as all other provisions of this Code.
- (1) Front yards. Front and corner side yard fences shall not be permitted.
 - (2) Side yards and rear yards. No fence shall exceed eight feet in height. No fence shall be allowed to extend past the front yard or the side yard building line on a corner lot, unless granted approval by the village.
 - (3) Any fence enclosure blocking access to any area or structure open to the public must meet the current accessibility criteria as established by the Americans with Disability Act (1990), 42 USC 12101 et seq., and the Illinois Accessibility Code, promulgated pursuant to 410 ILCS 25/4.



Graphic 15-522(2). Nonresidential Fences

- (d) *Construction.* Construction materials shall be the same as for residential districts, with the exception that barbed wire may be used within industrial districts. Barbed wire shall only be constructed above a height of eight feet from established grade, shall be turned to the inside of the property where erected, and not be closer than five feet from any public place or residential property. Construction and safety requirements shall be as follows:

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- (1) Every fence shall be designed to have a minimum life expectancy of 20 years, with the performance of the minimum necessary maintenance.
 - (2) All fences shall be designed and constructed to resist a horizontal wind pressure of 15 pounds per square foot (approximately 120 miles per hour winds).
 - (3) All fences shall have an exterior gate access to the enclosed property.
- (e) *Maintenance.* Fence maintenance shall be the responsibility of the property owner, in accordance with all provisions of this Code. Fences shall be maintained in accordance with the adopted property maintenance code of the county. The replacement of up to 20 lineal feet of fence shall be permitted without a permit.
- (f) *Warehouses, self-storage facilities.* Warehouses, self-storage facilities (also known as mini warehouses) that do not meet required front or street side yard setbacks and that are located on legal nonconforming lots, and that have multiple street frontages may install fencing within front or street side yards subject to the following:
- (1) Fences located within front or street side yards shall be a minimum of 50 percent open, shall not exceed a height of six feet, and shall be constructed of acceptable fence materials. Acceptable fence materials include coated chain-link, wood, aluminum, and vinyl. Chain-link fencing located within front or street side yards shall have all fence components, including posts and rails, coated with manufacturer-applied decorative coloring.

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ARTICLE VIII. USE PROVISIONS

Sec. 15-549. Food trucks.

- (a) Food trucks ~~are not permitted as a primary land use. Food trucks may operate only as an accessory use may only be established on sites which have an active open business during the hours of the food truck operations.~~
- (b) Sites for food trucks are required to have full public improvements (curb, gutter, sidewalk, access drive, etc.).
- (c) Food trucks shall locate on paved surfaces. Unimproved surfaces, landscaping areas, and required setback areas are prohibited. No food truck shall locate on dirt or gravel areas.
- (d) Food trucks shall obtain written permission from the private property owners, and upon demand shall provide it to authorized representatives of the village.
- (e) Only one food truck is allowed per site with the exception of special events approved by the village.
- (f) The food truck shall impact no more than four parking stalls on private property. Food vending shall be permitted into the adjacent stalls occupied by the food truck. Any furniture associated with the food truck shall be limited to the four-parking stall area.
- (g) Tables and chairs (furniture) shall be permitted and shall be located on improved and/or paved surfaces.
- (h) Tables and chairs located in parking stalls, landscape areas, or drive aisles shall be prohibited, excepting the four-parking stall area designated for vending.
- (i) Furniture shall not be retained on-site overnight.
- (j) ADA parking stalls and pedestrian paths of travel shall not be permitted for food vending.
- (k) Drive aisles, sidewalks, access to trash enclosures and similar areas may not be blocked by any vending activity.
- (l) Food trucks are prohibited ~~within 1,000 feet of a school property or a~~ on residentially zoned property ~~ies~~ and ~~within 300-50~~ feet from the front door of any restaurant. However, food trucks may be permitted on residentially zoned lots in accordance with Chapter 115 Special Event Permits.

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ARTICLE VIII. USE PROVISIONS

Sec. 15-553. Mobile home parks.

- (a) *Occupancy.* No manufactured or mobile home shall be occupied or used for living or sleeping purposes unless it is located in a mobile home park, provided that a manufactured or mobile home may be used as an office for a construction project, circus, or carnival, and provided that one manufactured or mobile home may be used for the temporary residence of a watchman on the site of a construction project, and manufactured or mobile homes may be used as temporary residences for circus or carnival personnel when approved by the zoning board of appeals by a special permit as provided for by section 15-780.
- (b) *Preapplication requirements.* A mobile home park may be permitted in the UT district subject to obtaining a special use permit in accordance with the provisions of this section.
- (c) *Required conditions.*
 - (1) Mobile home parks may be permitted in UT district on parcels or lots of record of not less than five acres of area.
 - (2) In addition to regulations set forth in subsection (c)(1) and (2) of this section, all mobile home parks shall be developed in accordance with design standards set forth in this section.
- (d) *Design and performance standards.*
 - (1) There shall be a maximum of four mobile homes per gross acre.
 - (2) There shall be a minimum of 5,200 square feet of site area per mobile home.
 - (3) 5,000 square feet of area for each ten acres of a mobile home park shall be improved with indoor and outdoor community use facilities and recreational open spaces for use by children. The aggregate community use facilities and open spaces shall not be less than 200 square feet for each mobile or manufactured home space.
 - (4) No mobile home or dwelling unit shall be located ~~in a required front yard or~~ less than 25 feet from the property line of the mobile home park boundary.
 - (5) Only one mobile or manufactured home may be located on a mobile home site as designated in a mobile home park and subject to the following yards and setbacks:
 - a. Front yard and/or rear lot line, a minimum of ten feet;
 - b. Side yard, minimum of five feet;
 - c. Minimum distance of 20 feet between mobile homes and/or other permitted structures; and
 - d. Minimum distance of ten feet from accessory structures or paved parking areas.
 - (6) No accessory structure other than a temporary sun or wind shelter shall be erected for the use of occupants of an individual mobile or manufactured home.
 - (7) All streets for automobile circulation shall be a minimum of 30 feet in width and surfaced with three inches of asphalt or its equivalent and ten inches of compacted aggregate base.
 - (8) A minimum of two improved parking spaces shall be provided for each mobile or manufactured home, one of which shall be on the mobile home site.
 - (9) All utilities, including television service, shall be underground.

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- (10) Adequate landscaping shall be provided, including trees and shrubs around the perimeter of the mobile home park.
- (11) A designated trailer and boat storage area shall be provided with an aggregate area of 50 square feet per mobile home space.

Sec. 15-560: Data Centers

(a) Data Center: A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities. Minor data centers are defined as those with less than 20,000 gross square feet of building area, less than a 5 MW electrical load, and with no substations.

Regulations:

- (1) All activities, except loading and unloading, shall be conducted entirely within the confines of a building.
- (2) Utility plans and operational capacity needs regarding water, electricity, fiber, and cooling systems shall be provided and reviewed by the Director of Public Works, applicable water, sewer, and electric utilities to determine whether sufficient capacity exists.
- (3) A noise, traffic, utility, drainage, or similar impact study may be required as determined by the Zoning Administrator or Zoning Board of Appeals.
- (4) Facility shall be surrounded by a landscape buffer along all borders of the property abutting properties which are not zoned IH. See Section 15-660.
- (5) All buildings shall be located a minimum of 250 feet from residentially zoned property.
- (6) Minimum and maximum required parking: See Section 15-619.

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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>
Residential	
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

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Community-based housing, nursing homes, boardinghouses, group homes, single-family occupancy units	½ space for each resident
Hotels, motels	1 space per sleeping unit
Retail and Service Uses	
(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
Offices and Clinics	
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	

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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
Data Center	1.5 spaces per each employee on the largest work shift
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

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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 or .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

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

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Sec. 15-690. Permitted sign types.

(a) *Generally.* The following key is to be used in the interpretation of Table 15-690.

- (1) *Permitted sign types.* Sign types marked as "P" in the table shall be permitted subject to all applicable regulations of this chapter and only after the issuance of a sign permit as detailed in section 15-782.
- (2) *Prohibited sign types.* A blank space in the table indicates that a sign type is not allowed in the respective zoning district.

Table 15-690. Permitted Sign Types by District

<i>Sign Type</i>	<i>UT, RE, R1, R2, RM</i>	<i>CO, CR, CH, CG</i>	<u><i>MS-C, MS-E</i></u>	<i>IG, IH</i>	<u><i>PC, HC</i></u>
	Permanent Signs				
Wall sign	P (1), (2)	P	<u>P</u>	P	P
Single-tenant monument sign	P (1), (2)	P	<u>P</u>	P	P
Multitenant monument sign		P	<u>P</u>	P	P
Pole/pylon sign		P		P	P
Awning or canopy sign		P	<u>P</u>	P	P
Window sign, permanent	P (1)	P	<u>P</u>	P	P
On-site traffic directional sign	P (1)	P	<u>P</u>	P	P
	Temporary Signs				
Wall mounted banner sign	P (1)	P	<u>P</u>	P	P
Ground mounted banner sign		P	<u>P</u>	P	P
Feather sign		P	<u>P</u>		

Window sign, temporary	P (1)	P	<u>P</u>	P	P
Post sign	P	P	<u>P</u>	P	P
Yard sign	P	P	<u>P</u>	P	P

Notes:

- (1) Sign shall be permitted for nonresidential and multifamily uses only.
- (2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods.

(Ord. of 3-2-2021, § 155.12.4)

Sec. 15-691. Standards for permanent signs.

(a) *Wall signs.*

(1) *Sign area.*

- a. The maximum permitted sign area of wall signs in the UT, RE, R1, R2, and RM districts shall not exceed five percent of the total area of the face of the wall to which the sign is to be affixed.
- b. The maximum permitted sign area of wall signs in the MS-C, MS-E, CO, CR, CH, CG, IG, IH, PC, and HC districts shall not exceed ten percent of the total area of the face of the wall to which the sign is to be affixed.

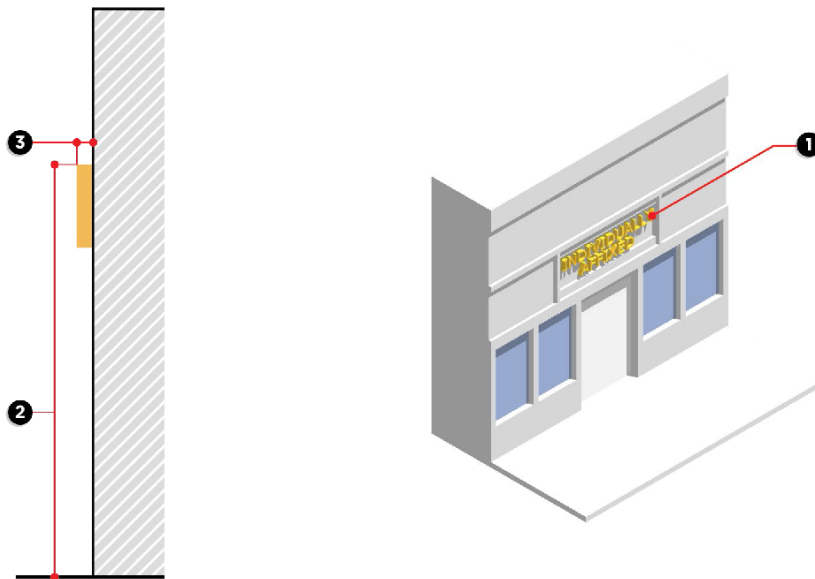
(2) *Height.* No wall sign shall protrude above the highest roofline or the top of the parapet wall or mansard roof.

(3) *Projection.* A wall sign shall not extend more than six inches from the wall of the building or structure to which it is attached and shall maintain a minimum vertical clearance of ten feet.

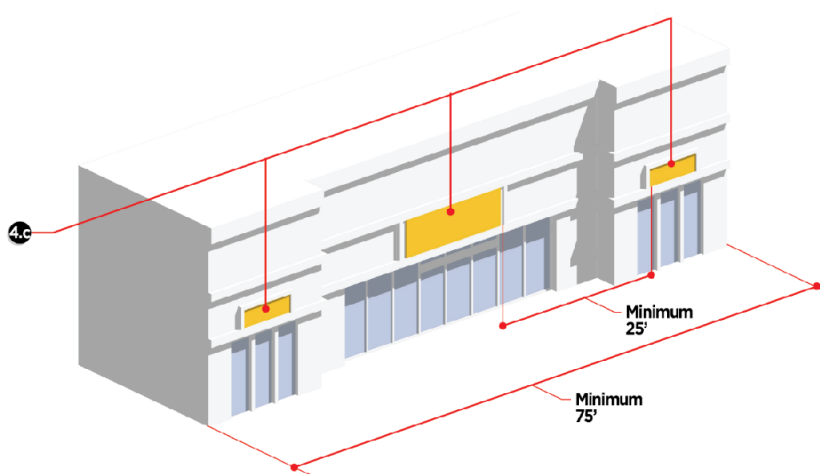
(4) *Number of signs.*

- a. Single tenant buildings shall be permitted a total of two wall signs; however only one wall sign shall be permitted on any building facade.
- b. Multitenant buildings shall be permitted one wall sign per unit.
- c. A maximum of three secondary wall signs may be authorized for buildings with lineal frontage in excess of 75 feet by the zoning administrator provided such additional signage is:
 - 1. In keeping with the overall designs and architecture of the building;
 - 2. A minimum of 20 feet from the primary wall sign and other secondary wall signs;
 - 3. A maximum of 50 percent of the size of the primary wall sign;
 - 4. Accessory to the building's primary wall sign; and
 - 5. The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in subsection (a)(1) of this section.

- (5) *Sign copy.* All wall sign copy featured on wall signs shall either be individually affixed letters, raceway letters, applied vinyl, or be printed, etched, or otherwise incorporated directly on the sign's backing plate. Painted wall signs shall be permitted only upon the issuance of a special use permit. Box signs shall be prohibited.
- (6) *Other provisions.*
- a. No wall sign shall cover any architectural features (architectural features shall include but not be limited to, pediment, cornice, belt course, pier, windows, pilaster, roof, decorative stone or inlay, kick plate/bulkhead, raised or colored brick pattern, and corbel) of the building to which it is affixed.
 - b. No wall sign shall be affixed to HVAC screening, elevator overrun, or other features protruding from the roof of the structure.



Graphic 15-691(1). Wall Signs



Graphic 15-691(2). Secondary Wall Signs

(b) *Single-tenant monument signs.*

(1) *Sign area.*

- a. The maximum permitted sign area of single-tenant monument signs in the UT, RE, R1, R2, and RM districts shall not exceed 15 square feet.
- b. The maximum permitted sign area of single-tenant monument signs in the [MS-C](#), [MS-E](#), CO, CR, CH, CG, IG, IH, [PC](#), and HC districts shall not exceed 50 square feet.

(2) *Height.*

- a. The maximum permitted height of single-tenant monument signs in the UT, RE, R1, R2, and RM districts shall not exceed five feet.
- b. The maximum permitted height of single-tenant monument signs in the [MS-C](#), [MS-E](#), CO, CR, CH, CG, IG, IH, P, and HC districts shall not exceed ten feet.

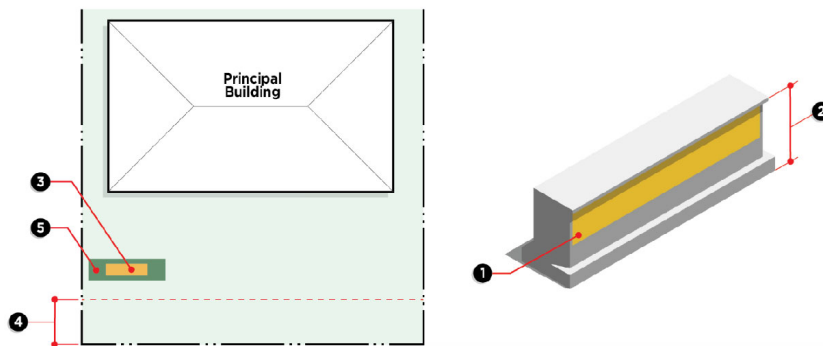
(3) *Number of signs.* A maximum of one single-tenant monument sign shall be permitted per lot frontage.

(4) *Location.* Single-tenant monument signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.

(5) *Sign base.* The base of single-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten percent and a maximum of 25 percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.

(6) *Landscape requirement.* All single-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to the square footage of the sign area of the sign it serves. Landscape areas shall be planted with one shrub or native grass per three square feet.

(7) *Other provisions.* A single-tenant monument sign shall not be permitted on a lot frontage with an existing multitenant monument sign or pole/pylon sign.

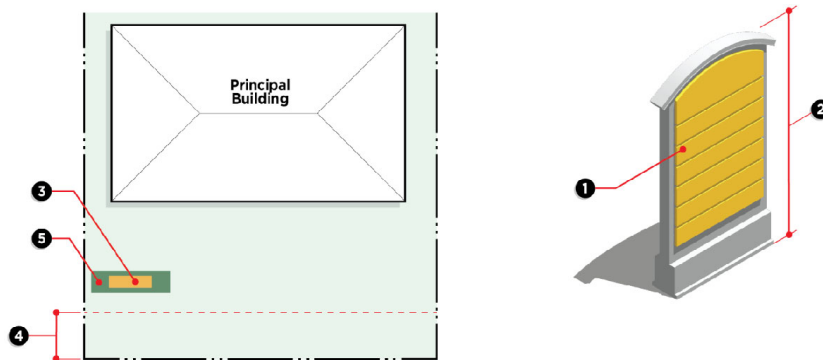


Graphic 15-691(3). Single Tenant Monument Signs

(c) *Multitenant monument signs.*

- (1) *Sign area.* The maximum permitted sign area of multitenant monument signs shall not exceed 100 square feet.

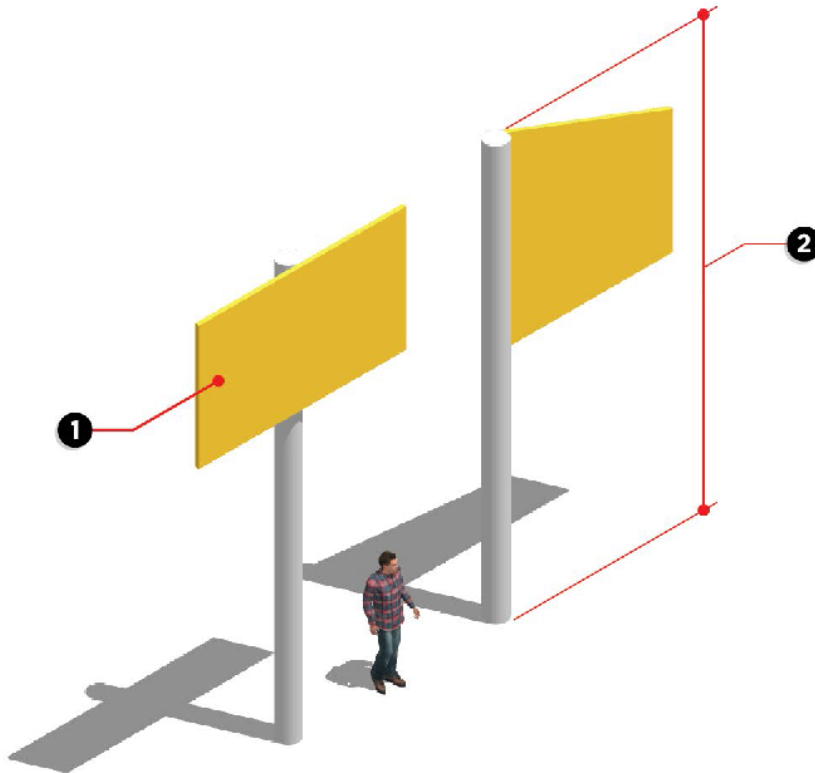
- (2) *Height.* The maximum permitted height of multitenant monument signs shall not exceed 14 feet.
- (3) *Number of signs.* A maximum of one multitenant monument sign shall be permitted per lot frontage.
- (4) *Location.* Multitenant monument signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
- (5) *Sign base.* The base of multitenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten percent and a maximum of 25 percent of the width of the sign face. The base of multitenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.
- (6) *Landscape requirement.* All multitenant monument signs shall be required to plant and maintain a landscape area at the base of the sign, the minimum area of which shall be equal to the square footage of the sign area of the sign it serves. Landscape areas shall be planted with one shrub or native grass per three square feet.
- (7) *Other provisions.* A multitenant monument sign shall not be permitted on a lot frontage with an existing single-tenant monument sign or pole/pylon sign.



Graphic 15-691(4). Multitenant Monument Signs

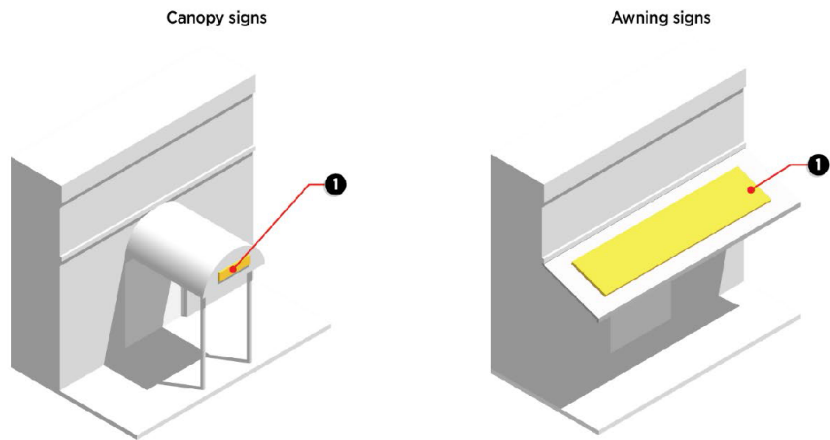
- (d) *Pole/pylon signs.*
 - (1) *Sign area.*
 - a. The maximum permitted sign area of pole/pylon signs serving a single-tenant building shall not exceed 30 square feet.
 - b. The maximum permitted sign area of pole/pylon signs serving a multitenant building shall not exceed 60 square feet.
 - (2) *Height.*
 - a. The maximum permitted height of pole/pylon sign serving a single-tenant building shall be 20 feet.
 - b. The maximum permitted height of pole/pylon sign serving a multitenant building shall be 30 feet.
 - (3) *Number of signs.* A maximum of one pole/pylon sign shall be permitted per lot frontage.

-
- (4) *Location.* Pole/pylon signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
 - (5) *Landscape requirement.* All pole/pylon signs shall be required to plant and maintain a landscape area at the base of the sign, the minimum area of which shall be equal to the square footage of the sign area of the sign it serves. Landscape areas shall be planted with one shrub or native grass per three square feet.
 - (6) *Other provisions.* A pole/pylon signs shall not be permitted on a lot frontage with an existing single-tenant or multitenant monument sign.



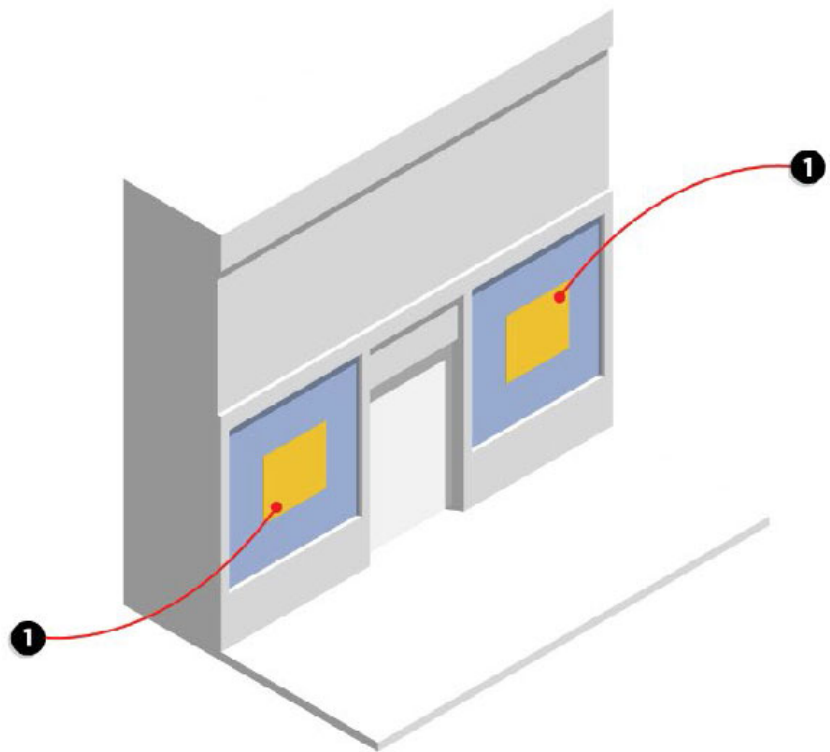
Graphic 15-691(5). Pole/Pylon Signs

- (e) *Awning or canopy signs.*
 - (1) *Sign area.* The maximum permitted sign area of awning or canopy signs shall be 50 percent of the face of the awning or canopy upon which the sign shall be printed or affixed. The area of the awning or canopy sign shall count towards the maximum amount of sign area permitted for wall signs as detailed in section 15-520.
 - (2) *Other provisions.*
 - a. Awning or canopy signs shall only be permitted on awnings or canopies extending above ground floor entrances or windows.
 - b. Awning or canopy signs shall not be internally illuminated.



Graphic 15-691(6). Awning or Canopy Signs

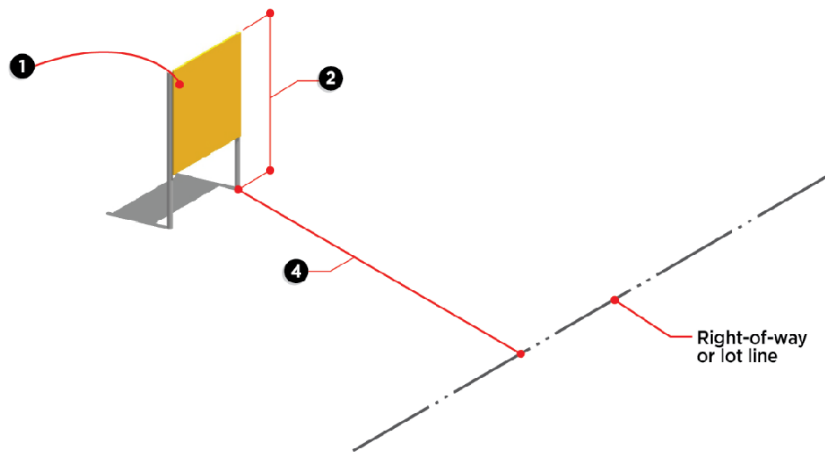
- (f) *Window signs, permanent; sign area.* The maximum permitted sign area of a permanent window sign shall be 25 percent of the square footage of the individual window on which the sign shall be located. Permanent window sign area shall be counted in aggregate with temporary window sign area.



Graphic 15-691(7). Window Signs, Permanent

- (g) *On-site traffic directional signs.*

- (1) *Sign area.* The maximum permitted sign area of an on-site traffic directional sign shall be six square feet. Permitted on-site traffic directional sign area shall not count towards aggregate sign area.
- (2) *Height.* The maximum permitted height of an on-site traffic directional sign shall be four feet.
- (3) *Number of signs.* The permitted number of on-site traffic directional signs shall be determined by the zoning administrator as necessary to assist in the safe movement of vehicular and pedestrian traffic on a property.
- (4) *Location.* On-site traffic directional signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.



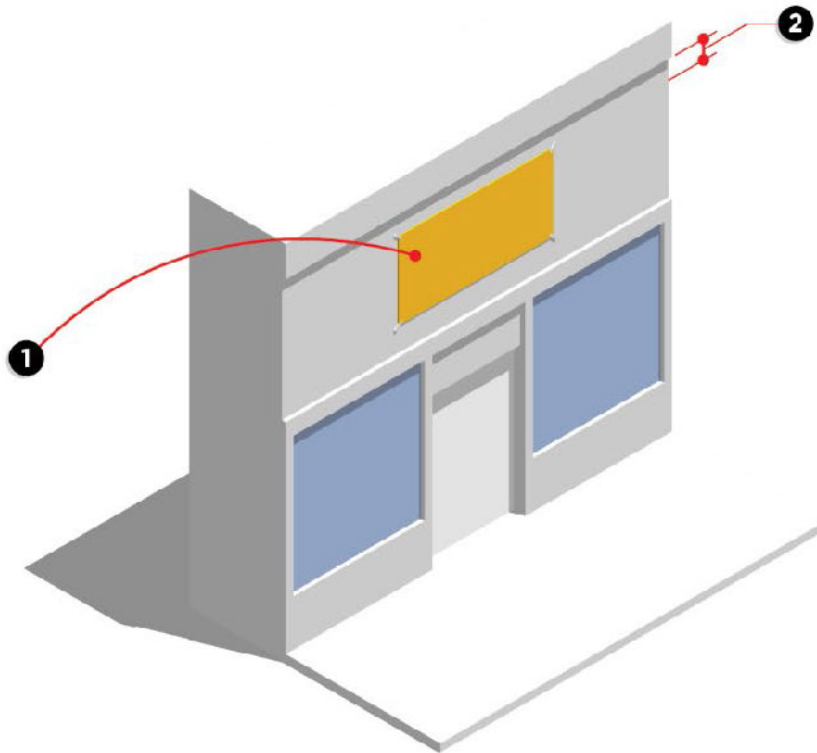
Graphic 15-691(8). On-Site Traffic Directional Signs

(Ord. of 3-2-2021, § 155.12.5)

Sec. 15-692. Standards for temporary signs.

- (a) *General standards for temporary signs in nonresidential districts.*
 - (1) *Concurrent display.* All nonresidential developments shall be permitted to display three temporary signs of any type concurrently.
 - (2) *Display period.* The permitted display period of a temporary sign in a nonresidential district shall be a maximum of 30 days. A total of three nonconcurrent display periods shall be permitted per single-tenant building or unit of a multitenant building per calendar year. Nonconcurrent display periods shall be separated by a minimum of 30 days.
 - (3) *Temporary sign permit.* The permitted display of a temporary sign in a nonresidential district shall require the issuance of a temporary sign permit as detailed in section 15-782.
- (b) *Wall-mounted banner signs.*
 - (1) *Sign area.*
 - a. The maximum permitted sign area of wall-mounted banner signs in the UT, RE, R1, R2, and RM districts shall not exceed 16 square feet.

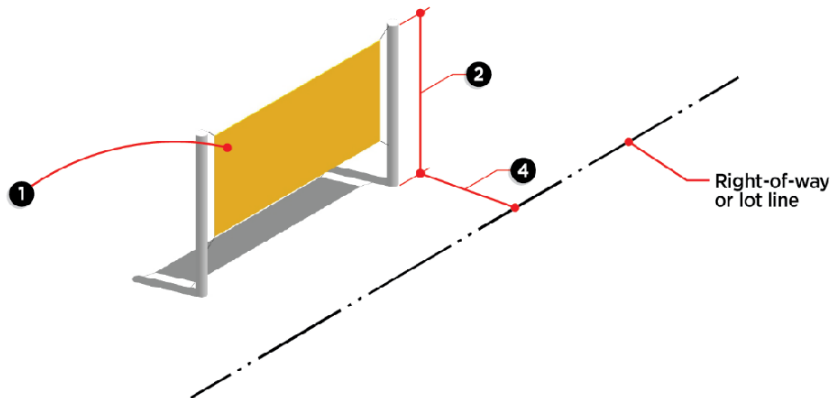
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- b. The maximum permitted sign area of wall-mounted banner signs in the [MS-C, MS-E](#) CO, CR, CH, CG, IG, IH, [PC](#), and HC districts shall not exceed 32 square feet.
- (2) *Height.* No wall-mounted banner sign shall protrude above the highest roofline or above the top of the parapet wall or mansard roof.
 - (3) *Number of signs.* A maximum of one wall-mounted banner sign shall be permitted per lot frontage of a single tenant building or unit of a multitenant building.
 - (4) *Location.* Wall-mounted banner signs shall be affixed to a building.
 - (5) *Projection.* Wall-mounted banner signs shall be affixed flat against the building to which they are mounted.



Graphic 15-692(1). Wall-Mounted Banner Signs

- (c) *Ground-mounted banner signs.*
- (1) *Sign area.* The maximum permitted sign area of a ground-mounted banner sign shall be 32 square feet.
 - (2) *Height.* The maximum permitted height of a ground-mounted banner sign shall be six feet.
 - (3) *Number of signs.* A maximum of one ground-mounted banner sign shall be permitted per lot frontage.
 - (4) *Location.* Ground-mounted banner signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
 - (5) *Other provisions.*

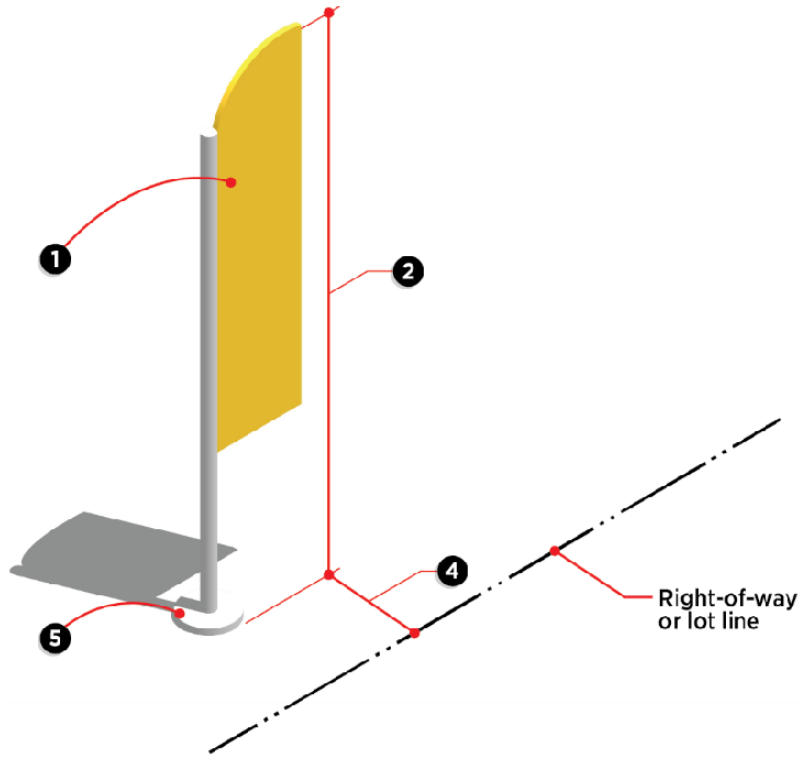
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- a. Ground-mounted banner signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Ground-mounted banner signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.



Graphic 15-692(2). Ground-Mounted Banner Signs

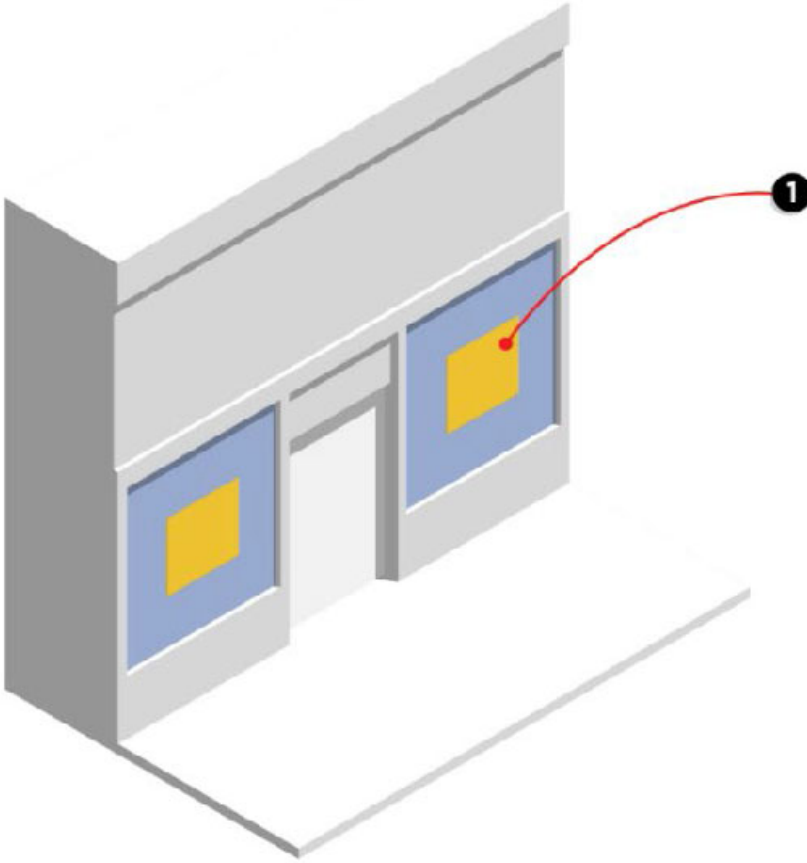
(d) *Feather signs.*

- (1) *Sign area.* The maximum permitted sign area of feather signs shall be 16 square feet.
- (2) *Height.* The maximum height of a feather sign shall be eight feet.
- (3) *Number of signs.* A maximum of three feather sign shall be permitted per lot frontage.
- (4) *Location.* Feather signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
- (5) *Other provisions.*
 - a. Feather signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Feather signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.



Graphic 15-692(3). Feather Signs

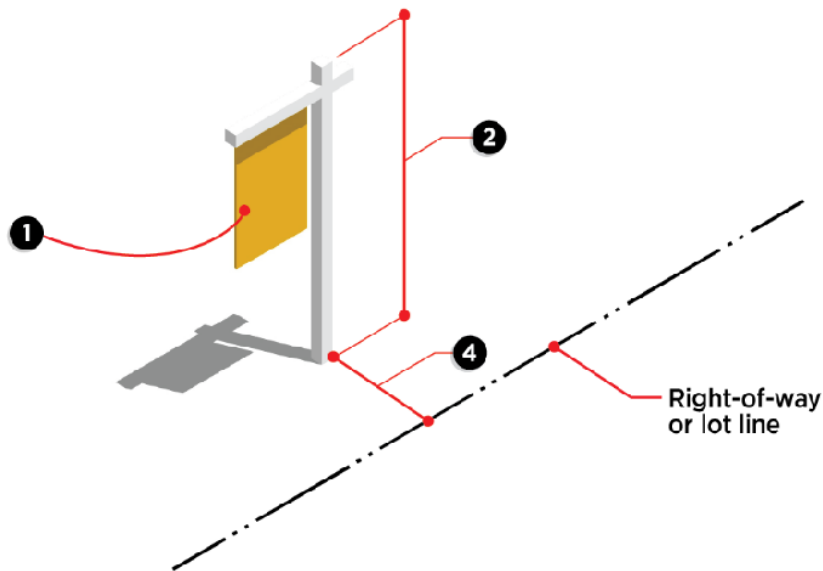
- (e) *Window signs, temporary; sign area.* The maximum permitted sign area of a temporary window sign shall be 25 percent of the square footage of the individual window on which the sign shall be located. Temporary window sign area shall be counted in aggregate with permanent window sign area.



Graphic 15-692(4). Window Signs, Temporary

(f) *Post signs.*

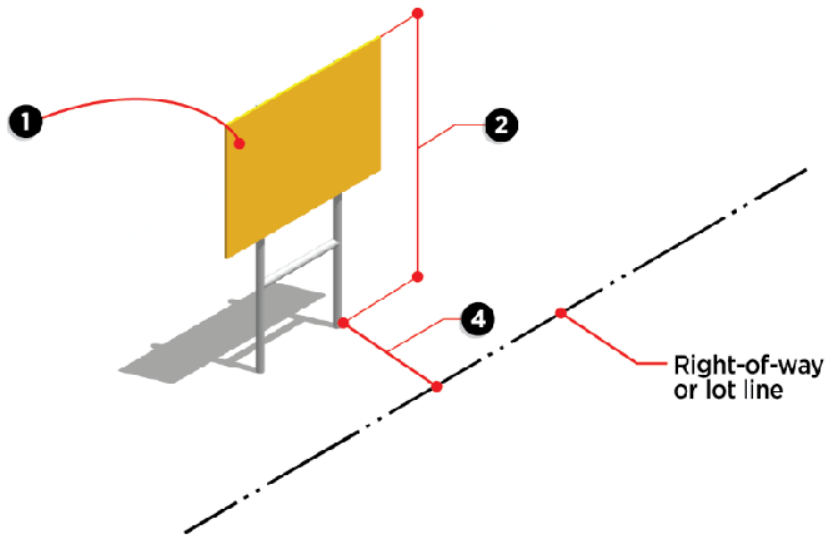
- (1) *Sign area.* The maximum permitted sign area of a post sign shall be six square feet.
- (2) *Height.* The maximum permitted height of a post sign shall be six feet.
- (3) *Number of signs.* A maximum of one post sign shall be permitted per lot frontage.
- (4) *Location.* Post signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
- (5) *Other provisions.*
 - a. Post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.



Graphic 15-692(5). Post Signs

(g) *Yard signs.*

- (1) *Sign area.* The maximum permitted sign area of a yard sign shall be four square feet.
- (2) *Height.* The maximum permitted height of a yard sign shall be 3.5 feet.
- (3) *Number of signs.* A maximum of two-yard signs may be displayed concurrently. However, during the period 30 days before and 30 days after a general election a maximum of four-yard signs may be displayed concurrently.
- (4) *Location.* Yard signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian walkway and shall not be located in a clear vision triangle as detailed in section 15-520.
- (5) *Other provisions.*
 - a. Yard signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Yard signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.



Graphic 15-692(6). Yard Signs

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ARTICLE XIV. DEFINITIONS

Sec. 15-752. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Data Center means a completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities. Minor data centers are defined as those with less than 20,000 gross square feet of building area, less than a 5 MW electrical load, and with no substations

Industrial, heavy, means production, processing, testing and manufacturing of the following products, unless specifically prohibited by the village, chemicals, including acetylene, aniline dyes, ammonia, carbon, caustic soda, cellulose, chlorine, carbon black and bone black, cleaning and polishing preparation creosote, exterminating agents, hydrogen and oxygen industrial alcohol, nitrating of cotton or other materials, nitrates (manufactured and natural) of an explosive nature, potash, plastic materials and synthetic resins, protein, rayon yarn, hydrochloric, nitric, and sulfuric acids, and derivatives.

Industrial, light, means any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods, or products which conforms to the performance standards established for this section, but not including any of the uses listed as permitted in the IH Heavy Industrial District. Facilities where all operations, with the exception of loading, are conducted entirely within an enclosed building.

Yard means a ~~required~~ open space on a lot, which is unoccupied and unobstructed by a structure from its lowest ground level to the sky, except as expressly permitted in this chapter. A yard shall extend along a lot line and at right angles to such lot line to the face of the building. For fence and other regulations, yards shall take precedence in this order:

- (1) Front yard;
- (2) Rear yard;
- (3) Side yard.

Yard, front, means a yard extending along the full width of the front lot line and extending inward from the front lot line to the front face of the building.

Yard, rear, means a yard extending the full width of the rear lot line and extending inward from the rear lot line to the rear face of the building.

Yard, side, means a yard extending along the interior-side lot line between the front yard and rear yard and extending inward from the side yard lot line to the side face of the building.