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Article 1. Introductory Provisions

Sec. 14-1-1 Title

This chapter will be known and cited as the Land Development Code of Princeton, Illinois. References herein to “this chapter” will be interpreted as referring to the Land Development Code.

Sec. 14-1-2 Effective Date

The provisions of this chapter become effective on October 1, 2006.

Sec. 14-1-3 Authority

This chapter is adopted under the statutory authority conferred by 65 ILCS 5/Art. 11.

Sec. 14-1-4 Applicability and Jurisdiction

This chapter applies to all lands and waters within the corporate limits of the City of Princeton. All structures and land uses constructed or commenced and all enlargements of, additions to, changes in and relocations of existing structures and uses are subject to the requirements of this chapter.

Sec. 14-1-5 Minimum Requirements

The standards in this chapter are minimum requirements. Other local, state and federal regulations may also apply. The issuance of any permit, certificate or approval in accordance with the standards and requirements of this chapter does not relieve the recipient of such permit, certificate or approval from the responsibility of complying with all other applicable requirements.

Sec. 14-1-6 Purpose and Intent

The purpose of this chapter is to promote the public health, safety and general welfare of existing and future residents of the City of Princeton by:

- (a) implementing the Comprehensive Plan;
- (b) classifying land within the city into zoning districts;
- (c) regulating the location and use of all structures, lands and waters;
- (d) regulating the intensity of uses and structures through building coverage, density and dimensional standards;
- (e) ensuring protection from fire, flood and other dangers;
- (f) lessening congestion and promoting the safety and efficiency of streets and highways;
- (g) improving pedestrian safety;
- (h) providing adequate privacy, light, air, sanitation, and drainage;
- (i) preventing overcrowding and avoiding undue population concentration;
- (j) facilitating the adequate provision of public facilities and utilities;
- (k) providing adequate and aesthetically pleasing stormwater management facilities;
- (l) stabilizing and protecting property values;

- (m) furthering the appropriate use of land and conservation of natural resources;
- (n) maintaining and enhancing the aesthetic appearance and physical design of the city;
- (o) encouraging the effective use of signs as a means of communication for businesses, organizations and individuals, and minimizing the possible adverse effects of signs on nearby public and private property;
- (p) ensuring sound development and community growth by establishing minimum standards for subdivision design;
- (q) promoting aesthetically pleasing development by establishing minimum standards for installation of landscaping and screening materials;
- (r) minimizing the adverse impacts of noise, dust, glare and other objectionable activities or impacts;
- (s) promoting the development of land for the highest possible use and protecting against deterioration and obsolescence that would adversely affect the living environment or tax base;
- (t) providing common grounds of understanding and a sound working relationship between the city and developers and to safeguard the interests of the homeowner, the subdivider, the investor and the city;
- (u) managing growth within the city by concentrating development within the effective operating range of existing public utilities and improvements;
- (v) causing the cost of design and installation of improvements in new, platted subdivisions to be borne by the persons purchasing the lots rather than by any direct or indirect burden upon existing property owners beyond the limits of the subdivision;
- (w) coordinating new subdivision design with the design of the city as a whole to allow for the proper capacity of all types of improvements on the basis of an orderly sequence of subdivisions as a part of neighborhoods and neighborhoods as a part of the community;
- (x) securing the rights of the public with respect to public lands and waters;
- (y) improving land records by establishing standards for surveys and plats; and
- (z) providing for the administration and enforcement of this chapter and providing penalties for its violation.

Sec. 14-1-7 Flood Warning and Disclaimer of Liability

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by manmade or natural causes. This chapter does not imply that development either inside or outside of floodplain areas will be free from flooding or flood damage. This chapter does not create liability on the part of the city or any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damage that may result from reliance on this chapter or any administrative decision made lawfully thereunder.

Sec. 14-1-8 Zoning Map

(a) Adoption

The location and boundaries of the zoning districts established by this chapter are shown on the map entitled “Zoning Map of the City of Princeton, Illinois.” That map, together with all notations, references, data and other information shown on the map, is hereby adopted as part of this chapter. The map must remain on file and available to the public in the office of the Zoning Administrator of the City of Princeton.

(b) Annual Revision

The city council will publish a revised zoning map no later than March 31 of each year clearly showing the zoning district classifications of the city for the preceding calendar year. If in any calendar year no changes are made to zoning classifications or city boundaries, the city is not required to publish a zoning map for that calendar year.

Sec. 14-1-9 Interpretation of Zoning District Boundaries

Rules for the interpretation of zoning district boundaries are as follows:

(a) Zoning district boundaries will be construed to follow:

- (1) corporate limits;
- (2) United States public land survey lines;
- (3) property lines;
- (4) centerlines of streets, highways, alleys, easements, railroad rights-of-way or extensions of such lines;
- (5) soil mapping unit lines;

(b) Vacation of public streets and alleys will cause the vacated land to be automatically placed in the same district as the abutting side to which the vacated land reverts.

(c) Annexations to or consolidations with the city subsequent to the effective date specified in section Sec. 14-1-2 of this chapter will be classified in the most restrictive zoning district of contiguous property within the City of Princeton. However, parcels consisting of twenty or more acres, and presently used for agricultural purposes, may, at the petitioner’s election, be zoned Agricultural district upon annexation.

Sec. 14-1-10 Word Usage and Construction of Language

(a) Meanings and Intent

All provisions, terms, phrases and expressions used in this chapter will be construed according to the purpose and intent set out in Sec. 14-1-6.

(b) Headings, Illustrations and Text

In case of any difference of meaning or implication between the text of this chapter and any heading, drawing, table, figure, or illustration, the text controls.

(c) Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as “including,” “such as,” or similar language are intended to provide examples; not to be exhaustive lists of all possibilities.

(d) Computation of Time

The time in which an act is to be done will be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or holiday observed by the city, that day will be excluded.

(e) References to Other Regulations, Publications and Documents

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, that reference will be construed as referring to the most recent edition of such resolution, ordinance, statute, regulation, or document or to the relevant successor document, unless otherwise expressly stated.

(f) Delegation of Authority

Whenever a provision appears requiring the head of a department or another officer or employee of the city to perform an act or duty, that provision will be construed as authorizing the department head or officer to delegate that responsibility to others over whom they have authority.

(g) Technical and Nontechnical Terms

Words and phrases will be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law will be construed and understood according to such meaning. (See also Article 14, Terminology.)

(h) Public Officials and Agencies

All public officials, bodies, and agencies to which references are made are those of the City of Princeton, unless otherwise expressly provided.

(i) Mandatory and Discretionary Terms

The words “shall,” “will” and “must” are mandatory. The words “may” and “should” are discretionary and advisory terms.

(j) Conjunctions

Unless the context clearly suggests the contrary, conjunctions will be interpreted as follows:

(1) “And” indicates that all connected items, conditions, provisions or events apply; and

(2) “Or” indicates that one or more of the connected items, conditions, provisions or events may apply.

(k) Tenses and Plurals

Words used in one tense (past, present or future) include all other tenses, unless the context clearly indicates the contrary. The singular includes the plural, and the plural includes the singular.

Sec. 14-1-11 Conflicting Provisions

(a) Conflict with State or Federal Regulations

If the provisions of this chapter are inconsistent with those of the state or federal government, the more restrictive provision will control, to the extent permitted by law.

(b) Conflict with Other City Regulations

If the provisions of this chapter are inconsistent with one another, or if they conflict with provisions found in other adopted city ordinances, the more restrictive provision will control. No text amendment, variance or condition on a special use permit or any other development approval under this chapter may diminish the provisions of any other more restrictive city ordinance.

(c) Conflict with Private Easements, Agreements, Covenants or Restrictions

This chapter is not intended to annul or interfere with any private easement, agreement, covenant, restriction or other private legal relationship. The city is responsible for enforcing this chapter; it does not enforce private agreements, easements, covenants or restrictions except those specifically required for the administration and enforcement of this chapter, even where the private agreements are more restrictive than the provisions of this chapter.

Sec. 14-1-12 Transitional Provisions

(a) Violations Continue

Any violation of the previous zoning or subdivision regulations of the city will continue to be a violation under this chapter and will be subject to penalties and enforcement under Article 13, unless the use, development, construction or other activity is consistent with the express terms of this chapter, in which case enforcement action will cease, except to the extent of collecting penalties for violations that occurred before the effective date specified in Sec. 14-1-2.

(b) Completion of Development

(1) Permits Issued Before Effective Date

Any building, development or sign for which a permit was lawfully issued before the effective date specified in Sec. 14-1-2 may be completed in conformance with the issued permit. If the building, development or sign is not completed within the time allowed under the original permit, then the building, development or sign may be constructed, completed or occupied only in strict compliance with this chapter.

(2) Preliminary Plats Approved Before Effective Date

If a Preliminary Plat was approved before the effective date specified in Sec. 14-1-2, Final Plat approval may be granted in accordance with the Preliminary Plat. If a Final Plat is not approved within the time requirements specified by prior ordinance or a schedule included with the Preliminary Plat approval, the Plan Commission may grant one or more extensions. The total time of all extensions may not exceed one year. If a Final Plat is not approved within the time required, including any extensions, then the completion of the subdivision and construction of buildings may only occur if the Final Plat complies with all requirements of this chapter. If the Final Plat is not in compliance with this chapter, then a modified Final Plat must be submitted and approved pursuant to the procedures of Article 11.

(c) Special (Conditional) Uses

- (1)** Any use that was legally established before the effective date specified in Sec. 14-1-2 without a Conditional Use Permit and which after the effective date is located within a zoning district that requires a Special Use Permit for the subject use under this chapter, will be issued a Special Use Permit without following the procedures of Sec. 14-11-5. Any use that was legally established prior to the Special Use Permit requirement of this chapter for the subject use in the zoning district in question will similarly be issued a Special Use Permit without following the procedures of Sec. 14-11-5. Expansions and modifications of such uses will be subject to Sec. 14-11-5. Even if a Special Use Permit is issued pursuant to this section, those uses or structures that do not comply with applicable standards of this chapter, including the use regulations of Article 3, will be deemed nonconforming and be subject to the regulations of Article 12.
- (2)** Any use that was legally established before the effective date specified in Sec. 14-1-2 with a Conditional Use Permit and which after the effective date is located within a zoning district that requires a Special Use Permit for the subject use, may continue to be operated under the terms of the original Conditional Use Permit and will hereby be referred to as a Special Use. The use will be subject to all applicable standards of this chapter, including the use standards of Article 3 and the Nonconformity regulations of Article 12. Expansions and modifications of such uses will be subject to Sec. 14-11-5.
- (3)** Any use that was legally established before the effective date specified in Sec. 14-1-2 with a Conditional Use Permit and which after the effective date is located within a zoning district that does not require a Special Use Permit for the subject use, will continue to be subject to all applicable standards of this chapter, including the use standards of Article 3 and the Nonconformity regulations of Article 12.

Sec. 14-1-13 Severability

If any court of competent jurisdiction rules any provision of this chapter invalid, that ruling will not affect any provision of this chapter not specifically included in the judgment. If any court of competent jurisdiction rules invalid the application of any provision of this chapter to a particular property, building, other structure, or use, that ruling will not affect the application of this chapter to any property, building, other structure, or use not specifically included in the judgment.

Article 2. Zoning Districts

Sec. 14-2-1 Residential Districts

(a) Establishment of Districts

The following residential districts are established in the City of Princeton:

| Abbreviation | District Name |
|--------------|------------------------------------|
| RE | Estate Residential district |
| R1A | Single-family Residential district |
| R1 | Single-family Residential district |
| R2 | Single-family Residential district |
| R3 | General Residential district |

(b) District Descriptions

(1) RE, Estate Residential District

The RE district is intended to accommodate the development of detached single-family houses on large, individual lots.

(2) R1A, R1, and R2, Single-family Residential Districts

The R1A, R1 and R2 districts are intended to accommodate the development of single-family house on lots of various sizes.

(3) R3, General Residential District

The R3 district is intended to accommodate a variety of housing types, including multi-family dwellings, attached residential dwellings such as townhouses, and detached single-family dwellings.

(c) Allowed Uses

Uses are allowed in accordance with the Use Table in Sec. 14-3-1.

(d) Dimensional Standards

All development in residential districts must comply with the dimensional standards in Sec. 14-4-1.

(e) Additional Requirements

(1) Only One Principal Building

Only one principal building may be located, erected, or moved onto any lot of record in any single-family residential district.

(2) Operational Performance Standards

All uses in the residential districts must comply with the operational performance standards in Sec. 14-2-5.

(3) Outdoor Storage, Display and Work Areas

All allowed uses in all residential districts must be conducted within completely enclosed buildings unless otherwise expressly stated in this chapter.

Sec. 14-2-2 Commercial Districts

(a) Establishment of Districts

The following commercial districts are established in the City of Princeton:

| Abbreviation | District Name |
|--------------|---------------------------------------|
| B1 | Downtown Commercial district |
| B2 | Community Retail and Service district |
| B3 | Professional Services district |
| B4 | General Commercial district |

(b) District Descriptions

(1) B1, Downtown Commercial District

The B1 district is intended to accommodate retail and service businesses in pedestrian-oriented, storefront-style buildings with residential dwelling units above the ground floor.

(2) B2, Community Retail and Service District

The B2 district is intended to accommodate a wide variety of retail, service, and limited wholesale businesses of varying sizes that are primarily automobile-oriented.

(3) B3, Professional Office District

The B3 district is intended to accommodate professional office uses primarily in residential-style structures and to serve as a transitional district between downtown commercial areas and adjacent residential neighborhoods.

(4) B4, General Commercial District

The B4 district is intended to accommodate retail, service and limited wholesale businesses, including those with extensive outdoor sales areas or outdoor display of heavy equipment for sale or rent.

(c) Allowed Uses

Uses are allowed in accordance with the Use Table in Sec. 14-3-1.

(d) Dimensional Standards

All development in commercial districts must comply with the dimensional standards in Sec. 14-4-2.

(e) Additional Requirements

(1) B1 District Character Standards

a. Building Location

All street-facing building façades must be located within 5 feet of the sidewalk, with the exception that any street-facing façade may be setback farther than 5 feet from the sidewalk where the setback area is utilized for outdoor dining, public seating or other usable pedestrian-oriented public space. The setback area shall not exceed 25% of the lot depth. Similarly, the first floor of the building may be set back if the public sidewalk is covered by a recessed entryway that is supported by structural elements of the

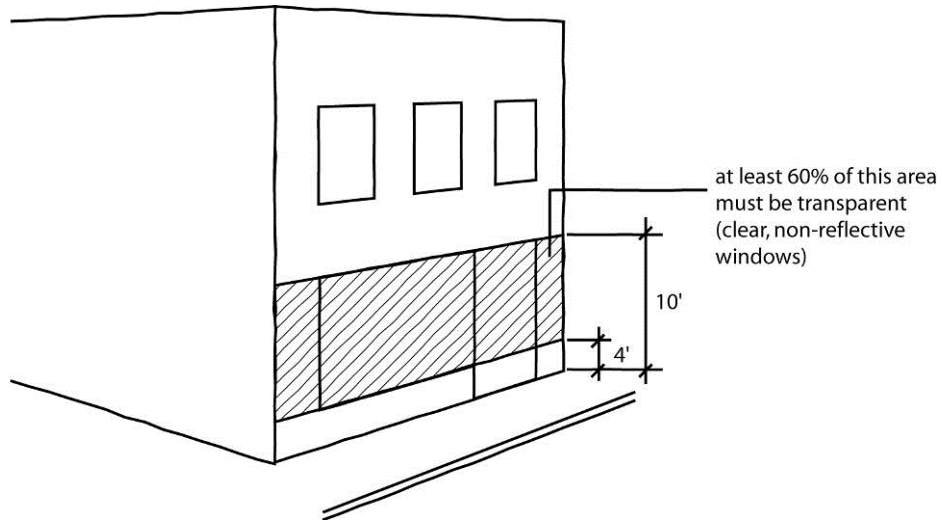
building or overhanging upper stories that maintain the presence of the building up on the street.

b. Doors and Entrances

Buildings must have a primary entrance facing the street. Building entrances may include direct entrances to individual businesses, lobby entrances, or pedestrian-oriented courtyards or plazas leading to multiple businesses.

c. Building Transparency

A minimum of 60% of the street-facing façade between 4 feet and 10 feet in height must consist of clear, non-reflective windows that allow views into the interior of the building.



d. Parking and Access

Off-street parking must be located to the side or rear of the principal building on the lot. No curb cuts or driveway openings are permitted along the front property line when alternative access is possible, such as from an alley or side street.

e. Building Materials

The front exterior façade of buildings must be primarily clad with brick, stone, or other natural materials. Concrete block is prohibited on front facades, but may be used on interior sides and rear walls.

(2) B3 District Character Standard

The front exterior façade of buildings within the B3 district must be primarily clad with brick, stone, or other natural materials. Concrete block and metal is prohibited on front facades, but may be used on interior sides and rear walls.

(3) Operational Performance Standards

All uses in the commercial districts must comply with the operational performance standards in Sec. 14-2-5.

(4) Outdoor Storage, Display and Work Areas

a. B1 and B3 Districts

All allowed uses in the B1 and B3 districts must be conducted within completely enclosed buildings unless otherwise expressly stated in this chapter.

b. B2 and B4 Districts

Outdoor storage, display and work areas are permitted, subject to the following requirements:

1. Maximum Size

Outdoor storage, display and work areas may cover no more than the following area on a lot:

| | B2 | B4 |
|-----------------------------|----|----|
| Maximum Percent of Lot Area | 10 | 50 |

2. Screening

Outdoor storage areas must be screened in accordance with the requirements of Article 6 of this chapter.

Sec. 14-2-3 Industrial Districts

(a) Establishment of Districts

The following industrial districts are established in the City of Princeton:

| Abbreviation | District Name |
|--------------|--------------------------------|
| M1 | Limited Manufacturing district |
| M2 | General Manufacturing district |

(b) District Descriptions

(1) M1, Limited Manufacturing District

The M1 district is intended to provide for a wide range of light manufacturing, warehousing, wholesaling, office and support service uses whose operations have minimal impact on adjacent properties.

(2) M2, General Manufacturing District

The M2 district is intended to provide for those manufacturing, warehousing, wholesaling or transportation terminal uses whose operations have a greater impact on the surrounding area than those in the M1 district, including extensive outdoor storage and operations. It is also the intent of this district to ensure that intensive industrial operations are not conducted near residential areas.

(c) Allowed Uses

Uses are allowed in accordance with the Use Table in Sec. 14-3-1.

(d) Dimensional Standards

All development in manufacturing districts must comply with the dimensional standards in Sec. 14-4-2.

(e) Additional Requirements

(1) Operational Performance Standards

All uses in the industrial districts must comply with the operational performance standards in Sec. 14-2-5.

(2) Outdoor Storage, Display and Work Areas

Outdoor storage, display and work areas are permitted in the M1 and M2 districts, subject to the following requirements:

a. Maximum Size

Outdoor storage, display and work areas may cover no more than the following area on a lot:

| | M1 | M2 |
|-----------------------------|----|----|
| Maximum Percent of Lot Area | 20 | 80 |

b. Screening

Outdoor storage areas must be screened according to the requirements of Article 6 of this chapter.

Sec. 14-2-4 Agricultural District

(a) Establishment

The A, Agricultural District is hereby established in the City of Princeton.

(b) District Description

The A district is established to provide for agricultural activities and to serve as a “holding designation” for lands, pending rezoning to another zoning district consistent with the Comprehensive Plan.

(c) Allowed Uses

Uses are allowed in accordance with the Use Table in Sec. 14-3-1.

(d) Dimensional Standards

All development in the agricultural district must comply with the dimensional standards in Sec. 14-4-2.

(e) Additional Requirements

All uses in the Agricultural district must comply with the operational performance standards in Sec. 14-2-5.

Sec. 14-2-5 Operational Performance Standards

All uses in all districts must comply with the following standards unless any local, state or federal regulation establishes a more restrictive standard, in which case the more restrictive standard applies.

(a) Noise

(1) Applicability

No activity or use may be conducted in a manner that generates a level of sound greater than that allowed by this subsection. These regulations do not apply to the following:

- a. noises not directly under the control of the property owner or tenant;
- b. noises from safety signals, warning devices or emergency pressure release valves;
- c. noises from construction and maintenance activities between 7:00 a.m. and 9:00 p.m.; and
- d. noises from moving sources such as automobiles, trucks, railroads and airplanes.

(2) Maximum Noise Levels

| Center Frequency (Cycles per Second) | Maximum Permitted Sound Pressure Level (Decibels) |
|--------------------------------------|---|
| 31.5 | 76 |
| 63 | 71 |
| 125 | 65 |
| 250 | 67 |
| 500 | 50 |
| 1,000 | 45 |
| 2,000 | 39 |
| 4,000 | 34 |
| 8,000 | 32 |

(b) Heat and Vibration

No heat or vibration from any use may be detectable at any point beyond the property line of the lot where the use is located.

(c) Dust and Air Pollution

- (1) Dust and other types of air pollution borne by the wind from sources such as storage areas, yards, roads and conveying equipment must be kept to a minimum by appropriate landscaping, screening, sheltering, paving, fencing, wetting, collecting or other means. No particulate matter may be visible to an observer looking directly upward at any point beyond the property line.
- (2) This requirement does not apply when the wind speed is greater than 25 miles per hour. Determination of wind speed will be by a one-hour average or hourly-recorded value at the nearest official station of the U.S. Weather Bureau or by wind speed instruments operated on the site.

(d) Discharge and Disposal of Radioactive and Hazardous Waste

The discharge of fluid and the disposal of solid radioactive and hazardous waste materials must comply with all applicable local, state and federal regulations. No operation that produces radioactive

or hazardous waste material may occur without prior notice to the Zoning Administrator. Notice must be given at least 3 weeks before the operation begins. Radioactive and hazardous material waste must be transported, stored and used in conformance with all applicable local, state and federal regulations.

(e) Electromagnetic Interference

Electromagnetic interference may not adversely affect the operation of any equipment located beyond the property line of the lot where the interference originates.

(f) Odors

The release of odorous or potentially odorous, either by bacterial decomposition or chemical reaction, that is perceptible from beyond the property line is prohibited.

(g) Toxic Substances

The storage, handling or transport of toxic substances must comply with all State of Illinois Pollution Control Board requirements and all applicable local, state and federal regulations.

(h) Water Pollution

All uses must comply with the State of Illinois Pollution Control Board Rules and Regulations, 35 Illinois Administrative Code, Subtitle C, "Water Pollution," and all applicable local, state and federal regulations.

(i) Fire and Explosion Hazards

Materials that present potential fire and explosion hazards must be transported, stored and used only in conformance with all applicable local, state and federal regulations.

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Article 3. Use Regulations

Sec. 14-3-1 Use Table

(a) Use Groups

The use table classifies land uses into five major groupings: Residential, Public and Civic, Commercial, Industrial, Agricultural and Other. These are referred to as “Use Groups.”

(b) Use Categories

Each Use Group is further divided into “Use Categories.” These categories classify land uses based on common characteristics, such as the type of products sold, site conditions, or the amount of activity on the site. Use categories are described in detail in Sec. 14-14-1. Some use categories are further divided into specific use types, which are also described in Sec. 14-14-1.

(c) Determination of Land Use Category

When a land use cannot be classified into a Use Category or appears to fit into multiple categories, the Zoning Administrator is authorized to determine the most appropriate Use Category.

(d) Permitted Uses

Uses identified with a “P” in the use table are permitted by-right in the designated zoning districts, subject to compliance with all other applicable provisions of this chapter.

(e) Special Uses

Uses identified with an “S” in the use table may be allowed in the designated zoning districts if approved in accordance with the special use approval procedure of Sec. 14-11-4. Approved special uses are subject to compliance with all other applicable provisions of this chapter. If a proposed use meets the character of the established district in which it is proposed, as determined by the Zoning Administrator, it may be approved in accordance to the special use procedure of Sec. 14-11-4.

(f) Prohibited Uses

Uses identified with a “-” in the use table are expressly prohibited. Uses not listed in the use table are also prohibited.

(g) Use Standards

The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use or special use.

| | RE | R1A | R1 | R2 | R3 | B1 | B2 | B3 | B4 | M1 | M2 | A | Use Standard |
|---|----|-----|----|----|----------------|----|----|----|----|----|----|---|----------------|
| Residential Uses | | | | | | | | | | | | | |
| Household Living | | | | | | | | | | | | | |
| Single-family Dwelling, Detached | P | P | P | P | P | - | - | P | - | - | - | P | |
| Single-family Dwelling, Attached | - | - | - | - | P ¹ | - | - | P | - | - | - | - | Sec. 14-3-2(a) |
| Two-family Conversion of Single-Family Dwelling | - | S | S | S | S | - | - | | - | - | - | - | Sec. 14-3-2(b) |
| Two-family Dwelling (Duplex) | - | - | - | P | P | - | - | P | - | - | - | - | |
| Multi-family Dwelling (3+ units) | - | - | - | - | P ¹ | - | - | P | - | - | - | - | |
| Manufactured Home Park | - | - | - | - | S | - | - | - | - | - | - | - | Sec. 14-3-2(h) |
| Dwelling Units Located Above the Ground Floor | - | - | - | - | - | P | P | P | - | - | - | - | |
| Accessory Dwelling Unit | S | S | S | S | S | | | | | | | | |

Article 3. Use Regulations - Use Table

| | RE | R1A | R1 | R2 | R3 | B1 | B2 | B3 | B4 | M1 | M2 | A | Use Standard |
|---|----|-----|----|----|----|----|----|----|----|----|----|---|----------------|
| Employee Living Quarters | - | - | - | - | - | - | - | - | - | - | - | P | |
| Group Living | | | | | | | | | | | | | |
| Assisted Living | - | - | - | S | S | - | P | P | - | - | - | - | |
| Community Residence, Small | P | P | P | P | P | - | - | P | - | - | - | - | Sec. 14-3-2(g) |
| Community Residence, Large | S | S | S | S | S | - | - | S | - | - | - | - | Sec. 14-3-2(g) |
| Nursing Care Facility | - | - | - | - | S | - | P | P | - | - | - | - | |
| Transitional Living | - | - | - | - | S | - | S | - | - | - | - | - | |
| Group Living Not Otherwise Classified | S | S | S | S | S | - | - | - | - | - | - | - | |
| | RE | R1A | R1 | R2 | R3 | B1 | B2 | B3 | B4 | M1 | M2 | A | Use Standard |
| Public and Civic Uses | | | | | | | | | | | | | |
| College or University | - | - | - | - | S | S | S | S | S | S | S | - | |
| Cultural Exhibit or Library | S | S | S | S | S | P | P | P | P | - | - | - | |
| Day Care | | | | | | | | | | | | | |
| Day Care Home | P | P | P | P | P | - | - | - | - | - | - | - | |
| Day Care Center | - | -S | - | - | -S | P | P | P | P | P | P | - | |
| Hospital | - | S | - | - | S | S | S | S | S | - | - | - | |
| Parks and Recreation | P | P | P | P | P | P | P | P | P | - | - | S | |
| Place of Public Assembly | - | - | - | - | - | S | S | S | S | - | - | - | |
| Post Office | S | S | S | S | S | S | P | P | P | P | P | S | |
| Public Safety Services | S | S | S | S | S | S | P | P | P | P | P | S | |
| Religious Assembly | S | S | S | S | S | S | S | S | S | - | - | - | |
| School | S | S | S | S | S | - | - | - | - | - | - | - | |
| Social Club or Lodge | - | - | - | - | - | S | S | S | S | - | - | - | |
| Utilities | | | | | | | | | | | | | |
| Major | S | S | S | S | S | S | S | S | S | S | S | S | |
| Minor | P | P | P | P | P | P | P | P | P | P | P | P | |
| | RE | R1A | R1 | R2 | R3 | B1 | B2 | B3 | B4 | M1 | M2 | A | Use Standard |
| Commercial Uses | | | | | | | | | | | | | |
| Adult Use | - | - | - | - | - | - | - | - | - | - | S | - | Sec. 14-3-2(c) |
| Animal Services | | | | | | | | | | | | | |
| Kennel | - | - | - | - | - | - | - | - | S | - | - | S | |
| Veterinary Services | - | - | - | - | - | P | P | - | P | P | - | - | |
| Art Gallery | - | - | - | - | - | P | P | P | P | - | - | - | |
| Banks and Financial Services | | | | | | | | | | | | | |
| Banks | - | - | - | - | - | P | P | P | P | - | - | - | |
| Payday Loan Store | - | - | - | - | - | - | P | - | P | - | - | - | |
| Consumer Loan Establishment | - | - | - | - | - | - | P | - | P | - | - | - | |
| Pawn Shop | - | - | - | - | - | - | S | - | S | - | - | - | |
| Body Art Services | - | - | - | - | - | - | S | - | S | - | - | - | |
| Business Support Service | - | - | - | - | - | P | P | P | P | - | - | - | |
| Commercial Campground Facility | S | - | - | - | - | - | - | - | - | - | - | S | |
| Construction Sales and Service | - | - | - | - | - | -S | -S | - | P | P | P | - | |
| Eating and Drinking Establishment | | | | | | | | | | | | | |
| Restaurant | - | - | - | - | - | P | P | P | P | - | - | - | |
| Tavern | - | - | - | - | - | P | P | - | P | - | - | - | |
| Entertainment and Spectator Sports | | | | | | | | | | | | | |
| Indoor | - | - | - | - | - | P | P | - | P | P | - | - | |
| Outdoor | - | - | - | - | - | - | S | - | S | S | - | - | |
| Funeral and Interment Services | | | | | | | | | | | | | |
| Cemetery | S | S | S | S | S | - | - | - | - | - | - | - | |
| Cremating | - | - | - | - | - | S | S | S | S | S | -S | - | |
| Funeral Home | - | S | S | S | S | P | P | P | P | - | - | - | |
| Gaming/wagering Facility | - | - | - | - | - | - | S | - | - | - | - | - | |
| Gas Station | - | - | - | - | - | - | P | - | P | - | - | - | Sec. 14-3-2(f) |
| Lodging | | | | | | | | | | | | | |
| Bed and Breakfast | S | S | S | S | P | P | P | P | - | - | - | P | Sec. 14-3-2(e) |
| Boardinghouse | - | - | - | - | S | S | S | S | - | - | - | - | |
| Hotel or Motel | - | - | - | - | - | P | P | - | P | - | - | - | |

| | RE | R1A | R1 | R2 | R3 | B1 | B2 | B3 | B4 | M1 | M2 | A | Use Standard |
|---|----|-----|----|----|----|----|----|----|----|----|----|---|------------------|
| Medical or Dental Clinic | - | S | S | S | S | P | P | P | P | - | - | - | |
| Mini Warehouse | - | - | - | - | - | - | S | - | S | P | P | - | |
| Office | - | - | - | - | - | P | P | P | P | P | P | - | |
| Personal and Consumer Service | - | - | - | - | - | P | P | P | P | - | - | - | |
| Retail Sales | - | - | - | - | - | P | P | S | P | S | -S | - | |
| Sports and Recreation, Participant | | | | | | | | | | | | | |
| Outdoor | - | - | - | - | - | - | P | - | - | S | S | - | |
| Indoor | - | - | - | - | - | - | P | - | P | P | P | - | |
| Vehicle Sales and Service | | | | | | | | | | | | | |
| Car Wash | - | - | - | - | - | - | P | - | P | - | - | - | |
| Motor Vehicle Repair, Major | - | - | - | - | - | - | S | - | S | P | P | - | Sec. 14-14-1 (c) |
| Motor Vehicle Repair, Minor | - | - | - | - | - | S | P | - | P | P | P | - | Sec. 14-14-1 (c) |
| Light Equipment and Vehicle Sales or Rental | - | - | - | - | - | - | P | - | P | P | P | - | |
| Heavy Equipment Sales or Rental | - | - | - | - | - | - | - | - | P | P | P | - | |
| Vehicle, Recreational Vehicle or Boat Storage/Towing | - | - | - | - | - | - | - | - | - | P | P | - | |
| | RE | R1A | R1 | R2 | R3 | B1 | B2 | B3 | B4 | M1 | M2 | A | Use Standard |
| Industrial Uses | | | | | | | | | | | | | |
| Manufacturing, Production and Industrial Service | | | | | | | | | | | | | |
| Limited | - | - | - | - | - | - | - | - | P | P | P | - | Sec. 14-14-1 (d) |
| General | - | - | - | - | - | - | - | - | - | P | P | - | Sec. 14-14-1(d) |
| Indoor Commercial Horticulture | - | - | - | - | - | - | - | - | - | P | P | P | Sec. 14-14-1 (d) |
| Research Laboratory | - | - | - | - | - | - | P | - | P | P | P | - | |
| Trucking/Freight Terminal | - | - | - | - | - | - | - | - | - | S | S | - | |
| Warehousing and Wholesaling | - | - | - | - | - | - | - | - | P | P | P | - | |
| Waste-related Use | | | | | | | | | | | | | |
| Junkyard | - | - | - | - | - | - | - | - | - | - | S | - | |
| Recycling Facility | - | - | - | - | - | - | - | - | - | - | P | - | |
| Sanitary Landfill | - | - | - | - | - | - | - | - | - | - | S | - | |
| | RE | R1A | R1 | R2 | R3 | B1 | B2 | B3 | B4 | M1 | M2 | A | Use Standard |
| Agricultural Uses | | | | | | | | | | | | | |
| Farming | - | - | - | - | - | - | - | - | - | - | - | P | |
| | RE | R1A | R1 | R2 | R3 | B1 | B2 | B3 | B4 | M1 | M2 | A | Use Standard |
| Other Uses | | | | | | | | | | | | | |
| Accessory Use | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 14-3-3 |
| Drive-through Facilities | - | - | - | - | - | - | P | S | P | S | - | - | Sec. 14-3-3(b) |
| Home Occupation | P | P | P | P | P | P | P | P | P | - | - | P | Sec. 14-3-3(c) |
| Parking | | | | | | | | | | | | | |
| Accessory Parking | P | P | P | P | P | P | P | P | P | P | P | P | |
| Non-accessory Parking | - | - | - | - | - | S | S | - | S | - | - | - | |
| Planned Developments | S | S | S | S | S | S | S | S | S | S | S | S | |
| Wireless Communication Facility | | | | | | | | | | | | | |
| Freestanding | - | - | - | - | - | - | S | - | S | S | S | S | Sec. 14-3-2(i) |
| Colocated | P | P | P | P | P | P | P | P | P | P | P | P | Sec. 14-3-2(i) |

¹Subject to the design review procedures of Sec. 14-11-8.

Sec. 14-3-2 Use-Specific Standards

(a) Single-family Dwelling, Attached

Attached single-family dwelling units must comply with the following requirements.

(1) Number of Units per Building

No more than 8 attached single-family dwelling units are permitted within a single building.

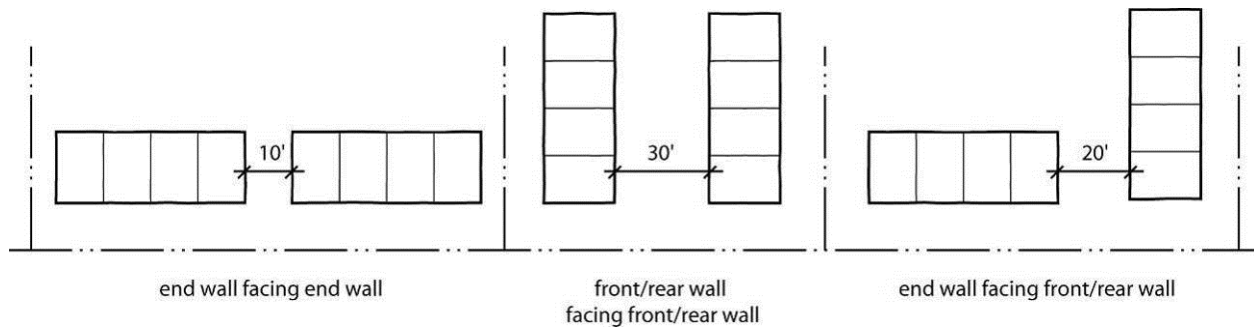
(2) Number of Buildings per Lot

Multiple buildings containing attached single-family dwellings are permitted on a single zoning lot.

(3) Building Separation

Attached dwellings must meet the requirements for permitted encroachments in Sec. 14-4-3(j). Minimum separation between multiple buildings on a lot is required as follows:

| Attached single-family residential building separation standard | Dimension |
|---|--|
| Between one end wall and another end wall | 10 feet |
| Between one front or rear wall and another front or rear wall | 30 feet; driveways, parking areas, walkways, and landscaping and permitted encroachments are allowed within the required separation area. This may be reduced to 20 feet on the ground-floor where garage doors face garage doors and are separated by an interior drive, provided that upper-story living spaces are separated by 30 feet |
| Between one end wall and one front or rear wall | 20 feet; driveways, parking areas, walkways, and landscaping, and permitted encroachments are allowed within the required separation area |



(4) Building Design

Attached single-family dwellings must:

- a. be designed with windows and/or doors on all building facades that face a street to avoid the appearance of blank walls; and
- b. be designed with garage doors facing an alley, where there is an alley serving the site, or facing an interior driveway whenever possible. Where garages face a public street, they may not extend beyond the street-facing façade.

(5) Driveway Access

- a. Attached single-family dwellings must be served by a common access drive, rather than separate driveway curb cuts where garages face a public street.
- b. Driveways leading from a street to a garage must be of sufficient depth to ensure that parked vehicles do not overhang the sidewalk or public street. The distance between the sidewalk and the garage must be at least 20 feet.

(6) Private Yards

- a. Attached single-family dwellings must provide private yards a minimum of 200 square feet in area for each attached single-family dwelling unit.
- b. A private yard may be located next to a front wall, rear wall, or end wall, provided that it is immediately adjacent to the attached single-family dwelling unit it serves and is directly accessible from the unit by way of a door or steps.
- c. Required private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, such as walkways or patios.
- d. Private yards may be enclosed with fences.

(7) Common Open Space

- a. In developments with 30 or more attached single family dwelling units, 150 square feet of common open space must be provided per unit.
- b. Common open space must be accessible to all attached single-family dwelling units and improved with landscaping, recreational facilities, and/or pedestrian walkways.
- c. Common open space must be maintained by a homeowners association.

(b) Single-family Dwellings Converted to Two-family Dwellings

- (1) Only those single-family dwellings existing on January 1, 1969 may be converted to two-family dwellings.
- (2) Converted dwellings must maintain the appearance of single-family dwellings.
- (3) Converted dwellings must meet the parking requirements of Article 5 through existing garages and driveways.
- (4) Two separate entrances may be permitted when the dwelling is located on a corner lot, subject to the site plan review procedure of Sec. 14-11-7.

(c) Accessory Dwelling Unit

- (1) Dwelling unit shall not exceed 600 s.f..
- (2) Shall be located on a minimum 10,000 s.f. parcel that includes the primary structure.
- (3) Shall not exceed one bedroom.
- (4) Must meet the parking requirements of Article 5.
- (5) Unit shall not be rented to unrelated individuals when located in single-family districts.
- (6) Shall be located in rear yard and setback at least 10' from rear and side property lines.

(d) Adult Use

(1) Locational Criteria

Adult uses cannot be located on any site that is:

- a. within 500 feet of another existing adult use;
- b. within 1,000 feet of the boundary of a residential zoning district or existing residential use; or
- c. within 1,000 feet of any existing school or religious assembly use.

(2) Measurement

For the purposes of this subsection, distances will be measured in a straight line, without regard to intervening structures or objects from the nearest point on the property line on the site on which the adult use exists or is proposed to the nearest point of any property line of a residential use, residential district, school, religious assembly establishment and/or any other adult use, as the case may be.

(e) Bed and Breakfast

Bed and breakfast establishments must:

- (1) be owner-occupied if located in a residentially zoned district;
- (2) have a maximum of 8 guest rooms;
- (3) only serve meals to overnight guests, unless the bed and breakfast is located on an arterial or collector street as defined by this chapter, then meals can be served to a maximum of 25 people at any one time;
- (4) provide sufficient off-street parking as required by Article 5 in a parking area located behind the front building line; and
- (5) not include retail or other sales on the premises.

(f) Gas Station

Gas stations must:

- (1) have a minimum lot area of 20,000 square feet;
- (2) limit open storage to no more than 4 vehicles stored for minor repairs bearing current license plates. Such storage may not exceed 72 hours duration and may not permit the storage of wrecked vehicles;
- (3) install lighting fixtures that are directed downward and shielded to prevent glare on adjoining properties and roadways;
- (4) install canopy lighting designed with recessed fixtures to prevent glare on adjoining properties and roadways;
- (5) locate and design curb cuts to ensure that they will not adversely affect the safety and efficiency of traffic and pedestrian circulation on adjoining streets. Curb cuts for new or expanded gas stations must be a minimum of 100 feet apart on each street frontage; and
- (6) only have accessory drive-through facilities subject to Sec. 14-3-3(b).

(g) Community Residences

- (1)** Community residences must be located at least 1,000 feet from any other community residence, large or small, unless the spacing requirement is waived in accordance with the special use procedure of Sec. 14-11-5.
- (2)** When requested, waivers must be granted when the decision-making body determines that the proposed community residence will not adversely affect or be incompatible with the residential character of the neighborhood.
- (3)** Each residence shall provide one parking space per employee present, plus one space for each resident who owns and/or operates a motor vehicle. All required parking shall be accommodated in the residence's garage and driveway.

(h) Manufactured Home Parks

Manufactured home parks must comply with the following requirements:

(1) More Restrictive Requirements Apply

Each park to be constructed, altered, or expanded under the provisions of this chapter must provide facilities as required by the Mobile Home Park Act [210 ILCS 115] of the State of Illinois and all applicable rules of the Illinois Department of Public Health and other state agencies. Where the requirements of this section conflict with the requirements of the state of Illinois, the more restrictive requirements will control. This section applies only to construction, alteration, or expansion of manufactured home parks and does not determine state licensing or govern the operation of manufactured home parks.

(2) Single Ownership of Manufactured Home Parks

A manufactured home park must be entirely owned by an individual, firm, trust, partnership, public or private association or corporation. No lots may be individually sold.

(3) Applications and Licensing Requirements; Inspections

- a.** No person may construct, alter, or expand a manufactured home park unless they hold a valid permit from the state of Illinois that authorizes the construction of a new, altered or expanded manufactured home park in accordance with the Mobile Home Park Act.
- b.** A mobile home park may not be constructed, altered or expanded without first obtaining a special use permit and a mobile home park permit, according to the requirements of Article 11.
- c.** No person may operate a manufactured home park unless they hold a valid license issued by the city council upon completion of the park. The operator of the manufactured home park must also maintain a valid license from the state of Illinois.
- d.** The zoning administrator has the authority to conduct inspections of the manufactured home park during and after construction to ensure compliance with all requirements.
- e.** All state and local permits and licenses must be prominently displayed in the office of the manufactured home park for which the permits and licenses were issued.

(4) Permitted Manufactured Homes

After the effective date specified in Sec. 14-1-2 only manufactured homes that were constructed after June 30, 1976, in accordance with the federal "National Manufactured

Housing Construction and Safety Standards Act of 1974” are permitted to locate in a new or existing manufactured home park.

(5) Minimum Park Size

Manufactured home parks must be at least 5 acres in size. Any expansion of an existing manufactured home park that is smaller than 5 acres must bring the total area of the park up to 5 acres.

(6) Dimensional Requirements

a. All manufactured home parks must meet the following dimensional requirements:

| Standard | Dimension |
|---|-------------------|
| Minimum manufactured home space area | 4,000 square feet |
| Minimum manufactured home space width | 50 feet |
| Minimum setback from public street right-of-way lines | 35 feet |
| Minimum setback from other property lines | 15 feet |
| Separation between manufactured homes | 30 feet |
| Separation between manufactured homes and unattached accessory structures (on the same or another site) | 10 feet |
| Separation between manufactured homes and accessory structures to other manufactured home park structures such as service or community buildings, laundry buildings, and park offices | 30 feet |
| Separation between manufactured home and internal street pavement, parking areas or common areas | 15 feet |

b. In measuring the minimum separation between manufactured homes, measurements will be taken from the outermost projection of the manufactured home or from any attached accessory structure, such as decks, stairs, stoops, porches, attached carports, and any other structure that is not separated from the manufactured home by at least 10 feet.

(7) Manufactured Home Stands

- a. Each manufactured home stand must consist of four-inch reinforced concrete and be a minimum of 15 feet wide by 55 feet long.
- b. Wheels and hitches must not be removed from manufactured home units.
- c. All manufactured homes must be anchored in accordance with the Mobile Home Tie Down Act, 210 ILCS 120, and all applicable state requirements.

(8) Resident Storage

a. In manufactured home parks constructed after the effective date specified in Sec. 14-1-2, a minimum of 80 square feet/300 cubic feet of storage space must be provided by the owner or operator for each manufactured home within the park. This required storage space may be located within a central, community storage building, or in enclosed individual storage structures on each manufactured home site. On-site storage structures must meet the setback and separation requirements for accessory structures and may not exceed 8 feet in height. All accessory storage structures must be constructed of a fire-proof material. Additional storage buildings are not permitted on manufactured home sites when the required storage space is provided either within a community building or on-site storage structure.

- b. In manufactured home parks constructed prior to the effective date specified in Sec. 14-1-2, each manufactured home resident may construct his/her own storage space. Manufactured home spaces within parks that were not provided with the required storage space may construct one storage structure up to 80 square feet in area, 300 cubic feet in volume, and 8 feet in height. The structure must be completely detached from the manufactured home, portable, and only used for storage purposes. All other enclosed or unenclosed accessory storage structures are prohibited.

(9) Internal Street System

a. General Requirements

All internal streets must be privately owned and maintained by the park owner. For the purposes of this section, all streets providing vehicular access within the park will be referred to as the “park street system.”

b. Primary Entrance Road

The primary entrance road connecting the park street system with a public street must have a minimum pavement width of 27 feet.

c. Secondary Entrance Road

All parks of 20 or more acres in size and/or parks that can accommodate 150 or more manufactured homes must also have at least one secondary entrance road connecting the park street system with a public street. All secondary roads must have a minimum pavement width of 24 feet.

d. Separation Between Park Entrances

Where primary and secondary entrance roads connect to the same public street, they must be at least 150 feet apart.

e. Interior Streets

All interior streets in the park street system must have a minimum pavement width of 24 feet if on-street parking is prohibited on both sides and 36 feet if on-street parking is permitted. Cul-de-sacs may not exceed 300 feet in length and must be designed at the closed end with a turnaround having an outside roadway diameter of at least 50 feet.

f. Street construction and design standards

1. Pavement Materials

All streets must be surfaced with 7-inch reinforced concrete or asphalt B-4 mix three inches thick on top of 8 inches of crushed stone or gravel.

2. Pavement Design

Primary and secondary entrance roads must be constructed in accordance with city construction specifications for public streets, including those for curb and gutter systems. The internal park street systems may be built to the city’s construction standards for alleys.

3. Grade

The grades of all streets must be sufficient to ensure adequate surface drainage, but may not be more than 8 percent. Short runs with a maximum grade of 12

percent may be permitted, provided traffic safety is assured by appropriate paving, adequate leveling areas and avoidance of lateral curves.

4. Intersections

Streets within the park street system must be at approximately right angles within 100 feet of an intersection. Offset streets must be at least 150 feet apart. Intersections of more than two streets at one point should be avoided.

5. Other City Standards

All streets within the park street system must be designed and constructed in accordance with all other applicable city standards for sight distance and horizontal and vertical curve systems.

(10) Parking

A minimum of 2 off-street parking spaces must be provided per manufactured home site. The size and paving of each parking space must comply with the requirements of Article 5.

(11) Pedestrian Access

a. General Requirements

All parks must provide a safe, convenient system of walkways that connect individual manufactured home spaces, the park street system and community facilities. In this section, all walkways that provide pedestrian access within the park will be referred to as the “park walkway system.”

b. Common Walkways

Common walkways that generally follow the park street system and provide connections to recreation areas and community facilities must be provided in all parks. Common walkways must be a minimum of 5 feet wide. These walkways must connect to the public sidewalk system at park entrances (where there are public sidewalks). The city may only require common walkways on one side of the streets in the park street system.

c. Walkways Connecting Manufactured Home Spaces

All manufactured home spaces must be connected to the park walkway system by one or more walkways. Walkways that connect manufactured home spaces to common walkways within the park must have a minimum width of 2 feet.

d. Surface Materials

The park walkway system must be constructed of 4-inch concrete.

(12) Lighting

All parks must be constructed with sufficient electrical systems and lighting units that allow for the safe movement of pedestrians and vehicles at night. Lighting of streets and community buildings and facilities within the park must provide an average illumination level of at least 0.6 foot candles and a minimum illumination level of 0.3 foot candles. All exterior lighting within the manufactured home park must be installed and maintained by the operator of the park.

(13) Street Trees

Street trees must be planted within 10 feet of the street pavement edge. They may be located either between a common walkway and the street or inside the common walkway where it

abuts the street. Required street trees must be planted at a rate of at least 1 tree per manufactured home space. Trees must be a minimum 2 inch caliper in size. Regardless of location, all street trees must be installed and maintained by the operator of the park, upon completion of the park street and walkway system.

(14) Recreation Areas

In all parks must contain one or more recreation area that is as centrally located as possible, free of traffic hazards, and easily accessible to all park residents. In larger manufactured home parks, some decentralization of recreation areas may be permitted. The size of the recreation areas is based upon a minimum of 500 square feet for each manufactured home space in the park. Each park must provide a minimum of 1 acre of outdoor recreation area, regardless of the number of manufactured home spaces. Recreation areas may consist of the following:

- a. Sufficient space for community buildings, facilities, playing fields, and open space for active and passive adult, senior citizen and child-oriented recreational uses.
- b. Suitable landscaping, fencing, and seating areas.
- c. Pedestrian walkways that connect recreation areas to the park walkway system.
- d. Swimming pools, provided they are fenced and secured when not in active use to prevent unauthorized entry. Fencing or other artificial enclosures must completely enclose the pool area.
- e. Swimming pools must be constructed and maintained in accordance with the requirements of the state Department of Public Health.

(15) Service Buildings and Community Facilities

Management offices, repair shops, common storage areas, laundry facilities, indoor recreation buildings, and commercial uses that provide essential goods and services exclusively to park residents are allowed as accessory uses and must be constructed to meet all applicable city building code requirements.

(16) Site Drainage and Stormwater Management

Every park to be constructed under the provisions of this article must meet the following standards:

- a. Sites proposed to be utilized for manufactured home parks must be adequately protected against flooding. Manufactured homes in floodplain areas must be constructed in accordance with Sec. 14-8-8.
- b. The ground surface of every park must be graded and equipped to drain all surface water in a safe, efficient manner. Manufactured home parks are required to meet the stormwater management requirements of Sec. 14-9-14.
- c. Adequate provisions must be made for sewer facilities as specified in this section.

(17) Slope Protection

Adequate protective barriers must be provided and maintained where there is a slope in excess of 45 degrees and a change in elevation of 6 feet or more. Such barriers may include, but are not limited to, continuous shrubs or fencing.

(18) Erosion Control

- a. Exposed ground surfaces in all parts of every park must be landscaped, paved, or covered with other solid material that is capable of preventing soil erosion and the emanation of dust during dry weather.
- b. Where the topography has a slope of 25 percent or more, a rip wall cribbing or other approved system of soil and slope stabilization must be installed and maintained.

(19) Landscaping and Screening

All manufactured home parks must be screened with a 10-foot wide buffer strip along all property lines, except those abutting the public right-of-way. Where effective visual barriers do not already exist along property boundary lines, the required buffer strip must be furnished with screening that is at least 6 feet in height. Screening elements can consist of landscaping, berming, fences, and/or walls. Where a fence, wall, or berm is proposed, landscaping must be used to soften its appearance within the required buffer strip. Where only landscaping is utilized, it must consist of a dense planting of deciduous trees, evergreens, and shrubs that will provide year-round screening at a minimum height of 6 feet. Fences or walls must not contain electrical charges, barbed wire, broken glass, or other material designed to inflict bodily harm.

(20) Water Supply

a. General

All manufactured home parks must be served by public water supplies. All such public water supplies must be capable of providing a sufficient supply of potable water under adequate pressure, to facilities for manufactured homes, service buildings, fire hydrants, drinking fountains, and other accessory facilities required by the city. The public water supply system must be designed, constructed, and maintained in accordance with the requirements of the Illinois Department of Public Health, Illinois Environmental Protection Agency and all applicable city requirements.

b. Water Distribution System

The water distribution system must be constructed of piping, fixtures and other equipment of approved materials. The system must be designed and maintained to provide water pressure of not less than 20 pounds per square inch to each manufactured home, service building, and other locations requiring potable water supply.

c. Individual Water Connections

- 1. Individual water service connections and individual water meters must be provided to each manufactured home space in the park. All water service connections must be watertight and located at a minimum distance of 5 feet from sanitary sewer connections underground. The minimum pipe size of connections is 3/4 inch. Outlets must be constructed to be free of possible contamination from surface drainage and damage during installation of a manufactured home. Outlets must be 4 inches above grade.
- 2. Adequate provisions must be made to prevent freezing of service lines, valves and riser pipe, and to protect risers from ground heaving and thawing actions during freezing weather.
- 3. Underground stop and waste-cocks must not be installed on any connection.

d. Water Supply for Fire Protection

All parks must provide water supply facilities. Hydrants must be located within 200 feet of any manufactured home, service building, and accessory structure and designed in accordance with city specifications.

(21) Sewage Disposal

- a.** An adequate and safe sewage system must be provided in all manufactured home parks for the conveying, treatment, and disposal of sanitary sewage. The facilities on the site must be designed and installed to connect to the public sewer system with the approval of the city engineer. All sewage systems must be constructed in accordance with the requirements of the Illinois Department of Public Health, Illinois Pollution Control Board, and all other applicable state and city requirements.
- b.** Each manufactured home site must be provided with a sewer connection for the combined liquid waste outlet or outlets of each manufactured home. It is the duty of the owner or operator of the manufactured home park to provide an approved water- and odor-tight connection from the water drainage to the sewer connection of each manufactured home, to make such connection, and keep all occupied manufactured homes connected to the sewer while located in the park. Sewer connections on unoccupied manufactured home sites must be closed so that they will not emit odors or create a breeding place for flies. No water or waste is allowed to fall on the ground from a manufactured home.

(22) Electrical Distribution system

Electrical wiring systems in all parks must consist of approved wiring, fixtures and equipment that is installed and maintained in compliance with all applicable state and national electrical codes. All electrical wires must be located underground.

(23) Natural Gas System

Natural gas piping systems in all parks must be installed and maintained in accordance with accepted engineering practices and applicable requirements of the city of Princeton.

(24) Fuel Oil Supply Systems

Fuel oil supply systems provided for manufactured homes, service buildings, and other structures must be installed and maintained in accordance with applicable requirements of the city of Princeton. Underground fuel oil systems must be located a minimum of 10 feet horizontally from waterlines and at necessary crossings must be placed in pipe sleeves extending 10 feet from each side of the water pipe.

(25) Modifications and Additions to Manufactured Homes

a. General Requirements

All building, plumbing, heating, air-conditioning and electrical connections, alterations or repairs in manufactured home parks and on individual manufactured homes must be conducted in accordance with the applicable requirements of the city of Princeton.

b. Permanent Additions

Permanent building additions to a manufactured home unit are prohibited. Roofed patios are permitted, provided they are not physically attached to the manufactured home unit.

(26) Occupancy of Manufactured Homes

Occupancy of a manufactured home is limited to the design capacity of the manufactured home. This is established by the number of sleeping spaces provided in the manufactured home.

(27) Refuse Storage and Collection

The owner or operator of the park must provide adequate areas for refuse storage, collection, and disposal. The location of refuse storage areas and method of collection and disposal must be provided at the time special use approval is granted.

(28) Park Maintenance

- a. Pursuant to the regulations of this chapter, it is the responsibility of the owner or operator of the manufactured home park to maintain streets, curbing, pedestrian walkways and all community facilities.
- b. It is be the responsibility of the owner or operator of the manufactured home park to provide for and enforce the general cleanliness of the manufactured home park.
- c. Abandoned vehicles must be removed from any manufactured home park, at the park owner's expense. An abandoned vehicle is an automobile or other vehicle that is unlicensed or inoperative.

(29) Enforcement

The zoning administrator is hereby granted the power and authority to enter upon the premises of each manufactured home park at any reasonable time for the purpose of enforcing this chapter. Failure to conform to the regulations of this chapter will be cause for revocation of the manufactured home park license and enforcement action in accordance with Article 13.

(i) Wireless Communication Facilities

(1) General Standards

- a. All wireless communications facilities must meet or exceed current standards and regulations of the Federal Communication Commission (FCC), Federal Aviation Administration (FAA) and any other agency of the federal government authorized to regulate wireless communications facilities.
- b. Wireless communications facilities must be designed so as not to cause interference with radio, TV, or other electric appliances.
- c. Wireless communications facilities must be designed, constructed and installed to minimize their aesthetic impact on adjoining properties. The design of wireless communications facilities must, to the maximum extent possible, use materials, colors, textures, screening and landscaping that will blend the tower and associated equipment with the surrounding area.
- d. All wireless communications towers must be painted a neutral color to avoid visual obtrusiveness.
- e. Towers and antennas may not be artificially lighted unless mandated by the FAA or other applicable authority.

- f. No off-premise signs are permitted on a wireless communications facility, except for co-located facilities attached to an existing and approved sign or its support structure. Wireless communications facilities may have safety or warning signs in appropriate locations.

(2) Preferred Sites

When a wireless provider is considering locations for wireless communications facilities, city-owned sites are considered preferred sites. Prior to applying for a building permit or a special use permit, the provider must contact the city to determine whether there is a city-owned site or facility available that would meet its locational criteria.

(3) Co-location of Antenna on Existing Structures

a. Antenna Design

The antenna and associated equipment of such a co-located facility must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure or building so as to make the antenna and associated equipment as visually unobtrusive as possible.

b. Co-location on an Existing Wireless Communication Facility

Installation of a wireless antenna and associated equipment on an existing wireless communication facility is a permitted use in all zoning districts.

c. Co-Location by Attachment to an Existing Structure

This subsection addresses the installation of a tower or antenna on an existing structure, other than a wireless communication facility tower, including but not limited to buildings, light poles, water towers, commercial signs, church steeples, and any other freestanding structures. Installation of a wireless antenna and associated equipment on an existing structure, other than an existing wireless communication facility, is a permitted use in all zoning districts, subject to site plan review. Where the facility is proposed on a city-owned structure, the development review committee has the authority to forward the site plan to the city council for review and approval.

Such co-located facilities, including associated equipment and accessory structures, are subject to the following minimum standards:

1. R, B1 and B3 Districts

In the residential (R) districts and the B1 and B3 districts, such co-located facilities may not extend above the highest point of the existing structure by more than:

- i) 10 feet, if the structure is up to 40 feet in height; or
- ii) 15 feet, if the structure is more than 40 feet in height.

2. Other B, M, and A Districts

In all business (B) districts other than those specified in Sec. 14-3-2(i)(3)c.1, above; the manufacturing (M) districts; and the agriculture (A) district; such co-located facilities may not extend above the highest point of the existing structure by more than 15 feet.

3. City-owned Sites

The height of co-located facilities on city-owned sites or facilities may not extend above the highest point of the existing structure by more than 15 feet.

(4) Freestanding Facilities

Freestanding facilities require special use approval. An application for a freestanding facility must include an affidavit of intent committing the site owner, his successors and assigns, the operator, and his successors and assigns to allow the shared use of the proposed tower and to offer at least one potential additional user reasonable terms and conditions for co-location. Failure to abide by such commitment constitutes a violation of this chapter and may result in revocation of the building permit associated with the facility.

a. Demonstration of Need

Special use approval may not be granted unless the applicant demonstrates to the reasonable satisfaction of the plan commission and city council that no existing facility or structure can accommodate the applicant's proposed facility. Evidence submitted to demonstrate that no existing facility or structure can accommodate the applicant's proposed facility may consist of any of the following:

- 1.** No existing wireless communication facilities are located within the geographic area required to meet applicant's engineering requirements.
- 2.** Existing wireless communication facilities are not of sufficient height to meet applicant's engineering requirements.
- 3.** Existing wireless communication facilities do not have sufficient structural strength to support applicant's proposed antenna and associated equipment.
- 4.** The applicant's proposed facility would cause electromagnetic interference with an antenna on the existing tower, or vice versa.
- 5.** The fees, costs, or contractual provisions required by the owner in order to share an existing wireless communication facility, or to adapt an existing wireless communication facility for sharing, are unreasonable. Costs exceeding new facility development are presumed to be unreasonable.

b. Maximum Height

No freestanding facility may have a maximum height that is more than 200 feet. Within the 200-foot height limit, the facility must accommodate co-location of other facilities. Freestanding facilities located on city-owned sites will have a height limit that is imposed by the city council.

c. Setbacks

- 1.** In business and agriculture districts, freestanding facilities must be set back a minimum of 30 feet from the rear property line and 20 feet from the front and side property lines. On a corner lot, the 20-foot setback requirement applies to both property lines fronting on the public right-of-way.
- 2.** In manufacturing districts, freestanding facilities must be set back a minimum of 30 feet from a property line that serves as a common boundary line between an M and an R district, 10 feet from side property lines, and 20 feet from any public

right-of-way lines. On a corner lot, the 20-foot setback requirement applies to both property lines fronting on the public right-of-way.

d. Number of Towers per Zoning Lot

There may be no more than one freestanding facility per zoning lot.

e. Tower Design

Towers must be of monopole construction (cylindrical, tapering steel tubes without guy wires or lattice design). Towers must be constructed so that if a failure does occur, the tower will collapse into itself and will not fall onto structures near the site.

f. Security Fencing

Freestanding facilities must be enclosed by security fencing not less than 6 feet in height and must also be equipped with an appropriate anti-climbing device. The anti-climbing device may not include barbed wire, razor wire, or similar sharp barrier.

g. Landscaping

1. Wireless communication facilities must be landscaped with a buffer of plant materials that effectively screens the view of the base of the tower and associated equipment from residential properties that are adjacent to or across the street from the site.
2. The standard buffer must consist of a landscape strip at least 5 feet wide outside the perimeter of the facility. In locations where the visual impact of the facility would be minimal, the landscaping requirement may be reduced or waived altogether.
3. Existing mature trees (more than 3 inches in diameter) and natural land forms on the site must be preserved to the maximum extent possible. If mature trees are removed, the same number of trees must be planted on the site within 6 months following completion of the tower. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be a sufficient buffer.

h. Abandonment or Discontinuation of Use of Facilities

1. At such time as the operator of a wireless communication facility plans to abandon or discontinue operation of the facility, the operator must notify the zoning administrator by certified mail of the proposed date of abandonment or discontinuation of operation. Such notice must be given no less than 30 days before abandonment or discontinuation of operation.
2. In the event that the operator fails to give such notice, the facility will be deemed abandoned upon such discontinuation of operation.
3. Upon such abandonment or discontinuation of use, the operator must physically remove the wireless communication facility within 120 days from the date of abandonment or discontinuation of use. "Physically remove" includes, but is not limited to:
 - i) removal of tower, antennas, mount, equipment shelters or platforms and security barriers from the subject property;

- ii) proper disposal of the waste materials from the site in accordance with applicable solid waste disposal regulations; and
 - iii) restoration of the location of the wireless communication facility to its natural condition, except that any landscaping and grading must remain.
4. In the event that the operator fails to remove a wireless communication facility in accordance with the provisions of this section, upon the city's provision of 30 days written notice to the operator, the city or its agents has the authority to enter the subject property and physically remove the facility. The operator of the facility, or the owner if different from the operator, is liable to the city for all costs associated with entry and removal. This liability will be collectible in the same manner as any other personal liability.

i. Review and Approval Procedures

- 1. A building permit is required for each wireless communication facility installation.
- 2. When a wireless communication facility requires special use approval, such approval must be obtained before any building permit may be issued.
- 3. Each applicant requesting a permit for a wireless communication facility must submit with the application a scaled site plan and a scaled elevation view and other supporting drawings, calculations and other documentation, signed and sealed by appropriate licensed professionals, showing:
 - i) the location and dimension of all improvements;
 - ii) information concerning topography;
 - iii) radio frequency coverage;
 - iv) tower height requirements and setbacks;
 - v) drives, parking, fencing, landscaping, and adjacent uses; and
 - vi) any other information deemed by the zoning administrator to be necessary to assess compliance with this chapter.
- 4. Approved wireless communication facilities may be transferred to successors and assigns of the approved party, subject to all of the conditions that apply to initial approval.

j. Waiver

In reviewing a special use request, the plan commission and city council may waive any of the non-federally-mandated requirements of this section pertaining to height limitations, setback requirements, and landscaping if it determines that the goals of this section are better served thereby.

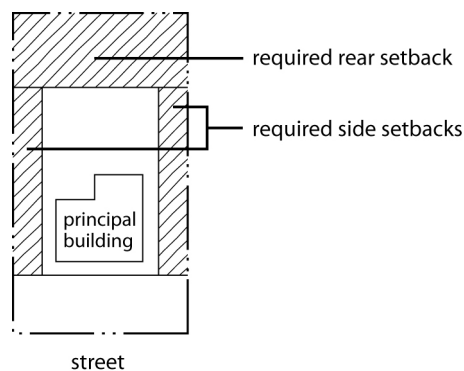
- 1. The setback requirements may be modified if the applicant shows, to the satisfaction of the plan commission and city council, that such modification will result in a reduction of the visual impact of the wireless communication facility.

2. The height requirements may be modified if the applicant shows, to the satisfaction of the plan commission and city council, that additional height is necessary to enable the applicant to meet its service coverage requirements, and; the facility will be constructed to safely and effectively accommodate co-location of one or more wireless communication facilities.
3. The landscaping requirements may be modified if the applicant shows, to the satisfaction of the plan commission and city council, that the required landscaping is unnecessary for screening purposes, due to the proposed location of the facility and lack of visibility from neighboring properties and/or public right-of-way.

Sec. 14-3-3 Accessory Uses and Structures

(a) General

- (1) Unless otherwise expressly stated in this chapter, accessory uses and structures are permitted in conjunction with allowed principal uses.
- (2) Accessory uses and structures are permitted only after the principal structure is present or under construction.
- (3) Accessory uses and structures must be located on the same zoning lot as the principal building or use; be subordinate to the principal use or structure in terms of area, extent and purpose; and contribute to the comfort, convenience or necessity of the principal use or structure. The zoning administrator is authorized to determine whether a use or structure meets the definition of accessory use or structure.
- (4) No accessory use or structure may occupy more than 60 percent of the combined area of required rear and side setbacks, or more than 60 percent of any individual side or rear setback. Garages may not cover more than 30 percent of the combined area of required rear and side setbacks.



Example: calculations based on area of required setbacks, not existing yards.

- (5) Accessory structures must be set back at least 5 feet from all property lines.
- (6) Accessory structures must be set back at least 10 feet from any other structure.. The set back may be reduced to 5 feet for accessory structures located in the rear of the principal structure.
- (7) No accessory structure located in a required rear setback may exceed 15 feet in height.

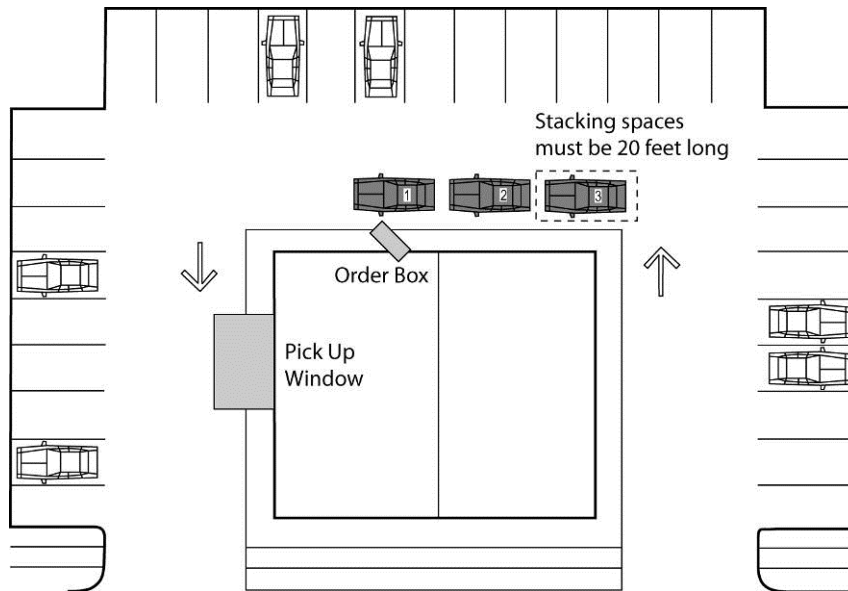
- (8) Accessory structures must comply with all dimensional requirements of this Article and Article 4.
- (9) No more than one of each type of accessory structure will be permitted on a zoning lot.
- (10) Carports are only permitted in accordance with this section when they are securely attached to the principal building and constructed of like-kind materials. Carports may also be permitted with detached garages when constructed to share a roof line.
- (11) Accessory buildings over 200 square feet shall be constructed on a concrete slab.
- (12) All types of prefabricated metal carports and garages are prohibited.

(b) Drive-through Facilities

Drive-through facilities are permitted as an accessory use in the districts indicated in the use table of Sec. 14-3-1, subject to the following standards:

(1) Vehicle Stacking Areas

Each drive-through facility must provide a minimum of 3 vehicle stacking spaces, a minimum of 20 feet in length per vehicle, in advance of the order box or service window, where a separate order box is not present. Vehicle stacking areas may not interfere with parking areas or the on-site circulation of vehicles.



(2) Adjacent to Residential Districts

- a. Drive-through facilities, including stacking areas, must be separated from residentially-zoned property by at least 40 feet.
- b. Speaker systems used in conjunction with drive-through facilities must be designed so that they are not audible at the property line abutting residentially-zoned property.

(c) Home Occupations

(1) General

The following regulations are intended to ensure that businesses conducted as subordinate to residential uses are not detrimental to the surrounding neighborhood, and that the residential character of the dwelling is maintained.

(2) Requirements

- a.** The home occupation must be secondary and subordinate to the use of the dwelling unit for residential purposes, and the residential character of the dwelling must be maintained.
- b.** No alteration is permitted that would change the residential character of the dwelling.
- c.** The activities conducted by the home occupation may not be visible from outside the dwelling.
- d.** No signs are permitted, except as allowed by Article 7 of this chapter.
- e.** No commodities may be sold or services rendered that require receipt and delivery of merchandise, goods or equipment other than by a passenger motor vehicle, first-class mail, or delivery services that commonly serve residential neighborhoods.
- f.** No more than one person other than one additional member of the immediate family of the owner and residing on the premises may be employed by the home occupation use.
- g.** No home occupation may produce any noise, heat, vibration, dust, air pollution, electromagnetic interference, odors, or other hazards that are detrimental to the safety and comfort of neighboring residences.
- h.** The following uses are prohibited as home occupations:
 - 1.** animal services, including kennels and veterinary services;
 - 2.** any repair of motor vehicles;
 - 3.** restaurants;
 - 4.** funeral and interment services such as cremating or funeral homes;
 - 5.** warehousing;
 - 6.** any use where commercial vehicles must be stored on the premises;
 - 7.** construction or landscaping businesses where equipment must be stored on the premises.

Sec. 14-3-4 Temporary Uses

(a) Temporary Use Permits

(1) Permit Required

No temporary use may be established unless a temporary use permit has been issued by the zoning administrator, demonstrating the compliance with all of the temporary use requirements in this chapter.

(2) Application

Applications for temporary use permits must be submitted to the zoning administrator at least 30 days before the date of the event or start of the temporary use, unless this time frame is reduced by the zoning administrator. The application must be accompanied by:

- a. signed, written permission from the owner of or the agency having jurisdiction over the subject property; and
- b. any other information required by the zoning administrator to ensure compliance with the requirements of this chapter and to otherwise ensure that the proposed use will not have a significant adverse impact on the surrounding area.

(3) Approval and Revocation of Permit

All temporary use permits are subject to any conditions required by the zoning administrator, are revocable, and compliance with all other provisions of this chapter is required.

(b) Outdoor Seasonal Sales

Outdoor seasonal sales of products such as pumpkins, Christmas trees, or produce are permitted subject to the following requirements:

- (1) Outdoor seasonal sales may not operate more than a total of 45 days per calendar year. The owner or operator is required to keep a record of days of operation, and make the record available upon request of the zoning administrator.
- (2) The use may not involve the construction of a permanent structure.
- (3) Signs may be provided, subject to the regulations of the zoning district in which the use is located.
- (4) All parking and sales activities must be located outside of the public right-of-way.
- (5) Outdoor vendors on the public sidewalks are prohibited. (Ord. O-41-10-10-4).

(c) Outdoor Events

Outdoor events may be conducted in any zoning district permitting public assembly uses, or on any lot occupied by a public or civic use, subject to the following requirements:

- (1) Outdoor events are limited to seven days per parcel per calendar year. The owner or operator is required to keep a record of days of operation, and make the record available upon request of the zoning administrator.
- (2) The use may not involve the construction of a permanent structure.

- (3) Signs may be provided, subject to the regulations of the zoning district in which the use is located.
- (4) All event-related activities must be located outside of the public right-of-way.

(d) Temporary Offices and Construction Equipment Storage

Real estate sales offices, contractors' offices and shelters for construction equipment and building materials are permitted during construction projects, provided that they are located on the same lot as the building under construction, sleeping or cooking facilities are not provided, and the offices or shelters are removed within 14 days of the completion of the construction project.

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Article 4. Dimensional Standards

Sec. 14-4-1 Residential Districts

| | RE | R1A | R1 | R2 | R3 |
|--|-----------------|---------|---------|---------|--|
| Minimum lot area, total (square feet) | 43,560 (1 acre) | 12,000 | 9,000 | 6,000 | 6,000 |
| Minimum lot area per dwelling unit (square feet) | | | | | |
| Single-family dwelling, detached | 43,560 | 12,000 | 9,000 | 6,000 | 6,000 |
| Single-family dwelling, attached | NA | NA | NA | NA | 2,500 |
| Two-family dwelling | NA | 6,000 | 4,500 | 3,750 | 3,750 |
| Multi-family dwelling | NA | NA | NA | NA | 1,500 |
| Minimum Living Area (square feet) | | | | | |
| Single-family dwelling, detached | 1,500 | 1,500 | 1,200 | 900 | 800 |
| Single-family dwelling, attached | n/a | n/a | n/a | n/a | 800 |
| Two-family dwelling | n/a | n/a | n/a | 800 | 800 |
| Multi-family dwelling | n/a | n/a | n/a | n/a | 500 per unit |
| Minimum lot width (feet) | 150 | 90 | 75 | 60 | 45 ¹ |
| Minimum setbacks (feet) | | | | | |
| Front (see also Sec. 14-4-3(e)) | 50 | 35 | 30 | 25 | 25 |
| Rear | 50 | 30 | 30 | 25 | 25 |
| Interior side (% of lot width, both sides combined/any single side, in feet) | 20%/10 | 20%/7.5 | 20%/7.5 | 20%/7.5 | 20%/7.5 ² |
| Corner side | 35 | 20 | 20 | 15 | 12 +1 foot per 2 feet of height above 35 |
| Maximum height, principal buildings (feet) ³ | 35 | 35 | 35 | 35 | 55 |
| Maximum height, accessory buildings (feet) | 15 | 15 | 15 | 15 | 15 |
| Maximum building coverage (%) | 25 | 25 | 30 | 35 | 50 |

¹ Minimum lot width for individual townhouse (attached single-family) lots is 20 feet.

² No interior side setback required for attached single-family units; see Sec. 14-3-2(a) for other rules governing attached single-family dwellings.

³ Certain public and civic buildings are permitted to exceed maximum height requirements pursuant to Sec. 14-4-3(l)(3)

Sec. 14-4-2 Nonresidential Districts

(a) Dimensional Standards

| | B1 | B2 | B3 | B4 | M1 | M2 | A |
|--|------------------|----------------|--------------------------------------|----------------|-----------------|-----------------|----------|
| Minimum lot area, total (square feet) | – | – | 6,000 | 10,000 | – | – | 20 acres |
| Minimum lot area per dwelling unit (square feet) | 1,250 | 1,250 | 1,250 | – | – | – | – |
| Minimum lot width (feet) | – | – | 50 | – | – | – | – |
| Minimum setbacks (feet) | | | | | | | |
| Front | 0 ^{1,2} | 0 ² | Same as R2 (see also Sec. 14-4-3(e)) | 0 ² | 35 ³ | 25 ³ | 35 |
| Rear | 0 | 0 ² | Same as R2 | 0 ² | 30 ³ | 0 ³ | 50 |
| Interior side | 0 | 0 ² | Same as R2 | 0 ² | 20 ³ | 0 ³ | 20 |
| Corner side | 0 | 0 ² | Same as R2 | 0 ² | 20 ³ | 25 ³ | 35 |
| Maximum height, principal and accessory buildings (feet) ⁴ | 45 | 50 | 35 | 40 | 45 | 45 | 70 |
| Maximum building coverage (%) | – | 50 | 50 | 75 | 50 | 60 | 25 |

1 All buildings in the B1 district must comply with the building location standards of Sec. 14-2-2(e)(1).

2 When a B-zoned lot abuts a residentially-zoned lot, special rules apply. See Sec. 14-4-2(b).

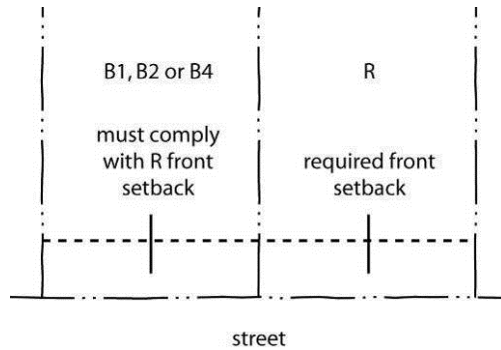
3 When an M-zoned lot abuts or is across the street from a residentially-zoned lot, special rules apply. See Sec. 14-4-2(c).

4 Certain public and civic buildings are permitted to exceed maximum height requirements. See Sec. 14-4-3(l)(3).

(b) B-zoned Lots Abutting R-zoned Lots

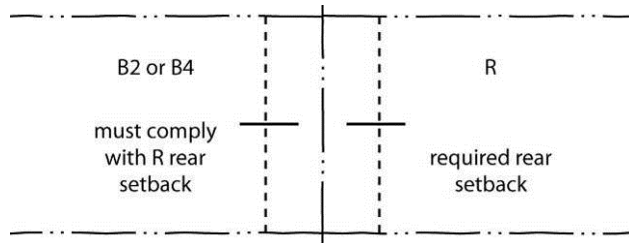
(1) Front Setback

Where a B1, B2 or B4-zoned lot shares a side property line with an R-zoned lot, the B1, B2 or B4-zoned lot must comply with the front setback standards of the R-zoned lot.



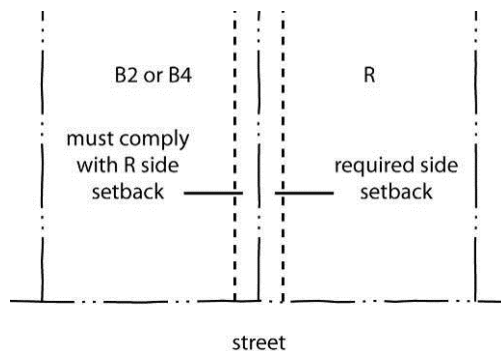
(2) Rear Setback

Where a B2 or B4-zoned lot shares a rear property line with an R-zoned lot, the B2 or B4-zoned lot must comply with the rear setback standards of the R-zoned lot.



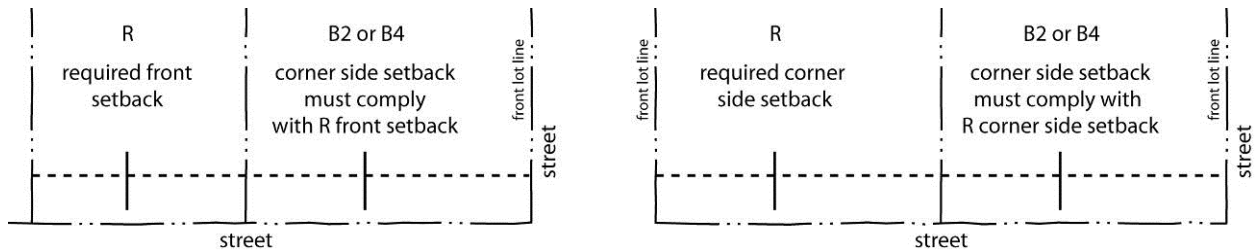
(3) Interior Side Setback

Where a B2 or B4-zoned lot shares a side property line with an R-zoned lot, the B2 or B4-zoned lot must comply with the side setback standards of the R-zoned lot.



(4) Corner Side Setback

Where a B2 or B4-zoned lot abuts a residentially-zoned lot, the corner side setback of the lot zoned B2 or B4 must comply with the front or corner side setback of the abutting residential district.



(c) M-zoned Lots Abutting R-zoned Lots

(1) Front Setback

Where an M-zoned lot shares a side property line with or is across a street from a residentially-zoned lot, the minimum front setback of the M-zoned lot is 70 feet.

(2) Rear Setback

Where an M-zoned lot shares a rear property line with a residentially-zoned lot, the minimum side setback on the M-zoned lot is 60 feet.

(3) Interior Side Setback

Where an M-zoned lot shares an interior side property line with a residentially-zoned lot, the minimum side setback of the M-zoned lot is 30 feet.

(4) Corner Side Setback

- a. Where an M1-zoned lot abuts a residentially-zoned lot, the minimum corner side setback of the M1-zoned lot is 30 feet.
- b. Where an M2-zoned lot abuts a residentially-zoned lot, the minimum corner side setback of the M2-zoned lot is 70 feet.

Sec. 14-4-3 Measurements and Exceptions

(a) Lot Area, Total

(1) Measurement

Lot area includes the total land area contained within the property lines of a lot.. No lot, yard, parking area, building area, or other space may be reduced in area or dimension so as not to meet the provisions of this chapter. No part of any lot, yard, parking area, or other space required for a structure or use may be used for any other structure or use on an adjoining lot.

(2) Exceptions for Nonconforming Lots of Record

There are reduced minimum lot area requirements for certain nonconforming lots of record. See Sec. 14-12-6 for rules regarding nonconforming lots of record.

(3) Exceptions for Lots not Serviced by Public Sewers

On lots with on-site sewage disposal systems, the minimum lot area may be required to be increased so the lot size is sufficient to permit the use of an on-site sewage disposal system designed in accordance with state of Illinois Department of Public Health requirements. The minimum lot area for an on-site sewage disposal system is established by the criteria included in Article 9.

(b) Lot Area per Dwelling Unit

(1) Measurement

The lot area per dwelling unit refers to the minimum amount of lot area that is required for each dwelling unit on the property. For residential or mixed-use development, dwelling unit density is controlled through a minimum lot-area-per-dwelling-unit standard.

(2) Rounding

When the number of dwelling units yielded by the density calculation results in a fraction, the fraction must be rounded down to the previous whole number. For example, if a minimum lot-area-per-unit standard of 6,000 square feet is applied to a 15,000 square foot lot, a maximum of 2 dwelling units would be allowed on the property.

(c) Lot Width

(1) Measurement

Lot width is measured between side property lines at the required front setback.

(2) Exceptions for Nonconforming Lots of Record

There are reduced minimum lot width requirements for certain nonconforming lots of record. See Sec. 14-12-6 for rules governing nonconforming lots of record.

(d) Front Setback

(1) Measurement

The front setback is to be measured from the front property line to the closest point of the structure on the subject lot, not including those projections and features allowed to project into the front setback pursuant to Sec. 14-4-3(j). On a corner lot, the front setback is to be measured from the property line that abuts a street and is generally parallel to the front of the building. For the purposes of this subsection, the front of the building is the façade with the primary building entrance. Where the location of the primary building entrance is unclear or two or more entrances are present, the final determination will be made by the zoning administrator.

(2) Use

Required setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Sec. 14-4-3(j).

(3) Exception for Lots that Utilize Average Front Setback

As an alternative to the front setback requirements of Sec. 14-4-1 or Sec. 14-4-2, uses in all residential and B-3 districts may determine the required front setback based on the average front setback pursuant to Sec. 14-4-3(e).

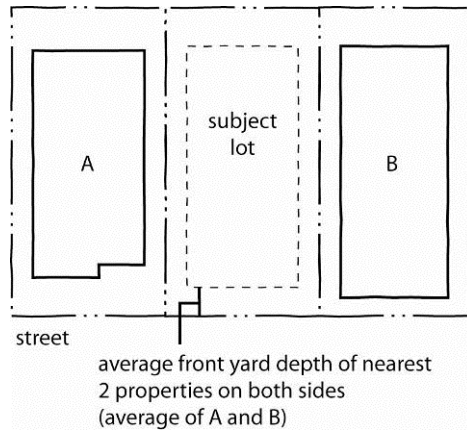
(e) Average Front Setback

(1) In all residential and B-3 districts, as an alternative to the front setback requirements of Sec. 14-4-1 and Sec. 14-4-2, the front setback may be reduced to the average front setback whenever buildings exist on one or more adjoining lots.

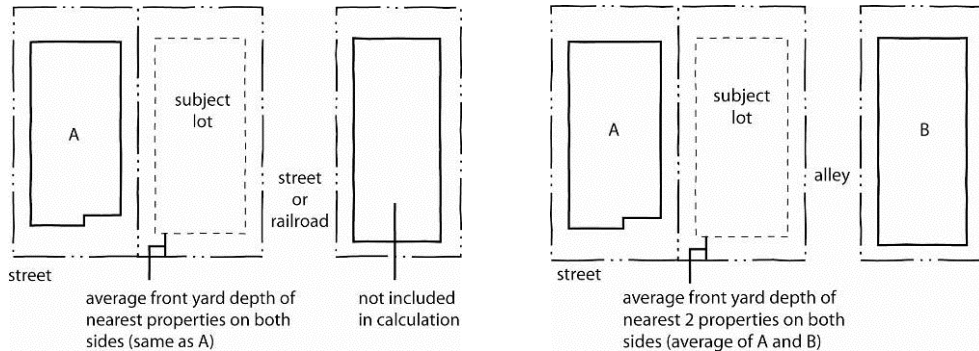
(2) Measurement

The front setback, as measured on the subject lot and adjoining lots, is to be measured from the front property line to the closest point of the structure on the respective lot, not including those projections and features allowed to project into the front setback pursuant to Sec. 14-4-3(j). On a corner lot, the front setback is to be measured from the property line that abuts a street and is generally parallel with the front of the building. For the purposes of this section, the front of the building is the facade with the primary building entrance.

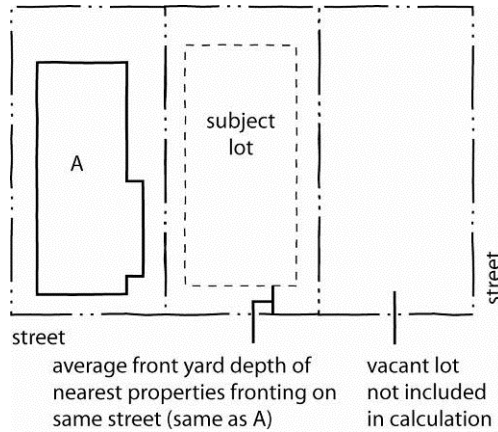
When utilizing the average front setback, it must be at least as deep as the average of the front setbacks on the two lots on either side of the subject lot, in accordance with the following rules:



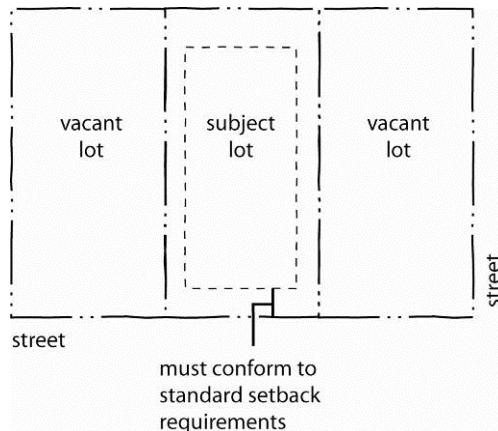
- a. Lots that are separated from the subject lot by a street or railroad right-of-way cannot be used in computing the average. Lots that are separated from the subject lot by an alley can be used in computing the average.



- b. When the subject lot is a corner lot that adjoins only one developed lot, or an interior lot that adjoins one vacant lot and one developed lot, the average front setback may be computed on the basis of the one adjoining developed lot.



- c. If the subject lot is a corner lot that only adjoins a vacant lot or an interior lot that adjoins two vacant lots, then the required front setback must be the front setback required by Sec. 14-4-1 or Sec. 14-4-2.



(3) Use

Required setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Sec. 14-4-3(j).

(f) Rear Setback

(1) Measurement

The rear setback is to be measured from the rear property line to the closest point of the structure on the subject lot, not including those projections and features allowed to project into the rear setback pursuant to Sec. 14-4-3(j) . On pie-shaped or triangular lots with side property lines that come to a point at the rear, the rear setback is measured from a line segment that connects the side property lines and is a minimum of 10 feet in length.

(2) Use

Required setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Sec. 14-4-3(j).

(g) Interior Side Setback

(1) Measurement

The interior side setback is to be measured from the interior side property line to the closest point of the structure on the subject lot, not including those projections and features allowed to project into the interior side setback pursuant to Sec. 14-4-3(j).

(2) Use

Required interior setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Sec. 14-4-3(j).

(h) Corner Side Setback

(1) Measurement

The corner side setback is to be measured from the side property line that abuts a street to the closest point of the structure on the subject lot, not including those projections and features allowed to project into the corner side setback pursuant to Sec. 14-4-3(j). The corner side setback is measured from the side property line that abuts a street, and is generally perpendicular to the front of the building. For the purposes of this section, the front of the building is the facade with the primary building entrance.

(2) Use

Required corner setbacks must be unobstructed and unoccupied from the ground to the sky except as expressly allowed in Sec. 14-4-3(j).

(i) Through Lot Setbacks

On through lots, the two property lines (opposing) that abut public right-of-way lines are considered front property lines and front setback requirements apply. Through lots with 3 property lines that abut public right-of-way lines will have two front property lines and one corner side property line where front and corner side setback requirements apply, respectively. Rear setback standards do not apply.

(j) Exceptions from Minimum Setback Requirements

Required setbacks must be unobstructed and unoccupied from the ground to the sky except that certain building features and structures are allowed to project into required setbacks to the extent expressly indicated in the following table:

| Obstruction/Projection into Required Setbacks | Front Corner | and Interior Side | Rear |
|--|------------------|----------------------|------|
| Accessory buildings, detached garages, and sheds with a setback of at least 5 feet from side and rear property lines and subject to Sec. 14-3-3 | No | Yes | Yes |
| Air conditioning and other mechanical units with a setback of at least 3 feet from any property line | No | Yes | Yes |
| Arbors and trellises with a setback of at least 3 feet from any property line | Yes | Yes | Yes |
| Bird baths, trees, plants, shrubbery, gardens, ornamental and security lighting, outdoor furniture and similar customary landscape and yard improvements | Yes | Yes | Yes |
| Awnings and canopies projecting no more than 6 feet and with a setback of at least 3 feet from any property line | Yes | No | Yes |
| Balconies projecting no more than 6 feet and with a setback of at least 3 feet from any property line | No | Yes | Yes |
| Bay windows and dormers projecting no more than 4 feet and with a setback of at least 3 feet from any property line | Yes ¹ | Yes | Yes |
| Breezeways | No | Yes | Yes |
| Carpports, attached to the principal building, with a setback of at least 3 feet from any side or rear property line | No | Yes | Yes |

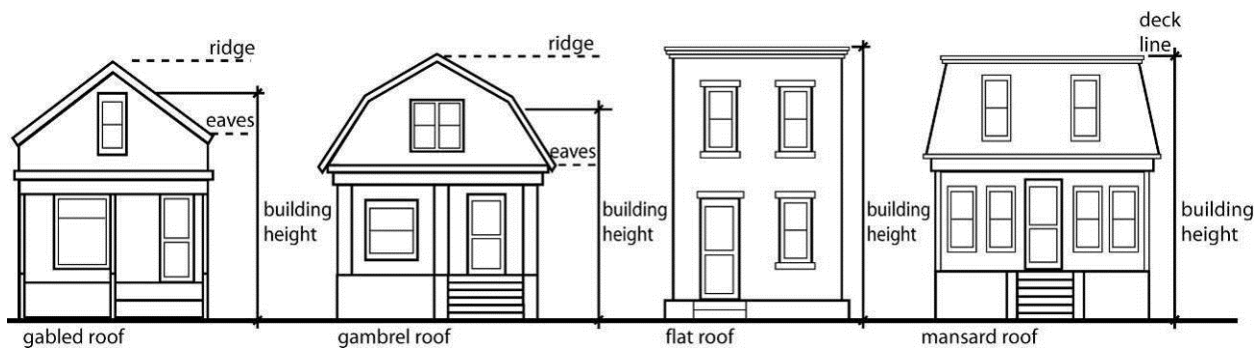
| Obstruction/Projection into Required Setbacks | Front Corner | and Side | Interior Side | Rear |
|---|---------------------|-----------------|----------------------|-------------|
| Chimneys projecting no more than 6 feet and with a setback of at least 3 feet from any property line | Yes | | Yes | Yes |
| Driveways, with a setback of at least 1 foot from property lines to which they run approximately parallel, except that common driveways serving two or more lots may abut the property line | Yes | | Yes | Yes |
| Eaves and gutters projecting less than 3 feet and with a setback of at least 3 feet from any property line | Yes ¹ | | Yes | Yes |
| Fences and walls, subject to Article 6 | Yes | | Yes | Yes |
| Flagpoles | Yes | | Yes | Yes |
| Gazebos, with a setback of at least 3 feet from any property line | No | | No | Yes |
| Laundry drying equipment | No | | No | Yes |
| Parking spaces, unenclosed | Yes | | Yes | Yes |
| Patios and terraces | No | | No | Yes |
| Porches and decks no more than 3 feet above grade, open on at least 3 sides, and with a setback of at least 3 feet from any property line | Yes | | No | Yes |
| Recreation equipment including playground equipment, play houses, and sandboxes | No | | No | Yes |
| Satellite dish antennas, not exceeding 1 meter in diameter | No | | Yes | Yes |
| Satellite dish antennas, over 1 meter but not exceeding 2.4 meters in diameter | No | | No | Yes |
| Sills, belt courses, cornices, buttresses and other architectural features projecting no more than 3 feet, that have a setback of at least 3 feet from any property line | Yes ¹ | | Yes | Yes |
| Swimming pools, with a setback of at least 5 feet from any property line | No | | Yes | Yes |
| Steps, stairs, stoops, landings and fire escapes (uncovered) projecting no more than 4 feet and with a setback of at least 3 feet from any property line | Yes | | Yes | Yes |
| Utility poles and wires | Yes | | Yes | Yes |
| Wheelchair lifts and ramps that meet federal, state and local accessibility standards | Yes | | Yes | Yes |

¹In the B1 Downtown Commercial District, these features are allowed to project into the public right-of-way as far as they may project into required front and corner side setbacks.

(k) Building Height

Building height is to be measured from the average elevation of the finished grade adjoining the front building line to:

- (1)** the average height level between the eaves and ridge for gable, hip, and gambrel roofs.
- (2)** the highest point of the roof surface for a flat roof; and
- (3)** the deck line of a mansard roof.



(l) Exceptions to Maximum Height Requirements

Certain structures and features may exceed the maximum permitted height requirements stipulated elsewhere in this article.

- (1)** The following are exempt from the height requirements of this article:

- a. Architectural projections such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys.
 - b. Structures such as elevator penthouses, gas tanks, grain elevators, radio and television reception towers and aerials (in nonresidential districts only) roof-mounted mechanical equipment, cooling towers, fire towers, and smoke stacks.
 - c. Structures related to utility services such as water towers, electric power and communication transmission lines, traffic signals and light poles.
- (2) Radio transmission and reception antenna in residential districts may exceed the maximum permitted height, provided the height does not exceed three times its distance from the nearest property line.
- (3) Public and civic uses, such as schools, religious institutions, hospitals, libraries, places of public assembly, governmental offices and stations, can be constructed to a height of 75 feet, provided all required yards are increased not less than one foot for each two feet the structure exceeds the maximum height requirement for the applicable zoning district.

(m) Building Coverage

- (1) Building coverage is to be measured as the percentage of lot area that is covered with principal and accessory buildings and above-grade structures, including garages, sheds, gazebos, decks, porches, and swimming pools (except for temporary inflatable swimming pools). Projecting roof eaves on buildings are not counted in calculating building coverage. At-grade accessory structures such as driveways, patios, walkways, and other paved surfaces on a lot are not included in the calculation of maximum building coverage.

Detached garages may not cover more than 30 percent of the combined area of required rear and side yards.

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Article 5. Parking, Loading and Access

Sec. 14-5-1 Applicability

(a) New Development

The requirements of this article apply to all new buildings constructed and all new uses established in all zoning districts.

(b) Expansion of Nonresidential Development

The requirements of this article apply to all expansion of existing buildings or uses in all zoning districts. When additional parking and loading spaces are required for expansions of a building or use, the additional spaces are required for the expanded area only; parking requirements are not required to be recalculated for the entire building or use.

(c) Expansion of Residential Development

The requirements of this article apply whenever additional dwelling units are added to an existing building or use.

(d) Change of Use

The requirements of this article apply to a change in use of an existing building or lot when the number of parking or loading spaces for the new use exceeds the number required for the existing use.

(e) Public Parking Areas

All public, city-owned parking areas must comply with the requirements of this chapter.

(f) North and South Downtown Business Districts Exemption

(1) The north business district includes lots abutting Main Street from the railroad tracks to the north and Warren Street to the south. The south business district includes lots abutting Main Street from Central Street to the north and the southern portion of courthouse square to the south.

(2) A payment to the off-street parking fund in an amount determined by the city council may be made in lieu of providing parking spaces in the north and south business districts, subject to the approval of the plan commission and the city council.

(3) Payment must be made for any new parking spaces required for new or expanded development, plus the number of existing parking spaces lost to any building expansion.

Sec. 14-5-2 Off-Street Parking Requirements

(a) Spaces Required

Off-street parking spaces are required as specified in the table below.

| Use | Spaces Required |
|--|---------------------|
| Residential Uses | |
| Single-family dwellings (attached and detached), two-family dwellings and manufactured homes | 2 per dwelling unit |

| Use | Spaces Required |
|--|---|
| Multi-family dwellings and other household living uses | 1.5 per dwelling unit |
| Group living | 1 per 3 beds or residents + 1 per 3 employees |
| Public and Civic Uses | |
| College or university | 1 per 6 students |
| Cultural exhibits and libraries | 1 per 400 square feet |
| Day care center | 1 per employee + 1 per 10 children capacity |
| Day care home | 1 per employee + 2 spaces for drop-off/pick-up |
| Hospitals | 1 per 3 beds + 1 per 3 employees |
| Place of public assembly, religious assembly, parks and recreation, social club or lodge | 1 per 5 seats or 1 per 5 persons capacity |
| School | |
| Secondary | 1 per 5 students + 10 stacking spaces for drop-off/pick-up |
| Elementary | 2 per classroom + 1 per 4 seats in auditorium + 10 stacking spaces for drop-off/pick-up |
| Other public and civic uses | 1 per 5 persons capacity |
| Commercial Uses | |
| Banks and financial services | 1 per 300 square feet |
| Car wash | 1 per 2 employees + 1 vehicle stacking space per 100 square feet |
| Entertainment and spectator sports; sports and recreation, participant | 1 per 5 persons capacity |
| Funeral home | 1 per 100 square feet |
| Lodging | 1 per guest room + 1 per 100 square feet of retail sales or dining area |
| Medical or dental clinic | 1 per 300 square feet |
| Mini warehouse | 1 per 3 units |
| Motor vehicle repair | 1 per employee + 2 per service stall |
| Motor vehicle sales, light/heavy equipment sales/rental | 1 per 600 square feet |
| Offices | 1 per 500 square feet |
| Retail sales | 1 per 300 square feet |
| Restaurants and taverns | 1 per 200 square feet |
| Other commercial uses | 1 per 300 square feet |
| Industrial Uses | |
| Wholesale sales | 1 per 600 square feet |
| Manufacturing, production and industrial service; research laboratories; warehouses; other industrial uses | 1 per 3 employees or 1 per 900 square feet, whichever is greater |
| Agricultural Uses | |
| Farming | None required |

(b) Rules for Computing Requirements

(1) Multiple Uses

Lots containing more than one use must provide parking equal to the total number of spaces required for all uses unless a shared parking plan is approved according to Sec. 14-5-4.

(2) Fractions

When the calculation of required parking spaces results in a fraction, any fraction of 1/2 or more must be rounded to the next whole number and any fraction less than 1/2 must be rounded down to the preceding whole number.

(3) Area Measurements

All square-footage-based parking requirements are based on gross floor area.

(4) Occupancy- or Capacity-based Standards

All occupancy- or capacity-based parking requirements are based on the largest number of individuals working on a single shift, the maximum enrollment, or the maximum occupancy based on the building code, whichever is applicable and whichever results in the greater number of spaces. For uses with benches or similar seating, one seat consists of 22 linear inches of bench length.

(5) Uses Not Listed

In the case of structures or uses not mentioned in this section the zoning administrator must determine which standard is most appropriate. The zoning administrator may require the applicant to submit a parking study or other evidence to help determine the most appropriate parking standard for the proposed use.

(c) Parking Area Location and Access

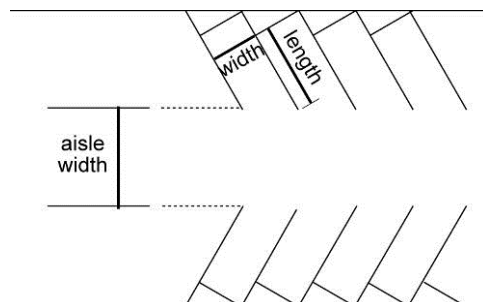
- (1)** All required off-street parking must be located on the same lot as the principal use, or within 600 feet walking distance of the principal use.
- (2)** No parking spaces for business or manufacturing uses may be located in a residential zoning district except parking spaces required for nonresidential uses allowed in the district.
- (3)** No parking space or driveway may be closer than 3 feet to any property line.
- (4)** In RE, R1A and R1 districts, all parking spaces for nonresidential uses must be located behind the front building line.
- (5)** In R3 districts, at least one of the required parking spaces for each dwelling unit must be enclosed in a garage that is set back at least 5 feet from all property lines.

(d) Parking Design and Construction Standards

(1) Dimensions

Off-street parking areas must comply with the following standards:

| Dimensions (in feet) | Parking Angle | | | |
|-----------------------------|---------------|-----|-----|-----|
| | 0° (parallel) | 45° | 60° | 90° |
| Minimum space width | 9 | 8.5 | 8.5 | 9 |
| Minimum space length | 22 | 19 | 19 | 19 |
| Minimum one-way aisle width | 18 | 16 | 16 | 18 |
| Minimum two-way aisle width | 20 | 22 | 22 | 22 |



(2) Surfacing

- a. All off-street parking areas must be graded, paved, and properly drained. All parking areas except those for single-family dwellings must have the aisles and spaces clearly marked.
- b. When adjacent to a gravel alley, parking spaces for single-family dwellings must be graded, properly drained, and may be either paved or surfaced with gravel.

(3) Parking Space Access

Each off-street parking space must open directly onto an aisle that complies with the aisle width standards in Sec. 14-5-2(d)(1), above.

(4) Landscaping and Lighting

All off-street parking areas except those for single-family and two-family dwellings must comply with the parking lot landscaping and lighting requirements of Article 6.

(5) Wheel Stops

Any parking space located within 5 feet of a property line must have a masonry or steel wheel stop located at least 5 feet from the property line. This requirement does not apply to single-family or two-family dwellings.

(6) Driveways and Street Access

- a. All off-street parking areas must be designed with vehicular access to a street or alley in a manner that will least interfere with traffic movements.
- b. All driveways installed, altered, replaced, or extended after the effective date specified in Sec. 14-1-2 must comply with the following requirements:

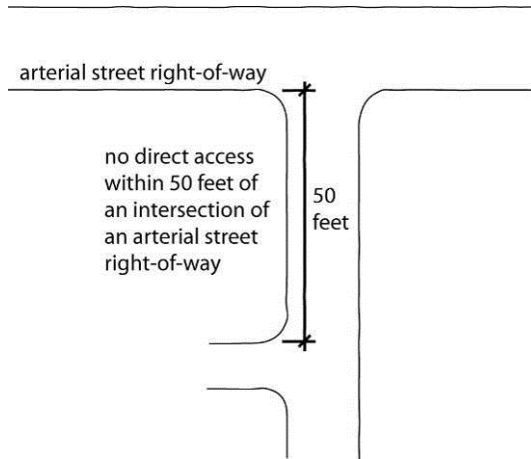
| Use Type | Max. Driveway Opening (feet) | Min. Driveway Width (feet) | |
|--|------------------------------|----------------------------|---------|
| | | one-way | two-way |
| Residential districts | | | |
| Single-family and two-family | 24 | 10 | 10 |
| Multi-family | 24 | 12 | 20 |
| Nonresidential uses in residential districts and business districts | | | |
| Serving 20 or fewer parking spaces | 24 | 12 | 20 |
| Serving more than 20 parking spaces | 36 | 12 | 24 |
| Manufacturing districts | 50 | 12 | 24 |

- c. The location, arrangement, and width of all driveways for multi-family residential and all nonresidential uses must be approved by the chief of the fire department. Driveway widths greater than the minimums may be required for emergency vehicle access.

(7) Access to Highways and Major Streets

- a. No direct access to the existing or proposed rights-of-way of expressways or controlled-access arterial streets is permitted, unless permission is granted by the highway agency that has jurisdiction and the city council.

- b.** Direct access may not be taken within 50 feet of an intersection of an arterial street right-of-way.



- c.** Barriers such as curbing, fencing, ditches, landscaping, or other topographic barriers must be constructed to prevent vehicular access to the streets or highways specified in this section.
- d.** Temporary access to the rights-of-way specified in this section may be granted if recommended by the highway agencies having jurisdiction and approved by the city council. The temporary access permit must be temporary, revocable, subject to any conditions imposed by the city council, and may be issued for a maximum time period of 12 months.

Sec. 14-5-3 Accessible Parking (for People with Disabilities)

(a) Applicability

- (1)** The accessible parking standards of this section apply to all new parking lots and to changes, improvements and maintenance of existing parking lots, including but not limited to sealcoating, resurfacing, remarking, fencing, curbs, walks and landscaping.
- (2)** The requirements of this section apply to all nonresidential uses, multi-family dwellings containing 10 or more units, or any other building, structure or site that is owned, leased, or financed by a governmental unit.
- (3)** In the event that this section and the Illinois Accessibility Code conflict, the stricter regulations apply.

(b) Spaces Required

(1) Residential Uses

When accessible parking spaces are required, they must be provided in the number specified in the table below.

| Off-street Parking Spaces Provided | Accessible Spaces Required |
|------------------------------------|----------------------------|
| 1 to 50 | 1 |
| 51 to 100 | 2 |
| 101 to 150 | 3 |

| Off-street Parking Spaces Provided | Accessible Spaces Required |
|------------------------------------|-------------------------------------|
| 151 to 200 | 4 |
| 201 to 250 | 5 |
| 251 to 300 | 6 |
| More than 300 | 2% of total parking spaces provided |

(2) Nonresidential Uses

Accessible parking spaces are required for nonresidential uses as specified in the table below unless otherwise expressly stated.

| Off-street Parking Spaces Provided | Accessible Spaces Required |
|------------------------------------|----------------------------|
| 1 to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| 501 to 1,000 | 2% of total |
| More than 1,000 | 20+1 per 100 over 1,000 |

(3) Medical Facilities

a. Outpatient Facilities

A minimum of ten percent of the total number of parking spaces provided for outpatient medical facilities must be designated as accessible spaces.

b. Rehabilitation and Physical Therapy Facilities

A minimum of twenty percent of the total number of parking spaces provided for medical facilities specializing in rehabilitation or physical therapy must be designated as accessible spaces.

(c) Layout and Design

(1) Location

Accessible parking spaces must be located on the shortest accessible route of travel between the parking area and an accessible building entrance. When more than one accessible entrance is served, accessible spaces must be dispersed and located on the shortest accessible route to each entrance. When parking facilities do not serve a particular building or use, the spaces should be located on the shortest accessible route between the parking area and an accessible pedestrian walkway.

(2) Minimum Space Size

Car and van parking spaces must be at least 11 feet wide.

(3) Access Areas

Access areas must be included to provide space adjacent to vehicles for passenger loading and unloading. Access areas must:

- a.** be at least 5 feet wide;

- b. be located on the passenger side of the parking space, based on the vehicle moving forward into the space, when serving diagonal parking spaces;
- c. extend the full length of the parking space; and
- d. be marked to indicate that parking in the access area is prohibited.



(4) Slope

Parking spaces and access aisles may not have a slope greater than 1:48. Access aisles must be at the same level as the parking space.

(5) Vertical Clearance

Accessible parking spaces must have a vertical clearance of at least 8 feet 2 inches.

(6) Signs and Identification

All accessible parking spaces required by this article must be identified by signs complying with U.S. Department of Transportation R7-8 standards, including the international symbol of accessibility and the amount of the fine imposed for illegally parking in an accessible space. The sign must be vertically mounted on a post or wall no more than 5 feet from the space and centered on the width of the space.

Sec. 14-5-4 Shared Parking

The zoning administrator may approve shared parking facilities for developments or uses with different operating hours or peak business periods, subject to the following requirements.

(a) Location

The edge of the shared parking area must be within 600 feet walking distance of the primary entrance of each use served.

(b) Parking Study

Applicants wishing to use shared parking as a way to satisfy the parking requirements of this article must submit a parking study to the zoning administrator. The parking study must demonstrate the feasibility of the shared parking arrangement; and include the size and use of the proposed development, the anticipated parking demand for each use in the development, and the peak periods of parking demand for each use.

(c) Shared Parking Covenant

A shared parking plan must be enforced by an irrevocable written covenant among all owners of record. A copy of the covenant must be submitted to the zoning administrator and recorded in county recorder's office before any building permits are issued for any use to be served by the shared parking area. A shared parking covenant may only be revoked if all off-street parking required by this article is provided.

Sec. 14-5-5 Off-street Loading Requirements

(a) No Use of Public Right-of-Way

At no time may goods be loaded or unloaded from the right-of-way of a collector or arterial street. No part of any vehicle may extend into the right-of-way of a collector or arterial street while being loaded or unloaded.

(b) Loading Area Design and Construction Standards

(1) Location

- a. Plans for location, design and layout of all loading spaces must be indicated on required site plans.
- b. No loading spaces may be located in a required setback adjacent to a residential district.
- c. Loading spaces must be designed with appropriate access to a street or alley in a manner that will least interfere with traffic.

(2) Surfacing

All off-street loading areas must be graded, paved, and properly drained.

(3) Screening

Loading spaces must be completely screened from view of residential zoning districts by the existing building, a fence, or an evergreen planting screen.

Article 6. Landscaping, Screening and Lighting

Sec. 14-6-1 Landscape Plan

(a) When Required

- (1)** A landscape plan is required for all exterior construction and development activity that requires site plan review.
- (2)** A landscape plan is not required for existing uses that are not proposing redevelopment or exterior improvements that require site plan review in accordance with Article 11. Landscape plans must comply with the requirements of this section and must be reviewed and approved by the plan commission.

(b) Landscape Plan Contents

A required landscape plan must include the following information:

- (1)** The location and dimensions of all existing and proposed buildings, structures, property lines, easements, parking lots, driveways, roadways, sidewalks/bike paths, fences/walls, ground signs, refuse disposal areas, light poles, freestanding mechanical equipment, drainage and stormwater management facilities.
- (2)** The location, quantity, size, and name (both botanical and common names) of all existing plant materials on the site, and any plant material in the public right-of-way, indicating which plant material will be retained or removed.
- (3)** The location, quantity, size, and name (both botanical and common names) of all proposed plant material including, but not limited to shade trees, ornamental trees, evergreens, shrubs, groundcovers and turf area.
- (4)** The existing and proposed grading of the site indicating contours at one-foot intervals, including any proposed berming.
- (5)** Elevations of all proposed walls, fences and retaining walls, including elevations for proposed screening for refuse disposal areas.
- (6)** Details for proposed lighting, including specifications as to the height, type of lamp and shielding.
- (7)** The location of all off-street loading areas, including an indication of whether loading docks will be enclosed and methods of proposed screening.
- (8)** Locations of hose connections and other water system sources or devices, if any.
- (9)** The location and placement of all proposed water lines and sprinkler heads of proposed irrigation systems.
- (10)** The location of existing and proposed utility easements and the type of utilities anticipated for placement within proposed easements and existing utility lines, both above and below ground.
- (11)** Delineation of the required intersection visibility triangle, where applicable.
- (12)** Other elevations and details as determined necessary by the zoning administrator.

(c) Changes to Approved Landscape Plans

Any change to an approved landscape plan requires the approval of the plan commission, unless the zoning administrator determines that proposed change is minor in nature. Examples of minor changes to approved landscape plans are minor rearranging of plant material on a site and substitution of plant materials that are of a similar species and/or equivalent size as the approved materials.

(d) Design Standards

Landscape plans must be prepared, evaluated, and approved, based on the following design criteria:

- (1)** The scale and nature of landscaping materials must be appropriate to the size of the structures on the site. For example, larger-scale plants should generally be used to complement larger buildings. Plant material should be selected for its form, texture, color, pattern of growth and suitability to local conditions.
- (2)** Existing plant material should be incorporated into the landscape treatment of a site. Effort should be made to preserve and protect existing trees with trunk diameters of more than 12 inches. These trees and their root systems must be protected from construction equipment and activity by the installation of fencing materials at the dripline of the trees.
- (3)** Plant material should be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.
- (4)** Detention/retention basins and ponds should be landscaped with shade and ornamental trees, evergreens, shrubs, turf, groundcover and/or other plant materials. Non-structural methods of detention planted with native plant materials are preferred.
- (5)** Plant material should be used to reduce energy consumption needs by placing deciduous trees on the south and west sides of buildings for shade and placing evergreens on the north and west sides of buildings to dissipate the effect of winds.

Sec. 14-6-2 Turf

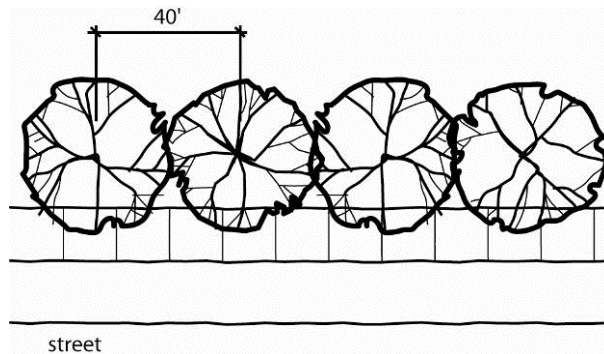
All required setbacks in all zoning districts within the city must be landscaped primarily with turf or other groundcover plantings. The pavement of yards other than for parking or loading purposes is prohibited. Turf may be established through installation of sod or seeding.

Sec. 14-6-3 Street Trees

(a) Street Tree Requirements

- (1)** Street trees requirements for proposed residential subdivisions are specified in Sec. 14-9-11.
- (2)** Property lines along public street frontages on multi-family residential and nonresidential sites must be planted with street trees at a rate of 1 tree for every 40 linear feet. These trees must be located between the building line and front and corner side property lines. Driveway widths may be excluded from the calculation of the required number of street trees. Flexibility in locating trees is provided where it is not possible to locate street trees 40 feet apart due to the location of driveways.
- (3)** The trees must be located within 10 feet of the front and corner lot lines, but are not permitted to be planted within the public right-of-way.

- (4) A list of allowable street tree species is on file with the City of Princeton. To reduce the risk of disease and/or insect infestation, no more than 50 percent of the street trees in any individual development may be of one species.



(b) Other Landscape Materials in the Public Right-of-Way

No plant material or barrier, except as specified in this article, may be located in a dedicated public right-of-way without the approval of the city's street superintendent. The remainder of the ground surface within the public right-of-way between the street and sidewalk must be planted with turf, with the exception that driveways, sidewalks, and bike paths are permitted in all public rights-of-way. Materials prohibited within the public right-of-way, unless approved by the street superintendent, include other groundcovers, shrubs, brick pavers, gravel, stone, asphalt and concrete; except those used for driveways, sidewalks, and bike paths.

Sec. 14-6-4 Parking Lot Landscaping

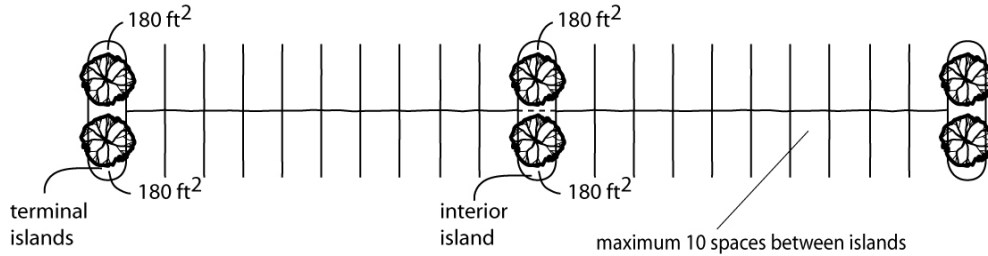
(a) Interior Parking Lot Landscaping

(1) Applicability

- a. Interior parking lot landscaping must be installed in all new parking lots that contain 10 or more parking spaces. The interior landscaping must be in addition to the required perimeter parking lot landscaping.
- b. When existing parking lots are expanded, interior parking lot landscaping is not required except in the B2 district when the expanded area contains more than 50 parking spaces or more than 17,500 square feet of parking area. In such cases, the Plan Commission is authorized to require interior parking lot landscaping for the entire expanded area and/or retrofitting of the existing parking lot to comply with the interior parking lot landscaping requirements to the maximum extent feasible.

(2) Number of Landscape Islands

Landscape islands with at least one shade tree must occur at a minimum of one island for every 10 parking spaces in a row. Islands are required at each end of a row of parking spaces. Flexibility in placement of landscape islands may be allowed for creative parking lot design and preservation of existing trees and vegetation.



(3) Landscape Island Size

Interior parking lot islands must be a minimum of 180 square feet in area and a minimum of 8 feet in width, as measured from back of curb to back of curb within the island.

(4) Landscape Island Design

Interior parking lot landscaping must consist of planting islands at least 8 inches above the surface of the parking lot that are protected with concrete curbing.

(5) Landscape Material

The primary plant materials used in parking lot islands must be shade tree species. Ornamental trees, shrubs, and other plant materials may be used to supplement the shade tree plantings, but cannot be the sole source of parking lot landscaping. Mulch may be used around the base of shade trees and other plant material, provided it is applied at a thickness of at least 2 inches.

(6) Visibility

To ensure proper visibility within the parking lot, shrubs must be no greater than 30 inches in height and the branches of trees must have a minimum clearance of 6 feet above the pavement except in areas that do not affect driver visibility.

(b) Perimeter Parking Lot Landscaping

Perimeter parking lot landscaping provides for the enhancement and screening of parking lots by providing a uniform scheme of landscaping and/or screening along all public streets and adjacent to residential uses.

(1) Applicability

- a. All new parking lots must install perimeter parking lot landscaping according to provisions of this section.
- b. When existing parking lots are expanded, perimeter parking lot landscaping must be provided adjacent to the expanded area only.

(2) Parking Lots Abutting Public Streets

Where a parking lot abuts a public right-of-way (whether a street or an alley), a minimum 6-foot wide continuous landscape strip must be provided along 100 percent of the right-of-way, exclusive of driveways. Screening installed within this landscape strip must have a minimum height of 3 feet. The screening may consist of shrubs, ornamental trees, berming, low pedestrian walls and/or fencing which through their arrangement create the desired screen. In addition to the 3-foot screen, 1 shade tree must be provided for every 40 linear feet along that portion of parking lots that abut public streets (alleys are excluded). These trees may be clustered or spaced linearly.

(3) Parking Lots Abutting Residential Property

Where a parking lot abuts a property zoned or used for residential purposes, a solid wood fence, wall, dense hedge, or comparable screen must be provided across 100 percent of the property line. Fences and walls must be 6 feet in height, and hedges and other screens must be a minimum height of 6 feet in height. In addition, 1 shade or evergreen tree must be provided for every 40 linear feet along that portion of the parking lot that abuts residential property. Additional shrubs, trees, and/or berming may be installed to supplement the required screening.

(c) Alternative Compliance

- (1)** Alternative methods of compliance with the standards of this section may be authorized by the Plan Commission when one of the following conditions exist:
 - a.** Topography, soil, vegetation, space constraints or other site conditions are such that full compliance is impossible or impractical, or improved environmental quality would result from the alternative compliance.
 - b.** Safety considerations make alternative compliance necessary.
- (2)** In order to be approved, an alternative compliance landscape plan must equal or exceed strict compliance in terms of visual effect. Alternative compliance is limited to the specific site under consideration and does not establish precedent for landscaping on other sites.
- (3)** A request for alternative compliance must be submitted along with the landscape plan as part of the site plan review process. The request must include sufficient justification, through written and/or graphic means, to allow evaluation and decision by the Plan Commission.

Sec. 14-6-5 Transition Yards

- (a)** A transition yard is landscaped open space, free of any building or paved area. Transition yards are intended to lessen the impact of incompatible land uses on adjacent properties.
- (b)** All transition yards must be planted with one shade tree per 30 linear feet and must have a continuous screen consisting of a berm, hedge, fence or wall with a height as required by this section. The following lists the transition yard width and screening height required:

| Developing Zoning | Lot's | Adjacent Lot's Zoning | | | |
|---|---|---|---|---|------------|
| | | R Districts | B1, B3 | B2 | B4, M1, M2 |
| A, RE, R1, R1A and R2 (Residential uses) | | None | None | None | None |
| A, RE, R1, R1A and R2 (Nonresidential uses) | width: 10 feet screen height: 4 feet | None | None | None | None |
| R3 | width: 10 feet screen height: 4 feet | None | None | None | None |
| B1, B3 | width: 6 feet screen height: 5 feet | None | None | None | None |
| B2 | width: 15 feet screen height: 6 feet | None | None | None | None |
| B4, M1 and M2 | width: 20 feet screen height: 6 feet | width: 10 feet screen height: 4 feet | width: 10 feet screen height: 4 feet | width: 10 feet screen height: 4 feet | None |

- (c)** Existing vegetation may be used to meet all or some of the transition yard requirements. The landscape design may include areas where trees and shrubs are clustered or spaced linearly as long as the desired screen is achieved. Evergreen trees may be substituted for shade trees and three

ornamental trees may be substituted for one shade tree. All other areas within transition yards must be maintained with turf or other groundcover.

- (d) When both a transition yard and perimeter parking lot landscaping would be required between a parking lot and a residential use, the stricter standard applies. Sites are not required to provide both types of landscaping and screening.
- (e) It is recognized that providing full transition yards may not be possible on small or irregularly-shaped sites. When there is not adequate space to meet transitional yard requirements without creating additional nonconformities on the site with respect to setbacks, parking, etc. the plan commission is authorized to approve alternative screening and/or a reduced transitional yard area.
- (f) Alternative compliance with transition yard requirements is permitted according to the standards of Sec. 14-6-4(c).

Sec. 14-6-6 Refuse Containers

- (a) This section applies to all uses except single-family and two-family dwellings. Single-family and two-family dwellings may utilize refuse containers with a maximum 45-gallon capacity, not to exceed 50 pounds in weight when filled.
- (b) When refuse containers and grease storage containers are not enclosed within a principal or accessory building, they may only be placed in a rear or interior side yard, and must be screened within an enclosure, subject to the following requirements:
 - (1) The enclosure must be constructed of an opaque wood fence or masonry wall on 3 sides with a minimum height equal to or greater than the height of the refuse container. One side of the storage area must be furnished with an opaque, lockable gate. No refuse material may be visible above the enclosure.
 - (2) The enclosure area must be kept free of debris. Refuse containers must be emptied regularly and kept closed when not in use so that containers do not attract vermin.

Sec. 14-6-7 Loading Areas

Loading areas in all zoning districts must be screened from the public right-of-way and abutting properties that are zoned or used for residential purposes. Appropriate methods of screening include walls, fences, berms, and landscape plantings that are a minimum of 6 feet in height.

Sec. 14-6-8 Outdoor Storage and Work Areas

Outdoor storage and work areas must be screened from the public right-of-way and abutting properties that are zoned or used for residential purposes. Appropriate methods of screening include walls, fences, berms and landscape plantings. Walls and fences must be 6 feet in height; landscape screens must be a minimum of 6 feet in height. No stored materials may be visible above the fence or landscape screen.

Sec. 14-6-9 Mechanical Equipment

Mechanical equipment such as transformers and heating and air conditioning (HVAC) units must be located and or screened so that they are not visible from any property line.

- (a) **Ground-mounted equipment**

Ground-mounted equipment in all nonresidential development must be screened with a dense hedge that is of sufficient height to screen the mechanical unit on all sides visible from any property line.

(b) Roof-mounted equipment

Roof-mounted mechanical equipment in all nonresidential and multi-family residential development must be screened on all sides visible from any property line. Screening may include parapet walls or other opaque roof elements similar and compatible in color and texture to the exterior building materials on which the unit is located.

Sec. 14-6-10 Freestanding signs

Landscape material must be installed around the base of the freestanding signs consisting of shrubs, perennial/annual flowers, and/or ground cover. The required landscaping area must be a minimum of 3 feet wide on all sides of the sign base. Where the area around the base of the sign is insufficient in size for all of the required landscaping, the zoning administrator may permit installation of a portion of the required landscaping at an alternate location on the site.

Sec. 14-6-11 Plant Materials

(a) Selection

All planting materials must be good quality and of species capable of withstanding the climate of central Illinois and individual site microclimates. Size and density of plant material, both at the time of planting and at maturity, are additional criteria that must be considered when selecting plant material. The use of drought tolerant and salt tolerant plant material is preferred. Trees and shrubs may be balled and burlapped or container grown.

(b) Minimum Planting Sizes

Minimum planting sizes for all required landscape materials are as follows:

| Type | Size |
|------------------|-------------------------------------|
| Shade Trees | 2" caliper |
| Ornamental Trees | 6' height unless true dwarf species |
| Evergreen Trees | 6' height |
| Deciduous Shrubs | 2' height |
| Evergreen Shrubs | 2' height |

(c) Installation

- (1)** Required landscaping and screening must be completely installed prior to the issuance of a letter of occupancy.
- (2)** All landscaping materials must be installed in accordance with the current planting procedures established by the American Association of Nurserymen.
- (3)** All plant material must be free from disease and installed in a fashion that ensures the availability of sufficient soil and water to sustain healthy growth.
- (4)** Plant material must be installed in a manner that is not intrusive to utilities or pavement.
- (5)** Plant materials identified on approved landscaping plans must be installed, whenever feasible, within the growing season following approval of the applicable building permits for the subject site. Where it is not feasible to install all required landscaping within that growing season due to weather constraints, the zoning administrator has the authority to grant a letter of occupancy for the building, provided that all required landscaping will be installed the next growing season. If determined necessary by the zoning administrator, a performance

guarantee may be required to be posted by the property owner to ensure installation of all required landscape materials within the next growing season.

(d) Planting Methods

This subsection outlines general guidelines for the installation of all landscape material.

- (1)** Most small, deciduous trees may be moved bare rooted unless otherwise indicated. Roots of bare rooted trees must be protected against drying out.
- (2)** All coniferous trees must be moved balled and burlapped. Balled roots should be prevented from drying out at the surface of their ball, and they should be protected from freezing.
- (3)** Pits dug for the planting of bare root plants must be at least 12 inches larger in diameter than the diameter of the root system in order to accommodate the roots without crowding. For balled trees, the pits should be a minimum of 12 inches larger than the diameter of the ball of soil to allow proper backfill of soil.
- (4)** Plants must be planted no deeper than previously grown with due allowance for settling.
- (5)** In planting containers, artificial drainage must be provided for the root system of any species intolerant of wet sites, or species tolerant to wet sites must be used.
- (6)** Top soil, compost, peat moss or an acceptable soil mixture may be placed around the roots of bare root stock or in the backfill around balled stock. When the planting is completed, the entire root system must be thoroughly saturated with water and cord and burlap wrapping must be cut and/or removed.
- (7)** Trees and planting beds must be mulched around the base of plant material with shredded bark, feather rocks, or similar organic materials to hold moisture. Mulch cannot be used as a substitute for turf or required plant materials.
- (8)** Although pruning should be done to develop a balance with the root system, excessive pruning at the time of transplanting should be avoided.
- (9)** Tree trunks must be suitably wrapped and guyed, or supported in an upright position, according to accepted arboricultural practices. The guys or supports should be installed so that they will not girdle or cause serious injury to the tree or endanger public safety.

(e) Maintenance

- (1)** While irrigation systems are not required for landscape areas, where installed irrigation systems are installed they must be designed to conserve the use of water.
- (2)** All landscaping materials must be continually maintained in good condition to present a healthy, neat and orderly appearance, and be kept free of refuse and debris. Fences, walls and berms must be maintained in good condition and neat appearance. Plant material, berms, walls and fences must be protected from damage by motor vehicles through use of concrete curbing or wheel-stops.
- (3)** All landscaping should be periodically trimmed so that it does not obstruct a public right-of-way. Diseased and dead plant material must be replaced in accordance with the approved landscape plan.
- (4)** The owner and occupants of a property are jointly responsible for the maintenance, repair, and replacement of all plant materials, fences, walls and other landscape improvements.

Sec. 14-6-12 Fences, Walls and Berms

Fences and walls must be designed in accordance with the following standards:

(a) Location

Fences and walls, including all posts, bases and other structural parts must be located completely within the boundaries of the lot on which it is located. No fence or wall may be located closer than 2 feet to a public sidewalk.

(b) Measurement

The height of fences and walls is measured from the ground level at the base of the fence to the highest point on the fence or wall.

(c) Maximum Height and Maximum Opacity

| Yard | R and A Districts | B Districts | M Districts |
|-----------------------|--------------------|--------------------|--------------------|
| Front and corner side | 4 feet/50% opaque | 6 feet/100% opaque | 6 feet/100% opaque |
| Side | 6 feet/100% opaque | 6 feet/100% opaque | 8 feet/100% opaque |
| Rear | 6 feet/100% opaque | 6 feet/100% opaque | 8 feet/100% opaque |

(d) Design and Construction

(1) Permitted Materials in Residential and Agricultural Districts

The following materials are permitted:

- a. wood;
- b. wrought iron;
- c. vinyl (that is designed to look like wood or wrought iron);
- d. brick;
- e. stone;
- f. chain link, except in the front and corner side yard; and
- g. other similar materials approved by the plan commission.

(2) Permitted Materials in Business and Manufacturing Districts

The following fence and wall materials are permitted:

- a. wood;
- b. wrought iron;
- c. vinyl (that is designed to look like wood or wrought iron);
- d. brick;
- e. stone; and
- f. chain link. When chain link fencing is used along a front or corner side lot line in a business or manufacturing district, the side of the fence nearest the street right-of-way must be planted with shrubs a minimum of 3 feet in height.

(3) Finished Side

All fences and walls must be constructed with the finished surface facing the exterior of the property with support posts placed to the inside, except in such cases where the posts or support columns are an integral part of its aesthetic design.

(4) Barbed Wire and Electric Fences

Barbed wire, razor wire, concertina, and the electrification of fencing are prohibited.

(5) Swimming Pools

Swimming pools must be enclosed with security fences in accordance with the building code.

(6) Maintenance

It is the responsibility of the owner and/or occupant of the property where a fence or wall is erected to maintain the structure in good repair and structurally sound condition at all times, with no loose, rotting or rusting materials, and with all structural components attached in accordance with common building practices. If a fence is not in compliance with this section, the zoning administrator may order the fence to be repaired, replaced or removed.

(e) Berm Design

(1) Perimeter parking lot and transitional yard landscaping may include installation of earthen berms for screening purposes.

(2) Berms should not be designed in an unnatural, symmetrical pattern, but should be varied in both vertical and horizontal dimensions.

(3) Berms may not exceed a maximum slope of 3:1.

(4) All berms must be planted with landscaping to prevent their erosion. Plantings placed on top of berms must consist of species compatible with the terrain of the berm.

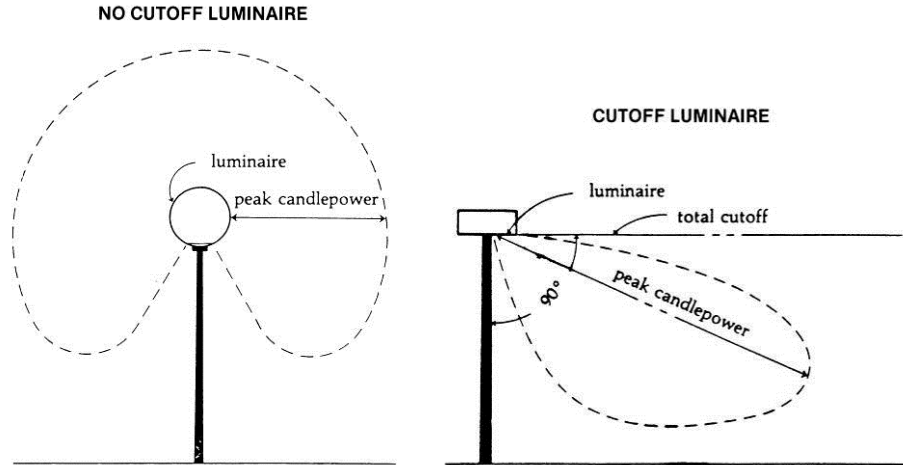
Sec. 14-6-13 Outdoor Lighting

All exterior lighting must comply with the following standards:

(a) Height

(1) All exterior lighting fixtures must be designed, located and mounted at a maximum height of 15 feet above grade for non-cutoff lights, and 40 feet above grade for cutoff lights.

(2) Parks, schools, and outdoor recreation facilities may have lights mounted at up to 70 feet, provided that the light pole is located at least twenty 20 feet from a residential property line.

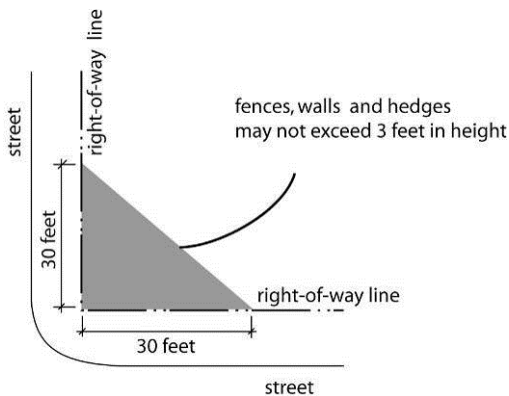


(b) Glare Reduction

- (1) Glare must be minimized by orienting lights away from the public right-of-way and abutting properties or by planting vegetation to block other properties from the glare.
- (2) All cut-off light fixtures must remain shielded and directed downward at all times, and must not be redirected to illuminate a building, sign, or other site features.
- (3) Gas station canopy lighting must be designed with recessed fixtures that are shielded and directed downward to prevent glare on adjoining properties and roadways.

Sec. 14-6-14 Intersection Visibility

- (a) No sign, fence, wall, shrub or other obstruction more than 3 feet in height may be located or allowed to grow within a visibility triangle.
- (b) A visibility triangle includes the area created by the street right-of-way lines extending 30 feet from their intersection.



- (c) When an arterial street intersects with another arterial street or a railway, the visibility triangle is increased to 50 feet from the intersection of the right-of-way lines.
- (d) The city is authorized to trim, remove or order removal of materials that violate this section.

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Article 7. Signs

Sec. 14-7-1 Purpose and Applicability

(a) Purpose

The purpose of this article is to achieve balance among the following differing, and at times, competing goals:

- (1) to encourage the effective use of signs as a means of communication for businesses, organizations and individuals in Princeton;
- (2) to provide a means of way-finding in the community, thus reducing traffic confusion and congestion;
- (3) to provide for adequate business identification, advertising, and communication;
- (4) to prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City of Princeton;
- (5) to protect the safety and welfare of the public by minimizing hazards to pedestrian and vehicular traffic;
- (6) to preserve property values by preventing unsightly and chaotic development which has a blighting influence upon the community;
- (7) to differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to them while they remain in their cars but out of active traffic;
- (8) to minimize the possible adverse effects of signs on nearby public and private property; and
- (9) to implement the goals and objectives of the Comprehensive Plan, including the following:
 - a. adopt more context-appropriate signage regulations for businesses; consider regulating signage by use and by zone;
 - b. promote convenient access and signage to parking in all commercial areas; and
 - c. preserve the “small town” character of Main Street.

(b) Signs Exempt from Regulation

The following signs are exempt from regulation under this article:

- (1) any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance, or by order of a court of competent jurisdiction;
- (2) any sign inside a building, not attached to a window or door that is not legible from a distance of more than 3 feet beyond the property line of the development site or parcel on which the sign is located, or any sign that the zoning administrator determines is not intended to be legible from any street right-of-way or beyond the property line; and
- (3) traffic control signs on private property, such as Stop, Yield, and similar signs, the faces of which meet standards set forth in the Illinois Manual on Uniform Traffic Control Devices and which contain no commercial message of any sort.

(c) Signs Allowed in all Zoning Districts Without a Permit

(1) Signs not Subject to Other Regulations

The following signs are allowed without a sign permit and are not subject to any other regulations under this article:

- a. Temporary signs required by a valid and applicable federal, state, or local law, regulation, or ordinance; or posted by a public agency, acting in accordance with an adopted law or ordinance. Unless expressly required by a federal or state law, such signs may not exceed the size of other temporary signs allowed at the same location. No such sign may be illuminated or animated. If the sign is freestanding, it may not have a greater height than other temporary signs allowed at the same location. Such signs must be removed when they no longer serve the purpose for which they were posted; and
- b. Signs no larger than 4 square feet not requiring a building permit or electrical permit and not legible from a distance of more than 3 feet beyond the property line of the development site or parcel on which the sign is located; and

(2) Signs Subject to Other Regulations

The following signs will be allowed without a sign permit but are subject to more detailed regulations set forth elsewhere in this Article:

- a. Temporary signs conforming with the regulations for temporary signs in the district in which they are located;
- b. Flags and flagpoles conforming with Sec. 14-7-4(c)(6) and Sec. 14-7-5(b)(10); and
- c. On-site signs for traffic and parking control, provided that such signs conform to the Manual of Uniform Traffic Control Devices and contain no commercial messages.

(d) Prohibited Signs

(1) General

The following signs are expressly prohibited in all zoning districts:

- a. Animated signs;
- b. Wind-blown signs (except temporary banners);
- c. Strings of lights (except for temporary holiday decorations);
- d. Portable signs (except sandwich board signs);
- e. For purposes of this section, a vehicle containing a commercial message and regularly parked on the street side of any business will be considered a portable sign and thus prohibited unless the vehicle is regularly and customarily used in the business;
- f. Signs on benches;
- g. Signs on trees;
- h. Signs on utility poles, other than signs installed by the utility and related to the utility facility;

- i. Signs blocking required means of egress from any building;
- j. Roof sign; and
- k. Signs within the public right-of-way or on public property, except signs posted in accordance with Sec. 14-7-3 or projecting signs in accordance with Sec. 14-7-5(b)(2).

(2) List Not Exclusive

The list of prohibited sign types set out in this section is illustrative only. Any sign that is not exempt from this article under Sec. 14-7-1(b), not established as a lawful nonconforming sign in accordance with Sec. 14-12-7, or not expressly allowed under another section of this chapter, is a prohibited sign.

(e) Applicability

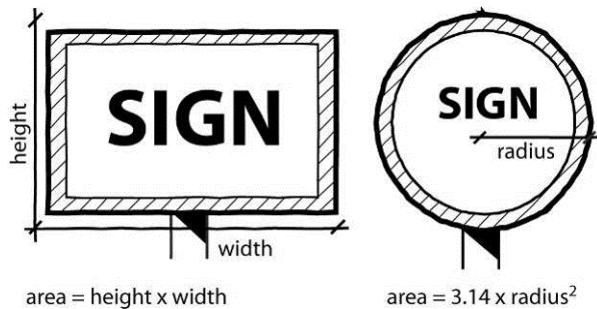
No display sign or outdoor advertising device may be placed, erected, altered, rebuilt, enlarged, extended or relocated except in conformity with the provisions of this article. The repainting, changing of parts, and preventative maintenance of signs are not considered alterations.

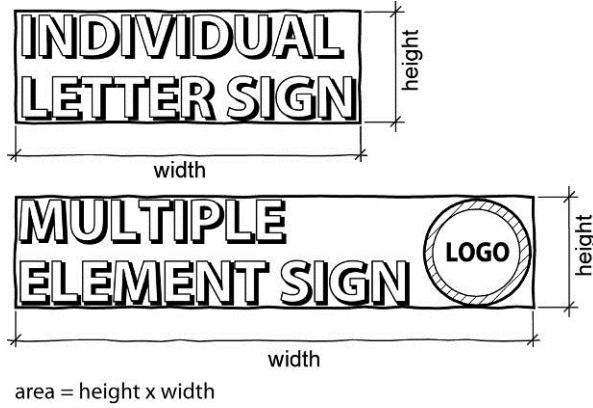
Sec. 14-7-2 General

(a) Sign Measurement and Interpretation

(1) Measurement of Copy Area of Individual Signs

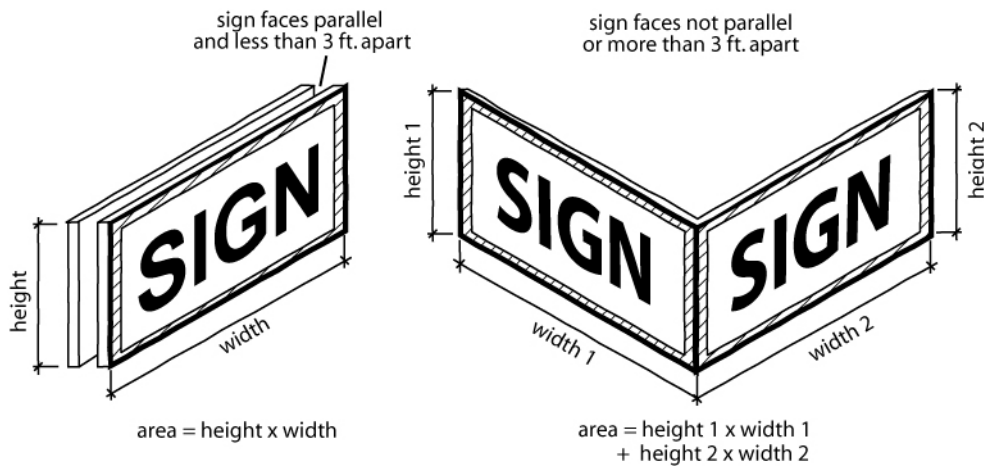
The copy area of a sign face will be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The copy area of a sign face does not include any supporting framework, bracing or decorative fence or wall when the fence or wall otherwise meets the regulations of this chapter and is clearly incidental to the display itself.





(2) Measurement of Area of Multi-faced Signs

Where the sign faces of a double-faced sign are parallel and the distance between the faces is 3 feet or less, only one display face will be measured in computing sign area. If the two faces of a double-faced sign are of unequal area, the area of the sign will be the area of the larger sign. In all other cases, the areas of all faces of a multi-faced sign will be added together to compute the area of the sign.



(3) Sign Height Measurement

The height of a sign will be computed as the distance from the highest point of the sign structure to the elevation of the centerline of the adjacent public street or highway.

(4) Determination of Visibility or Legibility

- a. Where this article requires a determination of “visibility” or “legibility,” the standard will be based on the eyesight of an adult eligible to receive an Illinois driver’s license (wearing any corrective lenses required by the license). Where the height of the person is material to the determination, the person will be presumed to be more than 5 feet and less than 6 feet tall.
- b. In determining visibility of a sign from a residential property, it will be assumed that a two-story residence will occupy the property with second-story windows facing toward the sign.

(b) Wind Pressure

Any sign, other advertising structure, marquee, canopy or awning as defined in this chapter must be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot of net surface area; and must be constructed to receive dead loads as required in the building code and/or other ordinances of the City of Princeton.

(c) Substitution of Messages

The sign regulations of this article are not intended to favor commercial speech over constitutionally-protected political or noncommercial speech. A sign containing a noncommercial message may be substituted for any sign containing a commercial message that is allowed by the regulations of this article.

Sec. 14-7-3 Signs in the Public Right-of-Way and on Public Property

(a) Signs Permitted

Only the following signs are permitted in the public right-of-way and on public property:

- (1)** Signs installed by any of the following and directly related to the use of the right-of-way or of public property, including the control and direction of traffic:
 - a.** the City of Princeton;
 - b.** Bureau County;
 - c.** State of Illinois;
 - d.** any transit company authorized to provide service to or through Princeton;
 - e.** any public utility with a franchise or other agreement with the City of Princeton; or
 - f.** any other government entity or person expressly authorized by Illinois law to install a sign in the right-of-way.
- (2)** No such sign permitted by this section may bear a commercial message other than one related to a utility or transit service, and no such sign may be animated or lighted, unless the commercial message, animation or lighting is expressly required by a valid and applicable state or federal law.
- (3)** “Adopt a highway” signs acknowledging voluntary efforts to provide landscaping, litter control, or other maintenance, when the signs are installed pursuant to a written policy of the City of Princeton or the State of Illinois.

(b) Other Signs

Any other sign installed or placed in the public right-of-way will be deemed an unlawful sign and an abandoned sign and will be subject to immediate removal and disposal by the City, without compensation to the owner. The owner or other person placing the sign will, nevertheless, be subject to the penalty provisions of Article 13.

Sec. 14-7-4 Signs Allowed in Residential Districts

(a) Single-Family and Two-Family Districts

In the RE, R1A, R1 and R2 districts, the following classes of signs are permitted in accordance with regulations of this subsection:

(1) Dimensions and Number of Signs

The numbers and dimensions of signs in these districts will be controlled by the following table:

| Sign Type | Maximum Number | Maximum Area | Maximum Height | Location | Additional Requirements |
|--|---|----------------|----------------|---------------------------|--|
| Permanent Signs | | | | | |
| Address Signs -- Freestanding | 1 per street frontage | 6 square feet | 4 feet | Inside property line | An address sign is required on all premises. |
| Address Signs -- Wall | 1 per dwelling unit | 2 square feet | N/A | On wall | |
| Residential Identification -- Freestanding | 1 | 24 square feet | 4 feet | Inside property line | See Sec. 14-7-4(c)(1) |
| Residential Identification -- Wall | 1 | 1 square foot | N/A | On wall | See Sec. 14-7-4(c)(1) |
| Incidental Signs | N/A | 2 square feet | 4 feet | Inside property line | See Sec. 14-7-4(c)(2) |
| Temporary Signs | | | | | |
| All temporary signs | 3 total; see conditions | 6 square feet | 4 feet | 8 feet from property line | See Sec. 14-7-4(c)(3) |
| Other Signs | | | | | |
| Institutional Signs | See Sec. 14-7-4(c)(5) below. | | | | |
| Other nonresidential signs | Must comply with the requirements for institutional signs in Sec. 14-7-4(c)(5). | | | | |

(b) Multi-Family District

In the R3 district, the following classes of signs are permitted in accordance with regulations of this subsection:

(1) Dimensions and Numbers of Signs

The numbers and dimensions of signs in these districts will be controlled by the following table:

| Sign Type | Maximum Number | Maximum Area | Maximum Height | Location | Additional Requirements |
|--|-----------------------|-----------------------------|----------------|----------------------|---|
| Permanent Signs | | | | | |
| Address Signs -- Freestanding | 1 per street frontage | 6 square feet | 4 feet | Inside property line | An address sign is required on all premises |
| Address Signs -- Wall | 1 per dwelling unit | 6 square feet | N/A | On wall | |
| Residential Identification -- Freestanding | 1 per driveway | 24 square feet | 4 feet | Inside property line | See Sec. 14-7-4(c)(1) |
| Residential Identification -- Wall | 1 per public entrance | 8 square feet | N/A | On wall | See Sec. 14-7-4(c)(1) |
| Incidental Signs | N/A | 2 square feet | 4 feet | Inside property line | See Sec. 14-7-4(c)(2) |
| Traffic Control | N/A | See additional requirements | | Inside property line | |
| Temporary Signs | | | | | |

| Sign Type | Maximum Number | Maximum Area | Maximum Height | Location | Additional Requirements |
|----------------------------|---|---------------|----------------|-----------------------------|-------------------------|
| All temporary signs | 3 total; see conditions | 6 square feet | 4 feet | 8 feet inside property line | See Sec. 14-7-4(c)(3) |
| Other Signs | | | | | |
| Institutional Signs | See Sec. 14-7-4(c)(5) below. | | | | |
| Other nonresidential signs | Must comply with the requirements for institutional signs in Sec. 14-7-4(c)(5). | | | | |

(c) Supplemental Rules

(1) Permanent Signs

Permanent signs in residential districts must bear no commercial message other than one directly related to a business or occupation conducted on the premises lawfully and in full compliance with this chapter, not including home occupations.

(2) Incidental Signs

Incidental signs are generally intended to provide warnings or information, such as “no parking,” “no trespassing,” “dangerous dog,” and similar information. Incidental signs may not bear any commercial message.

(3) Temporary Signs

- a. Residents or owners of units in the RE, R1A, R1 and R2 districts are entitled to a total of 3 temporary signs per dwelling unit at any one time, only one of which may bear a commercial message.
- b. Residents or owners of property in R3 district are entitled to a total of 3 temporary signs per dwelling unit or 3 temporary signs per driveway, whichever is less.
- c. The only commercial messages allowed on temporary signs in these districts are the following:
 - 1. a message directly related to a permitted nonresidential use on the premises, conducted lawfully and in full compliance with this chapter, not including home occupations;

example:



- 2. a message pertaining to the sale or lease of the premises; or

example:



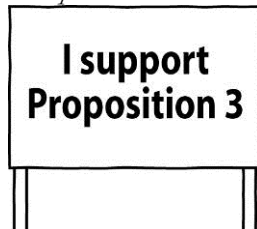
3. a message related to an occasional sale (such as a garage or yard sale), held lawfully and in compliance with applicable ordinances of the city.

example:



- d. Temporary signs may be used to express the opinion of the owner or occupant on any matter deemed by the person to be of public interest but may not bear commercial messages.

example:



- e. A temporary real estate sign must be removed within 10 days after the transfer of title or change of occupancy of the property. A temporary free speech sign that relates to an election or other event must be removed within 10 days following the conclusion of the election or other event. A temporary sign pertaining to an occasional sale must be removed within one business day following the end of the sale.

(4) Illumination

- a. **Single-Family Districts**

A temporary or permanent sign in RE, R1A, R1 or R2 district must not be separately illuminated. This paragraph is not intended to prohibit the installation of such a sign near a porch light or yard light, which may incidentally illuminate the sign.

b. Multi-Family Districts

A permanent sign in the R3 district may be separately illuminated by direct, white light that does not flash or move, and which will not result in glare or spillover exceeding 0.50 footcandles at the nearest property line. The electric supply for illuminated signs must be located underground. Temporary signs in these districts may not be separately illuminated.

(5) Institutional Signs

Any educational institution, religious institution or other institutional use permitted in the residential zoning districts will be permitted the following signs in place of the permanent signs otherwise allowed in these districts:

- a.** One freestanding sign not more than 32 square feet in area and not more than 6 feet in height; up to 50 percent of the area may be manual changeable copy area; electronic message display panels may be permitted by variance.
- b.** One wall sign for each public entrance to the institution; each sign may be no more than 8 square feet in area;
- c.** Any institutional sign may be separately illuminated by direct, white light that does not flash or move, and which will result in glare or spillover not exceeding 0.50 footcandles at the nearest property line.

(6) Flags

For the purpose of this section, the term “flagpole” includes both freestanding and wall-mounted poles and supports. The display of flags in residential districts will be subject to the following limitations:

- a.** a flag may not bear commercial messages;
- b.** there may be no more than two flags per pole;
- c.** no flag may be larger than 5 feet by 8 feet;
- d.** a flagpole must have a setback of at least 5 feet from any property line;
- e.** no rooftop flagpoles are permitted in any district;
- f.** each flagpole must be designed and constructed to support the number and size of flags used;
- g.** there may be no more than one flagpole on a building lot; and
- h.** no flagpole may have a height of greater than 20 feet, measured by the same methods used to measure the height of signs.

Sec. 14-7-5 Signs Allowed in Nonresidential Districts

In all business districts, the following signs are permitted, subject to the requirements set forth in this article:

| Sign Type | Maximum Area | Maximum Height | Maximum Dimensions | Location | Illumination | Additional Requirements |
|--------------------------|---|---|----------------------------|---|------------------------|---|
| Residential Signs | All signs permitted in the residential districts. | | | | | |
| Advertising Signs | 200 square feet | 30 feet; 4 feet above roof/parapet, whichever is higher | 10feet tall x 20 feet wide | Inside property line | See Sec. 14-7-5(a)(5). | See Sec. 14-7-5(a). Permitted only in the B2 district with special use. |
| Business Signs | | | | | | |
| Wall signs | 20% total wall area, including windows | n/a | n/a | On building wall | See Sec. 14-7-5(b)(8). | See Sec. 14-7-5(b). |
| Freestanding signs | 80 square feet; 24 square feet in the B3 district | 25 feet; 6 feet in the B3 district | n/a | Inside property line | See Sec. 14-7-5(b)(8). | See Sec. 14-7-5(b). Not permitted in the B1 district. |
| Sandwich board signs | 6 square feet | 3 feet | n/a | Inside property line, not within pedestrian way | Prohibited | Limit one per property |

(a) Additional Regulations for Advertising Signs

(1) Special Use

- a. Permitting of new advertising signs shall require approval through the special use process Sec. 14-11-5.

(2) Location

An advertising sign is subject to the following locational standards:

- a. it must be located entirely within the property line of the zoning lot on which it is located;
- b. it must not be between any front building line and the street;
- c. it must not be located within 200 feet of another advertising sign; and
- d. it must not be located within 200 feet of a residential zoning district if the sign will be visible from the residential district.

(3) Signs near Parks

No advertising sign may be erected within 500 feet of any public park of more than 5 acres in area if the sign will be legible from any part of the park.

(4) Signs near Freeways or Expressways

No advertising sign, the informative contents of which are to be visible from a park or expressway, may be erected within 500 feet of any public park of more than 5 acres in area, or any freeways, expressways and toll roads designated as such in the records of the governing authorities.

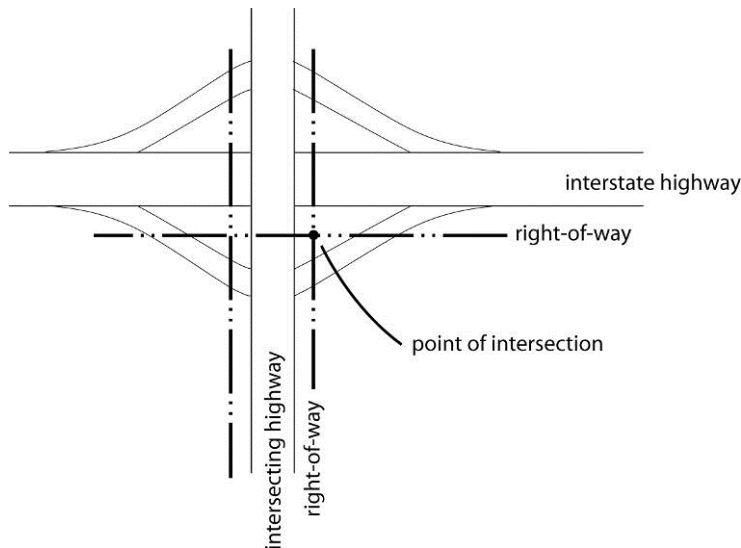
(5) Illumination

Advertising signs may be separately illuminated by direct, white light that does not flash or move, and which will not result in glare or spillover at the nearest property line. The electric supply for illuminated signs must be located underground.

(b) Additional Regulations for Business Signs

(1) Freestanding Signs

- a. No more than one freestanding sign is allowed per street frontage.
- b. Signs, clocks or other devices erected on standards, poles, or separate supports must be placed so as to be entirely within the property lines of the premises upon which they are located.
- c. Up to 25 percent, or 24 square feet, of the permitted sign face area of any freestanding sign in the B2, B3 and B4 districts may be used for manual changeable copy, subject to the illumination limitations set out in section 14-7-5 (b) 9
- d. Signs located in the B2 district within 1500 feet of an exit ramp of an Interstate highway (measured from the point of intersection of the rights-of-way of the Interstate highway and the intersecting highway) may be increased to a height of 70 feet and be allowed an increased maximum total area of 300 square feet.



(2) Projecting Signs

Projecting signs are allowed only in the B1 district subject to the following standards:

- a. Projecting signs shall not exceed 12 square feet;

- b. projecting signs may project no more than 4.5 feet from the building wall and no more than 18 inches above the roof or parapet;
- c. projecting signs must be no closer than 2 feet horizontally from the curb or edge of the sidewalk, and no closer than 9 feet vertically to the walkway below; and
- d. all projecting signs must be installed or erected in such a manner that minimizes visibility of support structures such as angle irons or braces.

(3) Marquee Signs

- a. Any sign located on a marquee or canopy must be affixed flat to the surface of the marquee or canopy;
- b. Marquee signs may not extend vertically or horizontally beyond the limits of the marquee or canopy, except that individual, freestanding letters may project to a height not exceeding 12 inches above same;
- c. They must be supported only by attachment to a building and may not extend more than 6 feet beyond the building. No posts may be used for support;
- d. Vertical clearance above the sidewalk must be at least 9 feet; and
- e. Marquees or canopies thicker than 18 inches must be beveled horizontally at a 45-degree angle to permit an unobstructed view of adjacent property.

(4) Awning Signs

Awning signs are subject to the following restrictions:

- a. No awning sign may cover more than 50 percent of the surface of the awning.
- b. Lettering height on awning signs may not be greater than 16 inches;
- c. Letters that are 8 inches or less in height will not be considered part of the total sign area permitted for the property but will be subject to the other provisions of this subsection;
- d. Any sign located on an awning must affixed flat to the surface of the awning,
- e. The awning may not be internally illuminated or back-lit;
- f. The awning must be supported only by attachment to a building and may not extend more than 6 feet beyond the building. No posts may be used for support; and
- g. Vertical clearance above the sidewalk must be at least 9 feet, except that retractable awnings may have a clearance of not less than 8 feet.

(5) Sandwich Board Signs

- a. Sandwich board signs may only be displayed in the B1 and B2 districts during business hours, may not block required means of egress from any building, and may not be located in any pedestrian way.
- b. Sandwich board signs may not be illuminated.
- c. Only one sandwich board sign is permitted per lot.

(6) Shopping Center Signs

- a. For an integrated planned business development in single ownership and management, or under unified control, one additional sign may be erected, not exceeding 400 square feet in area.
- b. This sign may advertise only the name, location, and special events of the integrated shopping center and the names of the tenants therein.
- c. The sign must be placed so as to be entirely within the property lines of the premises upon which it is located.
- d. When the sign is mounted on a pole, the bottom edge of the sign must be at least 9 feet above the grade of the adjacent street. The overall height of the sign may not exceed 25 feet above grade of the adjacent street or above the adjoining ground level if the ground level is above the street level.

(7) Wall Signs

Wall signs are permitted in all business districts, subject to the following standards:

- a. wall signs are not permitted on the side of any building facing and located within 100 feet of a residential zoning district;
- b. projecting, marquee, and window signs will be considered wall signs for purposes of computing the permitted sign area.
- c. a wall sign, other than a projecting sign (where permitted) may not extend more than 16 inches from the surface of the wall; and
- d. a wall sign may not project more than 12 inches above the top of a structural wall of the building. Wall signs may not be installed on fences or on architectural projections serving no purpose other than as signboards.
- e. No sign may be placed on any wall, fence or standard facing the side of any adjoining lot located in a residential district.
- f. Wall signs in the B-1 district shall be limited to the lesser of: 150 square feet or 20% of the wall surface. Exception: painted murals incorporating a business name.

(8) Electronic Message Display Panel and Changeable Copy

Electronic message display panels and manual changeable copy signs are permitted in B2 and B4 districts, subject to the following standards:

- a. Sign area: total area of electronic message panel or changeable copy shall not exceed 50% of the permitted sign face area, or 24 square feet.
- b. Electronic message display panels and changeable copy shall only be integrated into freestanding signs.
- c. Only one sign per zoning lot may contain an electronic message display or changeable copy panel.
- d. Electronic message display panels shall be located at least 100 feet from a residential zoning district.

- e. Sign content/messages shall not consist of video, and shall not blink or flash.
- f. Length of display: Messages shall be displayed in no less than 3 second intervals.
- g. Automatic dimming: Message signs shall be equipped with light sensing devices which automatically dim the intensity of the light emitted by the sign during ambient low-light and nighttime (dusk to dawn conditions). No sign shall exceed an illumination level of .3 foot candles above ambient light as measured using a foot candle meter at a distance of 100 feet from the sign.
- h. Maintenance: Electronic message signs shall be properly maintained and turned off within 24 hours of malfunction and until working properly.

(9) Illumination

a. Limits When Adjoining Residential Property

Illumination on business signs must be shielded so that the glare or spillover is no more than one footcandle at the property line adjoining any residential zoning district.

b. Illumination in the B3 District

Signs in the B3 district may not be internally illuminated.

c. Flashing Lights

Flashing lights, rapidly changing or intermittent-type illumination, rotating beams, beacons or illumination resembling an emergency light are prohibited.

d. Electric Supply

The electric supply for all illuminated signs must be located underground.

(10) Flags

For the purpose of this section, the term “flagpole” includes both freestanding and wall-mounted poles and supports. The display of flags in nonresidential districts will be subject to the following limitations:

- a. there may be no more than three flags per pole;
- b. no more than one flag may bear a commercial message;
- c. no flag bearing a commercial message may be larger than 5 feet by 8 feet, except flags mounted on buildings shall not exceed 2 feet by 4 feet
- d. a flagpole must have a setback of at least 5 feet from any property line;
- e. no rooftop flagpoles are permitted in any district;
- f. there may be no more than 3 flagpoles per principal building on any development site;
- g. each flagpole must be designed and constructed to support the number and size of flags used;
- h. no flagpole may have a height of greater than 30 feet, measured by the same methods used to measure the height of signs; and

- i. each flagpole must be within 30 feet of the principal entrance to the building to which it is oriented.

(11) Window Signs

Total copy area of a sign shall not exceed 50% of the total window/door area on a single wall and exterior window signs are prohibited.

Sec. 14-7-6 Temporary Signs

Temporary cloth signs and temporary banners will be permitted for up to a total of 30 days in any calendar year, which may be divided into as many as 3 separate periods, upon the issuance of a temporary sign permit. The following additional limitations apply:

- (a) The total area of temporary promotional signs on one zoning lot at one time may not exceed 32 square feet; and
- (b) Detached temporary signs will be subject to the height and location limits applicable to a freestanding or ground sign on the property.

Sec. 14-7-7 Sign Permits

Signs regulated by this article but not exempted by the provisions of Sec. 14-7-1(c) may be erected only after issuance of a permit by the zoning administrator. A permit will be issued only according to the following requirements and procedures:

(a) Application

An application for construction, creation or installation of a new sign or for modification of an existing sign must be accompanied by detailed drawing to show the dimensions, design, structure, and location of each particular sign. One application and permit may include multiple signs on the same lot.

(b) Procedures

The following procedures will govern the application for and issuance of all sign permits under this chapter:

- (1) All applications for sign permits must be submitted to the zoning administrator on an application form provided by the zoning administrator or according to application specifications published by the zoning administrator.
- (2) Each application for a sign permit must be accompanied by the applicable fees, as established by the City Council from time to time by resolution.
- (3) Within 5 business days of receiving an application for a sign permit, the zoning administrator must review it for completeness. If the zoning administrator finds that it is complete, the application will then be processed. If the zoning administrator finds that it is incomplete, the zoning administrator will, within the same five-day period, send to the applicant a notice of the specific ways in which the application is deficient, with references to the applicable sections of this chapter.
- (4) Within 7 days of the submission of a complete application for a sign permit, the zoning administrator will either:

- a. Issue the sign permit, if the proposed sign conforms in every respect with the requirements of this chapter and other provisions of the city code; or
- b. Deny the sign permit if the proposed sign fails in any way to conform to the requirements of this chapter or other provisions of the city code. In case of a denial, the zoning administrator must specify in the denial the section of this chapter or other applicable ordinance with which the sign is inconsistent.

(c) Lapse of Sign Permit on Vacated or Unoccupied Property

A sign permit will also lapse if the business activity on the premises is discontinued for a period of one hundred eighty 180 days or more and is not renewed within 30 days of a notice to the last permittee, sent to the premises, that the sign permit will lapse if the activity is not renewed.

(d) Permits for Temporary Signs

Temporary signs on private property are allowed only in accordance with the provisions of Sec. 14-7-6:

- (1) A temporary sign permit will allow the use of temporary signage for a specified period subject to all of the requirements for temporary signs in this article; and
- (2) A temporary sign will become an illegal sign if not removed upon the expiration of the period covered by the permit.

Sec. 14-7-8 Unsafe, Obsolete or Nonconforming Signs

(a) Unsafe Signs

- (1) If the zoning administrator finds that any sign is unsafe or insecure, or is a menace to the public, he must give written notice to the person to whom the building permit has been issued.
- (2) If the owner fails to remove or alter the sign to bring it into compliance with this chapter within 10 days after the notice, the zoning administrator may remove or alter the sign to comply at the expense of the sign permit issuee or owner of the property upon which it is located.
- (3) The zoning administrator may cause any sign that is an immediate peril to persons or property to be removed summarily and without notice.
- (4) The zoning administrator is responsible for the inspection of the condition of signs and to investigate complaints issued regarding signs.

(b) Obsolete Signs

- (1) Any obsolete sign that does not advertise a bona fide business conducted or a product sold, must be taken down and removed by the owner, agent, or person using the structure upon which the sign is located.
- (2) Removal must occur within 10 days after written notification from the zoning administrator. Upon failure to comply with the notice within the time specified in the notice, the zoning administrator may cause removal of the sign. Any expenses related to removal must be paid by the property owner where the sign is located.

- (3) At the time of termination of a business or commercial or industrial enterprise, all signs pertaining to the use must be removed from public view.

(c) Nonconforming Signs

All signs not in conformance with this article must comply with the regulations of Sec. 14-12-7.

Sec. 14-7-9 Maintenance

- (a) All signs must be adequately maintained to keep them in a state of good appearance and repair. Painted signs will be considered in need of refinishing if:
 - (1) Twenty percent or more of the surface is missing or shows evidence of peeling, checking, cracking, or blistering of the paint.
 - (2) Twenty percent or more of the surface shows evidence of mildew.
 - (3) The colors used have faded appreciably and the surface sheen is gone.
- (b) All sign framing and support structures must be adequately maintained to keep them in a state of good appearance and repair.
- (c) Illuminated signs will be considered in need of repair if 20 percent or more of the light bulbs are not fully illuminated, or if 20 percent or more of the surface area of an internally illuminated sign is not illuminated.

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Article 8. Flood Protection Standards

Sec. 14-8-1 Purpose

The purpose of this article is to avoid hazards to persons and damage to property resulting from flooding and to comply with the national flood insurance program and related regulations as promulgated by the Federal Emergency Management Agency and the Federal Insurance Administration as revised and which are hereby adopted by reference and filed in the office of the city clerk, pursuant to 65 ILCS 5/11-30-2.

Sec. 14-8-2 Definitions

For the purpose of this article, the following definitions apply:

| Term | Definition |
|--|--|
| Base flood | The flood having a one percent chance of being equaled or exceeded in any given year. The base flood is also known as the one-hundred-year flood. |
| Base flood elevation | The elevation in relation to mean sea level of the crest of the base flood. |
| Development | Any manmade change to improved or unimproved real estate, including but not limited to construction of or substantial improvements to buildings or other structures, the placement of manufactured homes, mining, dredging, filling, grading, paving, excavation or drilling operations. |
| Flood or flooding | A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters, or the unusual and rapid accumulation or runoff or surface waters from any source. |
| Manufactured home or prefabricated building | A structure, transportable in one or more sections, that is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. For the purpose of this article, it does not include recreational vehicles or travel trailers unless installed on a site for 180 or more days. |
| Structure | A walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a manufactured home and a prefabricated building. |
| Substantial improvement | Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged, and is being restored, before the damage occurred. The term does not, however, include either: (1) Any project or improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications that are solely necessary to assure safe living conditions, or (2) any alteration of a structure or site documented as deserving preservation by the Illinois Department of Conservation or listed on the National Register of Historic Places. |

Sec. 14-8-3 Flood Insurance Rate Map

The Flood Insurance Rate Map prepared by the Federal Emergency Management Agency Map Panels 170014CO250C, 17011CO400C, effective August 2, 2011 and amendments thereto) is hereby adopted for the purpose of this article.

Sec. 14-8-4 Administration

(a) Permit Required

No person may commence any construction, substantial improvement, subdivision of land, placement of manufactured homes or other development in areas located in an "A" zone without first obtaining a permit from the zoning administrator. The zoning administrator may not issue the permit for any construction, substantial improvement, or other development that does not comply with the provisions of this article or that has been denied a permit required by federal or state law, including Section 404 of the Federal Water Pollution Control Act, 1972, 33 U.S.C. 1334.

(b) Application

- (1) Within areas designated as “A” zones, each application for development must be accompanied by elevations, in relation to mean sea level, of the lowest habitable floor, including basement, and in the case of floodproofed structures, the elevation to which it will be floodproofed.
- (2) The zoning administrator will require certification from a registered professional engineer or architect that floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood.
- (3) The application must also contain information or certification as reasonably may be required by the zoning administrator in order to determine eligibility for permits or to enforce the terms of this article.

(c) Variances

See Sec. 14-11-17, Variations.

(d) Reports and Records

- (1) The zoning administrator must provide the city council, the Illinois Department of Transportation, the Illinois Department of Natural Resources Office of Water Resources, and the Federal Insurance Administration with an Annual report on forms as provided the city by the Federal Insurance Administration.
- (2) The zoning administrator must maintain the records of first floor elevations, floodproofing certifications, all variance documents required by 44 CFR 60.6 (a)(5) and of the rules a regulations of the national flood insurance program; permit applications; and all other records required by the Federal Insurance Administration.

Sec. 14-8-5 Penalties for Violation

See Article 13, Violations, Penalties and Enforcement.

Sec. 14-8-6 Base Flood Elevation

The city council must obtain, review, and reasonably utilize base flood elevation data available from federal, state, or other sources until such time as such data has been received from the Federal Insurance Administration. Base flood data received from the Federal Insurance Administration will take precedence over data from other sources. No increase in the base flood elevation may be permitted unless:

- (a) The total cumulative effect on the proposed development, when combined with all other existing and anticipated development, will not increase the base flood elevation more than one foot for the affected hydraulic reach of the stream and will not increase flood damages or potential flood damages;
- (b) A permit has been issued by the Illinois Department of Transportation, Division of Water Resources, as required by this article;
- (c) For all projects involving channel modifications or fill (including levees), the city must submit sufficient data to the Federal Emergency Management Agency to revise the regulatory flood maps and profiles.

Sec. 14-8-7 New Construction and Substantial Improvements

All new construction and substantial improvements to structures located in an “A” zone must:

- (a) For residential structures, have the lowest floor, including basement, elevated to one foot above the base flood elevation. Beneath the lowest elevated floor of an elevated residential building, all electrical, plumbing, ventilating, heating and air conditioning equipment, related ductwork and utility meters must be located at or above the flood protection elevation. Elevated residential buildings must have permanent openings no more than one foot above grade, and the walls and floors must not be subject to damage by hydrostatic pressures of the base flood.
- (b) For nonresidential structures, have the lowest floor, including basement, elevated or floodproofed to one foot above the base flood elevation.
- (c) Be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure.
- (d) Be constructed with materials and utility equipment resistant to flood damage.
- (e) Be constructed by methods and practices that minimize flood damage to other properties.
- (f) Have all structural components below the base flood elevation designed to be watertight with walls substantially impermeable to the passage of water, and such structural components must be designed to resist hydrostatic and hydrodynamic loads and the effects of buoyancy.

Sec. 14-8-8 Manufactured Homes

- (a) All manufactured home parks and manufactured home subdivisions located in the “A” zone must file evacuation plans indicating vehicular access and escape routes, including manufactured home hauler routes, with the appropriate disaster preparedness authorities.
- (b) All manufactured homes to be placed on a site located in an “A” zone must:
 - (1) Have the lowest floor elevated one foot above the base flood elevation.
 - (2) In the instance of elevation on pilings, have all piling foundations placed in stable soil no more than ten feet apart, and reinforcement must be provided for piers more than 6 feet above ground.
 - (3) Have lots large enough to permit steps to the manufactured home and have adequate surface drainage on all sides of the structure.
 - (4) Be placed to prevent flotation, collapse, or lateral movement of the structure due to flooding.
 - (5) Be anchored according to the following specifications:
 - a. Over-the-top ties must be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, and manufactured homes less than 50 feet long will require one additional tie per side;
 - b. Frame ties must be provided at each corner of the manufactured home with five additional ties per side at intermediate points, and manufactured homes less than 50 feet long will require four additional ties per side;
 - c. All components of the anchoring system must be capable of carrying 4,800 pounds. and

- d. Any additions to the manufactured home must be similarly anchored.

Sec. 14-8-9 Utilities

All new construction and substantial improvements to utilities located in an “A” zone must provide that:

- (a) All new and replacement water supply systems must be designed to minimize or eliminate infiltration of floodwaters into the systems.
- (b) All new and replacement sanitary sewage systems must be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into the floodwaters.
- (c) All new and replacement on-site waste disposal systems must be located to avoid impairment to them or contamination from them during flooding.
- (d) All public utilities and facilities, such as sewer, gas, electrical, and water systems must be located, elevated, and constructed to minimize or eliminate flood damage.

Sec. 14-8-10 Subdivisions and Other Development Standards

All subdivisions and other development located in an “A” zone must provide that:

- (a) All subdivision and other development proposals must be designed to minimize flood damage to the proposed subdivision or development site as well as to other properties.
- (b) Adequate drainage must be provided so as to reduce exposure to flood hazards
- (c) For any proposed subdivision or new development greater than 50 lots or five acres, whichever is the lesser, the applicant must show the base flood elevation data for each lot or platted parcel. Provided, that if the base flood elevation data is not available, the applicant must compute and provide this information for each lot or platted parcel greater than 50 lots or five acres, whichever is the lesser.

Sec. 14-8-11 Watercourse Standards

The zoning administrator must notify adjacent communities and the Illinois Department of Transportation, Division of Water Resources and the Federal Insurance Administration prior to any alteration or relocation of a watercourse. The flood-carrying capacity within the altered or relocated portion of any watercourse must be maintained.

Article 9. Public Improvements: Design and Construction

Sec. 14-9-1 Improvements Required

- (a) Subdividers are responsible for the construction, installation and maintenance of the following improvements in accordance with the standards of this chapter in addition to any federal, state or local standards:
- (1) all roads within the subdivision and improvements to existing roads required for safe and adequate access to the subdivision as may be required by this chapter;
 - (2) water supply and wastewater systems;
 - (3) stormwater management facilities;
 - (4) electrical improvements;
 - (5) any other improvements required by this article or required at the time of preliminary plat approval.
- (b) The requirements of this article also apply to non-subdivision development when such improvements are required to serve the development, or as otherwise specifically stated in this chapter.

Sec. 14-9-2 Construction of Subdivision Improvements

(a) Compliance with Requirements

Before a final plat will be approved, the city engineer must certify that the improvements described in the subdivider's plans and specifications, together with agreements, meet the minimum requirements of all provisions of this chapter and that they comply with the following:

- (1) Where not specified by this article, all construction work must comply with the provisions of the most recent version of the Standard Specification for Road and Bridge Construction adopted by the Illinois Department of Transportation, commonly referred to as the "Standard Specification."
- (2) Where not specified by this article, design standards must comply with the provisions of the most recent version of the "Highway Standards" manual as published by the Illinois Department of Transportation, commonly referred to as the "Highway Standards."

(b) Deviation from Plans and Specifications

No substantial deviation from the plans and specifications as approved by the city engineer will be allowed without the written permission of the city council. Field changes will be allowed by the city engineer.

Sec. 14-9-3 Performance Guarantees

(a) Forms and Conditions of Performance Guarantees

Performance guarantees must be made payable to the city in the form of a surety bond, letter of credit, certificate of deposit, or another surety instrument acceptable to the city council. The guarantee must be conditioned upon the performance of all work necessary to complete the specified

improvements. Should the developer fail to properly install all improvements within the term of the guarantee, the city may draw on the funds to complete the improvements. Until official acceptance of the improvements by the city, the owner is responsible for all maintenance of the required improvements.

(1) Amount

The amount of the guarantee must be a minimum of 100 percent of the estimate of the probable cost of the improvements, estimated by the owner and approved by the city council.

(2) Term

Guarantees must be posted for a minimum eighteen-month period. Upon request by the property owner, the city council, for good cause and with the approval of the provider of the guarantee, may extend the term for up to one additional year. However, as a condition of extension of the guarantee the city council is authorized to request an updated cost estimate and increased guarantee for the remainder of the outstanding improvements, if it determines that the original guarantee may no longer be sufficient to cover the current cost of the outstanding improvements.

(3) Release of Guarantee

The performance guarantee will be released when:

- a.** all improvements are completed according to approved plans and the requirements of this chapter, and are certified by all appropriate agencies;
- b.** four sets of approved as-built plans for all improvements have been submitted to the city, including one mylar copy;
- c.** final waiver of liens for all materials and labor necessary for the installation of improvements is submitted; and
- d.** final acceptance has been made by the city council.

Sec. 14-9-4 Homeowners' Association Responsibilities

Where required to be established, a homeowners' association as defined by this chapter is responsible for enforcement of private covenants and restrictions within a subdivision, condominium, or other specified development. The association must be established and approved as a condition of plat or development approval and is responsible for the cost and maintenance of all private streets, common open space, landscape areas (which may include those within cul-de-sac islands, around identification signs and within required transition yards), stormwater facilities, and other private facilities within a development that are not dedicated to the public.

Sec. 14-9-5 Monuments

- (a)** Two permanent monuments must be placed at exterior corners of each subdivision. Permanent monuments must be concrete 6 inches in diameter with an iron bar or pipe at least five-eighths inches in diameter and 30 inches long at the center of the monument.
- (b)** All lot corners, exterior corners, points of curvature, and points of tangency not marked by permanent monuments must be marked by iron pipes or bars at least one-half inch in diameter and 30 inches in length.

- (c) A minimum of one permanent elevated benchmark must be established for each subdivision. This monument must be constructed according to the requirements for permanent monuments as described in this section.

Sec. 14-9-6 Easements and Dedications

(a) Access Easements (Private Streets)

Private streets are not permitted, except that the plan commission may approve private streets that serve 3 or fewer lots. Private streets, if approved, must be constructed according to the standards for roads in this chapter, and means must be established for private maintenance. Private streets must be labeled on the final plat as follows: "This subdivision contains private streets that will not be maintained by the city or any other public agency. Property owners within the subdivision are responsible for all maintenance." A sign identifying the street as a private street must be placed at the street's entrance, according to city specifications. The maintenance of private streets will be the responsibility of the abutting property owners or established homeowners' association.

(b) Utility Easements

Utility easements must be provided for any overhead or underground utility service and must be at least 12 feet wide. Easements must be located across lots or along rear or side property lines and must be designed to provide continuity of alignment from block to block and to adjoining unsubdivided areas.

(c) Watercourse and Drainage Easements

Where a subdivision is traversed by a watercourse, drainageway, channel or stream, a stormwater easement or drainage right-of-way conforming substantially to the lines of the watercourse must be provided.

(d) Land Dedications

- (1) Whenever the plan commission determines that a park, recreation area, school site, library or other public space should be located in whole or in part in the proposed subdivision, the plan commission will request the dedication of those sites or will require their reservation for a period of one year following the date of the final approval of the subdivision plat. If a governmental agency passes a resolution expressing its intent to acquire the reserved land within the reservation year, the reservation period will be extended for one additional year.
- (2) Land to be dedicated to the public must be labeled on the final plat as follows: "Dedicated to the (public agency) for (intended use of dedicated land)."
- (3) All lands offered to the city for use as streets, alleys, schools, parks, libraries and other public uses must be referred to the plan commission for review and recommendation before being accepted by the council or by any other governing authority of the city.

Sec. 14-9-7 Blocks

- (a) The lengths, widths and shapes of blocks must be determined with due consideration given to:
 - (1) provision of adequate building sites suitable to the type of use contemplated;
 - (2) zoning requirements as to lot sizes and dimensions;
 - (3) needs for convenient access, circulation, control and safety of street traffic; and

- (4) limitations and opportunities of topography.
- (b) Blocks must be at least 400 feet long but no longer than 1,800 feet. Crosswalk easements are required for blocks more than 800 feet long. Crosswalk easements must be at least 12 feet wide and located where deemed necessary by the plan commission. The plan commission may also require additional crosswalks to provide safe and convenient access to schools, parks, shopping areas or other destinations.

Sec. 14-9-8 Lots

- (a) The lot size, dimensions, shape and orientation must be appropriate for the location of the subdivision and for the type of development and use contemplated.
- (b) Lot dimensions and areas must conform to the requirements of Article 4.
- (c) All side property lines must be substantially at right angles to the street right-of-way, or radial to curved street right-of-way.
- (d) All residential lots must front directly on a public street or a permanent access easement to a public street that is at least 20 feet wide, as permitted by Sec. 14-9-6(a).
- (e) Double frontage and reversed frontage lots are prohibited in residential districts except where necessary to provide separation of residential development from traffic arteries.
- (f) Lots abutting a watercourse, drainageway, channel or stream must have additional width or depth as required to provide an adequate building site and afford the minimum usable area required in Article 4 for front, rear and side setbacks.
- (g) Excessive depth in relation to width should be avoided. The depth of a lot should not exceed 3 times its average width.

Sec. 14-9-9 Streets

(a) General

- (1) The arrangement, character, extent, width, grade and location of all streets must be considered in their relation to existing and planned streets, topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
- (2) In the case of tentative plats for parts of tracts, where it appears necessary to the plan commission for the satisfactory overall development of an area, an owner may be required to prepare at least a street plan of his entire tract based upon proper topographic surveys before approval of any portion of such plan.
- (3) Whenever an area is subdivided into lots of 40,000 square feet or more that may at a later date be resubdivided, consideration must be given to the street and lot arrangement of the original subdivision so that additional minor streets can be located to permit a logical arrangement of smaller lots.
- (4) In the layout of all subdivisions, due regard must be given to the preservation of historical sites and natural features such as large trees, watercourses and scenic views.

(b) Street Layout

The arrangement of streets in a subdivision must either:

- (1) provide for the continuation or appropriate projection of existing principal streets in surrounding area; or
- (2) meet a particular situation where topographical, drainage or other conditions make continuance or conformance to existing streets impracticable.

(c) Frontage Roads

- (1) Where a subdivision abuts or contains an existing or proposed major highway or interstate highway, the plan commission may require:
 - a. frontage roads;
 - b. reverse frontage with screen planting contained in a nonaccess reservation along the rear property line;
 - c. deep lots with rear service alleys;
 - d. other treatments as necessary for protection of residential properties and to separate through and local traffic.
- (2) Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the plan commission may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, for park purposes in residential districts, or for commercial or industrial purposes in the appropriate districts. Such distances must be determined also with due regard for the requirements of approach grades and future grade separations.

(d) Half Streets Prohibited

No building permit will be issued for the construction of a building on a lot that abuts a public right-of-way dedicated to one-half or less of its proposed width.

(e) Street Dimensions

All streets must conform to the following requirements:

| | Arterial Streets | Collector and Local Streets | Multifamily Streets | Residential Frontage Roads | Business Parks | Industrial Parks |
|---|------------------|-----------------------------|--|----------------------------|----------------|------------------|
| Right-of-way width (feet) | 80 - 100 | 70 | 60 (curb/gutter); 66 (no curb/gutter) | 50 | 80 - 100 | 80 - 100 |
| Pavement width (back of curb to back of curb, in feet) | 48-72 | 36 | 33 (curb/gutter); 24 (no curb/gutter) | 28 | 48 | 40 |
| Minimum radius of horizontal curves (road centerline dimension, in feet) | 600 | 400 | 100 | 200 | 500 | 400 |
| Vertical curve sight distance (measured at 4.5 feet above the center of the roadway, in feet) | 400 | 300 | 200 | 200 | 400 | 400 |
| Minimum tangents between reverse curves (road centerline dimension, in feet) | 200 | 200 | 100 | 100 | 200 | 200 |
| Maximum gradient (percent) | 3 | 3 | 6 | 6 | 3 | 3 |
| Minimum gradient (percent) | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 |

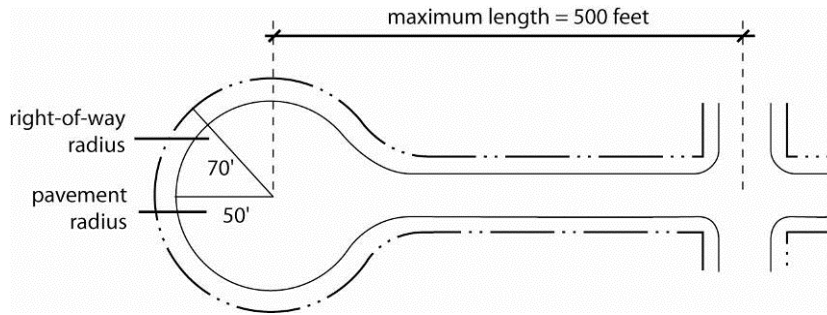
| | Arterial Streets | Collector and Local Streets | Residential Frontage Roads | Business Parks | Industrial Parks |
|--|------------------|-----------------------------|----------------------------|----------------|------------------|
| Minimum curb tangents at street intersections (feet) | 30 | 25 | 25 | 30 | 30 |

(f) Intersections

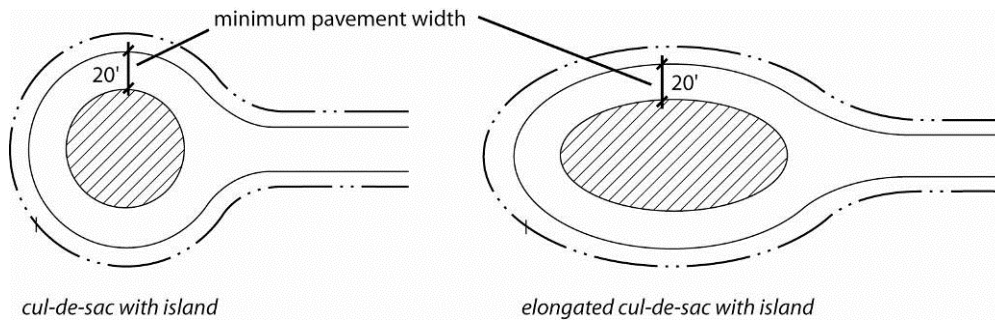
- (1) Streets must intersect as nearly to right angles as possible, with no intersection less than 60 degrees.
- (2) Street jogs with centerline offsets of less than 125 feet are prohibited.

(g) Cul-de-sac Streets

- (1) Permanent dead-end streets may not be longer than 500 feet and must be provided with a cul-de-sac turnaround with a pavement radius of at least 50 feet and a right-of-way radius of at least 70 feet. Other types of turnarounds are prohibited.



- (2) Where a cul-de-sac island is provided, the island must be landscaped and the pavement width must be 20 feet. Landscape islands within cul-de-sac islands must be maintained by the adjoining property owners or established homeowners' association.



(h) Stub Streets

- (1) Where an existing street terminates at the boundary line of a proposed subdivision, the street must be continued in the proposed subdivision unless natural conditions on the adjacent property preclude continuation of the street.
- (2) When a proposed street terminates at the subdivision boundary, right-of-way lines and pavement must extend to the subdivision boundary if the adjacent property is undeveloped. The following notation must be placed on the final plat: "Future access connection for adjacent development."

(i) Alleys

- (1)** Alleys are prohibited in residential areas except where approved by the plan commission.
- (2)** Alleys may be required in commercial and industrial districts. The plan commission must refer any variations to the city council for waiving this requirement if provisions are made for service access such as off-street loading, unloading and parking, consistent with and adequate for the uses proposed.
- (3)** Where provided, alleys must have a minimum right-of-way width of 20 feet.
- (4)** Alley intersections and sharp changes in alignment must be avoided where possible, but where necessary, corners must be cut off sufficiently to permit safe vehicular movement.
- (5)** Dead-end alleys must be avoided where possible, but if unavoidable, must be provided with adequate turnaround facilities at the dead end, as determined by the plan commission.

(j) Surfacing

The following types of street surfacing are minimum requirements:

(1) Local Residential Streets

- a.** Three-inch bituminous surface on an eight-inch base; or
- b.** Six-inch concrete surface on a four-inch compacted base.

(2) Arterial and Collector Streets

Three-inch thick bituminous concrete dense-graded aggregate type, class B, subclass B-S, on a twelve-inch base course.

(k) Curbs and Gutters

- (1)** Concrete curbs (type B-6.12 as specified in the most recent edition of the Highway Standards of the Illinois Department of Transportation) must be installed on all new streets, except in detached single-family subdivisions where a mountable curb of similar dimensions may be approved by the city engineer.
- (2)** Where curb and gutter are not required, streets must be constructed with:
 - a.** three-inch thick bituminous surface on eight-inch compacted aggregate base for street construction;
 - b.** shoulders consisting of the same material as the required aggregate base course, extending two feet beyond each edge of the bituminous surface;
 - c.** ditches a minimum of two feet deep with slopes no steeper than 4:1; and
 - d.** minimum twelve-inch diameter pipe culverts for driveways and minimum fifteen-inch diameter pipe culverts for crossroad culverts.

(l) Street Names

Street names may not be similar to or duplicate the names of existing streets. New streets that are extensions of existing streets must bear the name of the existing street. All street names are subject to the approval of the plan commission.

(m) Street Signs and Markers

The subdivider must purchase and install street name signs that conform to the standards of the city at one corner of each street intersection.

(n) Street Lights

Street lights must be installed at all intersections and at the end of all cul-de-sac and stub streets. Payment must be made by the developer to the city for the installation of lighting standards, poles, brackets, luminaires, lamps and wiring meeting all current city specifications.

Sec. 14-9-10 Sidewalks

(a) Applicability

(1) For properties being subdivided, sidewalks are required on both sides of the street in the following instances:

- a.** streets in residential subdivisions consisting of lots with an average lot area of 20,000 square feet or less;
- b.** in subdivisions near or containing schools or along arterial or collector streets where heavier traffic volumes may present safety problems for pedestrians, as required by the city council;
- c.** in all multi-family or attached single-family subdivisions; and
- d.** in all mixed-use or nonresidential subdivisions.

(2) For properties being subdivided, sidewalks are required on one side of the street in residential subdivisions consisting of lots with an average lot area greater than 20,000 square feet. This requirement may be waived if a system of paved trails or pedestrian walkways is provided.

(b) Dimensions and Locations

- (1)** Sidewalks must be constructed a minimum of one foot from the property line.
- (2)** Sidewalks on collector and arterial streets and streets fronting on multi-family, commercial or industrial development must be at least five feet wide.
- (3)** Sidewalks for single-family development must be at least four feet wide.
- (4)** Sidewalks must be constructed of concrete and must be at least four inches thick. Sidewalk thickness must be at least six inches at driveways.
- (5)** Sidewalks must connect to existing adjacent sidewalk networks where practicable.

Sec. 14-9-11 Landscaping

(a) All improved areas within the dedicated street area or other public use areas and all yards must be graded and seeded.

(b) One tree must be planted along street frontages between the building line and the front and corner property lines of each lot. Once planted, the maintenance of these trees is the responsibility of the property owner. Required street trees must be installed on an individual lot prior to issuance of a letter of occupancy for that lot in accordance with Sec. 14-11-20.

Sec. 14-9-12 Water Supply Systems

(a) General

- (1) No subdivision may be approved without water supply systems that comply with this section, or the posting of surety bonds guaranteeing such improvements.
- (2) All water supply systems must be designed and constructed according to all applicable rules, regulations and standards contained ordinances of the city of Princeton, the Illinois Environmental Protection Agency, and the Standard Specifications for Water and Sewer Main Construction in Illinois. All water supply systems must be designed at a minimum of one inch in diameter or larger to provide adequate water pressure and flow for the intended use, including fire protection, and must be approved by the city engineer.

(b) Public Water Systems

The facilities on the site must be designed and installed to connect to the public water system with approval by the city engineer, in accordance with the requirements of this section.

(c) Water System Design and Construction

1. Water mains, fire hydrants and services shall be provided to serve all lots and to provide for reasonable expansion of the system. When possible, water mains shall be interconnected so as to avoid "dead ends." All valves shall be enclosed in valve boxes. Fire hydrants shall be located so as to be within two hundred (200) feet of all homes and shall be of manufacture, approved by the city with auxiliary valves and boxes. Water services shall be type "K" copper of no smaller than three-fourths inch in diameter. The following types of water main pipe are allowed in the City of Princeton's water distribution system:
 - a. Ductile Iron or Ductile Iron water main shall be manufactured in accordance with the requirements of ANSI/AWWA C150/A21.50 or Standard Specifications for Ductile Iron, latest edition.
 - b. Polyvinyl Chloride (PVC) C900 - Polyvinyl Chloride (PVC) water main shall be manufactured in accordance with the requirements of ANSI/AWWA C900-07 Standard Specification for Polyvinyl Chloride (PVC) Compounds with material cell classification 12454 per ASTM D 1784, latest edition.
 - c. Molecularly Oriented Polyvinyl Chloride (PVCO) C909 or Molecularly Oriented Polyvinyl Chloride (PVCO) water main shall be manufactured in accordance with the requirements of ANSI/AWWA C909-09 Standard Specification for Molecularly Oriented Polyvinyl Chloride (PVCO) Compounds with material cell classification 12454 per ASTM D 1784, latest edition.

Sec. 14-9-13 Sewage Disposal Facilities

(a) General

- (1) No subdivision may be approved without sewage disposal facilities that comply with this section, or the posting of surety bonds guaranteeing such improvements.
- (2) All sewage disposal facilities must be designed and constructed according to all applicable rules, regulations and standards contained in ordinances of the city of Princeton, the Illinois Environmental Protection Agency, the Standard Specifications for Water and Sewer Main Construction in Illinois, and all other applicable agencies. Plans, specifications, and construction must be approved by the Illinois Environmental Protection Agency, Health Department, and the city engineer. Before recommending approval of a subdivision, the plan commission must consider the availability of sewage disposal facilities to the proposed subdivision. Regardless of the location or lot size, a subdivision will be disapproved if the Health Department finds that the drainage, soil conditions, disposal facilities or other conditions may create a hazard to public health.

(b) Public Sewer Systems

The facilities on the site must be designed and installed to connect to the public sewer system with the approval of the city engineer according to the requirements of this section, unless an individual sewage collection and disposal system is permitted under Sec. 14-9-13(c).

(c) Individual Sewage Collection and Disposal Systems

The city requires that lots be serviced by public sewage collection and disposal systems. The city council will not consider approval of a preliminary plat or building permit for lots that are not proposed to be serviced by public sewage and disposal facilities unless written approval for construction of such facilities have been provided by Bureau County. Any request for individual sewage collection and disposal systems must be approved by the Bureau County Health Department and Illinois Private Sewage Disposal Code which control their design. Where septic systems and individual wells are approved by the city and county, data regarding their location and construction specifications must be included on the final plat as required by this chapter.

(d) Sewer System Design and Construction

- (1) Sanitary sewers and services of approved design and capacity with a minimum earth cover of 3 feet must be provided to serve all lots and to provide for reasonable expansions of the system.
- (2) Sanitary sewers must be designed using the criteria of the State of Illinois Department of Health.
- (3) Sanitary sewer manholes must be located at points that will minimize the possibility of submergence in storms.

Sec. 14-9-14 Stormwater Management Facilities

(a) Applicability

The regulations of this section apply to all development, as described herein.

(b) Cost of Construction

A properly designed storm sewer system must be provided at the expense of the owner or developer of a subdivision or other tract of land as required by this section.

(c) Permits

(1) Storm Sewer Permits

- a. No connection to or extension of any storm sewer in the city may be made until a permit has been issued.
- b. Storm sewer application permits must be accompanied by three sets of plans and specifications for review prepared by a registered professional engineer of Illinois.
- c. When the plans and specifications are approved and a permit has been issued, the applicant must furnish the city with an additional three sets of plans and specifications.
- d. The city must be given an advance notice of 48 hours before any construction begins.

(2) Excavation Permits

- a. A permit is required for any excavation for constructing, repairing or replacing a storm sewer in any location.
- b. A cash deposit for ground restoration in the amount set by the city council must be paid prior to issuance of an excavation permit. The ground must be restored to the city's standards. If the ground is not restored to the city's specifications, restoration may be completed at the city's expense with costs deducted from a required deposit amount, with the balance of the deposit returned after all restoration has been completed.

(d) Certificate of Insurance

- (1) Any person, firm or corporation performing work under this section must take out and maintain during the construction of the project liability and property damage insurance that will protect him, the city and the city's representatives from claims from liability and property damages that may arise from construction of the work.
- (2) The city must be furnished certificates of insurance issued by the companies carrying the risk, and the certificates must be in form and substance satisfactory to and approved by the city.

(e) Design and Construction Standards

The design and construction of the storm sewer system and stormwater storage facilities within the jurisdiction of the city must conform to the most restrictive of the requirements contained in the latest edition of the following regulations, standards and specifications, which will be on file in the city clerk's office:

- (1) "Standard Specifications for Water and Sewer Main Construction in Illinois."
- (2) "Standard Specifications for Road and Bridge Construction," Illinois Department of Transportation.
- (3) "Design Manual," State of Illinois, Department of Public Works and Buildings, Division of Highways, Bureau of Design.

(4) “Highway Standards,” State of Illinois, Department of Public Works and Building Division of Highways, Bureau of Design.

(5) “Manual of Policies and Procedures,” Location and Environment, Illinois Department of Transportation.

(6)

(f) Rainwater Drains

No rainwater drain may discharge onto any sidewalk or public way, and no drain may discharge onto any public street or alley at a height greater than 18 inches above grade.

(g) Storm Sewers for Impervious Areas

(1) Storm sewers and catch basins must be provided for all impervious surface areas larger than 7,500 square feet when a public storm sewer is no more than 100 feet from the property line measured along a public right-of-way or sewer system easement.

(2) One catch basin must be provided for the first 30,000 square feet of impervious area and one additional catch basin must be provided for every additional 10,000 square feet of impervious area or fraction thereof.

(3) All other impervious areas must be designed to drain to a public street or an existing open water course. No drainage may be allowed to pass onto adjoining property or over public sidewalks unless at the point where a driveway intersects the sidewalk.

(h) Subdivisions

No plat may be approved for a subdivision that is subject to periodic flooding or which contains poor drainage facilities and which would make adequate drainage of the lots and streets impossible. However, if the subdivider agrees to make improvements that will, in the opinion of the city engineer, make the area safe for residential occupancy and provide adequate lot and street drainage, the preliminary plat of the subdivision may be approved.

(i) Connection of Sanitary Wastes to Storm Sewers or Watercourses

No sanitary sewage may discharge into any portion of the city storm drainage system or any watercourse.

(j) Storm Sewer Capacity

(1) Storm sewer capacities must be designed for a minimum 10-year storm frequency. Storm sewer capacities will be determined using the rational formula ($Q = CiA$, where Q =peak runoff rate in cubic feet/second, C =runoff coefficient, i =average intensity of rainfall in inches/hour, A =drainage area in acres).

(2) When stormwater storage is required, provision must be made to transport stormwater runoff from a 100-year storm frequency from the fully developed area of the site to the stormwater storage area. The additional stormwater runoff resulting from the design for a 100-year storm frequency may be transported to the stormwater storage area over streets, parking areas, parks, playgrounds or other open spaces, including utility easements.

(3) The storm sewer system must have adequate capacity to adequately drain all tributary drainage areas through the property, and there will be no compensation to the owner or developer by the city for the increased pipe sizes and construction costs, if any.

- (4) In any subdivision, lot, or parcel of land where it is determined by the city engineer that the storm sewer would be larger than 96 inches, based on a 20-year storm frequency, then a ditch or drainage channel meeting the following standards may be used if the council so approves.
- a. With grades to four percent, ditch may have earth bottoms and sod banks.
 - b. With grades greater than four percent, ditches must be paved.
 - c. All ditches must have side slopes of not less than five to one.
 - d. Easements for all ditches must be dedicated to the city and there must be provided in addition to the necessary width required for the ditch, a strip of land on each side of the ditch of a width of 15 feet, such distance to be measured perpendicular to trees, poles, structures and other obstructions. The slope of these side areas to the ditch may not exceed five percent. There may be no trees, bushes, or obstructions of any kind placed in this area.
 - e. Culverts or bridges must be provided at all street crossings and must be sized to eliminate flooding or ponding of water and must have a minimum cover of 12 inches. Culverts or bridges must be reinforced concrete or pre-cast reinforced concrete pipes with necessary headwalls. Culverts or bridges must extend a minimum of 5 feet past each right-of-way line of the street and must extend far enough to provide a minimum slope of five to one from the right-of-way line down to the invert of the pipe.
 - f. All ditches, bridges and culverts must be located and designed in accordance with current applicable standards as amended from time to time and requirements of the city engineer.
 - g. All culverts or bridges must be provided with suitable railings and/or guard rails as required and approved by the city.

(k) Manholes and Catch Basins

Manholes must be provided at all changes in direction and at intermediate points not exceeding 350 feet apart. Catch basins with curb inlets must be provided as required by the “Design Manual”, State of Illinois, Department of Public Works and Buildings.

(l) Stormwater Storage Facilities

(1) Where Required

a. Nonresidential Development

A properly designed stormwater storage facility must be provided by the developer of all nonresidential developments that contain an area greater than one acre or, if less than one acre, where 50 percent or more of the area is covered with impervious improvements, unless an approved facility exists for the property. This requirement does not apply to replacement of improvements on property in cases where the impervious coverage of the development is not increased.

b. Residential Development

Stormwater storage must be provided for all residential developments larger than two acres. This requirement does not apply to replacement of improvements on property in cases where the impervious coverage of the development is not increased.

(2) Basis of Design

- a. The necessary volume of stormwater storage will be calculated on the basis of a 100-year storm frequency using the criteria established by the Metropolitan Sanitary District of Greater Chicago. The volume required will be that necessary to handle the runoff for a 100-year storm for any and all durations, from the fully developed drainage area of the site tributary to the reservoir less that volume discharged during the same duration as the allowable release rate.
- b. No stormwater storage will be required for offsite upstream areas.
- c. Flows from offsite tributary areas resulting from a 10-year storm frequency will be drained through the storm sewer system provided for the site. Offsite flow in excess of the 10-year storm frequency must be bypassed through the site as overland flow and must be calculated using the 100-year storm frequency.

(m) Allowable Release Rate

The allowable release rate of stormwater runoff from the developed drainage area of the site must not exceed the existing capacity of the downstream storm sewer system or drainage channel, but in no case may the discharge be more than the runoff of the existing site using a “C” factor of 0.2 and a 5-year rainfall frequency in the rational formula. No outlet pipe may be of a diameter of less than eight inches and of a diameter so as not to restrict the designed allowable release rate from any stormwater storage facility. Outlet control facilities other than pipes must be constructed of reinforced concrete. Outlet pipes from storage areas must be approved by the city. This limitation applies only to improvements constructed pursuant to building permits applied for after the effective date specified in Sec. 14-1-2.

(n) Bypass

- (1) The drainage system that is provided for the site must have adequate capacity to safely bypass through the development the flow resulting from a 100-year storm frequency from all upstream areas assuming the land is in a fully developed state under present zoning or proposed zoning outlined in the Comprehensive Plan. The flow must be calculated using a runoff coefficient of not less than 0.50. An allowance must be made for any upstream stormwater storage that has actually been provided.
- (2) The required bypass area for stormwater in excess of the volume handled by the storm sewer system may consist of streets, parking areas, parks, playgrounds or other open spaces, including utility easements. There may be no habitable structures located within this bypass area that is used as a floodway, and this bypass area may not be reshaped or restricted in any way to reduce its effective capacity.
- (3) The design of the bypass area must take into consideration the control of the storm water velocity to prevent erosion. The side slopes on any drainage swale may not be steeper than five to one.

(o) Stormwater Storage Areas

The required volume of stormwater storage may be provided in paved parking areas and in reservoirs with either a wet or dry bottom. Alternate types of stormwater storage areas must be approved by the city engineer.

(1) Parking Areas

The stormwater storage areas must be designed so that the accumulation of water at any point in the parking lot during peak rainfall does not exceed 8 inches. The parking lot must be sloped to drain at a minimum of one percent. The finished floor elevation of all buildings must be set so that no damage would occur if a storm in excess of the 100-year storm frequency occurs or if the drainage outlet becomes plugged.

(2) Dry Bottom Reservoirs

- a. A dry bottom type of reservoir may be designed to serve a secondary purpose for recreation, open space or other types of uses that will not be adversely affected by periodic flooding.
- b. A paved ditch with a slope of not less than 0.50 percent will be required from the inlet pipe or structure to the outlet pipe or structure to prevent erosion of the bottom of the reservoir when the capacity of the inlet pipe exceeds 5 cfs or when the inlet pipe has a constant flow, even during dry weather. In certain cases, dry bottom reservoirs must have a pipe underdrain system as required by the city engineer. The paved ditch must meet the requirements for paved ditches contained in the "Highway Standards," State of Illinois, Department of Public Works and Buildings, Division of Highways, Bureau of Design.
- c. The grassed bottom of the reservoir must slope to drain to the outlet or paved ditch at a minimum of one percent slope. The side slopes on the earth berm around the reservoir must not be steeper than five to one and the earth berm at the tope may not be less than 10 feet wide.
- d. The inlet and outlet pipes or structures from the reservoir must be self-operating and require very limited maintenance. An emergency overflow spillway must be provided from the reservoir in the event a storm frequency occurs. The inlet and outlet pipes or structures must be provided with safety bars with maximum openings of six inches to provide for the safety of children.

(3) Wet Bottom Reservoirs

- a. Wet bottom storage reservoirs must be constructed to conform to the current applicable requirements. The minimum depth from the normal water level to the bottom of the side slope must be four feet. A minimum of 25 percent of the pond area must be constructed to a minimum depth of ten feet to provide for fish.
- b. Proper measures must be provided by the developer to prevent the water from becoming stagnant.
- c. Where the soil in the bottom of the reservoir is too permeable to hold water, the bottom must be sealed by an accepted method approved by the city engineer.
- d. The inlet and outlet pipes or structures from the reservoir must be self-operating and requires very limited maintenance. An emergency overflow spillway must be provided from the reservoir in the event a storm in excess of the 100-year storm frequency occurs. The inlet and outlet pipes or structures must be provided with safety bars with maximum openings of six inches to provide for the safety of children.

(p) Requirements During Construction

Construction operations must be conducted in such a manner as to minimize erosion potential on the site. Silting of off-site downstream areas must be controlled through the appropriate use of sedimentation basins, including retention/detention facilities designed for that purpose, provided that such facilities will be restored to their prior design configuration upon completion of construction operations. The developer must indicate the methods and timing of construction to be used for the control of siltation during construction operations at the time that final engineering plans are submitted for approval.

(q) Approval

All work required to be done under this section must be periodically inspected by and approval obtained from the city superintendent in charge, or city engineer as the work progresses. When the work is completed, final approval must be obtained from the city superintendent in charge or city engineer. Before final approval can be obtained, the superintendent in charge or city engineer must inspect all work and see that it has been completed in accordance with the approved plans and specifications.

(r) Stormwater Management Facility Maintenance

(1) Routine Maintenance

The homeowners' association whose property or common area includes all or a portion of an open drainage swale, channel, detention basin or other stormwater management facilities will be held responsible for the mowing of grass, removal of debris or obstructions to the flow of water in or through such facilities, removal of silt, and maintenance and repair due to erosion.

(2) Non-Routine Maintenance

- a.** Non-routine maintenance, including maintenance activities that are expensive but infrequent, such as pond dredging or major repairs to stormwater structures, must be performed on an as-needed basis based on information gathered during regular inspections.
- b.** A legally binding covenant specifying the parties responsible for proper maintenance of all stormwater management facilities must be provided by the developer and approved by the city prior to final plat approval, or for properties not subject to the plat approval process, prior to the issuance of site plan approval or building permits, whichever comes first.
- c.** The maintenance agreement must include a description of maintenance and repair procedures to be completed, including identification of components that need to be maintained and standards for maintenance.

(3) Inspections

- a.** The persons or organizations responsible for maintenance must inspect stormwater management facilities on a regular basis, as outlined in the maintenance agreement.
- b.** Authorized representatives of the city of Princeton may enter at reasonable times upon any time to conduct on-site inspections or routine maintenance.

(s) Dams and Ponds

(1) A building permit is required prior to the construction of any pond that requires the construction of a dam or is built within the path-of-flow of a drainage basin that includes upstream or downstream properties that are within the City limits.

a. Before a building permit is issued, the applicant must submit the necessary documentation to the Illinois Department of Natural Resources (IDNR) so that IDNR can classify the dam and determine if a permit is required from them. A Preliminary Design Report is required to be submitted to the IDNR in order for them to make that determination. If the dam requires a permit from the IDNR, then the pond will need to comply with IDNR design requirements.

b. For the cases where the IDNR does not require a permit, the City of Princeton requires the following:

• Copy of Preliminary Design Report as submitted to IDNR.

- A letter signed and sealed by a licensed Professional Engineer certifying that **1)** the pond has been designed using generally accepted engineering practices, **2)** all necessary permits have been obtained, and **3)** the proposed design complies with all applicable codes and jurisdictional requirements, including those of the City of Princeton.
- Plan of pond area, including existing and proposed contours, 5 ft. beyond area to be regraded.
- Cross section through dam at outlet.
- The maximum slope of the ground around the pond (above the normal water depth) shall be 3:1 for a distance of at least 20 feet.
- The maximum slope of the interior sides of the pond, below normal water depth, shall be 3:1.
- The top of the dam shall have a crest width of at least 5 feet. The maximum slopes on the sides of the dam shall be as required by design for stability and shall be protected from erosion with rip-rap at all inlets and outlets. The remaining dam surfaces shall be protected with either rip-rap or vegetation.
- An emergency spillway shall be constructed at the top of the dam, sized to accommodate a flow that is equal to the run-off from the area that drains through the pond during a 100-yr. rain event. A freeboard of 1 ft. shall be provided above this corresponding water surface elevation.
- The outlet for the pond shall consist of a horizontal orifice inlet sized to accommodate the flow from the area that drains through the pond during a 10-yr. rain event with the opening at the normal water depth. The downstream invert of the outlet pipe shall release water from the pond at an elevation equal to or below the toe of the dry side of the dam.
- It is suggested that an emergency outlet pipe be constructed that will allow for the removal of water above the base of the dam. The mechanism used to open the emergency outlet pipe shall be accessible from the top or dry side of the dam.
- Ponds shall comply with the requirements of a “wet detention pond” where design parameters are not otherwise specified.

(Ord. O-18-11-7-5)

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Article 10. Decision-Making Bodies

Sec. 14-10-1 Plan Commission/Board of Zoning Appeals

(a) Establishment

One decision-making body functions as both the plan commission and board of zoning appeals for the City of Princeton. The plan commission/board of zoning appeals was previously established by the city council.

(b) Membership

- (1)** The commission consists of seven members appointed by the mayor and confirmed by the city council.
- (2)** Commission members serve terms of staggered three-year periods.
- (3)** The chairman is designated by the mayor.
- (4)** If possible, members should be registered architects, registered professional engineers, builders or real estate appraisers.
- (5)** Vacancies will be filled for an unexpired term in the same manner as appointments for a full term.

(c) Meetings and Rules

- (1)** The commission must organize and adopt rules of procedure for its own government according to the provisions of this chapter.
- (2)** Meetings will be held at the call of the chairman and at other times that the commission determines, and must be open to the public.
- (3)** Minutes of the proceedings and a record of all actions must be kept by the secretary, showing the vote of each member upon each question, the reasons for the commission's determination, and its finding of facts. These records will be filed in the office of the zoning administrator and are a public record.
- (4)** Decisions on all matters before the commission require a concurring vote of four commission members.

(d) Plan Commission Powers and Duties

The plan commission has the following powers and duties:

- (1)** to hear and make recommendations regarding applications for text amendments, zoning map amendments, multi-family design review, special uses, preliminary plats and planned developments, according to the requirements of this chapter;
- (2)** to request assistance from other city officers, departments, commissions and boards;
- (3)** the chairman may administer oaths and compel the attendance of witnesses; and

- (4) along with the city council, to develop and update the Comprehensive Plan to provide planning policies to guide future land use and zoning decisions and to provide the basis for approval of all development under this chapter.

(e) Board of Zoning Appeals Powers and Duties

The board of zoning appeals has the following powers and duties:

- (1) to hear and decide appeals from any order, requirement, decision, or determination made by the zoning administrator;
- (2) to hear and grant variations from the from the requirements of this Land Development Code, subject to the standards set out in this chapter;
- (3) to request assistance from other city officers, departments, commissions and boards; and
- (4) the chairman may administer oaths and compel the attendance of witnesses.

Sec. 14-10-2 Zoning Administrator

(a) Designation

The zoning administrator is designated by the city council.

(b) Powers and Duties

The zoning administrator has the following powers and duties:

- (1) to have the initial responsibility and authority for the interpretation and enforcement of this chapter and all other applicable ordinances, regulations and codes;
- (2) to enter and inspect any premises, as needed, in the performance of these duties;
- (3) to attend all meetings of the planning commission/board of zoning appeals for the purpose of providing technical assistance when requested by the commission/board;
- (4) to review and issue building permits, sign permits, letters of occupancy;
- (5) to hear and decide applications for interpretations of the use classifications, land development regulations of this chapter, and zoning district boundaries; and
- (6) to serve as a member of and call meetings of the development review committee as needed.

Sec. 14-10-3 City Council

The city council has the following powers and duties, in addition to those established by other chapters of the Princeton City Code:

- (a) along with the plan commission, the city council must develop and update the Comprehensive Plan to provide planning policies to guide future land use and zoning decisions and to provide the basis for approval of all development under this chapter;
- (b) to designate the zoning administrator;
- (c) to confirm members of the plan commission/board of zoning appeals;

- (d) to publish a revised zoning map according to Sec. 14-1-8(b);
- (e) to give final approval for freestanding wireless communication facilities;
- (f) to approve and accept subdivision improvements;
- (g) to give final approval for preliminary and final plats;
- (h) to propose and give final approval of text amendments to this chapter according to Sec. 14-11-2;
- (i) to propose and give final approval of amendments of the zoning map according to Sec. 14-11-3;
- (j) to give final approval for special uses and planned developments according to Sec. 14-11-4 through Sec. 14-11-6;
- (k) to issue mobile home park permits according to Sec. 14-11-18;
- (l) to give final approval on applications for multifamily design review;
- (m) to hear and grant variations from the floodplain protection standards; and
- (n) to give final approval for any other actions as required in this chapter.

Sec. 14-10-4 Development Review Committee

(a) Establishment

The development review committee is established to function as an advisory committee that provides initial feedback on development proposals and site plans.

(b) Membership

The development review committee consists of the zoning administrator and staff representatives from city departments deemed necessary by the zoning administrator to provide input on site plans and development proposals.

(c) Meetings

Meetings will be held at the request of the zoning administrator as a part of the city's regular internal staff meetings.

(d) Powers and Duties

The development review committee has the following powers and duties:

- (1) to review and provide recommendations on site plans; and
- (2) to review and provide input on applications for special uses, zoning map amendments, and other applications when requested by the zoning administrator.

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Article 11. Review and Approval Procedures

Sec. 14-11-1 General

(a) Summary of Procedures

The following table provides a summary of the review and approval procedures of this article. In the event of conflict between this summary table and the detailed procedures contained elsewhere in this article, the detailed procedures govern.

| | Soil & Water Conservation District | Zoning Administrator | Development Review Committee | Plan Commission | City Council | Board of Zoning Appeals |
|---------------------------|------------------------------------|----------------------|------------------------------|------------------------|--------------|-------------------------|
| Text Amendment | | | | hearing/recommendation | final action | |
| Map Amendment | recommendation | | | hearing/recommendation | final action | |
| Multifamily Design Review | | | | hearing/recommendation | final action | |
| Special Uses | | | | hearing/recommendation | final action | |
| Planned Developments | | | | hearing/recommendation | final action | |
| Site Plan Review | | | final action | | | |
| Variations | | | | | | hearing/final action |
| Written Interpretations | | final action | | | | |
| Appeals | | | | | | hearing/final action |
| Preliminary Plat | | | | hearing/recommendation | final action | |
| Final Plat | | | | recommendation | final action | |
| Building Permit | | final action | | | | |
| Letter of Occupancy | | final action | | | | |
| Mobile Home Park Permit | | final action | | | | |

hearing = public hearing required

final action = granting of permit, approval, or denial

(b) Authority to File

Unless otherwise specifically stated in this article, applications may be filed by the owner of the subject property.

(c) Application Contents

- (1) All applications required under this article must be submitted in a form and in such numbers as required by the official responsible for accepting the application. Application forms are available in the office of the official responsible for accepting the application.
- (2) Officials responsible for accepting applications must maintain a list specifying the materials and information to be submitted with each application filed. The list must be made available to all applicants and to any other person who requests a copy.

(d) Application Completeness

- (1) An application will be considered complete and ready for processing only if it is submitted in the required number and form, includes all required information and is accompanied by the required fee. The official responsible for accepting the application has authority to determine whether the application is complete.

- (2) If an application is deemed incomplete, written notice explaining the deficiencies must be provided to the applicant.
- (3) No further processing of incomplete applications will occur until the deficiencies are corrected. If the deficiencies are not corrected by the applicant within 90 days, the application will be considered withdrawn.

(e) Application Filing Fees

Applications must be accompanied by the fee amount that has been established by the city council. Fees are not required with applications initiated by the plan commission or city council. Application fees are nonrefundable.

(f) Public Notice

(1) Written Notice

When provisions of this article require that “written notice” be provided, such notice must be given as follows:

- a. The applicant or his agent must provide written notice to owners within 200 feet of the property lines of the subject property.
- b. Written notice must be mailed at least 10 days before the public hearing.
- c. All required written notices must be sent by USPS mail.
- d. Written notices must contain:
 1. the date, time and location of any upcoming public hearings on the matter;
 2. the address of the subject property;
 3. a description of the nature and purpose of the application;
 4. the name and address of the applicant; and
 5. contact information for additional information on the application.
- e. The applicant must provide an affidavit of mailing to the zoning administrator.

(2) Published Notice

- a. When provisions of this article require that “published notice” be provided, the applicant is responsible for publishing notice in a newspaper of general circulation in the city.
- b. The notice must be published at least once, at least 15 days but not more than 30 days before the hearing.
- c. Published notices must contain:
 1. the date, time and location of any upcoming public hearings on the matter;
 2. the address of the subject property;
 3. a description of the nature and purpose of the application;

- 4. the name and address of the applicant; and
 - 5. contact information for additional information on the application.
- d. The applicant must provide proof of publication to the zoning administrator.

Sec. 14-11-2 Text Amendments



(a) Authority to File

Amendments to the text of this chapter may be proposed by the city council or plan commission.

(b) Public Hearing

The plan commission must hold a public hearing on each text amendment. Published notice must be provided according to the requirements of Sec. 14-11-1(f)(2).

(c) Plan Commission Recommendation

The plan commission must review all proposed text amendments in a public hearing. Following the close of the public hearing, the plan commission must recommend that the city council approve the proposed amendment, approve the proposed amendment with modifications or disapprove the proposed amendment. The plan commission is also authorized to forward the amendment to city council with no recommendation. The plan commission's recommendation will be made by simple majority vote of the quorum present.

(d) City Council Action

After due consideration of the plan commission's recommendation, the city council must take action on the proposed text amendment. The city council may approve the plan commission's recommendation by simple majority vote. A two-thirds vote of the city council's full membership is required to override the plan commission's recommendation.

Sec. 14-11-3 Zoning Map Amendments



(a) Authority to File

Zoning map amendments (rezonings) may be proposed by the city council, plan commission, or the owner of the property proposed to be changed.

(b) Filing

- (1) Applications for zoning map amendments must be filed with the zoning administrator.

- (2) Applications for all zoning map amendments must also be submitted to the Bureau County Soil and Water Conservation District for an opinion on the application. The soil and water conservation district must submit a written opinion to the zoning administrator within 30 days of receiving the application.

(c) Contents of Application

The following information must be included with all applications for zoning map amendments:

- (1) a description of the lot or lots to be rezoned;
- (2) reasons in support of the proposed zoning map amendment, specifically addressing the review and approval criteria of (e)(1)Sec. 14-11-3(e)(1);
- (3) a plot plan drawn to a scale of 1 inch=100 feet, showing:
 - a. the area proposed to be rezoned;
 - b. the subject area's location and dimensions; and
 - c. the location, zoning and existing use of all properties within 200 feet;
- (4) names and mailing addresses of owners of the subject property and all properties within 200 feet of the area to be rezoned; and
- (5) any additional information required by the plan commission or city council.

(d) Public Hearing

The plan commission must hold a public hearing on each zoning map amendment application. Written notice and published notice must be provided according to the requirements of Sec. 14-11-1(f)(1) and Sec. 14-11-1(f)(2), with the exception that when the plan commission or city council initiate a zoning map amendment that will affect multiple property owners and/or the entire city, only published notice is required in accordance with 65 ILCS 5/11-13-2.

(e) Plan Commission Recommendation

- (1) The plan commission must review all proposed zoning map amendments in a public hearing. Following the close of the public hearing, the plan commission must recommend that the city council approve the proposed zoning map amendment, approve the proposed amendment with modifications or disapprove the proposed amendment. The plan commission is also authorized to forward the amendment to city council with no recommendation. The plan commission's recommendation will be made by simple majority vote of the quorum present.
- (2) The plan commission may recommend rezoning to an alternative zoning district (i.e., different from that requested by the applicant), provided that the alternative district is no more intensive than the district requested by the applicant.

(f) City Council Action

After due consideration of the plan commission's recommendation, the city council must take action on the proposed zoning map amendment. The city council may approve the plan commission's recommendation by simple majority vote. A two-thirds vote of the city council's full membership is required to override the plan commission's recommendation. A two-thirds vote of the city council's full membership is also required to approve a zoning map amendment in the case of a valid written protest. A valid written protest is one that is signed and acknowledged by:

- (1) the property owners of 20% of the land proposed to be rezoned; or
- (2) the property owners of land immediately touching, or immediately across a street, alley, or public way from at least 20% of the perimeter of the land to be rezoned.

(g) Review and Approval Criteria

In making their recommendations and decisions, the plan commission and city council must consider the following:

- (1) the existing uses of properties near the subject property;
- (2) the existing zoning classifications of properties near the subject property;
- (3) whether the subject property is suitable for the uses permitted under the existing and proposed zoning districts;
- (4) the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;
- (5) whether the proposed zoning map amendment is consistent with the Comprehensive Plan; and
- (6) whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant.

Sec. 14-11-4 Special Uses

Special uses require individual review by the plan commission and city council to ensure conformance with the intent of the Comprehensive Plan and to assess whether the proposed use is compatible with surrounding uses. The review and approval procedures are described in Sec. 14-11-5 and Sec. 14-11-6. Special uses fit into two basic categories:

(a) Special Uses

Single uses or single aspects of permitted uses specifically identified in this chapter as requiring individual review under the special use procedure of Sec. 14-11-5.

(b) Planned Developments

Complex projects designed to take maximum advantage of unique site characteristics and use original design concepts are submitted for review under the planned development procedure of Sec. 14-11-6.

(1) Purpose

The planned development regulations are intended to:

- a. encourage better development within the city by providing more flexibility in the application of the provisions of this chapter;
- b. allow smaller lots when permanent common open space is provided;
- c. allow more than one principal structure on a lot;
- d. allow development where lots do not abut a dedicated and improved street;
- e. permit diversity in the location of structures; and
- f. shorten the total time involved in the rezoning of property and subdivision of land.

(2) Types of Planned Developments

The following are specific types and purposes of planned developments:

a. Residential Planned Developments

Residential planned developments are intended to offer recreational opportunities close to home; enhance the appearance of neighborhoods by the conservation of streams and local spots of natural beauty; add to the sense of spaciousness through the preservation of natural green spaces; counteract the effects of urban monotony and congestion in the streets; encourage cooperative relationships between neighbors and participation by all age groups in the use and care of local open space tracts in new residential subdivisions; and promote harmonious architecture between adjacent dwellings or in sympathy with the natural characteristics of the site.

b. Shopping Center Planned Developments

Shopping center planned developments are intended to promote the cooperative development of shopping centers each with adequate off-street parking; control access points on arterial and collector streets; separate pedestrian and automobile traffic; aid in stabilizing property values; develop shopping centers of size and location compatible with the market potential; buffer adjacent residential areas with landscaped green spaces; and encourage harmonious architecture between homes and commercial structures.

c. Manufacturing Planned Development

Manufacturing planned developments are intended to promote the establishment of planned industrial areas; permit groups of industrial buildings with integrated design and a coordinated physical plan; encourage recreational facilities within industrial areas; and buffer adjacent residential areas with landscaped green areas.

Sec. 14-11-5 Special Use Procedure



(a) Filing

Applications for special use permits must be filed with the zoning administrator.

(b) Public Hearing

The plan commission must hold a public hearing on the special use permit application. Written notice and published notice must be provided according to the requirements of Sec. 14-11-1(f)(1) and Sec. 14-11-1(f)(2).

(c) Plan Commission Recommendation

The plan commission must recommend approval, approval with modifications or disapproval of the application. The plan commission is also authorized to forward the application to city council with no recommendation.

(d) City Council Action

After due consideration of the plan commission’s recommendation, the city council must take action on the proposed special use. If the city council approves the special use or approves the special use with modifications, the city council must issue written authorization to the zoning administrator to issue a building permit. This authorization must remain on permanent file with the application. The city council may attach special conditions to the approval to ensure conformance with the intent of the Comprehensive Plan.

(e) Review and Approval Criteria

In making their recommendations and decisions, the plan commission and city council must consider whether the following are true of the proposed use:

- (1) complies with the applicable standards of this chapter;
- (2) is compatible with the character of the surrounding area in terms of site planning, scale and design;
- (3) is compatible with the character of the surrounding area in terms of operating characteristics such as hours of operation, outdoor lighting, noise and traffic generation; and
- (4) is in the interest of public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or area.

(f) Conditions of Approval

When the anticipated impacts of a special use are determined to have the potential for adverse impacts on surrounding property, the special use must be denied or conditions must be placed on the approval to ensure that any adverse impacts will be mitigated. The plan commission may impose such conditions upon the site planning, design, location and operation of a special use.

(g) Lapse of Approval

- (1) Approval granted by the plan commission of a special use application is valid for 12 months from the date of approval unless a building permit is obtained or the use is commenced. If a building permit is not obtained or the use is not commenced within that time, the approval will lapse and become null and void.
- (2) The plan commission may, at its discretion and upon adequate showing of good cause, extend the period of validity of special use approval for a period not to exceed 12 months. The plan commission must receive a written request from the applicant prior to the expiration of the special use approval stating the reasons for the proposed extension.
- (3) If a special use is discontinued for a period of 6 months or longer, the special use will be considered abandoned and become null and void. Any reinstatement of the special use will require special use approval according to the procedures of this section.

Sec. 14-11-6 Planned Development Procedure



(a) Preapplication Conference

Prior to the filing of a preliminary plan, the developer may submit to the plan commission or city council a generalized conceptual plan for the proposed development as a means of soliciting informal input.

(b) Preliminary Plan Filing

Ten copies of the preliminary plan must be submitted to the zoning administrator at least ten days prior to the meeting of the plan commission at which it is to be considered.

(c) Preliminary Plan Contents

The preliminary plan must include:

- (1)** a preliminary subdivision plat and legal description, meeting the requirements of this chapter with any requested or granted variances so noted;
- (2)** a site plan indicating the arrangement and tentative location of buildings, uses permitted, land to be preserved as permanent common open space, parking and loading spaces, and other special features of the development plan;
- (3)** a draft of the proposed protective covenants whereby the owner proposes to regulate land use and otherwise protect the proposed development; and
- (4)** a draft of the proposed incorporation agreement and bylaws including coverage by liability insurance and maintenance of recreational and other common facilities with the city as a participant for:
 - a.** a homeowners association in a residential planned development;
 - b.** a merchants' association in a shopping center planned development; or
 - c.** an industrial association in a manufacturing planned development.
- (5)** data on the market potential necessary to support the location of site and the size of business uses in a shopping center planned development.

(d) Public Hearing

The plan commission must hold a public hearing on the planned development application. Written notice and published notice must be provided according to the requirements of Sec. 14-11-1(f)(1) and Sec. 14-11-1(f)(2).

(e) Plan Commission Recommendation

The plan commission must review the preliminary plan at a public hearing. Following the close of the public hearing, the plan commission must recommend that the city council approve the proposed planned development, approve the planned development with modifications, or disapprove the planned development. The plan commission is also authorized to forward the planned development to the city council with no recommendation. The plan commission's recommendation will be made by simple majority vote of the quorum present.

(f) City Council Action

After due consideration of the plan commission's recommendation and within 30 days of receipt of the preliminary plan and report of the plan commission, the city council must take action on the proposed preliminary plan.

(g) Final Plan Filing

- (1)** The final plan must conform substantially to the preliminary plan as approved.
- (2)** If desired by the developer, the final plan may constitute only a portion of the approved preliminary plan that he proposes to record and develop at the time, provided that the portion conforms to all requirements of this chapter.

(h) Final Plan Contents

The final plan must include:

- (1)** the final subdivision plat;
- (2)** the location and dimensions of the building lots, common permanent open space, existing permanent buildings, easements, rights-of-way, legal description and uses permitted in specific parts of the planned development;
- (3)** protective covenants; and
- (4)** an engineer's seal certifying that the plans are drawn in compliance with city ordinances.

(i) Final Plan Approval

- (1)** After the final plan is filed, the plan commission must forward its findings and recommendations to the city council within 45 days.
- (2)** The city council must take action on the final plan within 45 days of receipt of the final plan and report of the plan commission and notify the plan commission and developer of its decision.

(j) Review and Approval Criteria

The plan commission in making its findings and recommendations, and the city council in its authorization of a planned development, must establish that the proposed planned development:

- (1)** is consistent with the Comprehensive Plan; and
- (2)** complies with the purpose, and all applicable regulations and conditions of this chapter.

(k) Permanent Common Open Space

- (1)** No plan for a planned development may be approved unless the plan provides for permanent common open space.
- (2)** For the purposes of this section, permanent common open space includes all areas other than dedicated public streets, parking areas, areas occupied by principal and accessory structures or buildings and stormwater management facilities unless designed in a natural manner with native vegetation with trails or other passive recreational amenities; schools and recreation buildings will be considered open space.
- (3)** Permanent common open space must be provided in the following amounts:
 - a.** 40 percent of the total area in a single-family residential planned development;
 - b.** 50 percent of the total area in a multi-family residential planned development; and

- c. 5 percent in a shopping center or manufacturing planned development.

(l) Recording of Final Plan

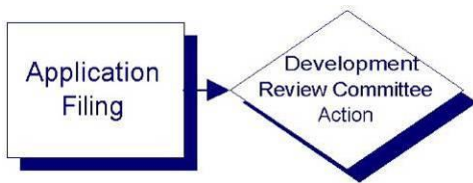
Upon approval of the city council, the applicant must record the subdivision plat (when required), protective covenants and easements with the Bureau County recorder of deeds or registrar of titles. Proof of recordation must be provided to the zoning administrator prior to the issuance of building permits.

(m) Effect of Approval

All final plans filed will:

- (1) be binding upon the applicants, their successors and assigns;
- (2) control the issuance and validity of all building permits; and
- (3) limit the construction, location, use and operation of all land, land improvements and structures to be located on such plans.

Sec. 14-11-7 Site Plan Review



(a) Applicability

No building permit may be issued until required site plan approval has been granted. Site plan review is required for new construction and exterior additions for the following:

- (1) attached single-family development and multifamily development with 3 or more units; and
- (2) nonresidential development.

(b) Filing

(1) A professionally designed site plan shall be submitted to the zoning administrator showing the location, boundaries, dimensions, elevations, uses, and size of the following:

- a. the subject site;
- b. existing and proposed structures;
- c. existing and proposed easements, streets, and other public ways;
- d. off-street parking, loading areas and driveways;
- e. existing highway access restrictions;
- f. proposed utilities;
- g. existing and proposed front, side, and rear yards;
- h. proposed stormwater management;

- i. proposed landscaping;
- j. the location, elevation, and use of any abutting lands and their structures within 40 feet of the subject site; and
- k. any additional information required by the Development review committee.

(c) Scope

The scope of site plan review includes review of the location of principal and accessory structures, infrastructure, open space, landscaping, exterior lighting, traffic and circulation (both vehicular and pedestrian), number of parking spaces and design of parking lots. In reviewing site plans, the design review committee must evaluate the relationship of the site plan to adopted land use policies and the goals and objectives of the Comprehensive Plan. In addition, the committee will evaluate the following characteristics:

- (1)** The arrangement of the structures and buildings on the site with respect to how well it:
 - a. allows for the efficient use of the land;
 - b. is compatible with development on adjacent property;
 - c. minimizes potential impacts on existing or planned municipal services, utilities, and infrastructure;
 - d. protects the public health, safety and general welfare; and
 - e. conforms to the requirements of this chapter and other applicable regulations.
- (2)** The arrangement of open space or natural features on the site with respect to how well it:
 - a. creates a desirable and functional environment for patrons, pedestrians, and occupants;
 - b. preserves unique natural resources;
 - c. provides adequate measures to preserve existing healthy, mature trees and woodlands;
 - d. designs drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage; and
 - e. avoids unnecessary or unreasonable alterations to existing topography.
- (3)** Circulation systems with respect to how well they:
 - a. provide adequate and safe access to the site;
 - b. minimize potentially dangerous traffic movements;
 - c. separate pedestrian and auto circulation; and
 - d. minimize curb cuts.
- (4)** Parking lots or garages with respect to how well they:
 - a. are located, designed, and screened to minimize adverse visual impacts to adjacent properties;
 - b. promote logical and safe parking and internal circulation;

- c. provide perimeter parking lot screening and internal landscaped islands;
 - d. include site illumination that has been designed, located and installed to minimize adverse impacts to adjacent properties.
- (5) Landscaping design with respect to how well it:
- a. creates a logical transition to adjoining lots and developments.
 - b. screens incompatible uses.
 - c. minimizes the visual impact of the development to adjacent sites and roadways.
 - d. utilizes native plant materials selected to withstand the microclimate of the city and individual site microclimates.

(d) Development Review Committee Review

The site plan will be reviewed by the development review committee. When the development review committee approves the site plan, a building permit may be issued provided that the requirements of all other applicable codes and ordinances are satisfied. If the development review committee does not approve the site plan, the applicant may revise it and submit it for further review in accordance with this section.

(e) Denial and Appeals

- (1) If the development review committee does not approve the site plan, the applicant may appeal the decision to the plan commission. The applicant's failure to submit a revised site plan or to file an appeal will be considered a withdrawal of the application for a building permit.
- (2) If the applicant chooses to appeal, the written notice of appeal must be filed with the zoning administrator no later than 15 days after the date of the denial. The plan commission must act on the appeal no later than 30 days after the date of receipt of the written appeal. The plan commission will vote to sustain or deny the appeal. A majority vote is required to sustain the appeal. If the plan commission sustains the appeal, the building permit may be issued, provided that the requirements of all other applicable codes and ordinances are satisfied.

Sec. 14-11-8 Multifamily Design Review

(a) Applicability

All multifamily developments containing three or more dwelling units are subject to design review.

(b) Filing

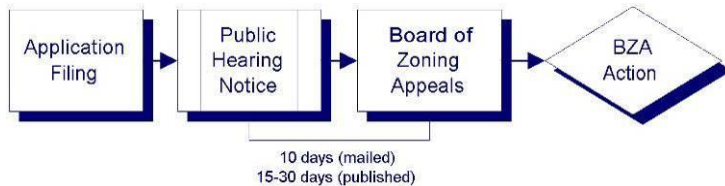
Applications for multifamily design review must be filed with the zoning administrator.

(c) Procedure

- (1) Preliminary and final plats are required according to the planned development procedure for developments with more than one building or require a new street
- (2) For new single-building development in areas already subdivided and served with streets and all required improvements, the site plan review process (sec. 14-11-7) shall be followed.

- (3) Site design and flexibility and originality are encouraged within the limitations of the use and dimensional standards cited for this district. Preliminary and final plat must conform to the standards for this district and comply with the Comprehensive Plan.
- (4) The recorded final plat will provide continuing control over the completed development as specified in the planned development procedure.

Sec. 14-11-9 Variations



(a) Applicability; Authorized Variations

Variations from the use regulations of this chapter are prohibited. This section is intended to allow variations from the dimensional standards of this chapter, such as setbacks or building height; parking requirements; or landscape requirements.

(b) Filing

Applications for variations must be filed with the board of zoning appeals.

(c) Public Hearing

The board of zoning appeals must hold a public hearing on the proposed variation. Written and published notice must be provided according to the requirements of Sec. 14-11-1(f)(1) and Sec. 14-11-1(f)(2).

(d) Approval Criteria and Review Factors

(1) Evidence of Practical Difficulties or Particular Hardships

In order to approve a variation, the board of zoning appeals must find evidence that practical difficulties or particular hardships exist. The board must find evidence of all of the following:

- a. the property in question cannot yield a reasonable return if permitted to be used only according to the requirements of this chapter;
- b. the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to similarly situated property; and
- c. the variation, if granted, will not alter the essential character of the neighborhood or area.

(2) Other Review Factors

In determining whether practical difficulties or particular hardships exist, the board of zoning appeals must also consider whether the evidence submitted supports the following:

- a. the particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced;

- b. the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
- c. the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property;
- d. the granting of the variation will not be detrimental to the public welfare or harmful to other property or improvements in the neighborhood or area; and
- e. the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

(e) Conditions of Approval

The board of zoning appeals may impose conditions and restrictions upon the subject property that are necessary to avoid or minimize any potentially harmful effects on other property in the neighborhood, and to carry out the purpose and intent of this chapter, as stated in Sec. 14-1-6.

(f) Variations from Flood Protection Standards

Upon application and after 15 days' notice of a public hearing, the city council may grant a variance of the standards in Article 8, Flood Protection Standards, subject to compliance with the provisions of 44 CFR 60.6 of the rules and regulations of the national flood insurance program and such other conditions as the city council deems necessary to comply with the intent of this article.

Sec. 14-11-10 Written Interpretations

(a) Application Filing

Applications for written interpretations must be submitted to the zoning administrator.

(b) Zoning Administrator's Review and Decision

Following receipt of a complete application for a written interpretation, the zoning administrator must: (1) review and evaluate the application for compliance with this chapter and consistency with the Comprehensive Plan and any other relevant documents; (2) consult with other staff, as necessary; and (3) render a written interpretation.

(c) Form

The interpretation must be provided to the applicant in writing and be filed in the official record of interpretations.

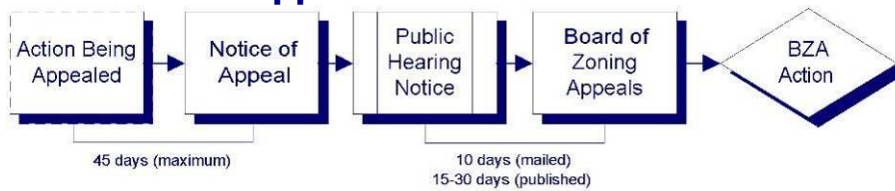
(d) Official Record of Interpretations

An official record of interpretations must be kept on file in the zoning administrator's office. The record of interpretations must be available for public inspection in the zoning administrator's office during normal business hours.

(e) Appeals

Appeals of the zoning administrator's written interpretation may be taken to the board of zoning appeals in accordance with appeal procedures of Sec. 14-11-11. If the appeal results in a change of interpretation, the new interpretation must be filed in the official record of interpretations.

Sec. 14-11-11 Appeals



(a) Authority to File

Appeals from the decisions of the zoning administrator concerning the interpretation, administration or enforcement of this chapter may be made by any person aggrieved or by any officer, department, board or bureau of the city.

(b) Filing

A notice of appeal, specifying the grounds for appeal, must be filed with the zoning administrator and with the board of zoning appeals within 45 days of the action being appealed.

(c) Contents of Application

The following must be included with all appeals:

- (1) the name and address of the appellant or applicant and all abutting and opposite property owners of record;
- (2) a plat of survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, uses, and size of the following:
 - a. the subject site;
 - b. existing and proposed structures;
 - c. existing and proposed easements, streets, and other public ways;
 - d. off-street parking, loading areas and driveways;
 - e. existing highway access restrictions;
 - f. existing and proposed front, side, and rear yards; and
 - g. the location, elevation, and use of any abutting lands and their structures within 40 feet of the subject site.
- (3) additional information required by the board of zoning appeals.

(d) Public Hearing

The board of zoning appeals must hold a public hearing on the appeal. Written notice and published notice must be provided according to the requirements of Sec. 14-11-1(f)(1) and Sec. 14-11-1(f)(2). The board must also notify the appellant and the zoning administrator of the public hearing.

(e) Board of Zoning Appeals Action

Following the public hearing, the board of zoning appeals must take final action on the appeal.

Sec. 14-11-12 Subdivision Review and Platting, Generally

(a) Geographic Jurisdiction

No land within the city or any unincorporated area that is located entirely or in part within 1.5 miles of the city limits may be subdivided except in conformity with this Article.

(b) Plat Requirements

No lots may be sold or offered for sale until the approved final plat is recorded in accordance with Sec. 14-11-15(f).

Sec. 14-11-13 Preliminary Plat



(a) Preapplication Procedure

(1) Preapplication Conference

Prior to the filing of an application for approval of the preliminary plat, the subdivider may submit to the plan commission plans and data as specified in this section. This step does not require formal application, fee or filing of the plat. The purpose of the preapplication conference is to give the subdivider an opportunity to receive the advice and assistance of the plan commission and to consult early and informally with the plan commission staff before preparation of the preliminary plat and before a formal application for its approval, in order to save time and money and to make the most of his opportunities.

(2) Recommended Preapplication Plans and Data

- a. The general subdivision information should describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawing listed below. This information may include data on existing covenants; land characteristics; available community facilities and utilities; and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, price range, business areas, school, playground, park areas, other public areas, proposed protective covenants and proposed utilities and street improvements.
- b. The sketch plan, on topographic survey, should show in simple sketch form the proposed layout of streets, lots, and other features in relation to existing conditions. The sketch plan may be a freehand pencil sketch made directly on a print of the topographic survey. The sketch plan should include the existing topographic data listed in Sec. 14-11-13(c)(1) below.

(3) Notification

Within 30 days the plan commission must inform the subdivider whether or not the plans and data as submitted or as modified meet the objectives of this chapter. When the plan commission finds the plans and data do not meet the objectives of this chapter, it must express in writing to the subdivider its reasons for its findings.

(b) Filing

The subdivider must prepare a preliminary plat, together with improvement plans and other supplementary material as specified in this article. Four copies of the preliminary plat and supplementary material specified must be submitted to the secretary of the plan commission with a written application for conditional approval.

(c) Preliminary Plat Contents

(1) Existing Conditions

Topographic data required as a basis for the preliminary plat must include existing conditions as follows except when otherwise specified by the plan commission:

- a.** Boundary lines: Bearings and distances.
- b.** Easements: Location, width and purpose.
- c.** Streets on and adjacent to the tract: Name and right-of-way width and elevation of surfacing; and legally established centerline elevations; walks, curbs, gutters, culverts, etc.
- d.** Utilities on and adjacent to the tract: Location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines and streetlights; of water mains and sewers which are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers.
- e.** Ground elevations on the tract, based on the city datum plane: For land that slopes less than one-half percent show not less than one-foot contours, show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions, and for land that slopes more than two percent show not less than two-foot contours.
- f.** Subsurface conditions on the tract, if required by the plan commission: Location and results of tests made to ascertain subsurface soil, rock and groundwater conditions; depth to groundwater unless test pits are dry at a depth of five feet; location and results of soil percolation tests if individual sewage disposal systems are proposed.
- g.** Other conditions on the tract: Watercourses, marshes, rock outcrop, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, shacks and other significant features.
- h.** Other conditions on adjacent land: Approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recording date, and number, and show approximate percent built-up, typical lot size, and dwelling type.
- i.** Zoning on and adjacent to the tract.
- j.** Proposed public improvements: Highways or other major improvements planned by public authorities for future construction on or near the tract.
- k.** Key plan showing location of the tract.

- l.** Title and certificates: Present tract designation according to official records in offices of the county recorder; title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow.

(2) Preliminary Plat Data

The preliminary plat must be drawn to a scale of one inch = 100 feet. It must show all existing conditions required by this section, above, and must show all proposals including the following:

- a.** The proposed name of the subdivision.
- b.** Its location by section, township and range and as forming a part of some larger tract or parcel of land referred to in the indexes of the records of the county clerk.
- c.** Sufficient information to accurately locate the plat. (Reference to existing streets, plats, etc., may be used. If there are none within a reasonable distance of the proposed subdivision, a vicinity plat on a small scale should accompany the preliminary plat.)
- d.** The description and location of all survey monuments erected in the subdivision.
- e.** The names and addresses of the persons to whom the notice of the hearing should be sent (the subdivider, the designer of the subdivision, and the owners of the land immediately adjoining the land to be platted).
- f.** The names, locations, roadway widths, right-of-way widths, approximate gradients and other dimensions of streets, alleys, easements, parks and other open spaces.
- g.** Sites, if any, for multifamily dwellings, shopping centers, churches and industry.
- h.** All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated. The areas that are to be maintained by any proposed homeowners' association must be identified.
- i.** Location and size of utilities.
- j.** Block numbers and layout, numbers, dimensions and area of lots.
- k.** Setbacks, showing dimensions.
- l.** North arrow, scale and date of preparation.

(3) Covenants

A draft of protective covenants (if any), by which the subdivider proposes to regulate land use and otherwise protect the proposed development must be included. Upon approval, these would be enforced by a homeowners' association, as defined by this chapter.

(d) Plan Commission Conditional Approval

- (1)** The plan commission must review the preliminary plat for compliance with the requirements of Article 9. If the plan commission determines that the plat complies with all requirements of this chapter, the plan commission must recommend approval. If the plat does not comply, the plan commission must recommend disapproval of the preliminary plat and must state the reasons for disapproval. The plan commission must make its recommendations within 30 days.

- (2) If the plan commission conditionally approves the preliminary plat, it must state the conditions of the approval; if it disapproves, it must state the reasons for disapproval.
- (3) The action of the plan commission will be noted on 3 copies of the preliminary plat, referenced and attached to any conditions applied. One copy must be returned to the subdivider, one must be forwarded with a report to the city council, and the other must be retained by the plan commission.

(e) City Council Action

The city council must conditionally approve or deny the preliminary plat upon motion and a majority vote.

(f) Effect of Conditional Approval

Conditional approval of a preliminary plat does not constitute approval of the final plat. Rather it will be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the preparation of the final plat.

Sec. 14-11-14 Construction Plans

- (a) Before submitting the final plat, the subdivider must submit three copies of the final plans and specifications for public improvements to the plan commission. The following information, at a minimum, must be included:
 - (1) detailed drawings of a grading plan, street improvements plan, sanitary sewer improvements plan, and water system improvement plan;
 - (2) plans and profiles drawn at a scale not exceed one inch = 100 feet horizontally and one inch = ten feet vertically, indicating additional horizontal and vertical location of streets, sewers, and the existing grade; and
 - (3) detailed material and construction specifications concerning the work to be perform including general conditions to the contract acceptable by the city.
- (b) Upon receipt of these final plans, the plan commission must refer them to the city engineer for his comments and corrections. The city engineer must review these plans for compliance with the requirements of the city, and must return them with his recommendations to the plan commission. The city engineer may, at his discretion, confer with the developer's engineer concerning correction to the final plans prior his final recommendations. All final plans must be submitted on 24-inch by 36-inch sheets and must bear the signature and seal of the Illinois registered professional engineer under whose direction they were prepared.
- (c) Upon the completion of all improvements within the subdivision the subdivider must call for a final inspection by the city engineer.
- (d) Prior to final approval of improvements, the subdivider must submit 24-inch by 36-inch reproducible plans showing the improvements as actually built.
- (e) The city engineer will inspect the improvements within the subdivision for compliance with the certified plans and specifications and the design standards and specifications of this chapter.
- (f) When the city engineer is satisfied that the required improvements within the subdivision comply with the approved plans and this chapter, the city engineer will recommend in writing to the city council that the improvements be accepted by the city.

- (g) No building permit will be issued until final inspection is approved in writing by the city engineer.
- (h) When the city engineer advises the plan commission chairman, the plan commission secretary, the city clerk and the mayor that the improvements have been constructed according to the approved plans and specifications; that all improvements have been installed or performance guarantees have been posted in accordance with Sec. 14-9-3; and that all necessary data are shown on the final plat as required, then the certificate of approval of final plat will be properly endorsed by the plan commission chairman and secretary, the mayor and the city clerk and recorded by the developer.

Sec. 14-11-15 Final Plat

(a) Relation to Preliminary Plat and Ordinance

The final plat must conform substantially to the preliminary plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time, provided, however, that the portion conforms to all requirements of this chapter.

(b) Submission to Plan Commission

Preliminary plat approval will lapse unless 4 copies of the final plat and other required exhibits are prepared as specified in Sec. 14-11-15(c) and are submitted to the plan commission within 12 months from the date of preliminary plat approval. Upon request of the applicant, the plan commission may grant one six-month extension if the request is made prior to the expiration of the preliminary plat approval.

(c) Final Plat Contents

The final plat must be drawn in ink on tracing cloth or other permanent plastic base on sheets not to exceed 36 inches wide by 48 inches long and must be at a scale of one inch = 100 feet. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the final plat may be submitted for approval progressively in contiguous sections satisfactory to the plan commission. The final plat must show the following:

- (1) name of the subdivision;
- (2) location by township, section, town and range, or by other legal description;
- (3) scale one inch = 100 feet (shown graphically);
- (4) date and north arrow;
- (5) boundary of plat, based on an accurate traverse, with angles and lineal dimensions;
- (6) exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all crosswalks; streets that are obviously in alignment with others already existing and named must bear the names of the existing streets;
- (7) true angles and distances to the nearest established street lines or official monuments (not less than three), which must be accurately described in the plat;
- (8) municipal, township, county or section lines accurately tied to the lines of the subdivision by distances and angles;
- (9) radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs;

- (10) location, dimensions and purpose for all easements;
 - (11) all block and lot numbers and lines, with accurate dimensions in feet and hundredths;
 - (12) location and description of permanent monuments or benchmarks;
 - (13) accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for common uses of all property owners. Areas that are to be maintained by any proposed homeowners' association must be clearly identified with that responsibility expressly stated on the plat;
 - (14) setbacks, accurately shown by dimension;
 - (15) protective covenants which meet with the approval of the plan commission must be lettered on the final plat or attached thereto;
 - (16) a summary on its face of all restrictions applicable to any part of such subdivision relating to building restrictions, use restrictions, setbacks or otherwise; and
 - (17) a blank certificate of approval as set out in this section.
- (d) The following documents must accompany the final plat:
- (1) certification by a registered surveyor in the form set out in Sec. 14-11-16;
 - (2) notarized certifications, by owner or owners, and by mortgagor or lienholder of record, acknowledging the plat and the dedication of streets and other public areas;
 - (3) an agreement executed by the owner and subdivider to make and install the improvements provided for in this chapter according to the plans and specifications accompanying the final plat;
 - (4) a notice from the city council stating that the following related to installation of required public improvements have been filed with and approved by the council:
 - a. a certificate by the city engineer that all improvements and installations to the subdivision required for its approval have been made or installed in accordance with the specifications; or that a performance guarantee such as a surety bond, letter of credit, certificate of deposit, or another surety instrument acceptable to the city council. in accordance with Sec. 14-9-3 has been provided that will:
 1. be in an amount and form determined by the city council to be sufficient to complete the improvements and installations in compliance with this chapter;
 2. be with surety by a company or financial institution entered and licensed to do business in the State of Illinois that guarantees to the city availability of an amount determined by the city council to be sufficient to complete the improvements and installations in compliance with this chapter;
 3. in such form and substance as to be enforceable by the city against such institution for the purpose of completing the improvements in the event of default by the developer; and
 4. specify the time for the completion of the improvements and installations;

5. be held by the city until the final completion of all of the improvements to be constructed;
 6. be canceled or refunded to the developer upon certification, in writing, of the city engineer that the improvements have been completed in full, and have been constructed according to the approved plans and specifications and all of the requirements of this chapter.
- b. evidence of a deposit of a maintenance bond, certificate of deposit or other surety instrument acceptable to the city council equal to 15 percent of the estimated cost of improvements to be held by the city for a period of 18 months after the final completion of the work as a guarantee against any defect in the material or workmanship furnished in connection with such improvement latent in character and not discernible at the time of the final approval of such improvement, and to guarantee against any damage to such improvements by reason of settling of the ground, base or foundation. After the termination of the 18-month period, the deposit will be refunded to the depositor, if no defects have developed, or if defects have developed then the balance of such deposit after reimbursement of the city for any amounts expended by it in the curing of defects.
- (5) A certificate from the proper collector hereof that he finds no delinquent general taxes and all special assessments constituting a lien on the whole or any part of the land to be subdivided have been paid.
 - (6) A digital copy of the Final Plat in PDF form and CAD and/or Shapefile with coordinate data shall be submitted to the Zoning Administrator.

(e) Approval; Effect

- (1) Within 30 days after application for approval of the final plat, the plan commission must approve or disapprove it. The plan commission must set forth its approval or its disapproval and its reasons for disapproval on its own records and provide the applicant with a copy.
- (2) Upon approval of the final plat by the plan commission, it must be submitted to the city council for action. Council approval will be by motion and majority vote and so recorded in the minutes.
- (3) Final plat approval will lapse unless all required improvements have been installed and inspected by the city engineer or performance guarantees approved in accordance with this section and Sec. 14-9-3 have been provided, and the plat has been recorded with the county recorder of deeds within 18 months of final plat approval. Upon request of the applicant, the plan commission may grant one six-month extension if the request is made prior to the expiration of the final plat approval. Any request for extension of the time period for installation of required public improvements may only be approved by the city council in accordance with Sec. 14-9-3.

(f) Certification and Recording

- (1) Upon certification, in writing, by the city engineer, that the improvements have been constructed in accordance with the approved construction plans and specifications, that all necessary data are shown on the final plat as required by this chapter, or a performance guarantee has been posted in accordance with this section to ensure installation of all public improvements, the plan commission and the city council will endorse such plat by their appropriate officers and the corporate seal of the city affixed thereto.

- (2) When the final plat has been so certified, the developer must record the plat with the county recorder of deeds prior to lapse of final plat approval, as described in Sec. 14-11-15(e). If not recorded prior to the lapse of final plat approval, the approval and certification will be null and void. Immediately after recording the original, a duly certified copy of the recorded plat must be filed with the city clerk.

Sec. 14-11-16 Certificates for Recording of Final Plat

- (a) The certificate on the final plat must be in the following form with the signatures of the president of the county commissioners and the county clerk to be necessary where the plat covers land in the unincorporated one-and-one-half mile fringe area. Other certificates, affidavits, endorsements or dedications may be required by the plan commission or city council.

“Under the authority provided by Chapter 24, Illinois Revised Statutes, enacted by the State Legislature of the State of Illinois and an ordinance adopted by the City Council of the City of Princeton, Illinois, this plat was given approval by the City of Princeton and **MUST BE RECORDED WITHIN FOUR MONTHS OF THE DATE OF APPROVAL BY THE CITY COUNCIL; OTHERWISE IT IS NULL AND VOID.**

Approved by the Plan Commission at a meeting held _____

Chairman _____
Secretary _____

Approved by the City Council at a meeting held _____

Mayor _____
City Clerk _____

Approved by the City Engineer: _____

Approved by the County Board of Commissioners of Bureau County, Illinois, at a meeting held _____

President _____
County Clerk _____

- (b) Each final plat submitted to the city for approval must carry a certificate signed by an Illinois registered land surveyor in substantially the following form:

“I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois and that this plat correctly represents a survey completed by me on (Date); that all monuments shown thereon actually exist, and material is accurately shown.

SEAL _____

Signature _____

Illinois Land Surveyor No. _____

- (c) Each final plat submitted to the city for approval must carry a deed of dedication in substantially the following form:

“We, the undersigned, (Name), owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the within plat. This subdivision will be known and designated as (Name). All streets and alleys and public open spaces shown, and not heretofore dedicated, are hereby dedicated to the public. Setbacks are hereby established as shown on this plat, between which lines and the property lines of the streets, there will be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked ‘Easement’ reserved for the use of public utilities for the installation of water and sewer mains, ducts, lines, and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision will take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision. (Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider’s initiative or the recommendation of the Plan Commission or City Council; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions) are to run with the land and will be binding on all parties and all persons claiming under them until January 1, 20 (twenty-five-year period is suggested); at which time, said covenants (or restrictions) will be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions) in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order will in no way affect any of the other various covenants or restrictions, which will remain in full force and effect.

The right to enforce these provisions by injunction together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation thereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.”

Witness our Hands and Seals this _____ day of _____

State of Illinois

County of _____

Before me, the undersigned Notary Public, in and for the County and State, personally appeared (Name), (Name), (Name), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this _____ day of _____.

Notary

Public”

Sec. 14-11-17 Variations from Subdivision Requirements

- (a) When the subdivider can show that a provision of this chapter, if strictly adhered to, would cause unnecessary hardship, and when in the opinion of the plan commission, because of topographical or other conditions peculiar to the site, a departure may be made without destroying the intent of such provisions, the plan commission may recommend a variance or modification to the city council. The subdivider must apply in writing for such variance or modification of the action. Any variance or modification thus authorized must be attached to and made a part of the final plat.
- (b) In any instance where the city has granted approval of a preliminary plat of subdivision prior to the effective date specified in Sec. 14-1-2 and where the subdivision design or subdivision improvements as shown on such preliminary plat are less restrictive than the requirements of this chapter, the subdivider may apply in writing to the city council for permission to proceed with subdivision as originally planned. The city council, upon review of the preliminary plat as originally submitted, may then grant such permission.

Sec. 14-11-18 Mobile Home Park Permit

(a) **Applicability**

A mobile home park permit is required for all new mobile home parks and additions to existing mobile home parks.

(b) **Filing**

Applications for mobile home park permits must be filed with the zoning administrator.

(c) **Contents of Application**

Applications for mobile home park permits must include:

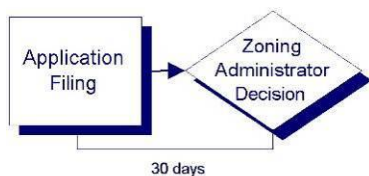
- (1) the name and address of the applicant, and the present or last occupation of the applicant at the time of filing of the application;
- (2) location and legal description of the tract of land, certified on a plat of a survey by a registered land surveyor, drawn to scale of at least one inch equals 100 feet;
- (3) the proposed and existing facilities in the park for water supply, sewage, garbage and waste disposal, fire protection, and any community buildings;
- (4) the proposed method of lighting the structures and outdoor areas;
- (5) all corners and points of tangency are to be marked by galvanized or wrought-iron pipe or iron or steel bars at least 18 inches in length and not less than one-half inch in diameter. The top of the pipe or bar is to be set level with the established grade of the ground;
- (6) the plot plans of the park drawn to scale including building plans and specifications for existing buildings and facilities, and the plans and specifications for new or altered buildings and facilities, all showing compliance with the provisions of this chapter. The plot plans must be drawn on a scale of one inch equals 100 feet and must contain, the following:
 - a. the date on which such plot plans were prepared;
 - b. an arrow indicating north;
 - c. all mobile home sites, which must be numbered;

- d. complete information regarding storm sewers;
 - e. stormwater runoff, shown on a separate plat;
 - f. contour lines at one-foot intervals, shown on a separate plat, using United States Geological Survey data; and
 - g. grades of driveways and all ditches, shown on a separate plat.
- (7) a performance bond or other security acceptable to the plan commission in a sum sufficient to cover a written estimate made by a qualified engineer or other qualified person of the cost of improvements. Such bond must be payable to the City of Princeton, and conditioned upon the completion of such construction in a reasonable time; and
- (8) an affidavit of the applicant as to the truth of the matters contained in the application.

(d) Issuance of Mobile Home Park Permit

- (1) If the plans conform to the requirements of this chapter, the zoning administrator will issue a mobile home park permit.
- (2) If the application for a permit is denied, the zoning administrator will give the reasons for denial in writing to the applicant. If the objections can be corrected, the applicant may amend the application and resubmit it for approval.
- (3) If a mobile home park permit is issued, the zoning administrator will periodically make inspections during construction to verify compliance.
- (4) No change in any sanitary facilities, water supply, sewer, drainage, garbage or waste disposal, or any element on the plot plan may be made without an application for a permit from the zoning administrator. Such a permit does not relieve the applicant from any other city ordinances or permit requirements.
- (5) If the mobile home park is completed in compliance with the accepted application and the applicable fee has been paid, the zoning administrator will present findings to the city council, who may then issue a mobile home park license.

Sec. 14-11-19 Building Permits



(a) Applicability

- (1) No building or structure, identified by this section may be used, located, moved, constructed, reconstructed, extended, enlarged, or otherwise structurally altered without obtaining a building permit and without complying with all of the requirements of this chapter and all other applicable local, state and federal regulations. Buildings and structures that require a building permit are as follows:
 - a. New single-family, two-family, multifamily, and non-residential buildings;

- b.** Building Additions and structural alterations;
 - c.** Non-residential change in occupancy;
 - d.** Accessory buildings including garages, sheds, gazebos, and greenhouses;
 - e.** Porches, decks, fences, and carports;
 - f.** Driveways;
 - g.** Swimming pools (with the exception of temporary inflatable swimming pools)
- (2)** No building permit will be issued for the improvement of any lot in a subdivision until the plat of subdivision and the plans and specifications for the public improvements have been approved by the city council.

(b) Filing

A building permit application must be submitted to the zoning administrator.

(c) Contents of Application

Building permit applications must include the following, where applicable:

- (1)** names and addresses of the applicant, owner of the site, architect, professional engineer, and contractor;
- (2)** description of the subject site by lot, block, and recorded subdivision;
- (3)** address of the subject site;
- (4)** type of structure;
- (5)** existing and proposed operation or use of the structure or site;
- (6)** number of employees;
- (7)** the zoning classification of the subject site;
- (8)** a plat of survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, uses, and size of the following:
 - a.** the subject site;
 - b.** existing and proposed structures;
 - c.** existing and proposed easements, streets, and other public ways;
 - d.** off-street parking, loading areas and driveways;
 - e.** existing highway access restrictions;
 - f.** existing and proposed front, side, and rear yards; and
 - g.** the location, elevation, and use of any abutting lands and their structures within 40 feet of the subject site.
- (9)** Single-family attached, multi-family, and non-residential construction/alterations valued at over \$100,000 shall require submittal of professionally designed building plans.

- (10) if municipal sewer service is not available, a proposed sewage disposal plan approved by the city engineer, who must certify in writing that satisfactory, adequate and safe sewage disposal is possible on the site as proposed by the plan, and that the plan complies with all applicable health regulations;
- (11) if municipal water service is not available, a proposed water supply plan approved by the city engineer, who must certify in writing that an adequate and safe supply of water will be provided.

(d) Issuance of Building Permit

- (1) All applications for building permits for planned unit developments, multifamily dwellings, or commercial or industrial improvements must be reviewed and approved by the zoning administrator, city engineer, and/or licensed independent engineer or inspector retained by or approved by the city before the issuance of the building permit.
- (2) The zoning administrator will grant or deny the building permit in writing within 30 days of application.
- (3) After construction is completed, the applicant must obtain a letter of occupancy in accordance with Sec. 14-11-20 prior to occupying the premises.

(e) Expiration of Building Permit

The building permit will expire within 6 months from the date it was issued unless construction is started and diligently pursued unto completion. The zoning administrator may renew the building permit before it expires at the applicant's request.

Sec. 14-11-20 Letter of Occupancy

(a) Applicability

No building may be occupied or re-occupied (if forced to be vacated during construction) before a letter of occupancy has been issued by the city.

(b) Filing

Upon filing for a building permit, a property owner and/or his/her authorized agent will be informed that they will be required to provide a certificate from their contractor(s) that all work has been completed in accordance with the approved building permits, prior to issuance of a letter of occupancy by the city.

(c) Issuance of Letter of Occupancy

- (1) After the completion of the building in accordance with approved building permits, the applicant must request in writing that the zoning administrator issue a letter of occupancy.
- (2) The zoning administrator will issue the letter of occupancy to the property owner, only upon receipt of a certificate or letter signed by the contractor(s) who conducted the work on the new building. This will serve as certification to the property owner and the city that the building is in compliance with applicable building and safety codes, all provisions of this chapter; and that the building including its location and design on the lot is consistent with the building permits issued by the city.

- (3)** Copies of the contractors' certification or letter of compliance and approved letter of occupancy will be kept on file by the zoning administrator.

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Article 12. Nonconformities

Sec. 14-12-1 Purpose

The regulations of this article govern uses, structures, lots and other situations that came into existence lawfully but do not comply with one or more requirements of this chapter. These types of situations are said to be nonconforming. The intent of this article is to clarify the effect of such nonconforming status and avoid their confusion with illegal buildings and uses. These regulations recognize the interests of landowners in continuing to use and maintain their properties for uses and activities that were lawfully established. The regulations also seek to encourage continued maintenance, rehabilitation, and reuse of existing buildings and structures. However, these regulations also place limitations on nonconformities that have the potential to adversely affect surrounding properties.

Sec. 14-12-2 Scope

This article applies to nonconformities created by the adoption of this chapter or subsequent amendments to it.

Sec. 14-12-3 Provisions of General Applicability

(a) Continuation Permitted

Any nonconformity that lawfully existed on the date of adoption of this chapter or that becomes nonconforming upon the adoption of any amendment to this chapter may be continued in accordance with the provisions of this article.

(b) Illegal Uses, Buildings, and Structures

Uses, buildings, and structures that were not lawfully established prior to adoption of this chapter will not become legal by virtue of its enactment. Illegal uses, buildings, and structures must be immediately brought into compliance with all ordinances of the city.

(c) Determination of Nonconforming Status

The burden of establishing that a nonconformity exists will, in all cases, be upon the property owner of the nonconforming use, building or structure and not upon the city.

(d) Replacement Value

Replacement value for all structures will be interpreted as the assessed value of the improvement based on information obtained from the township assessor unless the applicant provides replacement value data prepared by a certified appraiser. When assessed value data is not available and the subject owner has not provided appraisal data, the zoning administrator is authorized to determine replacement value based on the best available data.

(e) Repairs and Maintenance

Incidental repairs and normal maintenance of nonconforming situations are permitted to maintain a property in sound condition, unless expressly prohibited by this chapter or other city ordinances. Examples of normal maintenance and incidental repairs include installation or relocation of nonbearing walls, nonbearing partitions, fixtures, equipment, wiring, roofing, and plumbing. Nothing in this article may be construed to prevent structures from being structurally strengthened or restored to a safe condition, in accordance with an official order of a public official.

(f) Safety Regulations

All police power regulations enacted to promote the public health, safety, and welfare including, but not limited to all building, fire, and health codes, apply to nonconforming uses, buildings and structures.

(g) Tenancy and Ownership

The status of a nonconformity is not affected by changes of tenancy, ownership, or management. Nonconforming status “runs with the land.”

Sec. 14-12-4 Nonconforming Uses

A nonconforming use is one that was lawfully established in accordance with the zoning regulations in effect at the time of the use’s establishment but that is no longer permitted by the use regulations of the zoning district in which it the use now located.

(a) Continuation

Nonconforming uses may remain, subject to the regulations of this section.

(b) Alteration and Expansion

(1) Except as expressly prohibited by this section, the zoning administrator is authorized to permit a nonconforming use to expand into another part of the same building or alter or expand the existing building, provided that the zoning administrator determines that such alteration or expansion:

- a.** will not result in a violation of off-street parking or loading requirements;
- b.** will not violate any applicable dimensional standards;
- c.** will not result in greater adverse impacts on the surrounding area, with respect to noise, traffic generation, odor, or other environmental effects; and
- d.** is not expressly prohibited by Sec. 14-12-4(b)(2)

(2) The following nonconforming uses may not be expanded:

- a.** a nonconforming business or manufacturing use in an R district;
- b.** a nonconforming residential use in a business or manufacturing district if such expansion increases the number of dwelling units or the area of the zoning lot.

(c) Relocation

A nonconforming use may not be relocated in whole, or in part, to any other lot or parcel unless the relocation brings the use into compliance with all regulations of the zoning district into which it is relocated.

(d) Change or Substitution of Use

(1) Except as otherwise expressly authorized, a nonconforming use may not be changed to any use other than a use allowed within the zoning district in which the use is located. When a nonconforming use has been changed, in whole or in part, to an allowed use, it may not be changed back to a use that is not allowed. A change of use will be deemed to occur when an existing nonconforming use has been terminated and an allowed use has commenced. Any

change in use in violation of this article will be deemed an abandonment of the previous nonconforming use.

- (2) The zoning administrator has the authority to permit the substitution of one nonconforming use for another nonconforming use within the same use category, provided that the substituted use will create no greater adverse impacts on the surrounding area than the previous use. In making such a determination, the zoning administrator must consider the following factors:
 - a. hours of operation;
 - b. vehicular traffic generation;
 - c. the number of employees, patrons, or other people expected to be attracted to the use; and
 - d. other factors likely to affect the neighborhood in which the use is located.
- (3) If the zoning administrator approves a use substitution, the previous nonconforming use is deemed to have been abandoned. In permitting such a change in use, the zoning administrator may impose conditions on the substituting nonconforming use.

(e) Loss of Nonconforming Status; Damage or Destruction

- (1) If a nonconforming use is discontinued for a period of 12 continuous months or more all nonconforming use rights are lost and reestablishment of the nonconforming use is prohibited.
- (2) If a building or structure occupied by a nonconforming use is damaged or destroyed by fire, explosion, flood, or other means that is not within the control of the property owner or tenant, to an extent of more than 50 percent of the replacement value of the building and/or structure it may not be reestablished except in compliance with all regulations applicable to the zoning district in which it is located. This provision does not apply to single-family dwellings, which may be reestablished in any zoning district in compliance with paragraph (3), below.
- (3) If a building, structure, or property occupied by a nonconforming use is damaged or destroyed, by any means not within the control of the property owner or tenant, to an extent of 50 percent or less of the replacement value, it may be repaired, reconstructed, or restored provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one year of the date of damage or destruction, and the construction must be completed within one year of issuance of the building permit. If a building permit is not obtained within one year or the repairs or restoration are not completed within one year of the issuance of the building permit, then the building and/or structure and use may be reestablished only if it complies with all regulations of the district in which it is located.
- (4) In the event that any building, structure, or property occupied by a nonconforming use is damaged or destroyed by a means within the control of the property owner or tenant, the building and/or structure and use may be restored or repaired only in compliance with all regulations of this chapter.

Sec. 14-12-5 Nonconforming Buildings and Structures

A nonconforming building or structure is one that was lawfully established in accordance with the zoning regulations in effect at the time of its establishment but that is no longer in compliance with one or more dimensional standards of the chapter. Common examples of nonconforming buildings or structures are those that do not comply with current setback, height, or building coverage requirements.

(a) Continuation

Nonconforming buildings or structures may remain, subject to the regulations of this section.

(b) Use

A nonconforming building or structure may be utilized for or occupied by any use allowed in the applicable zoning district, subject to all applicable use standards of Article 3.

(c) Alteration and Expansion

The zoning administrator is authorized to permit the alteration, expansion, enlargement, or increase in size of a nonconforming building or structure provided that the zoning administrator determines that such alteration or expansion:

- (1) will not result in a violation of off-street parking or loading requirements; and
- (2) will not create any new nonconformities with respect to bulk or density standards; and
- (3) in the case of an addition that will expand a nonconforming building, the addition will not encroach any further into the existing setbacks, further increase nonconforming building height, or increase nonconforming building coverage.

(d) Relocation

A nonconforming building or structure may not be relocated in whole, or in part, to any other location on the same lot or parcel, or to any other lot or parcel, unless the relocation brings the building or structure into further or full compliance with the regulations of the zoning district in which it is relocated. This provision may not be interpreted as prohibiting the elevation of a nonconforming building or structure for the purpose of floodproofing or repair.

(e) Loss of Nonconforming Status; Damage or Destruction

- (1) If a nonconforming building or structure is damaged or destroyed by fire, explosion, flood, or other means that is not within the control of the property owner or tenant, to an extent of more than 50 percent of the replacement value of the building or structure it may not be reestablished except in compliance with all regulations applicable to the zoning district in which it is located. This provision does not apply to single-family dwellings, which may be fully reestablished in any zoning district in compliance with paragraph (2), below.
- (2) If a nonconforming building or structure is damaged or destroyed by any means not within the control of the property owner or tenant to an extent of 50 percent or less of the replacement value, it may be repaired, reconstructed, or restored provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair, or reconstruction within one year of the date of damage or destruction, and the construction must be completed within one year of issuance of the building permit. If a building permit is not obtained within one year or the repairs or restoration are not completed within one year of the issuance of the building permit,

then the building or structure and use may be re-established only if it complies with all regulations of the district in which it is located.

- (3) In the event that any nonconforming building or structure is damaged or destroyed by a means within the control of the property owner or tenant, the building or structure and use may be restored or repaired only in compliance with all requirements of this chapter.

Sec. 14-12-6 Nonconforming Lots of Record

A nonconforming lot of record is a tract of land designated on a duly recorded subdivision plat, by a duly recorded deed, or by other lawful means that does not comply with minimum lot area or lot width regulations of the zoning district in which it is located. No nonconforming lot of record may be improved except in compliance with this section.

(a) Use

Any lot in single ownership that became nonconforming upon the effective date specified in Sec. 14-1-2 or any subsequent amendment and does not meet the requirements of this chapter for lot area or lot width may be developed with a use that is permitted within the applicable district, provided it meets the standards of this section. The owner of a nonconforming lot of record must furnish the following additional information with the application for a building permit:

- (1) A survey by a duly licensed land surveyor, showing the lot upon which the applicant proposes to build and at least a portion of the lots on either side of such lot including the width of the adjoining existing side setbacks as measured to the nearest part of the buildings or structures thereon.
- (2) An affidavit by the owner of the lot described in the application for a building permit, stating that no adjoining lots are currently under his or her ownership.

(b) Criteria for Use of Nonconforming Lots of Record

Upon compliance with the provisions of Sec. 14-12-6(a) and other applicable provisions of this chapter, the zoning administrator may issue a building permit if the subject lot and proposed development meets the following criteria:

- (1) the nonconforming lot is not adjoining and contiguous to a lot on either side held under common ownership;
- (2) the nonconforming lot is at least 5,000 square feet in area and 40 feet in width and was platted on or before December 20, 1982;
- (3) if the underlying zoning district permits a variety of uses, only one or some of which would meet the dimensional standards for lot area, width, or yards, then only those uses that comply with applicable dimensional and use standards will be permitted; and
- (4) the proposed development on the nonconforming lot will comply with all other bulk and density standards of the subject zoning district.

Sec. 14-12-7 Nonconforming Signs

Nonconforming signs are those that were lawfully established but no longer comply with the sign regulations of this chapter.

(a) Continuation

A nonconforming sign may remain, subject to the regulations of this section.

(b) Alteration and Expansion

A nonconforming sign cannot be enlarged, expanded or otherwise improved except for the purpose of normal maintenance and incidental repairs. The only alteration to a nonconforming sign that is permitted is a change in the sign face, the words or symbols used or the message displayed, only to advertise an activity, business, or use conducted or a product sold on the premises where the sign is located, provided that the sign is not abandoned, as defined in Sec. 14-12-7(e). Any other alteration or change must be to bring the nonconforming sign into compliance with the regulations of this chapter.

(c) Relocation

A nonconforming sign cannot be relocated in whole in part to any other location unless the relocation results in the entire sign being brought into compliance with all applicable regulations of this chapter.

(d) Loss of Nonconforming Status; Damage or Destruction

If a nonconforming sign is damaged or destroyed by any means not within the control of the property owner to the extent that the estimated expense of repairs exceeds 50 percent of its replacement value, the sign must be removed or otherwise brought into compliance with the regulations of this chapter. Removal of a nonconforming sign must include removal of the sign face, all support structures and lighting apparatus.

(e) Abandonment

Any nonconforming sign that no longer advertises an activity, business, or use conducted or a product sold on the premises where the sign is located will be deemed to be abandoned after a period of 90 days. All abandoned signs must be removed or brought into full compliance with the regulations of this chapter.

Sec. 14-12-8 Other Nonconformities

The types of other nonconformities to which this section applies include but are not limited to landscaping, off-street parking and loading, curb cuts, accessory buildings or structures (except nonconforming signs) and other nonconformities not involving signs, structural aspects of a principal building, lot dimensions, or use of the property.

(a) Continuation

Other nonconformities, as defined by this section, may remain subject to the regulations of this section.

(b) Alteration and Expansion

Unless otherwise stated in this chapter, the zoning administrator is authorized to permit the alteration, expansion, or enlargement of buildings, structures or other site improvement on sites with other nonconformities, provided that the zoning administrator determines that such alteration or expansion will not increase the degree of nonconformity. An alteration or expansion or to a building that increases the number of required parking spaces or further reduces the amount of landscaping (where the existing number of parking spaces or amount of landscaping is currently not in compliance with this chapter) are examples of increases in the degree of nonconformity.

(c) Reduction in Nonconformities

Over time, it is the intent of this chapter to eliminate or reduce the degree of nonconformities to the maximum extent feasible as buildings, sites, or parking areas are redeveloped or expanded. Examples of the manner in which nonconformities could be reduced are the following:

- (1)** construction of additional parking spaces on sites that do not meet parking requirements; and
- (2)** installation of required landscaping within a newly constructed portion of a parking lot that does not meet landscaping requirements.

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Article 13. Violations, Penalties and Enforcement

Sec. 14-13-1 Responsibility for Enforcement

The zoning administrator is responsible for enforcing this chapter, unless otherwise expressly stated.

Sec. 14-13-2 Violations

Unless otherwise expressly allowed by this chapter or state law, any violation of this chapter will be subject to the remedies and penalties provided for in this article. Such violations include, but are not limited to the following:

- (a) to use land or buildings in any way not consistent with the requirements of this chapter;
- (b) to erect a building or other structure in any way not consistent with the requirements of this chapter;
- (c) to engage in the development or subdivision of land in any way not consistent with the requirements of this chapter;
- (d) to transfer title to any lots or parts of a development unless the land development plan or subdivision has received all approvals required under Article 11 and an approved plan or plat, if required, has been recorded with the county recorder of deeds;
- (e) to submit for recording with the county recorder of deeds any subdivision plat, land division or other land development plan that has not been approved in accordance with the requirements of Article 11 or that does not qualify for an exemption under this chapter;
- (f) to install or use a sign in any way not consistent with the requirements of Article 7.
- (g) to engage in the use of a building or land, the use or installation of a sign, the subdivision or development of land or any other activity requiring one or more permits or approvals under this chapter without obtaining all such required permits or approvals;
- (h) to engage in the use of a building or land, the use or installation of a sign, the subdivision or development of land or any other activity requiring one or more permits under this chapter in any way inconsistent with any such permit or approval or any conditions imposed thereon;
- (i) to violate the terms of any permit or approval granted under this chapter or any condition imposed on such permit or approval;
- (j) to obscure, obstruct or destroy any notice required to be posted or otherwise given under this chapter;
- (k) to violate any lawful order issued by any person or entity under this chapter; or
- (l) to continue any violation as defined above, with each day of continued violation to be considered a separate violation for purposes of computing cumulative civil or criminal penalties.

Sec. 14-13-3 Civil and Administrative Enforcement

The city has the following remedies and enforcement powers:

(a) Stop and Cease-and-Desist Orders

Upon finding the existence of any violation of this chapter, the zoning administrator will notify, in writing, the person responsible for such violation, indicating the nature of the violation and ordering

the action necessary to correct it; specifically, the zoning administrator will order the discontinuance of any illegal use of land and structures, the removal of illegal structures, additions, or alterations, and the discontinuance of illegal work be undertaken.

(b) Legal Actions

In the enforcement of this chapter, the zoning administrator will exercise all the powers authorized by the statutes of the state of Illinois and city codes and ordinances to ensure compliance with, or to prevent or abate any violation of the provisions of this chapter. In particular, the zoning administrator will when necessary or appropriate, institute or cause to be instituted by the city attorney in the name of the city of Princeton any and all actions, legal or equitable, including appeals that may be required for the enforcement of this chapter.

(c) Abatement and Liens

When authorized by state law, the zoning administrator may order any work necessary to abate any violation of this chapter and will assess the cost of such work to the property owner. Upon the failure of the property owner to pay such cost, the zoning administrator will file a lien for such costs and for all costs of collection against the property in question.

(d) Revocation of Permits

The violation of any provision of this chapter, or of any permit or approval granted pursuant to this chapter will be grounds for the revocation of any rezoning, permit, variation, special use, or approval granted pursuant to this chapter and affecting the property involved in the violation. The zoning administrator may recommend, and the city council may order such revocation; provided, however, that where the original rezoning, permit, variation, special use, or approval was granted following a public hearing required pursuant to this chapter, the revocation will be preceded by a similar public hearing.

(e) Fines

In the enforcement of this chapter, the zoning administrator will, when necessary and appropriate, order the issuance and enforcement of citations to recover fines and penalties for the violation of this chapter as authorized by state law and this chapter.

Sec. 14-13-4 Penalties

(a) Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists enforcement of any provision of this chapter will, upon conviction thereof, forfeit not less than \$25.00 nor more than \$500.00 for each offense. Each day a violation exists or continues will constitute a separate offense.

(b) The city may seek any other penalties as provided by Illinois law.

Sec. 14-13-5 Other Remedies and Powers

The city will have such other remedies and enforcement powers as are and as may be from time to time provided by Illinois law for the violation of zoning, subdivision, sign or related provisions.

Sec. 14-13-6 Remedies Cumulative

The remedies and enforcement powers established in this article are cumulative, and the city may exercise them in any order.

Sec. 14-13-7 Continuation of Previous Enforcement Actions

Nothing in this chapter may prohibit the continuation of previous enforcement actions undertaken by the city pursuant to previous and valid ordinances and laws.

Sec. 14-13-8 Private Remedies Reserved

Nothing in this article may be interpreted to prevent any person entitled to relief in law or equity by reason of a violation of the provisions of this chapter from bringing an appropriate action to secure such relief

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Article 14. Terminology

Sec. 14-14-1 Use Category Descriptions

(a) Residential Use Group

(1) Household Living

a. Single-family Dwelling, Attached

A dwelling unit designed for one family with not more than two lodgers or boarders, having its own ground floor entrance and open space, and joined to two or more dwellings by common walls, or other horizontally unifying structural element. This use type includes townhouses, rowhouses, and other similar dwelling types.

b. Single-family Dwelling, Detached

A dwelling unit designed for one family with not more than two lodgers or boarders that does not share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

c. Multi-family Dwelling

A building designed for or occupied exclusively by three or more families.

d. Two-family Dwelling

A building designed for or occupied exclusively by two families with not more than two lodgers or boarders per dwelling unit. A two-family dwelling also includes the terms “duplex” and “two-flat.”

e. Employee Living Quarters

Living quarters for persons employed on the premises and not rented otherwise as a separate dwelling.

f. Manufactured Home Park

A lot or adjacent lots providing sites and utilities for independent manufactured homes either free of charge or for a fee, including any building, structure, vehicle, or enclosure used or intended for use as a part of the manufactured home park. This does not include mobile homes without plumbing facilities or motorized recreational vehicles. Any park defined in the Mobile Home Park Act [210 ILCS 115] or by the city of Princeton as a "mobile home park" is defined as a "manufactured home park." See also the applicable use standards for manufactured home parks in Sec. 14-3-2(h).

g. Residential Planned Development

A residential development improved according to an overall unified plan that was approved according to the procedure in Article 11.

(2) Group Living

Residential uses other than household living; usually provide common kitchen/dining facilities.

a. Assisted Living

A group living facility that provides health and living services for persons who because of age, illness or infirmity cannot live independently but do not require continuous nursing care.

b. Community Residence

A single dwelling unit occupied on a relatively permanent basis in a family-like environment by unrelated persons with disabilities.

1. Small

Small community residences house no more than 6 residents plus staff, are certified by the State of Illinois, and are supervised by full-time paid professional support staff whenever residents are present.

2. Large

Large community residences are either not licensed or certified by the State of Illinois, or are not supervised, or have 7 or more persons plus staff, whether licensed or not.

c. Nursing Care Facility

A facility that provides shelter, and medical, nursing, and/or rehabilitation services for persons who require 24-hour skilled nursing supervision and care.

d. Transitional Residence

A temporary residential living arrangement for persons receiving therapy or counseling for purposes including, but not limited to, the following:

1. recuperation from drug or alcohol addiction;

2. assistance with re-entering society while housed under supervision as an alternative to imprisonment, including pre-release, work-release and probationary programs; or

3. assistance with family or school adjustment problems that require specialized attention in order to achieve personal independence.

e. Group Living not Otherwise Classified

Group living uses that do not fit into any other category, such as fraternities, sororities, convents, and monasteries.

(b) Public and Civic Use Group

The public and civic use group includes uses that are public or quasi-public in nature.

(1) College or University

Institution of higher learning that offers courses of general or specialized study leading to a degree and is certified by the state or a recognized accrediting agency.

(2) Cultural Exhibits and Libraries

Museum-like preservation and/or exhibition of objects in one or more of the arts and sciences; gallery exhibition of works of art; or a library collection of books, manuscripts and other

materials for study and reading, excluding public assembly facilities, which are classified as places of public assembly.

(3) Day Care

A place where 3 or more unrelated children or adults are cared for by persons other than parents or guardians, for part or all of a day.

a. Day Care Center

A day care use that regularly provides care for 8 or more children or adults, whether in a family home or in another facility.

b. Day Care Home

A day care use that regularly provides care for up to 8 children or adults.

(4) Hospital

Uses providing medical or surgical care to patients and offering inpatient (overnight) care.

(5) Parks and Recreation

Recreational, social, or multi-purpose uses typically associated with public parks, public open spaces, outdoor recreation areas, public or private golf courses, and associated buildings.

(6) Post Office

Uses associated with the processing and delivering of mail, including those either owned or leased by postal service companies.

(7) Public Safety Services

Public safety services that provide fire, police or life protection, together with incidental storage and maintenance of necessary vehicles, including but not limited to fire stations, police stations, and ambulance services.

(8) Religious Assembly

Religious uses commonly involving public assembly as customarily occurs in churches, synagogues, mosques, and temples.

(9) School

Public or private institutions providing education at the elementary, junior high or high school level that provide state-mandated basic education.

(10) Social Club or Lodge

Any establishment, public or private, commercial or nonprofit, that provides a gathering place for people, with or without food and beverage, commonly known as, but not limited to the following:

a. Teen centers

b. Youth centers

c. Senior centers

d. Dance clubs

(11) Utility, Major

Services and utilities that have substantial impacts on surrounding areas, including but not limited to water and wastewater treatment facilities, major water storage facilities, pumping stations, electric substations, gas regulator stations, telephone transmission structures, radio, and television and microwave relay towers.

(12) Utility, Minor

Public utilities that have few, if any, impacts upon the surrounding neighborhood, such as electrical and gas distribution substations or power transmission lines.

(c) Commercial Use Group

(1) Adult Use

The term “adult use” includes adult bookstores, adult motion picture theaters, adult mini motion picture theaters, adult entertainment cabarets, adult model studios, massage establishments or similar establishments.

a. Adult Bookstore

An adult bookstore is an establishment having as a substantial or significant portion of its sales or stock in trade, books, magazines, films for sale or viewing on premises by use of motion picture devices or any other coin-operated means, and other periodicals that are distinguished or characterized by their emphasis on matter depicting, describing or relating to “specified sexual activities,” or “specified anatomical areas” or an establishment with a segment or section devoted to the sale or display of such material, or an establishment that holds itself out to the public as a purveyor of such materials based upon its signage, advertising, displays, actual sales, presence of video preview or coin-operated booths, the exclusion of minors from the establishment’s premises, or any other factors showing that the establishment’s primary purpose is to purvey such material.

b. Adult Entertainment Cabaret

An adult entertainment cabaret is a public or private establishment that (1) features topless dancers, strippers, male or female impersonators; (2) not infrequently features entertainers who display “specified anatomical areas”; or (3) features entertainers who by reason of their appearance or conduct perform in a manner that is designed primarily to appeal to the prurient interest of the patron or entertainers who engage in, or engage in explicit simulation of, “specified sexual activities.”

c. Adult Mini-motion Picture Theater

An adult mini motion picture theater is an enclosed building with a capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas,” for observation by patrons therein.

d. Adult Motion Picture Theater

An adult motion picture theater is an enclosed building with a capacity of 50 or more persons used regularly and routinely for presenting material having as a dominant theme material distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas,” for observations by patrons therein.

e. Adult Model Studio

Any public or private establishment that describes itself as a body shop or model studio, or where for any form of consideration or gratuity, figure models who display sexually oriented anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by persons paying such consideration or gratuity, or where any form of consideration or gratuity, nude and seminude dancing, readings, counseling sessions, body painting and other activities that present materials distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities and specified anatomical areas are provided for observation by or communication to persons paying such consideration or gratuity. Excluded from this definition are recognized art courses at accredited schools, colleges or universities that as a portion of their instruction include drawing, painting, sculpting or photographing a model.

f. Massage Establishment

An establishment that engages in, or permits to be engaged in, the performance of manual manipulation on the body by another person other than a massage therapist that involves the hands or a mechanical device. This does not include therapeutic massage, which is defined as the practice of manual muscle manipulation by a massage therapist who is a member of a nationally recognized professional organization for massage therapists that adheres to a code of ethics, or recreational facilities with more than 10,000 square feet of floor area for exercise rooms, gymnasiums, tennis courts, racquetball courts, swimming pools or similar uses directly related to exercising the human body that do not derive more than 5 percent of yearly income from massage services.

g. The phrase “specified sexual activities” in connection with adult uses means:

- 1.** Human genitals in the state of sexual stimulation or arousal;
- 2.** Acts of human masturbation, sexual intercourse or sodomy;
- 3.** Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

h. The phrase “specified anatomical areas” in connection with adult uses means:

- 1.** Less than completely and opaquely covered: (a) human genitals, pubic region, (b) buttock and (c) female breast below a point, immediately above the top of the areola; and
- 2.** Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(2) Animal Services

a. Shelters and Kennels

Any premises where three or more animals are owned, boarded, bred and/or offered for sale, including but not limited to boarding kennels, dog training centers and animal rescue shelters.

b. Veterinary Services

Any building or portion thereof designed or used for the care, observation, or treatment of domestic animals.

(3) Art Gallery

Uses dedicated to the showing or sale of art, including art galleries and studios. Art museums are classified in the “Cultural Exhibits and Libraries” use category.

(4) Banks and Financial Services

a. Banks

Financial or securities brokerage services, including but not limited to banks, savings and loan, or consumer investment businesses.

b. Payday Loan Store

An establishment other than a bank that engages in the business of offering payday loans, cashing checks, or exchanging currency. A “payday loan” is a loan transaction where a post-dated check or other check that the parties agree will be held for a period of time before presentment for payment or deposit is accepted as collateral for the loan.

c. Consumer Loan Establishment

Any business that makes loans in a principal amount not exceeding \$25,000 secured other than by a mortgage or lien on the borrower’s real property or on personal property acquired by the borrower with the proceeds of the loan, not including any bank, savings bank, savings and loan association or credit union.

d. Pawn Shop

An establishment or person (pawnbroker) engaged in the business of receiving property in pledge or as security for money or other things advanced to the pawner or pledger.

(5) Body Art Services

Provision of any of the following procedures: body piercing, tattooing, cosmetic tattooing, branding, and scarification. This definition does not include practices that are considered medical procedures by the Illinois Medical Board, which may not be performed in a body art services establishment.

(6) Business Support Services

Provision of clerical, employment, protective, or minor processing services to firms rather than individuals, excluding any storage of goods other than samples. Typical uses include secretarial services, telephone answering services and copying or blueprint services. Also includes business or trade schools that do not involving any outdoor storage or manufacturing processes.

(7) Construction Sales and Service

Construction activities and incidental storage on lots other than construction sites. Also includes the retail or wholesale sale of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures, and hardware, and excluding those uses classified under “Vehicle Sales and Service.” This category includes, but is not limited to uses such as building materials stores, tool rental or sales and building contracting/construction offices.

(8) Eating and Drinking Establishment

a. Restaurant

An establishment primarily engaged in serving prepared food to the public, including those with outdoor seating areas.

b. Tavern

An establishment primarily engaged in serving alcoholic beverages for consumption on the premises and in which the serving of prepared food and live entertainment may be provided.

(9) Entertainment and Spectator Sports

Provision of cultural, entertainment, athletic and other events to spectators.

(10) Funeral and Interment Services

a. Cemetery

Land or facilities used for burial of the dead.

b. Cremating

Services involving the purification and reduction of human remains by fire.

c. Funeral Home

An establishment providing services of preparing the dead for burial and arranging or managing funerals.

(11) Gas Station

Any building or premises whose principal use is the dispensing, sale or offering for sale at retail of any motor vehicle fuels, oil or accessories, where repair service or car wash facilities is incidental, where no motor vehicle storage is present and where no motor vehicles are offered for sale.

(12) Lodging

a. Bed and Breakfast

An owner-occupied detached house in which sleeping rooms are available for rent for transient occupancy by registered guests, not including multi-unit residential or accessory buildings.

b. Hotel/Motel

An establishment containing lodging rooms for occupancy by transient guests, with the extent of occupancy limited to 30 days. Such an establishment may provide customary hotel services such as maid and bellboy services, furnishing of and laundry of linens used in the lodging rooms, central desk, and meeting rooms.

(13) Medical or Dental Clinic

An establishment where patients are not lodged overnight but are admitted for examination and treatment by a group of physicians or dentists practicing medicine.

(14) Mini Warehouse

Storage or warehousing service within a building for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise located elsewhere, where such storage space is not used for any retail, manufacturing, wholesale, business or service use.

(15) Office

Professional, governmental, executive, management or administrative offices of private or governmental organizations.

(16) Personal and Consumer Service

Sale of any service to individual customers for their own personal benefit, enjoyment, or convenience. For example, consumer services include the provision of personal services such as beautician and barbering services, specialized instruction, laundry and dry cleaning services, and all other similar services.

(17) Retail Sales

Businesses that sell, lease, or rent new or used products to the general public that are not intended for resale.

(18) Shopping Center Planned Development

A large commercial development improved according to an overall unified plan that was approved according to the procedure in Article 11.

(19) Vehicle Sales and Service

a. Car Wash

Any building or site providing facilities for washing motor vehicles, using either automatic equipment or providing space and equipment for hand-washing of vehicles by either customers or employees.

b. Motor Vehicle Repair

A business or premises where repair work on or for motor vehicles, the replenishing of parts thereto, the changing of tires, the diagnosis of malfunctions of a motor vehicle, or the estimating of damage and necessary repairs is conducted.

1. Major

Any motor vehicle repair business or premises that also performs body work, painting or commercial vehicle repairs.

2. Minor

Any motor vehicle repair business or premises that do not perform body work, painting or commercial vehicle repairs.

c. Light Equipment and Vehicle Sales/Rental

Businesses that sell, lease, rent, or wholesale from the premises automobiles, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. of gross cargo capacity, motor homes and boat dealers, along with incidental maintenance.

d. Heavy Equipment Sales or Rental

Businesses that sell, lease, rent or wholesale from the premises heavy construction equipment, farm implements, tractors, trucks, or aircraft, along with incidental maintenance.

e. Vehicle, Recreational Vehicle or Boat Storage/Towing

The operating of a vehicle towing service or the storage of automobiles, recreational vehicles or boats as a principal use.

(d) Industrial Use Group

(1) Manufacturing, Production and Industrial Service

a. Limited

Manufacturing of finished parts or products, primarily from previously prepared materials, including but not limited to printing and related support activities; machinery manufacturing; food manufacturing; computer and electronic product manufacturing/assembly; electrical equipment, appliance, component manufacturing/assembly; furniture and related product manufacturing/assembly; and other manufacturing and production establishments that typically have very few, if any, negative external impacts on surrounding properties.

b. General

1. Manufacturing of finished or unfinished products, primarily from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products and materials, including but not limited to: textile mills; textile product mills; apparel manufacturing; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; transportation equipment manufacturing; primary metal manufacturing; and fabricated metal product manufacturing.

2. Industrial service firms engaged in the repair or servicing of industrial or commercial machinery, equipment, products or by-products, including but not limited to: welding shops; machine shops; industrial tool repair; fuel oil distributors; solid fuel yards; laundry, dry-cleaning, and carpet cleaning plants; and photofinishing laboratories.

(2) Manufacturing Planned Development

An industrial development improved according to an overall unified plan that was approved according to the procedure in Article 11.

(3) Research laboratory

A building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not primarily facilities for the manufacture or sale of products.

(4) Trucking/Freight Terminal

A building or area where freight is collected, stored and/or dispatched for intrastate or interstate shipment.

(5) Waste-related Use

a. Junkyard

Any land or structure used for a salvaging operation, including, among other things, the storage and sale of wastepaper, rags, scrap metal and discarded materials, and the collecting, dismantling, storage and salvaging of unlicensed, inoperative vehicles.

b. Sanitary Landfill

A method of disposing of refuse by spreading and covering such refuse with earth to a depth of two feet or more on the top surface and one foot or more on the sides of the bank.

c. Recycling Facility

Any business that engages in the collection, storage or processing of any type of aluminum, glass, paper, plastic, rubber, textile, landscape waste or other similar materials for the purpose of marketing the material for use in the manufacturing process of new, reused or reconstituted products.

(6) Warehousing and Wholesaling

Storage, wholesale sales and distribution of materials and equipment, including but not limited to storage warehouses, moving and storage firms, trucking or cartage operations, truck staging or storage areas, and wholesale sales of materials and equipment to parties other than the general public.

(e) Agricultural Use Group

(1) Farming

Activities including but not limited to horticulture, forestry, crop and tree farming, truck farming, natural areas, gardening, dairy, stock and poultry farming, incidental operation of vehicles; and excluding uses in violation of IEPA performance standards.

(f) Other Use Group

(1) Accessory Use

A subordinate use that is incidental to and customary in connection with the principal building or use and is located on the same lot.

(2) Drive-through Facilities

Facilities used to provide or dispense products or services, through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated stacking aisle. A drive-through facility may be in combination with other uses, such as a financial institution, personal service use, retail store, or eating establishment. A drive-through facility does not include a car wash or gas station.

(3) Home Occupation

A business use within a dwelling unit, where the dwelling unit is the principal residence of the business operator.

(4) Parking

a. Accessory

Motor vehicle parking facilities that provide parking that is accessory to a specific use or uses.

b. Non-accessory

Facilities that provide motor vehicle parking that is not accessory to a specific use, regardless of whether a fee is charged.

(5) Wireless Communication Facility

Facilities related to the use of the radio frequency spectrum for the purposes of transmitting or receiving radio signals, and may include, but is not limited to radio towers, television towers, telephone exchanges, micro-wave relay towers, telephone transmission equipment buildings and commercial mobile radio service facilities. The wireless communication facility use category includes all associated equipment unless the written context clearly indicates that another meaning is intended. The term “associated equipment” is to be read broadly and in context. Associated equipment may include, but is not limited to: antenna, equipment shelter or platform, lighting, monopole tower, mounting hardware, and supporting electrical or mechanical equipment.

a. Freestanding

A wireless telecommunication facility that is attached to an existing pole, tower, or other structure including, but not limited to, a structure that can accommodate the future installation of two or more antenna systems.

b. Colocated

A new tower, monopole, or other unattached structure erected to support wireless communication antennas and connecting appurtenances.

Sec. 14-14-2 Definitions

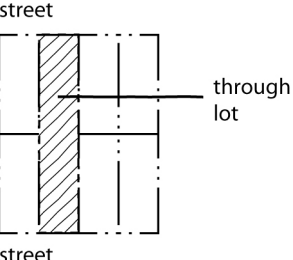
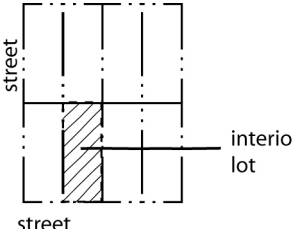
The words and terms set forth in this section, wherever they occur in this chapter, must be interpreted as defined in this section. Any words not defined as follows will be construed in their general accepted meanings as defined in the most recent edition of *Merriam-Webster's Collegiate Dictionary*. For a detailed description of the measurement of lot area, setbacks, height, building coverage and other dimensional standards, see Sec. 14-4-3.

| Term | Definition |
|--|---|
| Accessory building or structure | A building or structure that is customarily incidental to and subordinate in size or purpose to the principal building or use and is located on the same lot as the principal building or use. |
| Accessory Dwelling Unit | A separate dwelling unit within a building or structure that is incidental and subordinate to the primary residential use of the property. The dwelling unit may be stand alone or constructed above a detached garage. |
| Accessory use | A use that is customarily incidental and subordinate to the principal use of the lot and is located on the same lot. |
| Alley | A public right-of-way that provides a secondary means of access to abutting property. |
| Alteration | Any enlargement, addition, relocation, remodeling, or change in number of dwelling units of buildings that would improve or prolong the life of the building by affecting supporting members of a building or structure, such as bearing walls or partitions, columns, beams, girders, or exterior walls that are not cosmetic or decorative in nature; an alteration to other an a building may include a change in site grading, open space, or topography, changes to signs or other structures, but excluding painting and incidental maintenance and repairs to buildings and structures that do not require a permit. |
| Apartment | See "dwelling unit." |
| Basement | A portion of a building that is entirely or partly below grade. A basement is counted as a story when more than one-half of its floor-to-ceiling height is below grade. |
| Berm | A raised earth form that provides screening from adjoining land uses. |
| Building | Any structure having a roof supported by columns or walls and built for the support, shelter or enclosure of persons, animals, or property of any kind. |
| Building, detached | A building that is surrounded by open space on the same lot. |
| Building line | A line representing the actual location of an exterior building wall. |
| Building, principal | A building of primary importance or function containing the principal use of the lot. |
| Caliper | The diameter of a tree trunk measured 6 inches above the ground, or measured at 12 inches above the ground for trees larger than 6 inches in diameter. |
| City | The City of Princeton, Illinois. |
| Commercial Campground Facility | A commercial facility, of a minimum of 10 acres, offering temporary seasonal accommodations for tourists and citizens not designed for long-term lease or stay. Accessory activities, such as playground facilities, picnic shelters, and special events may be permitted throughout the year. |
| Commercial message | Any sign, wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity. |
| Comprehensive Plan | The plan for the development of the City of Princeton that is prepared by the plan commission and adopted by the city council. |
| Conditional use | See "Special Use." |
| Conservation | Preservation of land, water, flora, fauna, and cultural artifacts in their original state. |
| Contractor | Any person or firm engaged in construction, building services or maintenance, on a contract basis. |
| Crosswalk | A right-of-way that crosses a block and provides pedestrian access to adjacent streets or properties. |
| Cul-de-sac | A street with one open end and the other end permanently closed with a vehicle turnaround. |
| Deciduous | A plant that sheds its leaves at the end of each growing season. |
| Density | The number of dwelling units per acre. |
| Developer | The legal or beneficial owner or the representative thereof, of a lot or parcel of any land proposed for inclusion in a development, including the holder of an option or contract to purchase. |
| Development | The division of a parcel of land into 2 or more parcels; the construction, reconstruction, conversion, structural alternation, relocation, or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land or any clearing, grading, excavation or other movement of land, for which permission may be required pursuant to this chapter. |
| Dripline | A tree protection zone that is measured as the diameter defined by the outer most leaves on a tree. |

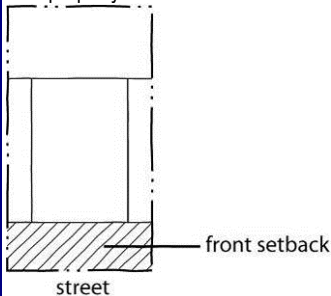
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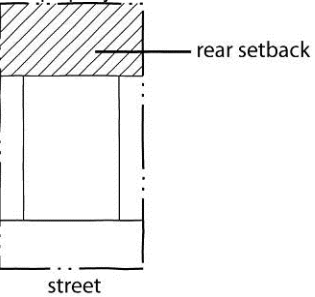
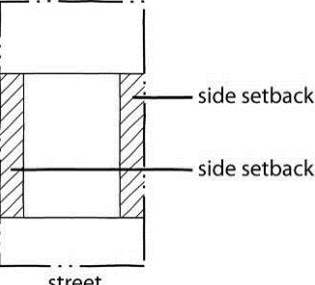
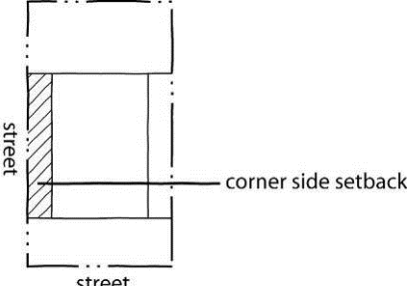
| Term | Definition |
|---------------------------------|---|
| Driveway | A strip of land that provides access from the public right-of-way onto a lot. |
| Dwelling unit | A building or portion of a building designed or used as living quarters for a single family. |
| Easement | A grant by a property owner by lawful agreement for the use of a strip of land by the general public, a corporation, or persons for specific purposes. |
| Facade | The exterior face of a building. |
| Family | Two or more persons related to each other by blood, marriage, or legal adoption, living together as a single housekeeping unit; or a group of not more than three persons, who need not be related by blood, marriage, or legal adoption, living together as a single housekeeping unit and occupying a single dwelling unit; in either case, exclusive of usual domestic servants. For the purpose of this chapter, however, an unrelated family does not include persons living together in a community residence. |
| Fence | A structure that is a barrier used to mark a boundary, or for protection, confinement, screening, or decoration. |
| Floor area | The sum of the horizontal areas of each floor of a building, measured from the exterior limits or faces of the building, not including areas below grade or accessory structures. |
| Footcandle | A unit of illumination produced on a surface, all points of which are 1 foot from a uniform point source of 1 standard candle. |
| Front building line | A line extending across the entire width of the lot representing the actual location of the exterior front building wall. |
| Gaming/wagering Facility | A business that generates greater than 50% of its gross revenue from gaming or wagering. |
| Garage | An accessory building, or an accessory portion of a principal building, enclosed on at least three sides that is intended for and used to store private passenger motor vehicles and no more than one three-quarter-ton or lesser-sized truck. |
| Grade | The highest level of the finished surface of the ground adjacent to the exterior walls of the building or structure. |
| Homeowners' association | An incorporated nonprofit organization operating under recorded land agreements through which: <ul style="list-style-type: none"> a. each lot and/or homeowner in a subdivision or development or other described land area is automatically a member; b. each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities that may include enforcement of governing documents and restrictive covenants, rules regarding construction and maintenance, and maintenance of common open space and facilities, and c. the charge if unpaid becomes a lien against the property. |
| Illumination | As related to a sign, means any light directed at, attached to or otherwise related to a sign, including exposed tubing or bulbs on the sign, lamps or lights lamps shining onto its surface, or illumination transmitted through the sign face(s). <ul style="list-style-type: none"> a. "Direct illumination" means a light source that is placed outside of or away from the sign in a manner so as to illuminate the sign externally. b. "Internal illumination" means a light source that is enclosed within the sign and viewed through a translucent panel. |
| Impervious surface area | A hard surface area that prevents or substantially impedes the natural infiltration of water into the underlying soil, resulting in an increased volume and velocity of surface water runoff. Impervious surface includes, but is not limited to buildings, roadways, driveways, parking, sidewalks, patios and courts for sports activities. |
| Intersection, street | The point of crossing or meeting of two or more streets. |
| Landscaped area | An area that is permanently devoted and maintained to the growing of shrubbery, grass and other plant material. |
| Loading space | A space within the main building or on the same lot for the standing, loading, or unloading of trucks, having adequate ingress and egress to a public street. |
| Lodging room | A room rented as sleeping and living quarters, but without cooking facilities and with or without an individual bathroom. In a suite of rooms, each room providing sleeping accommodations will be counted as one lodging room. |
| Lot | A "zoning lot" unless the context clearly indicates a "lot of record." The term lot includes the terms "site," "parcel," and any other similar undefined term. |
| Lot area | The area of a horizontal plane bounded by the vertical planes through front, side and rear property lines of a lot. |
| Lot, corner | A lot abutting two streets at their intersection. <div style="text-align: center;"> </div> |

Article 14. Terminology - Definitions


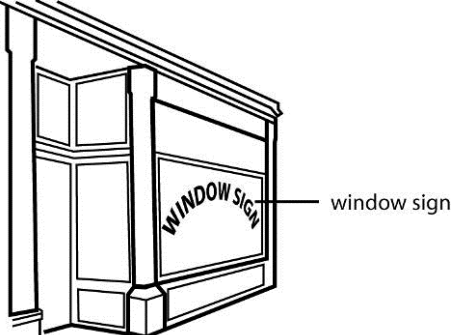
| Term | Definition |
|---|---|
| Lot, double frontage or through lot | <p>A lot that has a pair of opposite property lines along two substantially parallel streets and that is not a corner lot. On a through lot both street lines will be considered front property lines, but in the case of two or more contiguous through lots, there will be a common property line.</p>  |
| Lot, interior | <p>A lot that is not a corner lot.</p>  |
| Lot, recorded | <p>A lot designated on a subdivision plat or deed, duly recorded pursuant to statute in the county recorder's office. A recorded lot may or may not coincide with a zoning lot.</p> |
| Lot, zoning | <p>A parcel of land, composed of one or more recorded lots; occupied or to be occupied by a principal building or buildings, or principal use or uses along with permitted accessory buildings or uses; and meeting all the requirements for area, buildable area, frontage, width, yards, setback and any other requirements set forth in this chapter.</p> |
| Massage therapist | <p>Any person who practices or administers therapeutic massage, and who has completed at least 550 hours in a regular course of study of the underlying principles of anatomy and physiology as generally recognized by an approved school of massage.</p> |
| Manufactured home | <p>A residential structure that:</p> <ol style="list-style-type: none"> is transportable in one or more sections and is essentially ready for occupancy upon leaving a factory and being installed on a building site; does not require a significant amount of construction on-site, unlike other structures with factory-produced components such as modular, panelized or pre-cut homes; is designed to be used with or without a permanent foundation and connected to utilities such as plumbing, heating, and electrical systems; and complies with the Federal Manufactured Home Construction and Safety Standards, but does not comply with local building codes. <p>Any home defined as a "mobile home" in this chapter is included in this definition of "manufactured home."</p> |
| Manufactured home park | <p>A lot or adjacent lots providing sites and utilities for manufactured homes either free of charge or for a fee, including any structure or enclosure used or intended for use by occupants. This does not include mobile homes without plumbing facilities or motorized recreational vehicles. Any park defined in the Mobile Home Park Act [210 ILCS 115] or by the city of Princeton as a "mobile home park" is defined as a "manufactured home park."</p> |
| Manufactured home park service or community building | <p>A building housing the manager's office, recreation facilities, storage facilities, laundry facilities, maintenance equipment, toilet facilities for employees, emergency sanitary accommodations, and/or other facilities intended for the use of manufactured home park occupants.</p> |
| Manufactured home space | <p>A parcel of land designated for the exclusive use of the occupants of a single manufactured home.</p> |
| Manufactured home stand | <p>A part of a manufactured home space that has been reserved for the placement of the manufactured home, related structures, and/or additions.</p> |
| Mobile home | <p>A factory-built residential structure that is transportable on temporary or permanent wheels that was produced prior to the National Manufactured Housing Construction and Safety Standards Act, effective June 30, 1976, and contains toilet and bath or shower facilities. Any home defined as a "mobile home" in this chapter is included in the definition of "manufactured home." This definition does not include recreational vehicles, travel trailers, campers, or</p> |

Article 14. Terminology - Sec. 14-14-2. Definitions

| Term | Definition |
|-----------------------------------|--|
| | buses. |
| Modular home | A residential structure built in a factory up to local building code standards, that is then transported to the site and installed. |
| Nonconforming structure | A building or structure or portion thereof that was lawfully established in accordance with zoning and other regulations at the time it was established but no longer complies with the standards of this chapter. |
| Nonconforming use | A use that was lawfully established in accordance with zoning regulations at the time it was established, but no longer complies with the standards of this chapter. |
| Ornamental tree | A tree less than 30 feet tall at maturity that is planted for its aesthetic and/or screening value. |
| Panelized home | A residential structure partially built in a factory and then transported in sections, such as an entire wall with windows, doors, electrical wiring, and siding, and assembled on a site. Panelized homes must comply with local building codes. |
| Particulate matter | Material other than water that is suspended in or discharged into the atmosphere in a finely-divided form as a liquid or solid at outdoor ambient conditions. |
| Permanent foundation | A closed concrete or other masonry foundation that extends to a depth below the frost line and extends above the surface a sufficient height to safely support the weight (all lateral and vertical loads) of the structure. Loose blocks, loose brick or silt construction will not be considered a permanent foundation. |
| Person | An individual, firm, partnership, corporation, company or association. |
| Plan commission | The plan commission of the City of Princeton. |
| Planned development | A development improved according to an overall unified plan that was approved according to the procedure in Article 11. |
| Plot | A map, drawing, or chart on which the subdivider's plans of the subdivision are presented, submitted for approval and intended to be recorded in final form. |
| Pre-cut home | A residential structure constructed of building materials that are pre-cut in a factory to design specifications, and then constructed on a site. Pre-cut homes must comply with local building codes and may include "kit"-type homes or log homes. |
| Property line, corner side | The boundary of a corner lot that adjoins a public street, other than the front property line. |
| Property line, front | The boundary of a lot that adjoins an existing or dedicated public street; or where no public street exists, is along a public way. On a corner lot, the front property line is the property line adjacent to the street that is substantially parallel to the façade with the primary building entrance. |
| Property line, rear | The boundary of a lot that is most distant from and is, or is most nearly, parallel to the front property line; in the case of an irregular, triangular or gore-shaped lot, a line ten feet in length within the lot, parallel to and at the maximum distance from the front property line. |
| Property line, side | A boundary of a lot that is not a front property line or a rear property line. |
| Recreational vehicle | Any boat, boat trailer, trailer, any camping trailer, travel trailer, pickup coach, motor home or other unit built or mounted on a vehicle or chassis, without permanent foundation, that may legally be driven or towed by a motor vehicle on a highway or street. |
| Road or roadway | The paved portion of the street right-of-way. |
| Screening | A structure erected or vegetation planted for concealing an area from view. |
| Setback | An area that must be maintained as open space between a building or structure and the property line. |
| Setback, front | <p>The setback required between a building and the front property line, extending the full width of the lot between the side property lines.</p>  <p>The diagram shows a cross-section of a building on a lot. The building is represented by a rectangle. Below the building, there is a horizontal line representing the front property line. The area between the building and the front property line is shaded with diagonal lines and labeled 'front setback'. Below the front property line, there is a horizontal line representing the street. The area between the front property line and the street is also shaded with diagonal lines.</p> |

| Term | Definition |
|--|--|
| <p>Setback, rear</p> | <p>The setback required between a building and the rear property line, extending the full width of the lot between the side property lines.</p>  |
| <p>Setback, side</p> | <p>The setback required between a building and the side property line, extending from the required front setback to the required rear setback.</p>  |
| <p>Setback, corner side</p> | <p>The setback required between a building and the corner side property line, extending from the required front setback to the required rear setback.</p>  |
| <p>Sign</p> | <p>Any display, figure, painting, drawings, placard, poster or other device visible from a public way that is designed, intended or used to convey a message, advertise, inform or direct attention to a person, institution, organization, activity, place, object or product. It may be a structure or part thereof painted on or attached directly or indirectly on a structure. This definition does not include any flag, pennant or insignia of any nation, state, city or other political units, as well as any sign, board or surface used to display or announce official notice of such political units.</p> |
| <p>Sign, advertising</p> | <p>A sign that generally advertises goods or services that are not available on the premises on which the sign is located.</p> |
| <p>Sign, animated</p> | <p>A sign with action, motion or color changes requiring electrical energy, electronic or manufactured sources of supply, including wind-activated elements, including video screens, and including intermittent or sudden changes in light intensity, but not including signs defined as changeable copy signs.</p> |
| <p>Sign, business</p> | <p>Any sign that directs attention to the name of the business establishment's goods or commodities sold or services rendered, on the lot on which the sign is located.</p> |
| <p>Sign, manual changeable copy</p> | <p>A message center or reader-board where different copy changes of a public service or commercial nature are shown on the same lampbank, but not including rapid changes in light intensity or blinking features.</p> |
| <p>Sign, electronic message display</p> | <p>A sign capable of displaying words/symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means.</p> |
| <p>Sign, free speech</p> | <p>A sign that contains a message related to a matter of public interest deemed by the person posting the sign, including but not limited to a candidate for office or a ballot issue, but containing no commercial message.</p> |
| <p>Sign, freestanding</p> | <p>A sign on a frame, pole or other support structure that is <i>not</i> attached to a building or any structure that is designed to be moved, such as on wheels, skids or other similar device.</p> |
| <p>Sign, incidental</p> | <p>A sign, generally informational, that has a purpose secondary to the use of the zoning lot on which it is located,</p> |

Article 14. Terminology - Sec. 14-14-2. Definitions

| Term | Definition |
|-----------------------------|--|
| | such as "no parking," "entrance," "loading only," "telephone," and similar information and directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located will be considered incidental. |
| Sign, marquee | A sign that is attached to the side or underside of a marquee or canopy that extends from a building and covers the walkway, which identifies the entrance to an establishment or its attraction. |
| Sign, portable | Any sign that is not permanently attached to the ground or other permanent structure, or a sign that is designed to be transported by means of wheels, skids or other similar device. "Portable signs" does not include "sandwich board signs". |
| Sign, projecting | A sign that is suspended from, attached to or supported by a building or structure extending away from the building or structure a distance of more than twelve inches. |
| Sign, real estate | Any sign which advertises or announces the sale, rental or lease of the premises upon which lot the sign is located. |
| Sign, sandwich board | A portable sign constructed to form an "A" or tent-like shape, hinged or not hinged at the top. |
| Sign, temporary | A sign of any type to announce special events or sales or to announce the sale, lease or rental of property, and designed for use for a limited period of time. |
| Sign, wall or panel | <p>A sign integral with the exterior face of an exterior wall of a building, or attached to the wall or parallel with the wall and projecting not more than twelve inches from the wall.</p>  <p>The diagram shows a building facade with a sign labeled "SIGN" mounted on the wall above a set of glass doors. A line points from the text "wall sign" to the sign itself.</p> |
| Sign, wind-blown | A sign consisting of balloons or objects designed and fashioned in such a manner as to move when subjected to wind pressure. |
| Sign, window | <p>A sign painted, attached or affixed to the interior or exterior surface of the windows or doors of a building.</p>  <p>The diagram shows a building facade with a sign labeled "WINDOW SIGN" painted on a window. A line points from the text "window sign" to the sign.</p> |
| Story | That portion of a building included between the surface of any floor and the surface of the floor next above; or if there is no floor above, the space between the floor and ceiling next above, including all levels with at least half of their height above ground. A basement or below-grade floor will be counted as a story when more than one-half its floor-to-ceiling height is above ground. |
| Street | A public right-of-way that provides a primary means of access to abutting property. |
| Street, arterial | A street designed to carry large traffic volumes between areas of the city, including Main Street, Peru Street, 6 th Street and Elm Place, as described in the Comprehensive Plan. |
| Street, collector | A street designed to carry low to medium traffic volumes at lower speeds, including Clark Street, Central Avenue, Park Avenue, Euclid Avenue, Church Street, Thompson Street and Linn Street, as described in the Comprehensive Plan. |
| Street, local | A street intended primarily as access to abutting properties. |
| Frontage road | A local street that is parallel and adjacent to arterial streets and expressways, and that provides access to abutting properties and protection to local traffic from fast, through-moving traffic on the arterial streets and expressways. |
| Structure | Anything erected, the use of which requires a more or less permanent location on the ground; or attached to something having a permanent location on the ground. A sign, billboard, or other advertising device detached or projecting will be construed to be a structure. |

Article 14. Terminology - Definitions

| Term | Definition |
|-----------------------------|--|
| Subdivision | <p>The division of land into two or more parts, for the immediate or future purpose of transfer of ownership or building development, including all public streets, alleys, ways for public service facilities, parks, playgrounds, school grounds or other public grounds, and all the tracts, parcels, lots, or blocks, and numbering all such lots, blocks or parcels by progressive numbers, giving their precise dimensions. The following will not be considered a subdivision and will be exempt from the requirements of this chapter:</p> <ol style="list-style-type: none"> (1) The division of land for agricultural purposes into parcels or tracts of five acres or more in size that does not involve any new streets or easements of access; (2) The redivision of land not involving more than three lots and not requiring new streets to be dedicated; (3) The sale or exchange of parcels of land between owners of adjoining and contiguous land; (4) The conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities that does not involve any new streets or access easements; (5) The conveyance of land owned by a railroad or other public utility that does not involve any new streets or access easements; (6) The conveyance of land for highway or other public purposes; grants or conveyances relating to the dedication of land for public use; or instruments relating to the vacation of land for a public use; (7) Conveyances made to correct descriptions in prior conveyances. |
| Therapeutic massage | The practice of a profession, scientifically applied to the patient by the massage therapist by means of manual manipulation of the muscle tissue that affects all systems of the human body. |
| Toxic substance | Material that is capable of causing injury to living organisms by chemical means when present in relatively small amounts. |
| Transition yard | An area that functions as a buffer between land uses and/or zoning districts that is landscaped and free of buildings or other site improvements. |
| Use | The purpose or activity for which the land, or building thereon, is designed, arranged or intended, or for which it is occupied or maintained. Unless otherwise expressly indicated, the term "use" means "principal use." |
| Use, special | A use allowed in the subject zoning district only if reviewed and approved in accordance with the special use procedures of Article 11 and with all applicable regulations of this chapter. |
| Use, permitted | A use that is allowed by-right in the subject zoning district in accordance with all applicable regulations of this chapter. |
| Use, principal | The primary activity or combination of activities for which the land, buildings or structures on the lot are intended, designed or ordinarily used. |
| Yard | An open space on a lot that is unoccupied and unobstructed from its lowest level to the sky, except as otherwise provided in this chapter. |
| Zoning Administrator | The officer or other designated authority charged with the administration and enforcement of this chapter. |

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