

ORDINANCE NO. 10027

ORDINANCE AMENDING VARIOUS SECTIONS OF THE TOWN OF NORMAL ZONING CODE

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, Following the Town's comprehensive zoning text amendment in October 2024 (Ord. 5994), Town staff discovered minor errors and omissions and have proposed a zoning code amendment with additional clarifications and minor changes to further modernize and clarify the zoning code.

WHEREAS, On June 5, 2025, after notice and hearing as required by law, the Planning Commission recommended approval of the proposed zoning code amendment.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to approve the proposed zoning code amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. The report and recommendation of the Planning Commission is received, approved, and placed on file.

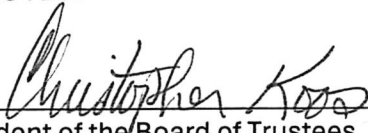
SECTION 2. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969, is amended as indicated in Exhibit A, with green underlines indicating additions, and red strikeouts indicating deletions.

SECTION 3. The Town Clerk is directed and authorized to publish this ordinance in pamphlet form as provided by law.


SECTION 4. This ordinance will become effective 10 days after the date of its publication.

SECTION 5. This ordinance is adopted under the Home Rule Authority, granted the Town of Normal by Article 7, Section 6, of the Illinois Constitution, 1970. The provisions of this ordinance are severable.

APPROVED:

  
\_\_\_\_\_  
President of the Board of Trustees  
Town of Normal, Illinois

ATTEST:

  
\_\_\_\_\_  
Town Clerk  
(seal)

This ordinance was voted upon and passed by the President and Board of Trustees of the Town of Normal on June 16, 2025, with 7 voting aye; 0 abstaining; 0 voting nay; and 0 absent.

	AYE	NAY	OTHER		AYE	NAY	OTHER
Councilman McCarthy	✓			Councilman Byars	✓		
Councilman Preston	✓			Councilman Roberge	✓		
Councilwoman Lorenz	✓			Mayor Koos	✓		
Councilwoman Smith	✓						

This ordinance was approved by the President on June 16, 2025.

This ordinance was published in pamphlet form on June 18, 2025.

**SECTION 1:****AMENDMENT** “15.4-4 ACCESSORY BUILDINGS AND USES” of the Normal Municipal Code is hereby *amended* as follows:

AMENDMENT

15.4-4 ACCESSORY BUILDINGS AND USES

On a lot devoted to a permitted principal use, customary accessory uses and structures are authorized as provided specifically, or by necessary implication, in this or any Code, ordinance, rule or regulation applicable to the Town of Normal. The following requirements are applicable to all accessory structures and uses, in addition to the requirements for accessory off-street parking facilities. (Amended 11/20/95 by Ord. No. 4356)

- A. Accessory uses shall be compatible with the principal use and shall not be established prior to the establishment of a principal use, except as permitted hereafter.
- B. Any accessory building or structure hereafter constructed, erected, placed, structurally altered or enlarged, except as otherwise permitted in this Code, shall be subject to the following bulk requirements:
  - 1. No accessory building or structure shall be permitted within the required front or side yards of a lot, as set forth in each district.
  - 2. No accessory building or structure shall be permitted nearer than 5 feet to a building nor shall it be located nearer than 5 feet from a side or rear lot line. No principal or accessory structure shall be located or placed on an easement. (Amended 11/20/95 by Ord. No. 4356)
  - 3. In a residential district, no detached garage shall exceed 1 story or 18 feet in height to the top of the roof structure (whichever is less) and no ~~no~~ other type of accessory building or structure in a residential district shall exceed 1 story or 12+6 feet in height to the top of the roof structure (whichever is less). Accessory buildings or structures in all other districts may be constructed to equal the maximum permitted height in that district. The foregoing height limits shall not apply to telecommunication antennas and telecommunication antenna facilities authorized pursuant to [division 15.15](#) of this Code. (Amended 6/16/97 by Ord. No. 4456)
  - 4. In the R-1 and R-2 zoning districts no detached garage or detached carport shall occupy more than 25% of the required rear yard, provided that in no instance shall the garage or carport exceed 720 square feet in size. No other accessory building or structure in a residential district shall exceed 300 square feet in size, and in no instance shall there be more than 2 accessory structures, including garage or carport, in the R-1 and R-2 zoning districts. (Amended 11/20/95 by Ord. No. 4356)
  - 5. No mobile home or other portable structure or building shall be used as an accessory building or structure except when used incidentally to and temporarily for construction operations of a principal use; said buildings shall

be removed prior to the occupancy of the principal use. (Amended 11/20/95 by Ord. No. 4356)

6. Temporary Construction Management and Sales Office. In the R-1A, R-1B, R-2, R-3A, and R-3B zoning classification, a dwelling unit may be used as a temporary construction management and sales office as an accessory use to the subdivision or planned development in which it is located for a period not to exceed 2 years. Use of a dwelling unit as a temporary office on construction sites will be permitted provided no sleeping or food facilities are established and/or used therein and provided said dwelling is so located as not to be in violation of any of the other Codes and Ordinances of the Town.

7. See also permitted obstructions in [sec. 15.4-5](#).

C. Home Occupations as an Accessory Use. A home occupation or profession shall be permitted as an accessory use in any dwelling unit, where:

1. Such home occupation shall be conducted entirely within a dwelling unit.
2. No special outside entrance shall be provided or used in connection with the home occupation;
3. There is used no sign, other than a nameplate not more than 1 square foot in area, no other display and no activity that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than residential purposes;
4. There are no commodities sold or services rendered that require receipt and delivery of merchandise, goods or equipment by other than ordinary residential delivery services;
5. There is no person other than members of the family residing in the dwelling unit employed or otherwise engaged in such home occupations; and
6. There are no accessory buildings used in whole or in part.

A professional person may use his dwelling for consultation or performance of religious rites, but not for the general practice of the profession.

D. Garage, Estate, or Yard Sale. Garage, estate, or yard sales may be held in residential zoning provided no more than 3 such sales are held per year at any one residence, and such sales last a total of no more than 12 days per year. (Amended 11/20/95 by Ord. No. 4356)

**SECTION 2:            AMENDMENT “15.4-5 LOTS AND YARDS”** of the Normal Municipal Code is hereby *amended* as follows:

## AMENDMENT

### 15.4-5 LOTS AND YARDS

A. General Lot and Yard Requirements. The following lot and yard regulations shall apply to all lots or tracts of land on which the structure is located.

1. The minimum yard space required for one structure or use shall not be

- considered as the yard of any other, including an adjoining structure or use.
2. Required yards shall be located on the same lot as the principal building or use.
  3. No lot shall be divided, hereafter, into two or more lots and no part of a lot shall be sold unless resultant lots conform to all yard requirements in the district where the lots are located.
  4. In the following situations, there shall be maintained in all residential zoning districts, except the R-3B High Density Multiple-Family Residence District, a front yard of the average setback (as hereinafter defined) or the setback required in the district, whichever is greater.
    - a. Where the lot to be developed is a lot of record in a subdivision, which subdivision plat was filed for record prior to January 1, 1975; or
    - b. Where the lot to be developed is a lot of record in a subdivision, which subdivision plat is a re-subdivision, consisting of 3 lots or less of a prior subdivision, which prior subdivision plat was filed for record prior to January 1, 1975.

Average setback is the total lineal distance of front yard setbacks established by buildings existing on lots having a frontage of 50% or more of the total frontage on one side of that portion of a street lying between any of the following intersecting ways or lines: streets, railroad tracts, drainage ways or zoning district boundary lines, divided by the number of developed lots on the same side of that portion of a street, lying between said intersecting ways or lines. Structures built in violation of the average setback provision as it existed prior to amendment on November 18, 1985, shall be deemed lawful in respect to the average setback requirement.

5. On corner lots in all districts, except the B-2, General Business District, nothing shall be erected, placed, planted, or allowed to grow in the visibility triangle as defined by the Illinois Department of Transportation. (Amended 11/20/95 by Ord. No. 4356)(Amended 1/20/04 by Ord. No. 4926)

#### B. Transitional Yard Requirements.

1. Front Yards. When the required front yard of a lot zoned S-2, C-1, C-2, C-3, B-1, M-1, or M-2 is contiguous to or across the street or alley from property zoned R-1A, R-1B, R-2, or R-3A or such a lot or a lot zoned R-3A is contiguous to or across a street or alley from property zoned R-1A, R-1B, or R-2, the following transitional yards shall be provided:
  - a. The owner or developer of such S-2, C-1, C-2, C-3, B-1, M-1 or M-2 zoned property shall provide along the entire width of such property a front yard at a minimum equal to the required front yard for the adjoining R-1A, R-1B, R-2, or R-3A zoned property.
  - b. The owner or developer of property zoned R-3A or R-3B shall provide along the entire width of such property a front yard at a minimum equal to the required front yard in the adjoining R-1A, R-1B or R-2 zoning district.
  - c. Transitional front yard requirements do not apply when the street is

equal to or wider than three lanes or ~~65~~ 30 feet of right-of-way.

2. Side and Rear Yards. When any portion of any lot zoned S-2, C-1, C-2, C-3, B-1, M-1, or M-2 is contiguous to or across a street or alley from a lot zoned R-1B, R-2, or R-3A, or when any lot zoned for R-3A or R-3B is contiguous to or across a street or alley from property zoned R-1A, R-1B, or R-2 the following transitional yard requirements shall apply:

- a. If the contiguity is along a side yard, the owner or developer shall provide 10 feet in addition to the side yard otherwise required for the applicable zoning district.
- b. If the contiguity is along the rear line, the owner or developer shall provide 15 feet of additional rear yard beyond what is otherwise required in the applicable zoning district.
- c. Transitional side and rear yard requirements do not apply when the street is equal to or wider than 3 lanes or ~~65~~ 30 feet of right-of-way.

3. Building Height Restrictions. Where any lot zoned S-2, C-2, C-3, B-1, M-1 or M-2 is contiguous to or across a street or alley from any lot zoned R-1B, R-2, or R-3A, or when any lot zoned R-3 is contiguous to a lot zoned R-1 or R-2, the height of buildings on said lots shall not exceed the height permitted on such adjoining residentially zoned lots.

- a. See [sec. 15.7-4](#) for height restrictions specific to properties within the Parking Impact Zone.
- b. Transitional height restrictions do not apply when the street is equal to or wider than 3 lanes or ~~65~~ 30 feet of right-of-way.

C. Permitted Obstructions in Yards. No obstructions shall be allowed in any yard required by this Code, with the exception of those listed in Table 15.4-5(C) below. The table includes the locations in which the obstructions are permitted. Permitted obstructions are not considered to be accessory structures. In all cases, permitted obstructions are specified subject to the requirements to maintain visibility at intersections contained in sec. 15.4-5(A) of this Code. Special provisions pertaining to permitted obstructions follow.

1. General. Unless otherwise stated, permitted obstructions may be no closer than 5 feet from any property line.
2. Architectural Features. Architectural features include bay windows, chimneys, eaves, gutters, sills, and cantilevered projections from a building. These features must leave at least a 2-foot minimum setback from lot lines.
3. Awnings, Canopies, and Port Cocheres. These may project no more than 25% into the required yard.
4. Balconies and Terraces, both unroofed. These may project no more than 10 feet into the front, corner side, or rear yard.
5. Decks and Porches, Covered or Uncovered. May extend no more than 25% into the required setback.
6. Fences

a. Location.

- (1) Can be on property line except when adjacent to a sidewalk,

in which case must be at least 12 inches off.

(2) May not create a visibility conflict at driveways or intersections, as described in sec. 15.4-5(A).

b. Height. See Table 15.4-5(C) below.

(1) Properties in R-1, R-2 or R-3 may have a maximum 6-foot fence in the corner side yard unless adjacent to the front yard of another property zoned R, in which case the portion of the fence adjacent to the front yard may be no taller than 4 feet.

(2) Properties in B-1, S-2, C-1, C-2, C-3, or M-1 directly adjacent to an R district are restricted to fences 6 feet in height with a further restriction if the direct adjacency is to an R front yard, in which case the height is limited to 4 feet.

(3) Properties utilized for gas well heads, electric power stations or substations, telephone switching stations, and other similar utility uses may have fences in all yards up to 8 feet in height. Such fences must be black vinyl coated chain link or other decorative fencing material.

7. Pumps: Fuel, Air, Water. Must be screened in the same manner as parking as set forth in [division 15.14](#).

8. Table 15.4-5(C): Permitted Obstructions in Yards

See also [sec. 15.4-4](#) and [sec. 15.4-5](#) for additional provisions for each of the listed items below.

Key: F - Front Yard; C - Corner Yard; S - Side Yard; R - Rear Yard; A - All Yards

Accessory Uses	A	R-1	R-2	R-3	S-2	C-1	C-2	C-3	B-1	B-2	M-1	M-2	Additional Special Provisions
Accessibility Ramp	A	A	A	A	A	A	A	A	A	A	A	A	-
Agricultural uses other than buildings or	A	-	-	-	-	-	-	-	-	-	-	-	-

structures														
Antennas, Telecommunication	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	<a href="#">15.15</a>
Arbors & Trellis	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Architectural Features (no closer than 2 feet from property line)	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Athletic Courts	R	R	R	R	R	R	R	R	R	R	R	R	R	-
Automated Teller Machine	-	-	-	-	A	A	A	A	A	A	A	A	A	<a href="#">15.14</a>
Awnings, Canopies and Port Cocheres (up to 25% into required setback)	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Balcony or Terrace, Unroofed	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	-	-	-	-

Canopy, Automobile Service Station or Drive-Through	-	-	-	-	-	A	A	A	A	-	A	A	<a href="#">15.14</a>
Carports or Detached Garages	R	R	R	R	R	R	R	R	R	R	R	R	-
Composite Pile	R	R	R	R	R	R	R	R	R	R	R	R	-
Decks or Porches, Covered or Uncovered	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">15.4-5(C)(5)</a>
EV Charging Station/Unit	R	R	R	R	A	A	A	A	A	A	A	A	-
Fences; 4'	A	A	A	A	A	A	A	A	A	A	A	A	-
Fences; 6'	<u>S</u> , R	<u>S</u> , R, <u>C</u>	<u>S</u> , R, <u>C</u>	<u>S</u> , R, <u>C</u>	<u>S</u> , R, <u>C</u> -	<u>S</u> , R, <u>C</u> -	<u>S</u> , R, <u>C</u> -	<u>S</u> , R, <u>C</u> -	<u>S</u> , R, <u>C</u> -	-	<u>S</u> , R, <u>C</u> -	<u>S</u> , R, <u>C</u> -	<a href="#">15.4-5(C)</a> Not e wh en adj ace nt to

														R fro nt yar d
Fences, 8'	S, R	-	-	-	S, R	S, R	S, R	S, R	S, R	S, R	-S, R	A	A	<a href="#">15.4-5(C)</a>
Flag Poles	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Garden, Rain	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Gazebo, Pergola, Hoopho use	R	R	R	R	R	R	R	R	R	R	R	R	R	-
Landsca ping	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Lights, Yard (resident ial)	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">15.3-2</a> <a href="#">15.14</a>
Mechani cal Equipm ent	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	<a href="#">15.14</a>
Off- Street Parking	-	S, R	S, R	A	A	A	A	A	A	R	A	A	A	<a href="#">15.7-2</a> <a href="#">15.14-7</a> <a href="#">15.17</a>
Pumps; Fuel, Air, Water	-	-	-	-	-	-	-	-	-	A	-	A	A	<a href="#">15.14</a>
Rain	S,	S,	S,	S,	-	-	-	-	-	-	-	-	-	-

Barrel	R	R	R	R										
Refuse & Recycling Storage	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	-
Sheds, Storage Buildings	R	R	R	R	R	R	R	R	R	R	R	R	R	-
Signs, Freestanding or Monument	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">15.13</a>
Solar Energy Installations, Ground-Mounted	A	R	R	R	A	A	A	A	A	A	-	A	A	<a href="#">15.15.1</a> <a href="#">15.16</a>
Steps or Stairs to Second Floor or Higher, Uncovered	A	R	R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	R	S, R	S, R	-
Swimming Pools, Hot Tub (Residential)	R	R	R	R	R	-	-	-	-	-	-	-	-	<a href="#">15.16</a>
Wind Energy Installations	-	-	-	-	A (small & A (small)	A (small)	-	A (small)	A (small)	-	-	A (small)	A (small & A (small)	<a href="#">15.15.2</a>

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- D. Outdoor Lighting. All outdoor lights shall comply with [division 15.14](#). Lighting shall not cause any direct or reflected glare beyond the lot. Light fixtures shall be recessed or shaded to prevent glare beyond the lot. All fixtures shall be shielded and directed away from any residentially zoned lots or public right-of-way, so as to prevent glare beyond the lot. (Amended 1/19/99 by Ord. No. 4576)(Amended 1/20/04 by Ord. No. 4926)
- E. Refuse and/or Recycling Storage Areas. For all uses for which a dumpster is required, refuse and/or recycling storage areas (dumpsters) shall be screened with an opaque fence or masonry enclosure on all sides except that area which must remain unobstructed in order to allow garbage pick-up. Fences may not be chain link. (Amended 11/20/95 by Ord. No. 4356)

**SECTION 3:            AMENDMENT “15.6-19 M-1 RESTRICTED MANUFACTURING DISTRICT”** of the Normal Municipal Code is hereby *amended* as follows:

AMENDMENT

15.6-19 M-1 RESTRICTED MANUFACTURING DISTRICT

- A. Intent. The intent of this M-1 Restricted Manufacturing District is to provide for industrial uses and land uses housed in light industrial types of buildings, all with an absence of objectionable external effects in areas that are suitable for this type of development by reason of topography, relative location, and adequate utility and transportation systems. Compatibility with surrounding districts is further assured by limiting development by reason of topography, relative location, and adequate utility and transportation systems. Compatibility with surrounding districts is further assured by limiting development to low industrial densities. Just as industrial uses are excluded from residential areas to promote public health, safety and welfare, so are residential developments excluded from this district.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the M-1 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposed under consideration:
  - 1. The relationship of the subject property to various aspects of the transportation system, including rail, air, highway and street, and pedestrian, and the impact the permitted uses would have upon these systems. Truck traffic and its impact is of major concern generally, as well as the effect on vehicular travel times.
  - 2. The extent to which surrounding zoning and land usage provide an adequate

transition from these industrial uses to uses of lesser intensity and the degree to which the uses authorized in the district serve as a buffer between other districts which exhibit more objectionable effects and uses of lower intensity.

3. The capacity of existing and proposed public utilities to the site, including water and sewer systems to serve the permitted uses which might lawfully occur on the property so zoned.
4. The adequacy of public services, including police and fire protection, serving the property in question and the impact the permitted uses would have upon these services.
5. The impact the permitted uses would have upon the environment including noise, air, and water pollution.
6. The impact any natural disasters, including flooding, would have upon the permitted uses.
7. The conformance of the proposal to the Comprehensive Plan and the Official Map.

#### C. Permitted and Special Uses.

1. Permitted Uses. In the M-1 Restricted Manufacturing District, no building or land shall be used except for one or more of the uses specified in Table 15.6-19(C) below, unless otherwise provided in this Code.
2. Special Uses. The special uses listed in Table 15.6-19(C) below may be permitted, subject to the conditions and standards stated in [division 15.10](#) of this Code.

#### 3. Table 15.6-19(C): Manufacturing Districts Allowed Uses

##### a. Notes.

- (1) M-1 Light Manufacturing: Uses engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products which does not include the use of highly flammable material, or toxic matter. Uses are engaged in processes that have a minimal impact on the environment and adjacent properties. See [division 15.15.2](#).
- (2) M-2 Heavy Manufacturing: Uses engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from unprocessed or raw materials, which may include the use of highly flammable material, or toxic matter. Uses may be engaged in processes that are likely to have a substantial impact on the environment or on adjacent properties. Typical uses include, but are not limited to, chemical processing, grain milling, metal casting, metal smelting, motor vehicle assembly, motor vehicle wrecking, petroleum refining, rendering, tire assembly, and asphalt, brick, concrete, or tile manufacturing.
- (3) [Recreation, Indoor is a Permitted Use when the structure is 25,000 square feet or smaller. If larger, it is a Special Use subject to the general Special Use standards found in sec. 15.10.](#)

b. Table. Key: P - Permitted Uses, S - Special Uses

Land Use	M-1	M-2	Reference
Agriculture	P	P	-
Asphalt Plant	-	S	<a href="#">15.10</a>
Auction House	P	-	-
Animal Boarding, Hospital, or Shelter (with outdoor component)	S	-	-
Animal Boarding, Hospital, or Shelter (without outdoor component)	P	-	-
Building Products Sales, Distribution, Wholesale	P	P	-
Cannabis (Craft Grower, Cultivation, Infuser, Processor, Transporter)	S	S	<a href="#">15.20</a>
Clubs, Private	P	-	-
Concrete Plant	-	S	<a href="#">15.10</a>
Contractor's Shop	P	P	-
Extraction, loading, storage (gravel, sand, and soil)	-	S	-
Gun Range, Indoor	S	-	-
Machinery and Equipment Sales and Rental	P	P	-
Manufacture, All Goods, Products, Materials, Equipment	P	P	-
Motor, Small Engine Repair, Service, and Sales	P	-	-
Nurseries & Greenhouses	P	-	-
Office, Professional	P	-	-
<u>Recreation, Indoor</u>	<u>P/S</u>	<u>=</u>	<a href="#">15.6-19(C)</a> <a href="#">(3)(a)</a> <a href="#">15.10</a>
Recreational Equipment Sales	P	-	-
Solar Energy Systems, Private, Roof-Mounted	P	P	<a href="#">15.15.1</a>
Solar Energy Systems, Private, Ground-Mounted	S	P	<a href="#">15.15.1</a>

Solar Energy Systems, Commercial, Roof- or Ground-Mounted	S	S	<a href="#">15.15.1</a>
Storage, All Goods, Products, Materials, Equipment	P	P	-
Storage Area, Outdoor	P	P	-
<b>Storage, Self-Service</b>	<b>P</b>	<b>P</b>	<b>-</b>
Taproom in Brewery Class P Liquor	S	-	-
Taxidermist Shop	P	-	-
Telecommunication Antenna and Facilities	S	S	-
Trailer Rental & Sales	P	P	-
Transportation Terminal, Truck or Rail	P	P	<a href="#">15.15</a>
Treatment Plants, All Goods, Products, Materials, Equipment	S	P	-
Truck Freight Terminal	S	P	-
Vehicle Fueling, Charging	P	-	-
Vehicle Repair Shop, Passenger Vehicles	P	-	-
Vehicle Repair Shop, Commercial and Large Vehicles	P	P	-
Vehicle Sales	P	-	-
Vehicle Storage	P	-	-
Warehouse and Logistics	P	P	-
Wholesale Distributors	P	P	-
Wind-Energy Facilities, Large	-	S	<a href="#">15.15.2</a>
Wind-Energy Facilities, Small	S	S	<a href="#">15.15.2</a>
Other Uses Consistent with Purpose of District	-	-	-

D. Site Plan Review. Site plan review and approval by the Town Council, after a legislative public hearing and recommendation by the Normal Planning Commission, in accordance with [sec. 15.8-3](#) of this Code shall be required for all development which fulfills one or more of the following criteria:

1. The development of land to be used for a permitted use, any part of which is

within 500 feet of any R district boundary line.

2. The development of land which is an expansion of an existing structure or use and which, if new development, would be permitted only when processed under the site plan review procedures contained herein.

(Subsection (D) Amended 11/20/95 by Ord. No. 4356) (Amended 4/15/96 by Ord. No. 4385)

- E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in [sec. 15.10-4](#) of this Code.
  1. Lot Size and Width. No minimum.
  2. Yards.
    - a. Front. 25 feet minimum. (Amended 1/20/04 by Ord. No. 4926)
    - b. Side Yards. 2 side yards with a combined width of 15 feet with neither side yard less than 5 feet.
    - c. Corner Side Yard. 25 feet minimum. (Amended 1/20/04 by Ord. No. 4926)
    - d. Rear. 20 feet minimum.
    - e. For general yard regulations that are applicable see [sec. 15.4-5](#) of this Code.
  3. Building Height. Not to exceed 2 stories or 35 feet, whichever is lower. For exemptions from height regulations see [sec. 15.4-3\(C\)](#) of this Code. For transitional height restrictions, see [sec. 15.4-5](#) of this Code.
  4. Number of Principal Buildings. There is no limit on the number of principal buildings in the M-1 district.
- F. Signs. All signs shall conform to the requirements contained in [division 15.13](#) of this Code.
- G. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in [division 15.7](#) of this Code.
- H. If outside accessory storage exists on a lot in an M-1 district which coincides with the lot line of an adjacent residence district or is adjacent to an alley or street which separates such M-1 district and residential district, screening shall be provided with planting of trees and shrubs or a densely planted compact hedge maturing to not less than 5 feet of such lot line.
- I. Community Design Standards. The provisions set forth in [division 15.14](#) shall apply to any proposal for development in the M-1 district. (Added 1/20/04 by Ord. No. 4926)

**SECTION 4:            AMENDMENT “15.6-20 M-2 GENERAL MANUFACTURING”** of the Normal Municipal Code is hereby *amended* as follows:

#### AMENDMENT

#### 15.6-20 M-2 GENERAL MANUFACTURING

- A. Intent. The intent of this M-2 General Manufacturing District is to provide for the more

intense types of industrial and manufacturing uses which generally exhibit higher levels of objectionable external effects. This district should not be located adjacent to residential districts, and its contiguity to commercial and business areas should, wherever possible, be avoided. Uses permitted in this district will provide for those basic industries needed to expand employment opportunities within the Town.

B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the M-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:

1. The relationship of the subject property to various aspects of the transportation system, including rail, air, highway, and street, and pedestrian, and the impact the proposal would have upon these systems. Truck traffic and its impact is of major concern generally, as well as the effect on vehicular travel times.
2. The extent to which surrounding zoning and land usage provides an adequate transition from these industrial uses to uses of lesser intensity and the degree to which the uses authorized in the district serve as a buffer between other districts which exhibit more objectionable effects and uses of lower intensity.
3. The capacity of existing and proposed public utilities to the site, including water and sewer systems to serve the permitted uses which might lawfully occur on the property so zoned.
4. The adequacy of public services, including police and fire protection, serving the property in question and the impact the permitted uses would have upon these services.
5. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
6. The impact any natural disasters, including flooding, would have upon the permitted uses.
7. The conformance of the proposal to the Comprehensive Plan and the Official Map.

C. Permitted and Special Uses.

1. Permitted Uses. In the M-2 General Manufacturing District, no building or land shall be used except for one or more of the uses specified in Table 15.6-20(C) below, unless otherwise provided in this Code.
2. Special Uses. The special uses listed in Table 15.6-20(C) below may be permitted subject to the conditions and standards stated in [division 15.10](#) of this Code.
3. Table 15.6-20(C): Manufacturing Districts Allowed Uses

a. Notes.

(1) M-1 Light Manufacturing: Uses engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products which does not include the use of highly flammable material, or toxic matter. Uses are engaged in processes that have a minimal impact on the environment and adjacent properties.

(2) M-2 Heavy Manufacturing: Uses engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other

industrial processing of products from unprocessed or raw materials, which may include the use of highly flammable material, or toxic matter. Uses may be engaged in processes that are likely to have a substantial impact on the environment or on adjacent properties. Typical uses include, but are not limited to, chemical processing, grain milling, metal casting, metal smelting, motor vehicle assembly, motor vehicle wrecking, petroleum refining, rendering, tire assembly, and asphalt, brick, concrete, or tile manufacturing.

b. Table. Key: P - Permitted Uses, S - Special Uses

Land Use	M-1	M-2	Reference
Agriculture	P	P	-
Asphalt Plant	-	S	<a href="#">15.10</a>
Auction House	P	-	-
Animal Boarding, Hospital, or Shelter (with outdoor component)	S	-	-
Animal Boarding, Hospital, or Shelter (without outdoor component)	P	-	-
Building Products Sales, Distribution, Wholesale	P	P	-
Cannabis (Craft Grower, Cultivation, Infuser, Processor, Transporter)	S	S	<a href="#">15.20</a>
Clubs, Private	P	-	-
Concrete Plant	-	S	<a href="#">15.10</a>
Contractor's Shop	P	P	-
Extraction, loading, storage (gravel, sand, and soil)	-	S	-
Gun Range, Indoor	S	-	-
Machinery and Equipment Sales and Rental	P	P	-
Manufacture, All Goods, Products, Materials, Equipment	P	P	-
Motor, Small Engine Repair, Service, and Sales	P	-	-
Nurseries & Greenhouses	P	-	-
Office, Professional	P	-	-

Recreational Equipment Sales	P	-	-
Solar Energy Systems, Private, Roof-Mounted	P	P	<a href="#">15.15.1</a>
Solar Energy Systems, Private, Ground-Mounted	S	P	<a href="#">15.15.1</a>
Solar Energy Systems, Commercial, Roof- or Ground-Mounted	S	S	<a href="#">15.15.1</a>
Storage, All Goods, Products, Materials, Equipment	P	P	-
Storage Area, Outdoor	P	P	-
<b><u>Storage, Self-Service</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>-</u></b>
Taproom in Brewery Class P Liquor	S	-	-
Taxidermist Shop	P	-	-
Telecommunication Antenna and Facilities	S	S	-
Trailer Rental & Sales	P	P	-
Transportation Terminal, Truck or Rail	P	P	<a href="#">15.15</a>
Treatment Plants, All Goods, Products, Materials, Equipment	S	P	-
Truck Freight Terminal	S	P	-
Vehicle Fueling, Charging	P	-	-
Vehicle Repair Shop, Passenger Vehicles	P	-	-
Vehicle Repair Shop, Commercial and Large Vehicles	P	P	-
Vehicle Sales	P	-	-
Vehicle Storage	P	-	-
Warehouse and Logistics	P	P	-
Wholesale Distributors	P	P	-
Wind-Energy Facilities, Large	-	S	<a href="#">15.15.2</a>
Wind-Energy Facilities, Small	S	S	<a href="#">15.15.2</a>
Other Uses Consistent with Purpose of District	-	-	-

D. Site Plan Review.

1. In accordance with the requirements and procedures stated in [sec. 15.8-3](#) public site plan review and approval by the Town Council after legislative public hearing and recommendation by the Planning Commission shall be required for all development which fulfills one of the following criteria.
  - a. The development of land for a manufacturing or industrial use where such use involves noise, smoke, particulate matter, toxic or noxious matter, odors, fire, and explosive hazards, or vibration, or glare or heat.
  - b. The development of land consisting of 20 acres or more, net site area.
  - c. The development of land to be used for a permitted use, any part of which is within 500 feet of any R district boundary line.
  - d. The development of land which is an expansion of an existing structure or use and which, if new development, would be permitted only when processed under the site plan review procedures contained herein.

E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in [sec. 15.10-4](#) of this Code.

1. Lot Size and Width. No minimum.
2. Yards.
  - a. Front. 25 feet minimum. (Amended 1/20/04 by Ord. No. 4926)
  - b. Side Yards. 5 feet minimum.
  - c. Corner Side Yard. 25 feet minimum. (Amended 1/20/04 by Ord. No. 4926)
  - d. Rear. 20 feet minimum.
  - e. For general yard regulations that are applicable see [sec. 15.4-5](#) of this Code.
3. Building Height. Not to exceed 85 feet. For exemptions from these height regulations see [sec. 15.4-3\(C\)](#) of this Code. For transitional height restrictions, see [sec. 15.4-5](#) of this Code.
4. Number of Principal Buildings. There is not limit on the number of principal buildings in the M-2 district.

F. Signs. All signs shall conform to the requirements contained in [division 15.13](#) of this Code.

G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in [division 15.7](#) of this Code.

H. Screening. If outside accessory storage exists on a lot in an M-2 district which coincides with the lot line of an adjacent residence district or is adjacent to an alley or street which separates such M-2 district and residential district, screening shall be provided with planting of trees and shrubs or a densely planted compact hedge maturing to not less than 5 feet in 2 years, parallel to and within 3 feet of such lot line.

I. Community Design Standards. The provisions set forth in [division 15.14](#) shall apply to any proposal for development in the M-2 District. (Added 1/20/04 by Ord. No. 4926)

**SECTION 5:            AMENDMENT “15.6-21 FORM BASED OVERLAY DISTRICT”** of the Normal Municipal Code is hereby *amended* as follows:

AMENDMENT

15.6-21 FORM BASED OVERLAY DISTRICT

A. Intent. In addition to those general purposes set forth in [division 15.2](#) of this Code, it is the purpose and design of the Form Based Overlay District to foster land development that sets careful and clear controls on building form, public spaces, streetscapes, building architecture, and the relationship of the building on the lot. This Form Based Overlay District shall be applied as an overlay or a combined district. This technique retains the list of uses allowed in the present zoning classification that the Form Based Overlay District overlays unless such uses are modified by the adopting ordinance.

The purpose of the Form Based Overlay District is to:

1. regulate how lots and buildings relate to public spaces and the surrounding neighborhood;
2. govern building form and placement of the building in relation to the lot and street;
3. stabilize and improve property values;
4. require certain building elements to enhance public places;
5. encourage architectural character that incorporates the best urban practices;
6. protect and enhance the Town’s attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry; and
7. strengthen the economy of the Town.

B. Zoning Map Amendment Guidelines.

1. Any portion of the Town classified in a FB Form Based Overlay District shall also be classified in one or more of other districts established in [division 15.6](#) of this Code. The official zoning map shall designate any land classified in a FB District by a combination of symbols, e.g. FB/R-1A, FB/R-1B, FB/R-2, FB/R-3A, FB/R-3B, etc.
2. In a FB Form Based Overlay District, all the regulations of the underlying Agriculture District, Residential District, Special Public Interest District, Business/Commercial District or Manufacturing District established by division 15.6 of this Code shall apply, except insofar as such regulations are in conflict with the special regulations applicable to the FB Form Based Overlay District, and in the event of such a conflict, the regulations governing such FB Form Based Overlay District shall control. All permitted uses or special uses otherwise allowable in the underlying Agriculture District, Residence District, Special Public Interest District, Business District or Manufacturing District shall continue to be allowable uses except as provided in the Form Based Code developed for the particular FB Overlay District.

- C. Form Based Code. Designation of an area as a FB Form Based Overlay District shall include the establishment of a Form Based Code for that district. Such Code shall be incorporated into the designating ordinance by reference and shall be kept on file in the Office of the Town Clerk. Such Code shall include the following elements:
1. A regulating plan which provides specific information on permitted development for each building site and how each lot relates to public spaces and the surrounding neighborhood.
  2. Building envelope standards which establish basic parameters governing building form, building placement (in three dimensions) and required or permitted building elements.
  3. Architectural standards which govern a building's architectural elements and sets parameters for allowable materials, configurations, and construction techniques.
  4. Streetscape standards which establish the relationship between public space and buildings and set the parameters for landscaping and other amenities on or near each building site.
- D. Zoning Code Administrator Review. No building permit for any building or structure or for any exterior improvement or addition to any building or structure in the FB Form Based Overlay District shall be issued unless and until the construction plans and specifications for such building or structure or addition thereto have been reviewed by the Zoning Code Administrator in the process set forth in [division 15.14](#) of this Code, and found to be in compliance with the Form Based Code applicable to such site.

(SEC. 15.6-21(A) though (D) Added 3/15/04 by Ord. No. 4937)

- E. Overlay Districts.
1. P-1 Overlay Corridor.
    - a. Intent. In addition to those general purposes set forth in [division 15.2](#) of this Code, it is the purpose and design of the P-1 Corridor to enhance the visual character and economic value of the Town's major commercial corridors by prohibiting uses that have an industrial appearance. This P-1 Corridor shall be applied as an overlay district. This technique retains the list of uses allowed in the present zoning classification that the P-1 Corridor overlays with the exceptions listed in B below.
    - b. P-1 Corridor. The P-1 Corridor is a zoning overlay district as depicted on the Town of Normal Zoning Map and pertains to all lots immediately adjacent to the identified roadways. In this corridor, the following uses are prohibited regardless of the underlying zoning classification: Adult Hotels/Motels, Adult Lingerie Modeling Studios, Adult Media Stores, Adult Modeling Shops, Adult Motion Picture Theater, ~~Contractor's Shop~~, Sex Shops, Sexually Oriented Entertainment Business, Truck Freight Terminal, Truck Stop, Truck Terminal, and Mini Warehouse. The P-1 Corridor designation does

not otherwise affect the regulations of the underlying zoning classification.

(SEC. 15.6-21(E) Added 6/20/05 by Ord. No. 5013) (Amended 9/19/05 by Ord. No. 5027) (Amended 1/17/06 by Ord. No. 5047)

2. South Uptown District Overlay. The South Uptown District Overlay is a zoning overlay district as depicted on the Town of Normal Zoning Map and subject to the Form Based Code for the District as set forth in the Designating Ordinance No. 4940, passed and approved on the 15th day of March, 2004. A copy of the regulating Form Based Code is on file in the Office of the Town Clerk. (Added 6/20/11 by Ord. No. 5388)
3. Optional Main Street Form Based Overlay District. The Main Street Form Based Overlay District is a zoning overlay district as depicted on the Town Zoning Map. The property within the district may be, but is not required to be used and developed in accordance with the regulating Form Based Code for the District as set forth in the Designating Ordinance No. 5388 passed and approved on the 20th day of June, 2011. A copy of the [Regulating Form Based Code](#) is on file in the Office of the Town Clerk. Each property owner may elect to use and develop property within the district subject to the Code. If an owner makes such election the property within the district shall be subject to the Form Based Code regulations rather than zoning regulations of the underlying zoning district, except the sign regulations set forth in chapter 15 shall continue to apply to property subject to the Form Based Code.
4. Parking Impact Zone. The Parking Impact Zone is an overlay zoning regulation district as depicted on the Town of Normal Zoning Map and is subject to the regulations provided in [sec. 15.7-4](#) of this Code. (Added 6/20/11 by Ord. No. 5388)

**SECTION 6:****AMENDMENT** “15.7-2 OFF-STREET PARKING” of the Normal Municipal Code is hereby *amended* as follows:

AMENDMENT

15.7-2 OFF-STREET PARKING

- A. Use. Required off-street parking spaces accessory to uses listed in this section shall be solely for the parking of motor vehicles. Each required space shall be kept available at all times for the parking of one operable motor vehicle.
- B. Storage of Major Recreational Equipment, and Domestic Utility Trailers Any owner of major recreational equipment or domestic utility trailer may park or store such equipment in a residence district on private property subject to the following conditions:

1. Major Recreational Equipment.
  - a. Time limitations and locations.
    - (1) From ~~December~~ ~~November~~ 1 through March 31, major recreational equipment parked or stored outside of a garage must be behind the front building line of the principal structure on the lot.
    - (2) From April 1 through ~~November 30~~ ~~October 31~~, major recreational equipment parked or stored outside of a garage may be parked or stored in front of the front building line of the principal structure on the lot provided it is stored on a hard surface driveway or off-street parking space.
    - (3) Major recreational equipment may never be parked or stored in a corner side yard.
    - (4) Major recreational equipment must always be parked or stored at least 5 feet from a side or rear lot line.
    - (5) Major recreational equipment may never be parked in the public right-of-way.
  - b. Hard surface requirement.
    - (1) When parked in the front of the front building line of the principal structure on the property, major recreational equipment must be on a hard surface.
    - (2) If the major recreational equipment is a self-propelled vehicle, not stored on a trailer (such as a motor-home), it must be parked on a hard-surface whether it is parked in front of or behind the front line of the principal structure on the property.
    - (3) Camping utility trailers, boats on trailers, and other items of major recreational equipment stored on trailers do not need to be on a hard surface if such major recreational equipment is stored or parked to the rear of the front building line of the principal structure on the property.
  - c. Use. At no time shall such parked or stored major recreational equipment be occupied or used for dining, sleeping or housekeeping purposes while parked or stored in a residence district except for a period of not to exceed 14 days in one calendar year, provided, however, that such mobile home, travel trailer, pick-up coach, motor-home or camping trailer may be used only for sleeping purposes during such 14 day period.
  - d. Screening. Not required.
2. Domestic Utility Trailers (single-axle maximum – see definition for size limitation)
  - a. Time limitations and locations.
    - (1) A domestic utility trailer may be parked in a rear yard or side yard. Domestic utility trailers may not be parked in a front yard or corner side yard.
    - (2) A domestic utility trailer may never be parked or stored in a

corner side yard.

(3) A domestic utility trailer must always be parked or stored at least 5 feet from a side or rear lot line.

(4) There is no time period applied to a domestic utility trailer.

(5) A domestic utility trailer may never be parked in the public right-of-way.

b. Hard surface requirement. None.

c. Use. A domestic utility trailer in a residential district may only be used for domestic or recreational purposes, not commercial purposes.

d. Screening. A domestic utility trailer parking in a rear yard or side yard must be screened from the street.

### C. Location.

1. Except as provided in subsection 2 below, required off-street parking spaces in residence districts shall be located on the same lot as the use served.

2. Parking spaces required in the R-3A and R-3B zoning districts and in all non-residential districts shall be located on the same lot or on an adjoining lot, provided however that where 10 or more parking spaces are required:

a. Such parking spaces may be provided on a lot located not more than 500 feet as one walks from the lot requiring said parking.

b. When such lot is not owned by the owner of the use requiring the parking, the owner of the use requiring the parking should have control of the parking spaces by a minimum 5 year lease on such lot.

c. No parking spaces permitted by subsection (a) above, shall be located in a residence district, except when such spaces are located in an R-3A or R-3B Residence District and are required for uses in the R-3A and R-3B Zoning Districts.

(SEC. 15.7-2(C)(1) and SEC. 15.7-2(C)(2) were amended 1/16/01 by Ord. No. 4707)

3. With the exception of those located within the Parking Impact Zone ([sec. 15.7-4](#)), off-street parking spaces shall not be located in the following locations:

a. In Single-Family and Two-Family Residential Zoning Districts, off-street parking spaces shall not be located in the front yard, side yard, or corner side yard, except on a hard surface, such as asphalt or concrete, located behind the required front yard setback with the following exceptions:

(1) A turnaround pad may be constructed on properties taking access from roadways designated as minor arterial or arterial by the Town Engineer, provided the turnaround pad is:

(A) A minimum of 3 feet from the property lines;

(B) A maximum length of 16 feet measured from the existing driveway edge to the far end of the turnaround pad;

(C) Constructed perpendicular to the existing driveway;

and

- (D) Constructed to maintain at least 50% greenspace in the required yard in which the turnaround is located. (Subsection (a) Amended 11/17/08 by Ord. No. 5221)

- (2) A parking pad may be located adjacent to a single-car driveway in the side yard or corner side yard, provided all the following conditions are met: ~~provided the parking pad is (a) at least 3 feet from the property line; and (b) not within a drainage easement.~~

- (A) The parking pad is at least 3 feet from the side-yard or corner-side yard property line;

- (B) The parking pad is not located within a drainage easement; and

- (C) The pad is no larger than 9 feet wide or 20 feet long.

- (3) Where a parking pad adjacent to a single-car driveway will encroach into a drainage easement or encroach into the minimum side yard setback of 3 feet, the parking pad may be located adjacent to the single-car driveway in the front yard.

- (4) A parking pad may be located in a side yard or rear yard adjacent to a two-car or three-car driveway if all of the following conditions are met:

- (A) The pad is at least 3 feet from the side-yard property line;

- (B) The pad is not located within a drainage easement;

- (C) The pad is no larger than 9 feet wide or 20 feet long;

- (D) When added to a two-car driveway, the edge of the pad facing the driveway entrance is tapered to meet the existing curb cut.

- (E) When added to a three-car driveway, the edge of the pad facing the driveway entrance is tapered to meet the driveway apron at its narrowest width.

In addition to the other requirements set forth in this subsection (4), if a house is located on a corner lot, where the house and driveway face different streets, then the parking pad may be located only in the corner side yard.

(Subsection (4) Added 02/21/2022 by Ord. No. 5902)

- (5) A circle driveway may be constructed per [sec. 8.3-3\(B\)\(7\)](#).

- b. In all other districts in the required front yard or corner side yard unless otherwise authorized in this Code.

#### D. Exemptions.

- 1. Permitted business and office uses in the B-2 Central Business District need not provide off-street parking spaces. In no instance shall this exemption apply

to residential dwelling uses.

2. Parking Impact Zone provisions in [sec. 15.7-4](#) include exemptions from location and design.

E. Computation. When computation of the required number of off-street parking spaces results in a requirement of a fractional space, a fraction of less than one-half shall be disregarded and a fraction of one-half or more shall be counted as one space.

F. Collective Provision. Two or more buildings or uses may collectively provide the required off-street parking, in which case the number of parking spaces provided shall not be less than the sum of the separate requirements for each such building or use.

G. Design, Construction and Maintenance Standards for All Driving, Parking, and Storage Surfaces.

1. Open and Enclosed Spaces. Off-street parking spaces may be open to the sky or enclosed or partially in a structure.

2. Surfacing.

a. Prior to surfacing any open, off-street parking area, private drive, or access way from the public right-of-way to or through such parking area, the owner, developer, or contractor shall obtain a permit from the Town. A permit shall not be required for resurfacing or repairing existing hard surfaced parking areas, private drives, or access ways. A permit shall not be required for the surfacing of any open off-street parking area, private drive, or access way from the public right-of-way to or through such parking area in connection with any single-family residential use or two-family residential use. A permit shall be issued upon compliance with the following:

- (1) Submission and Town approval of 3 sets of construction plans and specification showing compliance with construction standards imposed by the Town. Duplicate plans and specifications are not required where the Town has on file previously submitted plans and specifications meeting this requirement.

- (2) Payment of a permit fee in the amount of \$25.00 plus \$1.00 per proposed parking space.

b. All off-street parking areas and private drives or access ways from the public right-of-way to or through these parking areas, which parking areas, private drives, or accessways are accessory to single-family residential or two-family residential use, shall be hard surfaced with a minimum of 6 inches of crushed aggregate base and 2 inches of bituminous concrete surface or 4 inches of P.C. concrete surface.

(Amended 9/19/88)

- (1) Existing unimproved private drives or access ways referenced above may not be expanded unless the existing and new private drive or access way are hard surfaced.

- (2) Existing unimproved private drives or access ways referenced above must be hard surfaced per code prior to the issuance of

a building permit to replace an existing garage or to build a new garage, subject to the exception below.

(3) Exception. Where a garage exists utilizing a common driveway and the garage is replaced with a new garage, an existing gravel driveway may continue if the adjoining property owner will not contribute to the cost of the hard surfaced driveway. (Added by Ord. 3784, 6/20/88)

c. All off-street parking areas and private drives or accessways from the public right-of-way to or through these parking areas, which parking areas, private drives, or accessways are necessary to non-single-family residential use or non-two-family use, shall be improved with a minimum of 8 inches of crushed aggregate base and 3 inches of bituminous concrete surface or 5 inches of P.C. concrete surface, except off-street parking areas in the M-1 and M-2 Manufacturing Zoning Districts used or designated for the storage of landscaping materials such as mulch and rock, the storage of manufacturing and construction materials, and the seasonal parking of trailers, RVs, and boats. Such gravel areas must be improved with a minimum of 8 inches of crushed aggregate CA6 gradation or equal. The limited exception for certain parking areas in the M-1 and M-2 zoning districts shall not apply to customer or employer parking areas in said districts nor to areas in which vehicular circulation is frequent.

(Amended 9/19/88)

d. All construction of parking areas, private drives, or accessways from the public right-of-way to or through these parking areas shall be in accordance with the State of Illinois Department of Transportation's latest Standards for Road and Bridge Construction, which includes, but is not limited to, trench backfill for utility cuts crossing any parking area, driveway, or accessway. Such Standards or Road and Bridge Construction are adopted by reference. Three copies of such standards are on file in the office of the Town Clerk and are available for public use, inspection, and examination. Where the word "engineer" is used in such standards, it shall mean a designated agent or employee of the Town. The Town shall have the right to approve any of the following waivers or impose any of the additional conditions in connection with the surfacing of any parking area, driveway, or accessway:

- (1) Variations in the state road and bridge standards for asphalt plant equipment, operation, mix, and recycled material, if approved in writing prior to construction;
- (2) The Permittee shall be responsible for setting stakes for line and grade;
- (3) The subgrade and any base course shall be test rolled and approved in accordance with the following procedure. Trucks shall be loaded as follows: 27,000 pounds on 2 axles and

45,000 pounds on 3 axles with the tolerance not to exceed 10%. The truck shall make a pass over the entire length of the parking lot, a distance of approximately 10 feet apart. Any areas which show rutting, cracking, or rolling of the compacted subgrade upon test rolling will not be accepted. The areas that fail shall be reconstructed and test rolled again prior to acceptance.

- e. Material used for surfacing shall be from a source approved by the Illinois Department of Transportation, and the contractor shall furnish proctors and marshal values as approved by the state.
3. Drainage. All parking areas shall be pitched and drained so as to prevent the flow of water from such areas directly onto adjoining property. All off-street parking areas or more than four (4) spaces shall provide storm water storage facilities as required by [chapter 7](#) of this Code.
  4. Screening and Landscaping. See [division 15.14](#).
  5. Size and Access.
    - a. All off-street parking facilities shall be provided with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.
      - (1) Each required parking space for single-family detached or single-family attached residences shall open directly upon a driveway connecting to a public-way of such width and design as to provide safe and efficient means of vehicular access and egress to such parking space at all times.
      - (2) Each required parking space in a multifamily or commercial development shall open directly upon an aisle within a private parking lot.
    - b. Each off-street space shall be marked on the ground to delineate its exact location. In no case shall the dimensions of such parking space or means of access be less than the following, with the exception of those located within the Parking Impact Zone ([sec. 15.7-4](#)).

Parkin g Angle	Stall Width	Curb Length	Stall Depth	Aisle Width: 1-Way	Aisle Width: 2-Way	Unit Depth: 1-Way	Unit Depth: 2-Way
0°	8'	20'	N/A	12'	20'	N/A	N/A
0°	8' 6"	22' 6"	N/A	12'	20'	N/A	N/A
0°	9'	22' 6"	N/A	12'	20'	N/A	N/A
30°	8'	16'	21'	10'	20'	52'	62'
30°	8' 6"	17'	21' 6"	10'	20'	53'	63'
30°	9'	18'	22'	10'	20'	54'	64'
45°	8'	11' 6"	20'	12'	20'	52'	60'

45°	8' 6"	12'	20' 6"	12'	20'	53'	61'
45°	9'	12' 6"	21'	12'	20'	54'	62'
60°	8'	9' 6"	17'	18'	20'	52'	54'
60°	8' 6"	10'	17' 6"	18'	20'	53'	55'
60°	9'	10' 6"	18'	18'	20'	54'	56'
90°	8'	8'	20'	25'	25'	65'	65'
90°	8' 6"	8' 6"	20'	24'	24'	64'	64'
90°	9'	9'	20'	23'	23'	63'	63'

Two feet of car overhang may count toward the stall depth when the parking space is adjacent to a curb, except when the space is adjacent to a green space that is a 10-foot parking lot screen. Such overhang shall not encroach over an ADA sidewalk route.

- c. Common driveways in residential districts are prohibited.
  - d. No driveway shall be less than 10 feet in width.
  - e. No part of a driveway shall be located within 3 feet of a side property line unless:
    - (1) Where there existed prior to May 1, 1980, a driveway which was not hardsurfaced, the driveway may be hardsurfaced over the same area as existed, provided all of the other requirements of this Code are met; or
    - (2) Where there existed prior to May 1, 1980, a lot with a structure on it without a driveway, then the 3 foot minimum distance from a side property line may be reduced to 1 foot if, in the opinion of the Zoning Code Administrator, there is no other place for a driveway to be installed.
6. Wheel Stops. All open off-street parking areas that have parking spaces abutting a property line, a building, required landscaping or screening materials or some other structure shall be required to have wheel stops of masonry, steel, or heavy timber placed so as to prevent the protrusion of vehicles over property lines or into buildings, fences or required screens.

Where B-6.18 Curb and Gutter, as detailed in Illinois Department of Transportation Highway Standards, Standard A-7.5 is utilized as the wheel stop, the gross depth of the parking stall may be reduced by 2 feet as measured from the back of the curb. This reduction may only be utilized when there is an additional 2 feet beyond the curb to allow for the overhang of the vehicle.

- 7. Best Management Practices. All new parking lots with 300 or more parking spaces are required to employ Best Management Practices to improve the

quality of stormwater runoff in a manner approved by the Public Works Director. (Added 9/21/09 by Ord. No. 5293)

8. Number of Off-Street Parking Spaces. There shall be provided for each building, structure, and use hereafter erected, structurally altered or enlarged, the minimum number of off-street parking spaces in accordance with the following:

Classification of Property Use	Required Parking Ratio or Assessment
<b>Assembly Properties</b>	
Art one Gallery, Museum	1 space per 400 square feet of gross floor area
Auditorium	1 space per 160 square feet of gross floor area
Churches, Places of Public Worship	1 space per every 3 seats in Sanctuary
Entertainment, Outdoor	1 space per 200 square feet of gross floor area
Exhibition Hall	1 space per 200 square feet of gross floor area
Legislation Hall	1 space per 200 square feet of gross floor area
Library	1 space per 400 square feet of gross floor area
Multi-Tenant or Mixed Use Business	1 space per 200 square feet of gross floor area
Recreation, Indoor	1 space per 75 square feet of gross floor area
Recreation, Outdoor	60 spaces per 9 holes, 5 spaces per tennis court
Restaurant, Eating Establishment	1 space per 100 square feet of gross floor area; vehicle spaces in the drive through count as parking spaces
Transportation Terminal	1 space per 200 square feet of gross floor area
<b>Educational</b>	
Educational Facilities	1 space per 600 square feet of gross floor area

Schools, Elementary, Junior High, High School	1 space per 400 square feet of gross floor area
<b>Institutional Properties</b>	
Assisted Living, Nursing Home	1 space per 250 square feet of gross floor area
Correctional, Detention, Rehabilitation Centers	1 space per 1500 square feet of gross floor area
Day Care Center	1 space per 600 square feet of gross floor area
Fire or Police Station	1 space per 300 square feet of gross floor area
Group Home, Agency Operated	2 spaces, plus 1 space for every 4 roomers
Hospital	1 space per 250 square feet of gross floor area
Institutional Not Otherwise Classified	1 space per 250 square feet of gross floor area
<b>Residential Properties</b>	
Bed and Breakfast Establishment	2 spaces, plus 1 space for every 2 lodging rooms
Hotels or Motels	1 space per dwelling or lodging unit
Multiple-Family Dwellings, Efficiency/One Bedroom	1.5 spaces per dwelling unit
Multiple-Family Dwellings, Two Bedrooms or more	2 spaces per dwelling unit
Multiple-Family Dwellings, Parking Impact Zone	0.75 spaces per bedroom per dwelling unit
Rooming Houses, Fraternities, Sororities	2 spaces, plus 1 space for every 2 roomers
Single-Family and Two-Family Dwellings	1 space per dwelling unit, not to exceed 4 spaces
<b>Store (Retail or Service) Properties</b>	
Retail Goods Establishment	1 space per 300 square feet of gross floor area
	1 space per 300 square feet of gross

Personal Services Establishment	floor area
<b>Office Properties</b>	
Offices, Professional	1 space per 300 square feet of gross floor area
Financial Institution	1 space per 300 square feet of gross floor area; vehicle spaces in the drive through count as parking spaces
<b>Manufacturing/Industrial Properties</b>	
Manufacture, All Goods, Products, Materials, Equipment	1 space per 600 square feet of gross floor area
Utilities	1 space per 1200 square feet of gross floor area, no less than 2
<b>Storage Properties</b>	
Storage, All Goods, Products, Materials, Equipment	1 space per 2400 square feet of gross floor area
Storage, Self Service	25' paved aisle serving all storage spaces; no parking spaces required

**SECTION 7:            AMENDMENT** “15.7-4 PARKING IMPACT ZONE” of the Normal Municipal Code is hereby *amended* as follows:

AMENDMENT

15.7-4 PARKING IMPACT ZONE

- A. Purpose. The Parking Impact Zone is an area of the Town of Normal in which, due to density and use, there exist greater parking needs than are customary in other areas of the Town. Restrictions regarding location, size and construction of parking in these areas are eased to facilitate a greater number of parking spaces. Additionally, it is the purpose and design of the Parking Impact Zone to relax certain lot density restrictions so density is controlled by required green space, building height, and off-street parking requirements.
- B. Designation. Property in the following area is designated as a Parking Impact Zone:

Beginning at North Fell Avenue at Cypress Alley – West extended to University Court – North to Bowles – West to Main Street – South to College Avenue – West to

Adelaide Street – South to Hovey – East to Kingsley – South to Woodrow Avenue – East to Main Street – South to Cullom Street – East to Alley (between Main and University) North to Church Street – East to Franklin Avenue – North to Vernon Avenue – East to Linden Street – South to the Constitution Trail – East to the West Edge of the Vernon Stables PUD – North to Lindell – East to Hillview – North to Vernon Avenue – West to Flora Way – North extended to Maple Street – North to Locust Street – East to Beech Street – North to Willow – West to Linden Street – North to Cypress – West to Fell Avenue – North to Cypress Alley. (Amended 11/15/2010 by Ord. No. 5352)(Amended 4/18/2016 by Ord. No. 5636)

- C. Conformance with Other Code Sections. Except as specifically set forth in this section, all other Zoning Code and Municipal Code sections remain in full force and effect in the Parking Impact Zone. ~~In the event of conflict or ambiguity in application of the Zoning Code, the Zoning Code Administrator is directed to give priority to code provisions that require a greater number of off-street parking spaces and allow greater lot density for residential use within the Parking Impact Zone.~~
- D. Side Yard Parking. In the Parking Impact Zone, off-street parking spaces may be constructed in the side yard and corner side yard in derivation of [sec. 15.4-5\(C\)](#) and [sec. 15.7-2\(C\)\(3\)](#). All corner side yard parking areas shall be surrounded by vegetation to minimize visual impact of the parking area from the street.
- E. Below Grade Parking. In the Parking Impact Zone, off-street parking spaces may be constructed below grade in the front yard in derivation of [sec. 15.4-5\(C\)](#) and [sec. 15.7-2\(C\)\(3\)](#) provided that the required front yard be provided above grade and landscaped with vegetation.
- F. Dimension of Parking Spaces and Driving Aisles. In the Parking Impact Zone, parking spaces are permitted to have a minimum width of 8 feet, minimum depth of 17 feet and a minimum aisle dimension of no less than 21 feet in derivation of [sec. 15.7-2\(G\)\(5\)](#). Stacked spaces shall have a minimum length of 34 feet. The foregoing shall not apply to parking spaces required for persons with disabilities.
- G. Through Lots. In the Parking Impact Zone, off-street parking areas may be constructed in one of the front yards of through-lots, in derivation of [sec. 15.7-2\(C\)\(3\)](#) and [sec. 15.4-5\(C\)](#). Any front yard parking shall be screened by vegetation to minimize the visual impact of the parking area from the street.
- H. Parking Pads in the Front Yard. In the Parking Impact Zone, in areas zoned R-1A, R-1B, R-2, parking pads may be constructed in the front yard in front of the building, and may have a minimum width of 8 feet in derivation of [sec. 15.7-2\(C\)\(3\)](#), and provided that one-half of the required front or corner side yard is maintained in a landscaped condition.
- I. Shared Parking Areas. In the Parking Impact Zone, adjoining property owners may agree to join parking lots and/or waive the requirements of parking blocks placed to prevent the protrusion of vehicles over property lines.
- J. Special Uses. In the Parking Impact Zone, Temporary Parking Lots shall be permitted as special uses with the issuance of a Special Use Permit pursuant to [division 15.10](#) of this Code.
- K. Stacking of Vehicles. In the Parking Impact Zone, off-street residential parking areas may provide for stacking of vehicles in which one parked vehicle may block another

parked vehicle in derivation of [sec. 15.7-2\(G\)\(5\)](#). However, no more than two vehicles may be stacked in one space.

- L. Multiple Curb Cuts. In the Parking Impact Zone, multiple curb cuts on residential properties may be permitted in derivation of [sec. 8.3-3\(B\)\(7\)](#) of the Municipal Code of the Town of Normal.
- M. First Floor Parking. In the Parking Impact Zone, in the B-1 zoning district, parking is permitted as a commercial use on the first floor of a building in derivation of [sec. 15.6-17](#) of the Municipal Code of the Town of Normal. Such parking must be screened by a combination of masonry or decorative fencing and dense planting material. (Amended 9/21/09 by Ord. No. 5293)
- N. Building Height. Except for properties zoned R-1A, R-1B, or R-2 in the Parking Impact Zone, the greater of the height allowed in the underlying zoning district or 4 stories or 45 feet will be permitted in derivation of other applicable code sections.
- O. In the Parking Impact Zone in areas zoned R-3A Medium Density Multiple Family Residence District and District R-3B High Density Multiple Family Residence District, the required front yard may be reduced from the required minimum setback to the greater of 10 feet minimum or the width of a public utility easement located in said front yard, provided that the rear yard set back is increased a distance equal to the distance that the front yard set back is reduced. The purpose of this section is to permit the construction of High Density Multiple Family Residence District dwelling units closer to the street and use the distance gained for additional rear yard motor vehicle parking or rear yard open space.
- P. Density. Except for properties zoned R-1A, R-1B, or R-2 within the Parking Impact Zone, lot density shall be controlled by building height allowed within the Parking Impact Zone, required number of off-street parking spaces and required yards within the underlying zoning district. The following code sections shall not apply within the Parking Impact Zone:
  - 1. Transitional yard requirements set forth in [sec. 15.4-5\(B\)](#);
  - 2. Minimum lot size per dwelling unit as required in the underlying zoning district regulations;
  - 3. Maximum net density, maximum floor area, minimum open space, and minimum common recreational space required in R-3A and R-3B Planned Unit Developments as set forth in [sec. 15.9-14](#).

(Entire Division 15.7-4 Parking Impact Zone Added 8/20/01 by Ord. No. 4742) (Entire Division 15.7-4 Amended 9/15/08 by Ord. No. 5216) (Entire Division 15.7-4 Amended 9/20/10 by Ord. No. 5349)

**SECTION 8: AMENDMENT “15.13-10 SPECIFIC SIGN REQUIREMENTS”** of the Normal Municipal Code is hereby *amended* as follows:

#### AMENDMENT

## 15.13-10 SPECIFIC SIGN REQUIREMENTS

- A. (A) Agricultural District.
  - 1. Square Footage. Wall signs are permitted to have a total of 2 square feet.
  - 2. Type of Sign. A wall sign is permitted if it is affixed to the dwelling door or wall adjacent thereto. No other signs are permitted.
  - 3. Number of Signs. One wall sign is permitted.
  - 4. Maximum Sign Height Above Grade. The sign may not project above the top of the wall.
- B. (R-1) Single-Family and (R-2) Mixed Residential Zoning Districts.
  - 1. Square Footage. Wall signs are permitted to have a total of 2 square feet.
  - 2. Type of Sign. A wall sign is permitted if it is affixed to the dwelling door or wall adjacent thereto. No other signs are permitted.
  - 3. Number of Signs. One wall sign is permitted.
  - 4. Maximum Sign Height Above Grade. The sign may not project above the top of the wall.
  - 5. If property has a Special Use Permit, bulk requirements in sec. 15.13-10(E) apply.
- C. (R-3A) Medium-Density Multiple-Family and (R-3B) High Density Multiple-Family Residential Zoning Districts.
  - 1. Square Footage. Each lot is entitled to a maximum of 40 square feet of signage (wall signs and freestanding signs combined) per street frontage, not including alleys.
  - 2. Type of Sign. Only wall signs and low-rise signs permitted.
  - 3. Number of Signs.
    - a. One freestanding sign is permitted per frontage.
    - b. There is no limit on the number of wall signs.
  - 4. Maximum Sign Height Above Grade.
    - a. Freestanding signs are limited in height to 6 feet.
    - b. Wall signs may not project above the top of the wall.
  - 5. If property has a Special Use Permit for a non-residential land use, bulk requirements in sec. 15.13-10(E) apply.
- D. (S-1) University District. S-1 University District is regulated by Illinois State University and is not subject to the Town's sign regulations.
- E. (S-2) Public Lands and Institutions Zoning District and Residential Districts as a Special Use.
  - 1. Square Footage.
    - a. Each lot is entitled to a maximum of 2.25 square feet of signage (wall signs and freestanding signs combined) per 1 lineal foot of the longest lot frontage.
    - b. See Table 15.13-10(E) below for low-rise sign regulations in S-2. The square footage in Table 15.13-10(E) is part of the total square footage regulated by sec. 15.13-10(E)(1)(a).
  - 2. Type of Sign.
    - a. The only freestanding sign permitted is a low-rise sign.

- b. All other types of wall signs are permitted.
- 3. Number of Signs. A lot may have one freestanding sign for each street frontage, not including alleys. These signs may be located along the same street frontage so long as a minimum distance of 100 feet is maintained between the freestanding signs on said lot. No limit for other signs.
- 4. Maximum Sign Height Above Grade.
  - a. See Table 15.13-10(E) below for low-rise sign.
  - b. All other signs may not project above the top of the wall.
- 5. Table 15.13-10(E): Maximum height and square footage of low-rise signs in S-2 and lots zoned R-1, R-2, or R-3 when such zoning is associated with a Special Use Permit

Lot Frontage	Maximum Height	Maximum Square Footage
200 feet or less	6 feet	75 square feet
200-500 feet	10 feet	150 square feet
500 feet or more	12 feet	200 square feet

- F. (S-3) Historic and Cultural District. No sign shall be erected in the S-3 Historic District without the approval of the Historic Preservation Commission. The underlying zoning district bulk requirements regarding maximum sign area and sign height apply.
- G. (C-1) Office District and (C-2) Neighborhood Shopping District
  - 1. Square Footage.
    - a. If a freestanding sign is installed and meets the low-rise sign regulations in Table 15.13-10(H)(5), the lot is entitled to a maximum of 2.25 square feet of signage per one lineal foot of the longest street frontage.
    - b. If a freestanding sign is installed and does not meet the low-rise sign regulations in Table 15.13-10(H)(5), the lot is entitled to a maximum of 1.5 square feet of signage per one lineal foot of the longest street frontage.
    - c. Minimum sign area is 16 square feet per tenant space regardless of the lot frontage.
  - 2. Type of Sign. All sign types are permitted.
  - 3. Number of Signs.
    - a. One freestanding sign is permitted per street frontage, not including alleys. These signs may be located along the same street frontage so long as a minimum distance of 100 feet is maintained between the freestanding signs on said lot.
    - b. No limit for all other sign types.
  - 4. Maximum Sign Height Above Grade.
    - a. See Table 15.13-10(H)(5) for the maximum height for a sign to qualify as a low-rise sign.
    - b. See Table 15.13-10(H)(6) for the maximum height for free standing signs that are not classified as low-rise signs.

H. (C-3) Community/Regional Shopping District, (B-1) General Business District, (M-1) Restricted Manufacturing District, and (M-2) General Manufacturing District.

1. Square Footage.
  - a. If a freestanding sign is installed and meets the low-rise sign regulations in Table 15.13-10(H)(5), the lot is entitled to a maximum of 3 square feet of signage per one lineal foot of the longest street frontage.
  - b. If a freestanding sign is installed and does not meet the low-rise sign regulations, the lot is entitled to a maximum of 2 square feet of signage per 1 lineal foot of the longest street frontage.
  - c. Minimum sign area is 32 square feet per tenant space regardless of the lot frontage.
2. Type of Sign. All sign types are permitted.
3. Number of Signs.
  - a. One freestanding sign is permitted per street frontage, not including alleys. These signs may be located along the same street frontage so long as a minimum distance of 100 feet is maintained between the freestanding signs on said lot.
  - b. No limit for all other sign types.
4. Maximum Sign Height Above Grade.
  - a. See Table 15.13-10(H)(5) for the maximum height for a sign to qualify as a low-rise sign.
  - b. See Table 15.13-10(H)(6) for the maximum height for free standing signs that are not classified as low-rise signs.
5. Table 15.13-10(H)(5): Maximum height for a sign to qualify as a low-rise sign in the B-1, C, and M districts

Lot Frontage	Maximum Sign Height
100 feet or less	8 feet or less
100-200 feet	10 feet or less
200 feet or more	12 feet or less
200 feet or more in C-3 and M-2	15 feet or less

6. Table 15.13-10(H)(6): Permitted height and area for freestanding signs in zoning districts B-1, C-1, C-2, C-3, M-1, and M-2

Speed Limit on Street	Lot Frontage on a Public Street	Maximum Allowable Freestanding Sign Height	Sign Area Pending Lot Frontage
0-35 MPH	0' to 150'	15'	150 sq/ft
0-35 MPH	150' or more	20'	200 sq/ft
40-55 MPH	0' to 87.5'	15'	150 sq/ft

40-55 MPH	87.5' to 150'	20'	225 sq/ft
40-55 MPH	150' or more	30'	300 sq/ft
60 MPH or more	0' to 22.5'	15'	120 sq/ft
60 MPH or more	22.5' to 75'	25'	225 sq/ft
60 MPH or more	75' to 127.5'	35'	330 sq/ft
60 MPH or more	127.5' or more	50'	450 sq/ft

I. (B-2) Central Business District. See [division 15.17](#) for all sign regulations for properties within the B-2 district.

J. Requirements for Specific Sign Types.

1. Canopy and Marquee Signs.

- a. The permanently affixed copy area of canopy or marquee signs shall not exceed an area equal to 25% of the face area of the canopy, marquee or architectural projection upon which such sign is affixed or applied.
- b. Graphic striping, patterns or color bands on the face of a building, canopy, marquee or architectural projection shall not be included in the computation of sign copy area.

2. Awning Signs.

- a. The copy area of awning signs shall not exceed an area equal to 25% of the background area of the awning or awning surface to which such a sign is affixed or applied, or the permitted area for wall or fascia signs, whichever is less.
- b. Neither the background color of an awning, nor any graphic treatment or embellishment thereto such as striping, patterns or valances, shall be included in the computation of sign copy area.

3. Projecting Signs.

- a. Projecting signs shall be permitted in lieu of freestanding signage on any street frontage limited to one sign per occupancy along any street frontage with public entrance to such occupancy, and shall be limited in height and area as set forth in sec 15.13-10.
- b. No such sign shall extend vertically above the highest point of the building upon which it is mounted.
- c. Except in the B-2 Central Business District, such signs shall not extend over a public sidewalk or right-of-way.

4. Under Canopy Signs. Such signs shall maintain a clear vertical distance above any sidewalk or pedestrian way a minimum of 8 feet.

5. Roof Signs.

- a. Roof signs shall be permitted only in B-1, C, and M Zoning districts.
- b. Such signs shall be limited to a height above the ground and a sign area no more than the height and area provided in Table 15.13-10(H)(6) for freestanding signs.

- c. The sign area for roof signs shall be assessed against the aggregate permitted area for wall signs on the elevation of the building most closely parallel to the face of the sign.
- 6. Menu Boards. For a business that utilizes a drive-up service, a maximum of 2 freestanding menu or communication boards shall be permitted for a single-lane drive through, and not more than 4 for a dual-lane drive through. Each such board shall not exceed 8 feet in height. The main menu board shall not exceed 75 square feet in area, and a pre-order board may not exceed 50 square feet in area. These boards are exempt from the sign bulk requirements.
- 7. Outdoor Advertising Signs.
  - a. The maximum sign height and area shall be determined by the specific zoning district and the posted street mph. See Table 15.13-10(H)(6) above.
  - b. Freestanding signs shall a minimum of 1,000 feet from any other free-standing off-premise sign located on the same side of a two-way street, and 500 feet from any other free-standing off-premise sign on the opposite side a two-way street. The setback shall be measured from a perpendicular line across the street from the existing freestanding sign.
  - c. Freestanding signs shall be a minimum of 1,000 feet from any other freestanding off-premise sign located on either side of a one-way street. The setback shall be measured from a perpendicular line across the street from the existing freestanding sign.
  - d. Freestanding signs shall be located a minimum of 200 feet from any residential zoning district.
  - e. Freestanding signs shall be located a minimum of 100 feet from any other free-standing on-premise sign located on a lot.
  - f. Freestanding signs may be located within the B-1, commercial and manufacturing zoning districts, however signs shall count toward the allowed number of free-standing signs for a site, and not be allowed as additional signs.
  - g. Trim. Freestanding signs shall be constructed with a trim not to exceed two inches in width.
  - h. Backs. Freestanding signs with backs visible from a public right of way shall be improved with decorative panels to cover the structural support of the sign area.
- 8. Temporary Signs–Non-Residential. The following provisions apply in all zoning districts other than residential zoning districts:
  - a. A permit is not required for temporary signs in non-residential areas.
  - b. The total area of all such signs shall not exceed one square foot in area for each linear foot of the longest lot frontage in any business, commercial or industrial district.
  - c. Temporary signs may be displayed for not more than 84 days in an calendar year.
- 9. Temporary Signs–Residential. The following provisions apply in all residential

zoning districts:

- a. A permit is not required for temporary signs in residential areas.
- b. Residential properties are limited to 40 square feet of signage.
- c. Individual signs shall not exceed 7 square feet of signage.
- d. Temporary signs located in residential areas designated S3 Historic District are not subject to review and approval by the Normal Historic Preservation Commission.

10. Temporary Signs–Market Property. This sec. 15.13-10(C)(10) applies to property in any zoning district that is actively marketed for sale or lease (“Market Property”). In addition to the temporary signage allowed under sec. 15.13-10(C)(8) or sec. 15.13-10(C)(9), a Market Property may have additional temporary signage as follows:

- a. Market Property located in a non-residential district may have one freestanding sign per street front and one wall/window mounted sign per unit that is actively marketed for sale or lease; the size of each additional sign may not exceed 12 feet in height and 32 square feet in sign area.
- b. Market Property located in a residential district may have one additional sign. The size of the additional sign may not exceed the limitation under sec. 15.13-10(C)(9)(c). In addition, a multi-family building consisting of three or more units located in the R3 Residential Districts may have a wall mounted sign not to exceed 100 square feet of signage.
- c. Any additional sign under this sec. 15.13-10(C)(10) will not be included in the total area restrictions set forth in sec. 15.13-10(C)(8)(b) or sec. 15.13-10(C)(9)(b). The time limitations under sec. 15.13-10(C)(8)(c) do not apply to any additional temporary sign under this sec. 15.13-10(C)(10). Any additional temporary sign must be removed within 14 days after the Market Property is no longer for sale or lease.
- d. A property’s status as a Market Property may be evidenced by the property’s listing in a multiple listing service, contract with a broker or property manager, vacancy or impending vacancy, or other satisfactory evidence that the property is actively being marketed for sale or lease.

(Subsection (C)(8) Amended 11/21/22 by Ord. No. 5921)

11. Development and Construction Signs. Signs temporarily erected during construction to inform the public of the developer, contractors, architects, engineers, the nature of the project or anticipated completion dates, shall be permitted in all zoning districts, subject to the following limitations:

- a. Such signs on a single residential lot shall be limited to one sign, not greater than 6 feet in height and 6 square feet in area.
- b. Such signs for a residential subdivision or multiple residential lots shall be limited to one sign, at each entrance to the subdivision or on one of the lots to be built upon, and shall be no greater than 10 feet in height

- and 32 square feet in area.
- c. Such signs for nonresidential uses in residential districts shall be limited to one sign, and shall be no greater than 10 feet in height and 32 square feet in area.
  - d. Such signs for commercial or industrial projects shall be limited to one sign per street front, not to exceed 10 feet in height and 32 square feet for projects on parcels 5 acres or less in size, and not to exceed 10 feet in height and 100 square feet for projects on parcels larger than 5 acres.
  - e. Development and construction signs may not be displayed until after the issuance of construction permits by the building official, and must be removed not later than 24 hours following issuance of an occupancy permit for all or any portion of the project.
12. Highrise Sign Corridor. Freestanding signs located within the “Highrise Sign Corridor” as defined may be 75 feet in height and up to 450 square feet in area. Table 15.13-10(H)(6) shall determine the actual allowable sign area. The corridor is as defined:
- a. 800 feet from each edge of Interstate 55 right-of-way as shown in Figure 15.13-10(J)(12).
  - b. 800 feet from each edge of Interstate 39 north of Interstate 55 as shown in Figure 15.13-10(J)(12).
  - c. 660 feet of the 800 feet is controlled by the Illinois Department of Transportation, in the event of code conflict the more restrictive provisions will apply.
  - d. 250 feet from each edge of Main St. right-of-way south of Interstate 55 south to Raab Rd.
  - e. Lots have frontage on Main St. south of Raab Rd. to the end of the B-1 General Business Zoning District as shown in Figure 15.13-10(J)(12) (Approximately 600 feet).
  - f. Figure 15.13-10(J)(12): High Rise Sign Corridor



(Entire Division 10 of SEC. 15.13 Amended 1/20/04 by Ord. No. 4926) (Entire Division 10 of SEC. 15.13 Amended 5/21/12 by Ord. No. 5440)

**SECTION 9:            AMENDMENT** “15-15.1-6 INSTALLATIONS ALLOWED AS A SPECIAL USE” of the Normal Municipal Code is hereby *amended* as follows:

#### AMENDMENT

#### 15-15.1-6 INSTALLATIONS ALLOWED AS A SPECIAL USE

- A. A private, roof mount solar energy system is allowed as a special use in S-3 (Historic and Cultural) zoning districts.
- B. A private, ground mount solar energy system is allowed as a special use in the following zoning districts:
  - 1. A (Agricultural).
  - 2. R-1A and R-1B when occupied by a cemetery, church, or other place of public worship subject to a Special Use Permit.
  - 3. R-3A (Medium Density Multifamily) and R-3B (High Density Multifamily).
  - 4. S-2 (Public Lands and Institutions).
  - 5. C-1 (Office), C-2 (Neighborhood Shopping), and C-3 (Regional Shopping).
  - 6. B-1 (General Business).
  - 7. M-1 (Restricted Manufacturing).
- C. A commercial ground mount or roof mount solar energy system is allowed as a special

use in the following districts:

1. A (Agricultural).
2. S-2 (Public Lands and Institutions).
3. M-1 (Limited Manufacturing) and M-2 (General Manufacturing).

**SECTION 10:            AMENDMENT** “15-15.1-10 REQUIREMENTS FOR PRIVATE SOLAR ENERGY SYSTEMS” of the Normal Municipal Code is hereby *amended* as follows:

## AMENDMENT

### 15-15.1-10 REQUIREMENTS FOR PRIVATE SOLAR ENERGY SYSTEMS

- A. Height Requirements for Roof Mount Solar Energy Systems.
1. The height of a roof mount solar energy system is measured from the roof surface on which the system is mounted to the highest edge of the system.
  2. A roof mount solar energy system may not cause a building to exceed the maximum allowed building height for the zoning district in which the system is located.
  3. Solar energy systems mounted on a pitched roof may not extend beyond 6 inches parallel to the roof surface of the pitched roof.
  4. In R-1 and R-2 zoning districts, solar energy systems mounted on a flat roof must be concealed by a parapet. In all other districts, solar energy systems mounted on a flat roof may not extend beyond 4 feet parallel to the roof surface of the flat roof.
- B. Height Requirements for Ground Mount Solar Energy Systems.
1. The height of a ground mount solar energy system is measured from the grade at the base of the pole or other mounting structure to the highest edge of the system at maximum tilt.
  2. Ground mount systems may not exceed 4 feet if they are located (i) within R-1A, R-1B, and R-2 zoning districts or (ii) within 100 feet from the property line of any single or multiple-family residence, unless the property zoned R-1A or R-1B is occupied by a cemetery, church, or other place of public worship subject to a Special Use Permit, in which case the height limit must meet sec. 15.15.1-10(B)(3).
  3. Ground mount systems other than those limited under sec. 15.15.1-10(b)(2) may not exceed 15 feet.
- C. Size and Setback Requirements.
1. For roof mount solar energy systems, the total square footage of the system panels may not exceed the total area of the roof surface of the structure to which the system is attached. The panels and mounting devices may not extend beyond the perimeter of the building on which the system is mounted, but roofing tiles and shingles may extend to the edge of the roof eaves.

2. System panels mounted on the sides of building and serving as awnings are considered to be building integrated systems and will be regulated as awnings.
3. The aggregate size of the solar panels of any ground mount solar energy systems in any residential zoning district may not exceed 100 square feet, unless the property zoned R-1A or R-1B is occupied by a cemetery, church, or other place of public worship subject to a Special Use Permit, in which case the size limit is governed by the Special Use Standards set forth in sec. 15.10-5(A)(2).
4. Ground-mount solar energy systems must meet the accessory structure setbacks for the zoning district in which the system is located.
5. Ground-mount solar energy systems may not extend into a setback at any design tilt.
6. Ground-mount solar energy systems in any residential district may be located in a rear yard only, unless the property zoned R-1A or R-1B is occupied by a cemetery, church, or other place of public worship subject to a Special Use Permit, in which case the location is governed by the Special Use Standards set forth in sec. 15.10-5(A)(2).

**SECTION 11:****AMENDMENT** “15.17-11 STANDARDS FOR DESIGN”  
of the Normal Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 15.17-11 STANDARDS FOR DESIGN

The purpose of these standards is to establish a checklist of those items that affect the physical aspect of the Central Business District. Pertinent to design are the site layout, building and structure components, lighting, signs, street hardware, public space, stormwater management facilities, scale of design, color and other objects observable from public ways.

These standards are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that allow creativity with a satisfactory visual appearance while promoting the purpose and intent of this division. Waivers may be obtained for design elements that do not comply with the ordinance. See [sec. 15.17-9\(I\)](#) for waiver provisions.

In addition, these standards are not comprehensive but provide guidance on specific design elements. Any design elements not addressed in this division must still be approved by the Commission for the purpose of only approving designs that complement the historic character of the B-2 District and further the goals of the uptown renewal effort.

- A. For all new construction, the following guidelines apply:
  1. Building Components and Design.
    - a. Architectural Style. No particular architectural style is mandated.

Buildings designed under the guidelines of a particular architectural style should be consistent with that style.

- b. Entryways. Entryways must be recessed to a depth that does not allow a door to swing onto the sidewalk and have a strong design consistent with the architecture of the rest of the building. Elements of strong entryway design include canopies, awnings, porticos, arcades, raised cornice parapets over the door, peaked roof forms, arches, large windows, or architectural details such as tile work and mouldings that are integrated into the building structure and design.
- c. Windows.
  - (1) Coverage and Operability. Windows must cover no less than 50% nor more than 75% of the storefront area; windows must cover no less than 30% nor more than 50% on the upper facade. All windows on the second and higher floors must appear operable.
  - (2) Orientation and Placement. Windows must be vertical, with no less than a 2:1 ratio of height to width. Window separation into vertical orientation must be accomplished with a prominent architectural element. See also sec. 15.17-11(A)(1)(c)(4). Storefront windows must start between 2 and 3 feet above the sidewalk.
  - (3) Window Signs. No more than 25% of the storefront windows may be covered by signs. This restriction does not apply to signs permanently painted on or etched into the window to serve as the business' primary sign.
  - (4) Framing. All windows must include an architectural element that frames the window. See also sec. 15.17-11(A)(1)(c)(2).
  - (5) Shutters. All window shutters must have the dimensions of operable shutters and hardware that makes the shutters appear to be operable even if the shutters are permanently fixed in an open position.
- d. Cornice and Fascia.
  - (1) At Roofline. All buildings must have a well-defined cornice or fascia that creates a strong roofline and visually caps the building, giving the building a finished appearance and unifying the building with existing structures in the B-2 District. This requirement is particularly important when the upper facade has little architectural distinction.
  - (2) At Storefront. All buildings must have a storefront cornice occurring between 9 and 14 feet above the sidewalk in order to complement the average height of storefront cornices on existing buildings.
- e. Roof Styles. The shape of the roof is not limited, however, all buildings must have a parapet that conceals the roof plane.
- f. Mechanical Equipment or Other Utility Hardware. On buildings not

located on a corner, all mechanical equipment or other utility hardware must be located on the roof or in the rear yard and must be screened from view with materials harmonious with the building. Such equipment or hardware on a corner building must be located on the roof and screened from view or located at ground level and screened to the extent possible with materials and colors harmonious with the buildings. Such equipment or hardware shall not be located closer than 6 feet from any residential windows. (Amended 12/18/17 by Ord. No. 5725)

- g. Side and Rear Building Faces. All exterior surfaces visible from the street or the alley must present an attractive appearance and must include architectural components found on the building facade in order to tie the building together. Rear entrances are encouraged.
  - h. Anti-Monotony. New construction must avoid excessive monotony in design by having no more than 15 feet of blank wall length without an interruption by at least two of the following: change in plane, change in texture or masonry pattern, windows, trellises with vines, or an equivalent.
2. Color. Exterior colors in the B-2 District are limited to low to medium saturated chroma, as explained in the Munsell System of Color Notation for primary building colors. Highly saturated colors may be used for accent or trim.
  3. Permitted Building Materials. The materials on the following list are permitted on the building exteriors visible from the street or alley: architectural metal panels, stone, marble, face brick, decorative wood trim (e.g. Bargeboard or Gingerbread), and copper. The Uptown Design Review Commission may permit other nonlisted materials of similar quality and appearance. (Amended 12/18/17 by Ord. No. 5725)
  4. Prohibited Building Materials. The materials on the following list are generally prohibited on the building exterior visible from the street or alley: cement board panels, cement board siding, rustic materials, such as wood shake shingles and barn wood, corrugated metal, corrugated fiberglass, aluminum siding, imitation rock work, mirror or metalized reflective glass, plywood, masonite, structure and chip board siding, exterior insulated finish system (EIFS), vinyl siding, metal siding other than copper, cinder block, split-face block or pre-cast panels. The Uptown Design Review Commission may also reject other exterior materials that do not complement the historic character of the B-2 District or that do not further the spirit of the uptown renewal effort. (Amended 12/18/17 by Ord. No. 5725)
  5. Awnings and Canopies. Awnings and canopies are permitted with the following restrictions:
    - a. All awnings must be made of cloth fabric or a cloth composite that has the appearance of cloth. Awning materials may not have a shiny synthetic appearance, which would conflict with the historic appearance of the B-2 District. Canopies must be made of materials

- that complement the overall historic character of the B-2 District.
- b. Interior lighting within awnings or canopies is restricted to downlighting with no more than five footcandles at grade permitted. (Amended 12/18/17 by Ord. No. 5725)
  - c. Awnings and canopies must be mounted no higher than 12 inches below the storefront cornice. All awnings and canopies must have a minimum vertical clearance of 7 feet 6 inches above the sidewalk.
  - d. Awnings and canopies must be attached directly to the building without requiring poles or sidewalk support.
  - e. On buildings wider than 25 feet, awnings and canopies must be segmented to articulate each display window and to provide a better sense of proportion to the facade.
  - f. Awnings and canopies may not cover more than 25% of storefront windows.
6. Exterior Lighting. In order to promote the goals of improved aesthetics, greater energy efficiency, and safety, the following lighting standards apply to all nonexempt outdoor lighting:
- a. All light fixtures must be harmonious with the overall building design.
  - b. Mounting of light fixtures is limited to the first floor.
  - c. Lights may not move or flash.
  - d. Prohibited lighting includes fluorescent, high-pressure sodium, laser, floodlights, mercury vapor and searchlights. The prohibition against fluorescent does not apply when the fluorescent luminaire has a color rendition similar to tungsten.
  - e. All bulbs and fixtures must be non-glare and cutoff. Fixtures must be positioned in a way that the cutoff effect is maximized. Tilt arms are prohibited.
  - f. Recessed entryways must be illuminated but may not exceed an average of 5 footcandles at grade.
  - g. Building lighting, including wallpacks and arcade lighting, may not exceed a light level of 5 footcandles at grade.
  - h. Parking lot lighting must comply with [sec. 15.14-7\(H\)](#) of the Code.
    - i. Exempt outdoor lighting includes terraces, signs, and outdoor gathering spaces.

The foregoing lighting standards shall not apply to any structure listed on the National Registry of Historic Buildings.

7. Signs. All signs must be designed by a sign professional. A non-professional may be used if such person can demonstrate adequate qualifications and samples of previous work. Signs should relate in placement and size to the other elements of the building. Individual shop signs in a single storefront should relate to each other in design, size, color, and placement on the building and lettering style.
  - a. Sign Types.
    - (1) Permitted sign types are limited to low-rise signs, wall signs, banner signs, projecting signs, window signs, and

awning/canopy signs.

- (2) Inflatable signs are prohibited.
- (3) Temporary signs shall be regulated by [division 15.13](#) of the Town Sign Code, however, the maximum size of such temporary signs shall be 1 square foot per lineal foot of storefront.

b. Location.

- (1) Signs may not cover any architectural details or cornices.
- (2) Wall signs and projecting signs are generally limited to the storefront; however, up to 25% of the sign may project onto the upper facade as long as no other rules are violated, such as covering a window.
- (3) Projecting signs may not project more than 60 inches from the building or to the back side of the curb, whichever is a lesser distance.
- (4) Projecting signs must be at least 8 feet above the sidewalk.
- (5) New buildings must provide a sign frieze in order to define a strong boundary between the storefront and upper facade.
- (6) Each lot may have no more than one monument sign.
- (7) Banner signs may be located on all stories. Banners may project no more than 60 inches from the face of the building, and their size is limited by the overall sign square footage for the property. Banner materials are not restricted. (Amended 12/18/17 by Ord. No. 5725)
- (8) Rectangular, wall-mounted box signs with internal lighting and flat faces are not permitted.
- (9) Permanent signage may not cover more than 25% of the storefront windows.

c. Size. Every property may display signage in an amount not to exceed one square foot of signage per lineal foot of building frontage adjacent to a street, including rear building facades adjacent to an alley, with additional restrictions stated as follows: (Amended 12/18/17 by Ord. No. 5725)

- (1) Sign size must be in proportion to the storefront and building as a whole. For wall signs, a ratio of one square foot of sign area per each linear foot of storefront determines the maximum signable area; however, all buildings shall have a minimum signable area of 25 square feet.
- (2) Non-permanent window signs may not obscure more than 25% of the storefront window area. A window sign that serves as the business' primary business sign does not factor into this calculation; however, such a window sign may not itself obscure more than 25% of the storefront window area. See sec. 15.17-11(A)(1)(c) for more window provisions.

- (3) Projecting signs may be no larger than 12 square feet.
  - (4) Monument signs may be no more than 6 feet tall. A ratio of one square foot of sign area per lineal foot of storefront determines the maximum signable area; however, no monument sign may exceed 50 square feet of signable area. Every monument sign may have at least 25 square foot of signable area, regardless of the amount of lineal feet of storefront.
- d. Lighting. The only interior lighting permitted for signs is internal lighting of individual letters and internal lighting on a sign in which the light only shines through the lettering and/or logo. Signs may not flash or move, with the exception of signs on buildings listed on the National Registry of Historic Buildings. (Amended 12/18/17 by Ord. No. 5725)
  - e. Materials. The following materials are encouraged for signs: wood, paint on wall, paint/goldleaf on glass, masonry relief, etched glass, structural pigmented glass, decals, fabric awnings, banners, leaded or stained glass transoms, tile, terrazzo, porcelain enamel, sheet metal, adhesive vinyl. All sign material must be of exterior quality and must be durable.
  - f. Mounting. Sign mounting must protect the integrity of the facade materials and facade design.
- 8. Scale of Design. All new construction must be at least two stories in height, with the first floor between 12 and 15 feet in height and upper stories between 9 and 12 feet in height. Buildings may be no more than 2 stories taller than any adjacent buildings, and may in no case be more than 4 stories tall; however, this standard does not apply to buildings adjacent to the traffic roundabout, which may be 6 stories in height.
  - 9. Front Setback. New construction must have a facade built to the front property line when adjacent to North Street or East Beaufort Street.
  - 10. Corner Buildings. Both street-facing sides of corner buildings will be treated like the storefront facade, therefore, all storefront facade requirements apply to both street-facing sides.
  - 11. Roundabout Design Guidelines. For new construction adjacent to Uptown Circle, the [Roundabout Design Guidelines](#) apply.
- B. Building Design for Exterior Renovation of Existing Structures. All of the guidelines from sec. 15.17-11(A) apply to the exterior alterations made to existing structures unless waived by the Town Council. The Town of Normal recommends that the renovation of existing structures recreate the original facade. Recommendations include the following:
- 1. Windows. Restore and reglaze original window openings into original shapes and sizes. Windows may not be permanently filled or decreased in size.
  - 2. Surface Materials. Remove nonoriginal surface materials from the original wall surface, when the original wall surface still exists.
  - 3. Piers. Restore piers to original status when such piers have been eliminated or

reduced in size.

### C. Parking Lot Perimeter Landscaping.

1. **Applicability.** The parking lot perimeter landscaping requirements shall apply to all new private and public off-street parking lots or expansion of existing lots of more than 25% of existing spaces.
2. **Minimum Dimensional Standards.** All parking lots shall be screened from public streets and sidewalks, with at least a 5-foot wide landscaped area and wheel stops that prevent any car overhang into the landscaped area. However, such screening must not create a safety hazard for users of the parking lots. Where a solid fence/wall is utilized, plant materials must be on the street-side of the fence/wall.
3. **Fencing/Wall Specifications.** All fencing or walls utilized shall meet the following specifications:
  - a. Only ornamental metal fencing, wood fencing, or masonry walls shall be allowed. Chain link fencing and non-commercial grade solid wood stockade fencing are prohibited.
  - b. Fencing shall be a minimum of three feet high and shall not exceed 4 feet in height. Masonry walls shall be a minimum of 30 inches in height and shall not exceed 4 feet in height.
4. **Minimum Plant Quantity.** Where perimeter areas are to be landscaped, the following minimum plant materials shall be provided:
  - a. One tree for every 25 lineal feet of perimeter area. Trees may be spaced evenly or grouped.
  - b. A diverse combination of shrubs, ornamental grasses, and flowers throughout the landscaped area.
5. **Plant Species.** The selection of plant materials shall be based on the Town of Normal's climate and site conditions with a goal of promoting xeriscaping principles. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used. Plant diversity is required for the health of the overall landscaped area.
6. **Plant Quality and Landscape Design.** All plants shall be A-Grade or No. 1 Grade and free of defects. All plants shall be normal health, height, leaf density, and spread as defined by the *American Standard for Nursery Stock, ANSI Z60.1* latest available edition, or the American Association of Nurserymen. Plants shall have full, even, well-developed branching and a dense, fibrous, and vigorous root system. All landscape plans shall be designed by a landscape professional.
7. **Plant Sizes and Specifications.** The following minimum sizes shall be required:
  - a. Canopy Shade Tree: 2.5-inch caliper measured 6 inches above ground, balled, and burlapped, or equivalent.
  - b. Ornamental Tree: 2-inch caliper, balled, and burlapped or equivalent or 7 feet for a multi-stemmed tree.

- c. Evergreen Tree: 6 feet high, balled, and burlapped or equivalent.
  - d. Shrubs: 24-inch balled and burlapped or 3-gallon minimum container size.
8. Installation. All landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy growth. All landscaping in each phase shall either be installed or the installation shall be secured with a letter of credit, escrow, performance bond for 125% of the value of the landscaping or other surety satisfactory to the Town prior to the issuance of a development approval or building permit.

D. Site Landscaping. [Sec. 15.14-7\(D\)\(3\)](#) of the Community Design Standards will apply to the lineal street frontage of any greenspace provided, excluding the greenspace provided to screen the parking area. The minimum installation sizes set forth in [sec. 15.14-7\(E\)\(3\)](#) shall also apply.

**SECTION 12:            AMENDMENT “APPENDIX A - TABLE OF AUTHORIZED PRINCIPAL USES”** of the Normal Municipal Code is hereby *amended* as follows:

AMENDMENT

APPENDIX A - TABLE OF AUTHORIZED PRINCIPAL USES

Key: P - Permitted Use, S - Special Use

Land Classification	A	R-1A	R-1B	R-2	R-3A	R-3B	S-1	S-2	C-1	C-2	C-3	B-1	B-2	M-1	M-2	Special Provisions
Adult Uses	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-
Agriculture & Horticultural Fairs, Displays, and Shows/Exhibits	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<a href="#">15.10</a>
Airport, Heliport	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	<a href="#">15.10</a>
Animal Boarding,																

Hospital, or Shelter (with outdoor component)	S	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	<a href="#">15.1</a> <a href="#">0</a>	
Animal Boarding, Hospital, or Shelter (without outdoor component)	S	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	<a href="#">15.1</a> <a href="#">0</a>
Aquaculture, Aquaponics	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<a href="#">15.1</a> <a href="#">0</a>
Arena, Stadium	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Art Gallery, Museum	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Asphalt Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	<a href="#">15.1</a> <a href="#">0</a>	
Assisted Living Facility, Nursing Home	-	-	-	-	S	-	P	P	-	-	-	-	-	-	-	-	-	<a href="#">15.1</a> <a href="#">0</a>
Auction House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Auditorium	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Bed & Breakfast	S	S	S	S	S	S	-	-	-	-	-	-	S	S	-	-	-	<a href="#">15.1</a> <a href="#">0</a>
Building Products Sales, Distribution, Wholesale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Cannabis Craft Grower	S	-	-	-	-	-	-	-	-	-	-	-	S	-	S	S	<a href="#">15.2</a> <a href="#">0</a>	
Cannabis Cultivation Center	S	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	<a href="#">15.2</a> <a href="#">0</a>	
Cannabis Dispensary	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	<a href="#">15.2</a> <a href="#">0</a>
Cannabis Infuser	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	S	<a href="#">15.2</a> <a href="#">0</a>	

Cannabis Processor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	<a href="#">15.20</a>
Cannabis Transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	<a href="#">15.20</a>
Car Wash	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-
Cemeteries	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	<a href="#">15.10</a>
Churches & Other Places of Public Worship	-	S	S	S	S	S	P	P	S	S	S	P	P	P	-	-	<a href="#">15.10</a>
Clubs, Private	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Community Center	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Concrete Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	<a href="#">15.10</a>
Contractor Shop	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Convention Center	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Correctional Institutions, Detention/Rehabilitation Centers	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Country Clubs & Private Golf Courses	S	S	S	-	S	-	-	-	-	-	-	-	-	-	-	-	<a href="#">15.10</a>
Day Care Center	-	-	-	S	S	S	-	-	P	-	-	P	P	-	-	-	<a href="#">15.10</a>
Day Care Home	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Day Care in Church	-	S	S	S	S	S	-	-	-	-	-	P	S	-	-	-	<a href="#">15.10</a>
Detention Basins, Public	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Dormitory	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-

Dwelling Units, Above the first floor	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-
Dwelling Units, First Floor	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	<a href="#">15.10</a>
Dwelling, Multi-family, residents 55 years of age and older	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Dwellings, Multiple-Family	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Dwellings, Single-Family	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Electrical Power Plants, Sub-Stations	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Entertainment, Indoor	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Entertainment, Outdoor	-	-	-	-	-	-	-	-	-	-	S	P	S	-	-	<a href="#">15.10</a>
Extraction, loading, storage (gravel, sand, and soil)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	<a href="#">15.10</a>
Farm, Row Crop	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fieldhouse	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Financial Institution (Banks, Credit Unions, Title Company)	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Fire Station	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Forestry or																

Horticulture	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funeral Home/Crematory	-	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	<a href="#">15.10</a>
Garden Center	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Gas Company Plant, Facilities	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Golf Course, Public	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Gun Range, Indoor	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-	-	<a href="#">15.10</a>
Gymnasium	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Handling of Earthen Materials	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<a href="#">15.10</a>
Hatcheries, Fish or Poultry	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<a href="#">15.10</a>
Hospital	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Hotel/Motel	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-
Legislative Hall	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Library	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Machinery and Equipment Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Manufacture, All Goods, Products, Materials, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Medical, Offices, Laboratories, Diagnostics, Services, Rehabilitation	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-

Memorial Structures, Monuments	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	<a href="#">15.10</a>
Motor, Small Engine Repair, Service and Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Museum/exhibition hall	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-
Newspaper, Magazine Printing & Publishing	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Nurseries & Greenhouses	S	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	<a href="#">15.10</a>
Office, Professional	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-
Office, Public Use	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Park, Public	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Parking Lot	-	-	-	-	S	S	-	-	-	-	-	P	-	-	-	-	<a href="#">15.10</a>
Parking Lot, Public	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Personal Services Establishment	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
Police Station	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Public Works, Streets, Sewers, Fleet, Refuse, Recycling	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Radio, T.V. Station	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-
Recreational																	

Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Recreational Facilities, Public, Indoor/Outdoor Aquatics, Athletic Facilities	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Recreational; Indoor	-	-	-	-	-	-	-	-	-	P	P	P	P	P-	-	-	<a href="#">15.6-19(C)(3)(a) 15.10</a>
Recreational; Outdoor	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	<a href="#">15.10</a>
Restaurant, Eating and Drinking Establishment	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-
Retail Goods Establishment	-	-	-	-	-	-	-	-	-	S	P	P	P	-	-	-	<a href="#">15.10</a>
Retail Sales, Recreational Equipment (ATVs, Boats, Campers, RVs)	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Riding Stables	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<a href="#">15.10</a>
Roadside Stands for Sale of Agricultural Products	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rooming Houses	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	<a href="#">15.10</a>
Sanitary Landfill	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
School																	

Administrative Offices, Maintenance, Transit Garages	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
School System Warehouses; Governmental Warehouses	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
School, Elementary, Junior, High	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Services, Professional, Entertainment, Lodging	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Solar Energy Systems, Commercial, Roof- or Ground-Mounted	S	-	-	-	-	-	-	S	-	-	-	-	-	S	S	<a href="#">15.1</a>	<a href="#">5.1</a>
Solar Energy Systems, Private, Ground-Mounted (not S-3 historic overlay)	S	P	P	P	S	S	-	P	S	S	S	S	-	S	P	<a href="#">15.1</a>	<a href="#">5.1</a>
Solar Energy Systems, Private, Roof-Mounted (not S-3 historic overlay)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">15.1</a>	<a href="#">5.1</a>
Storage Area, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Storage, All Goods, Products,	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-

Materials, Equipment																	
Storage, Self-Service	-	-	-	-	-	-	-	-	-	-	-	P	-	P-	P-	-	
Student Residence Hall	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	
Swimming Facility	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	
Taproom in Brewery Class P Liquor	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	<u>15.10</u>	
Taxidermist Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Telecommunication Antenna and Related Facilities	P	-	-	-	-	-	P	P	S	S	S	S	S	S	S	<u>15.15</u>	
Telephone Exchange	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	
Tobacco/Vape Shop	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Trailer Rental & Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	
Transportation Terminal	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
Transportation Terminal, Truck or Rail	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	
Treatment Plants, All Goods, Products, Materials, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-	
Truck Freight Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-	
Truck Stop,																	

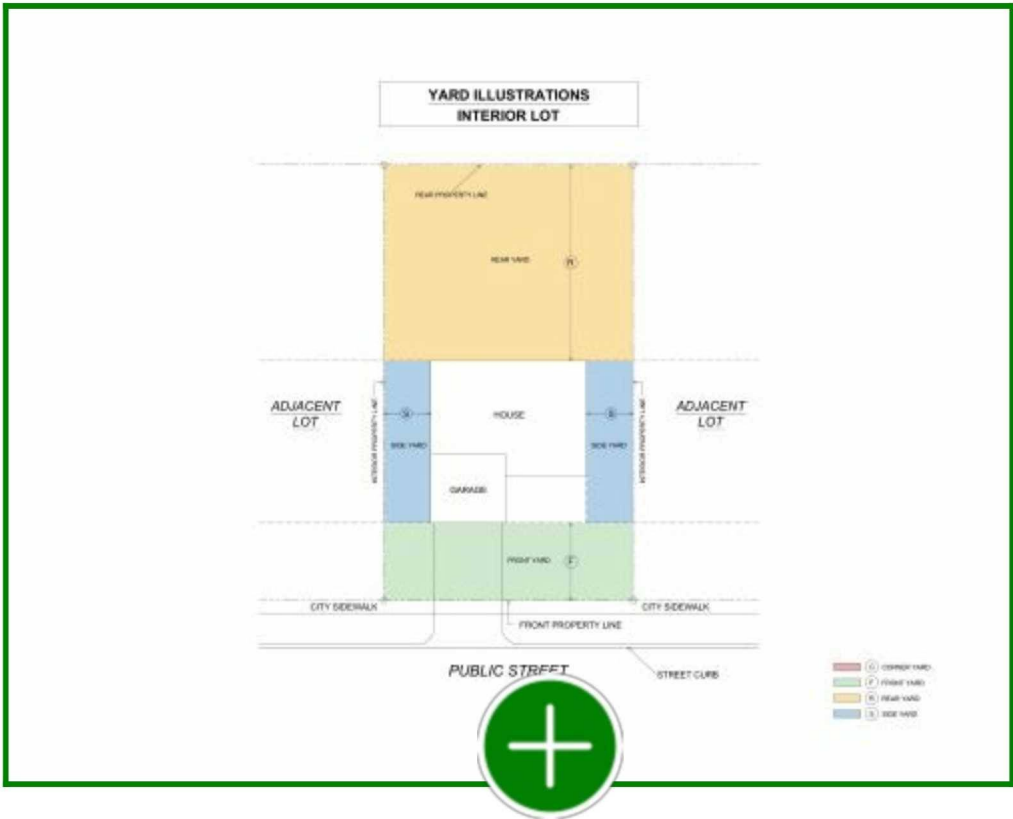
Terminal, Services	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Urban Agriculture	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities (Water, Sewer, Storm, Gas, Electric, Fiber, Cable, Phone)	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Vehicle Body Shop	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Vehicle Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Vehicle Repair Shop, Passenger Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Vehicle Repair, Commercial and Large Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Vehicle Service and Repair Shop	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Warehouse and Logistics	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Welfare Agency	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Wholesale Distributors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Wind-Energy Facilities, Large	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	S	<a href="#">15.1</a> <a href="#">5.2</a>
Wind-Energy Facilities, Small	-	-	-	-	-	-	P	P	P	-	P	P	-	P	P	-	-

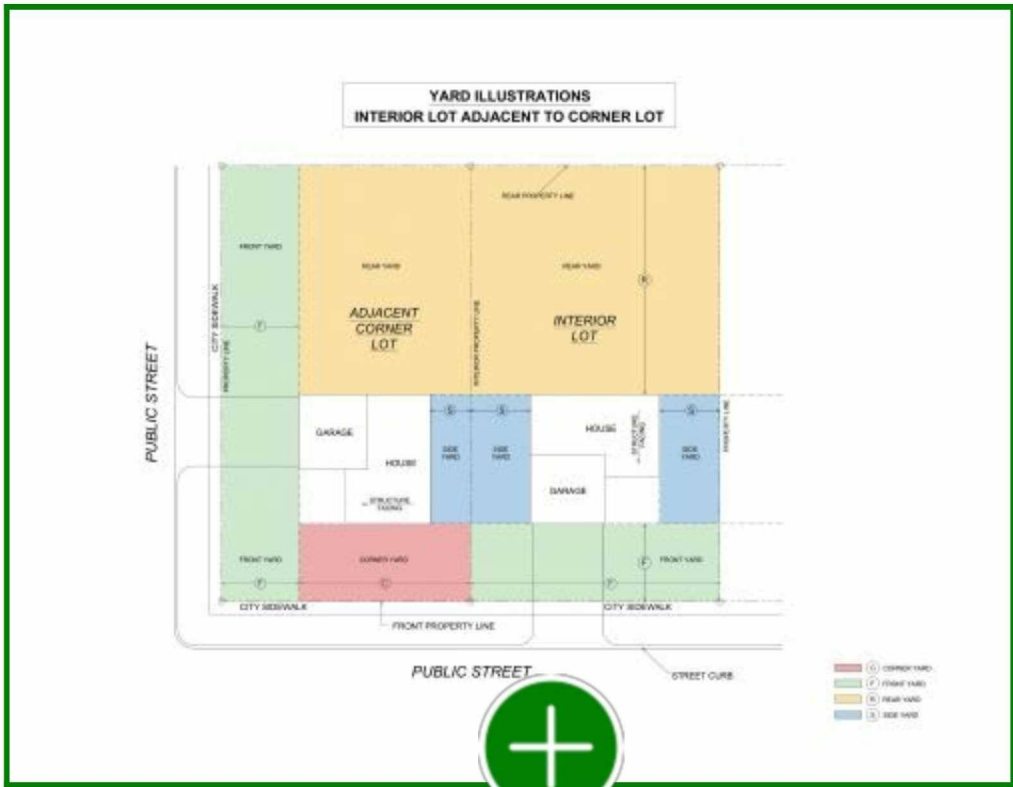
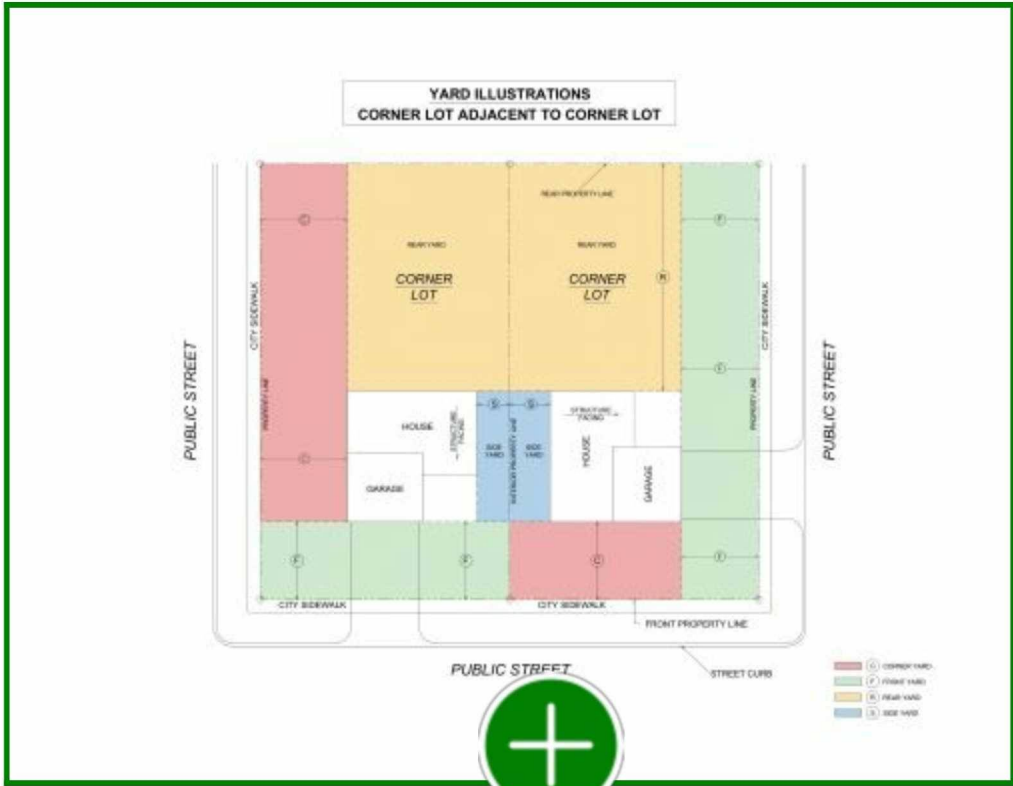
**SECTION 13: AMENDMENT** “APPENDIX B - ILLUSTRATIONS OF YARD REQUIREMENTS” of the Normal Municipal Code is hereby *amended* as follows:

AMENDMENT

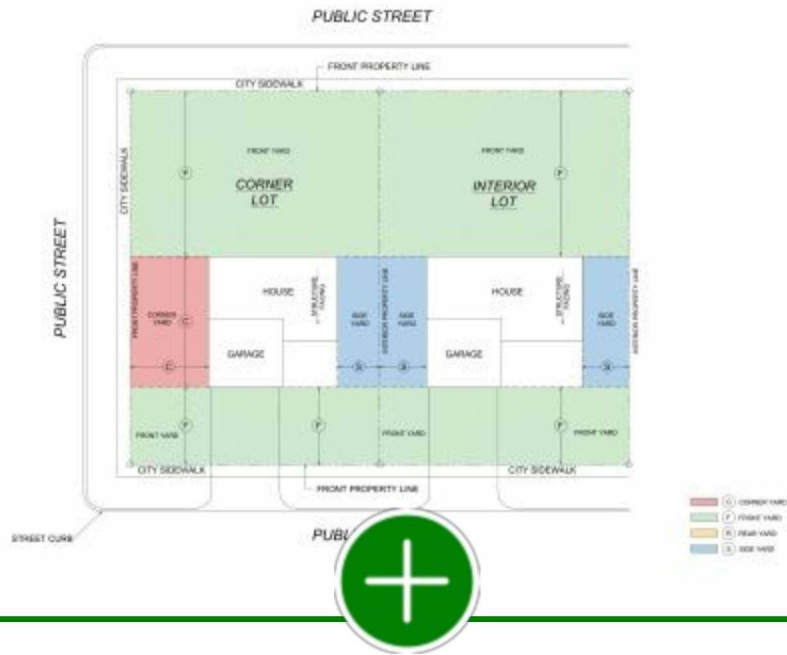
APPENDIX B - ILLUSTRATIONS OF YARD REQUIREMENTS

[CLICK TO VIEW THE ILLUSTRATIONS OF YARD REQUIREMENTS](#)

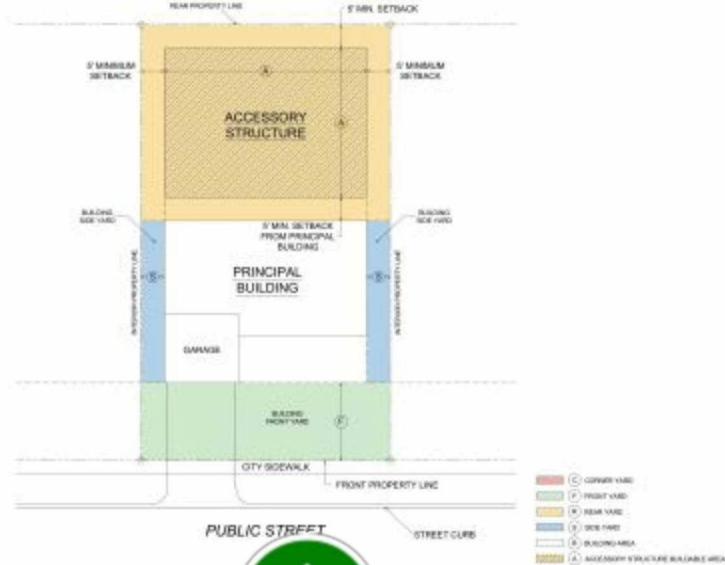


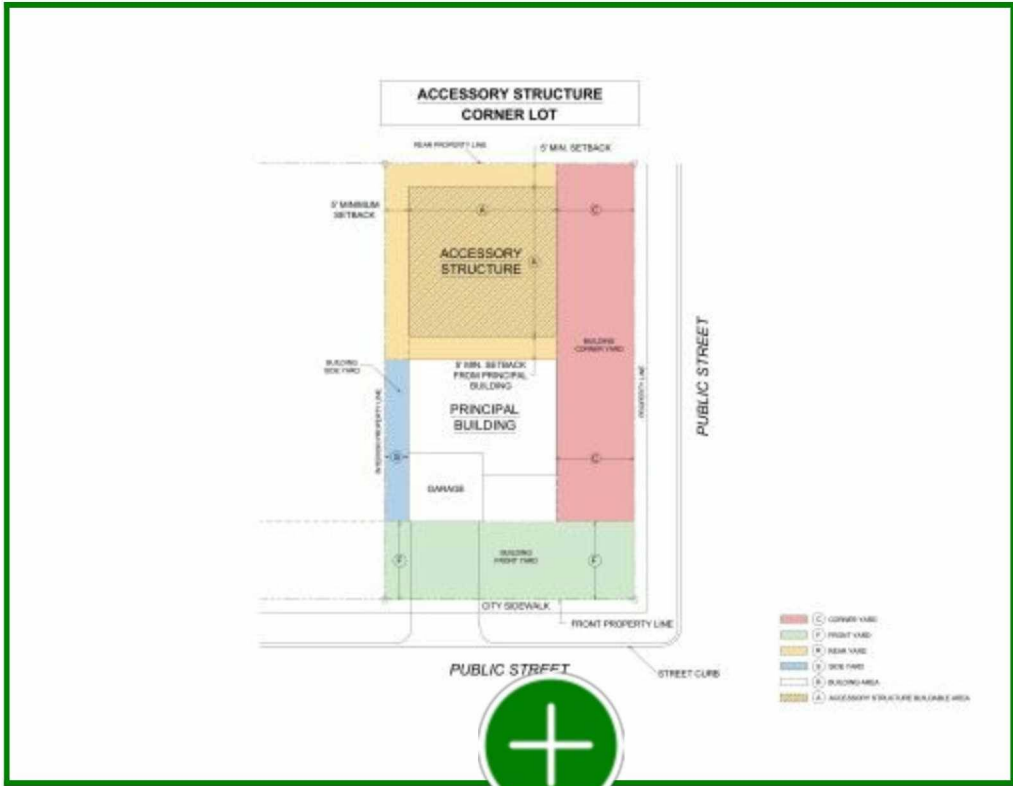


**YARD ILLUSTRATIONS  
THRU LOT CORNER LOT ADJACENT TO INTERIOR**



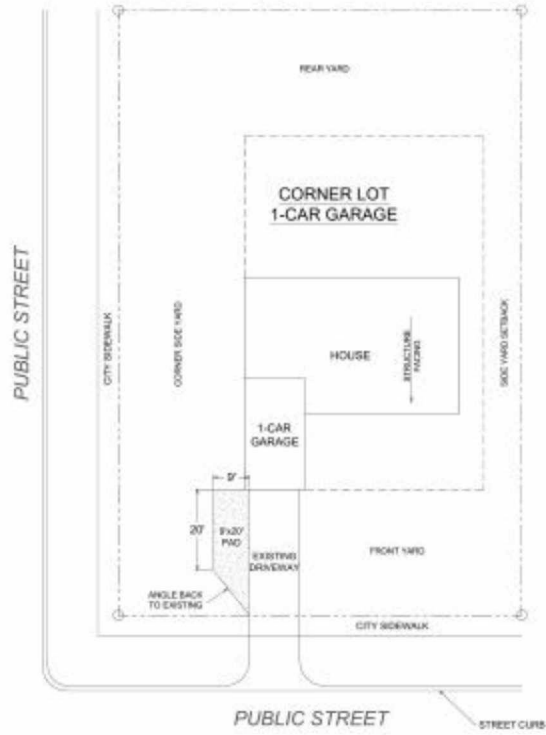
**ACCESSORY STRUCTURE  
INTERIOR LOT**





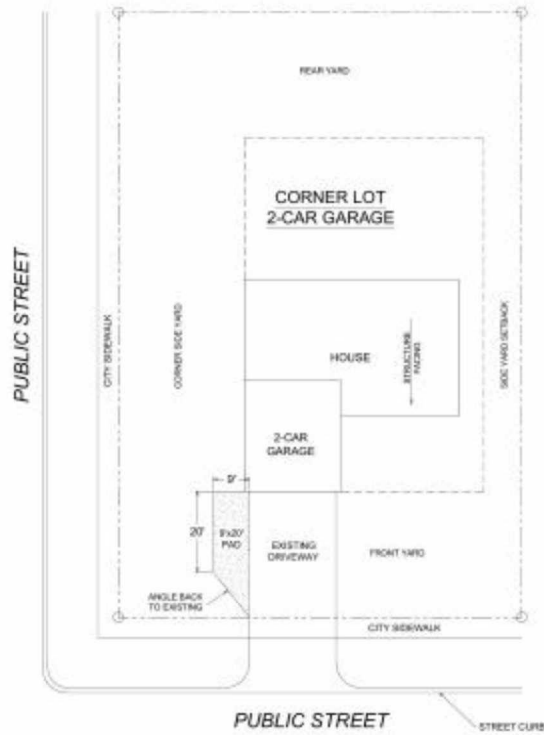
**PARKING PAD ILLUSTRATIONS  
CORNER LOT, 1-CAR GARAGE**

(PADS SHALL BE CONCRETE OR ASPHALT)



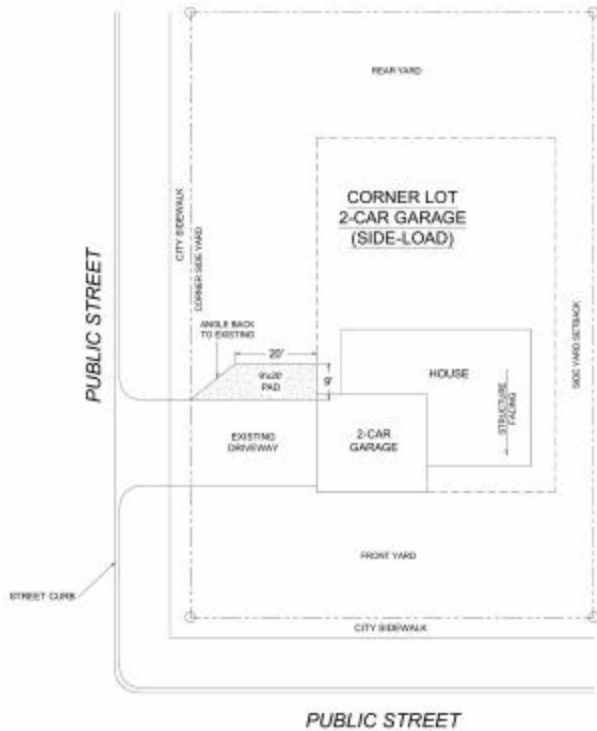
**PARKING PAD ILLUSTRATIONS  
CORNER LOT, 2-CAR GARAGE**

**(PADS SHALL BE CONCRETE OR ASPHALT)**



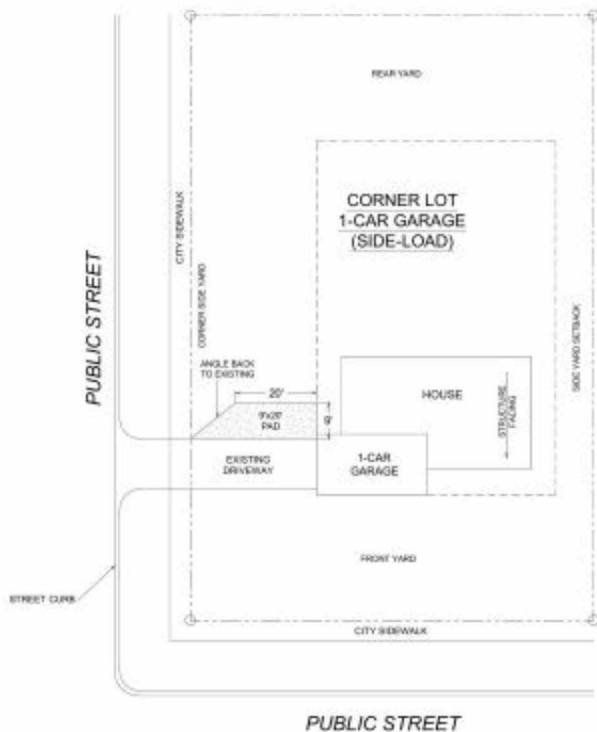
**PARKING PAD ILLUSTRATIONS  
CORNER LOT, 2-CAR GARAGE  
(SIDE LOAD)**

**(PADS SHALL BE CONCRETE OR ASPHALT)**



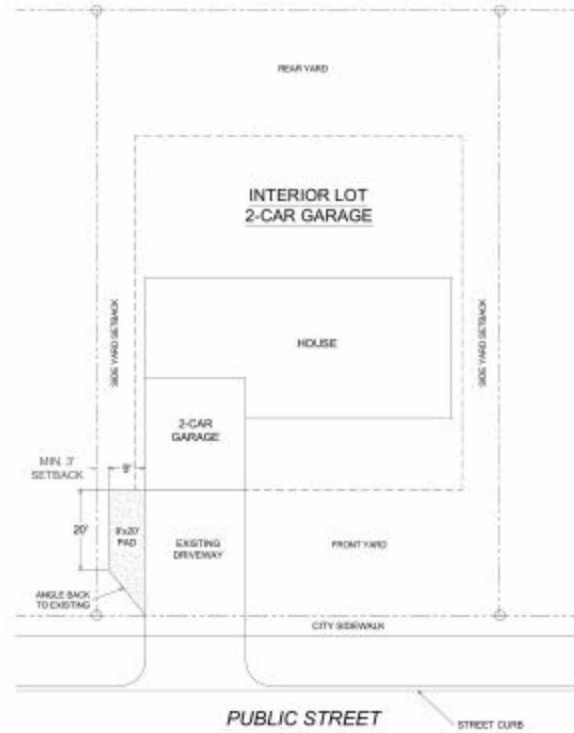
**PARKING PAD ILLUSTRATIONS  
CORNER LOT, 1-CAR GARAGE  
(SIDE LOAD)**

**(PADS SHALL BE CONCRETE OR ASPHALT)**



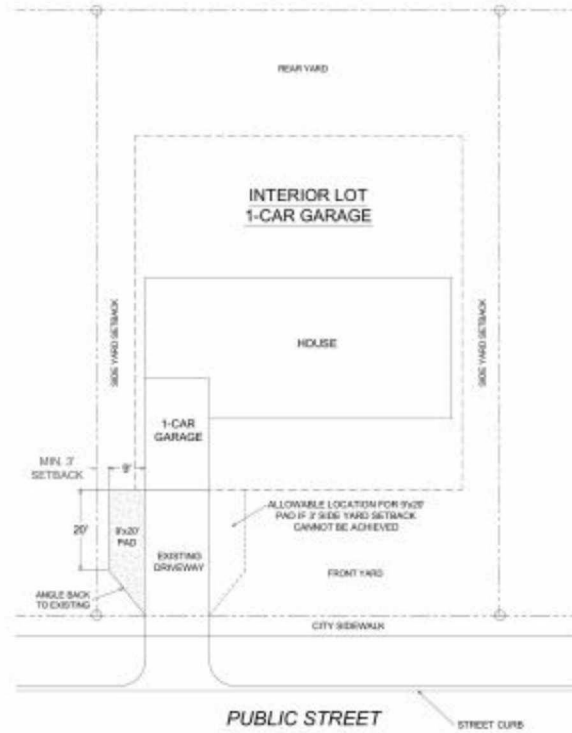
**PARKING PAD ILLUSTRATIONS  
INTERIOR LOT, 2-CAR GARAGE**

**(PADS SHALL BE CONCRETE OR ASPHALT)**

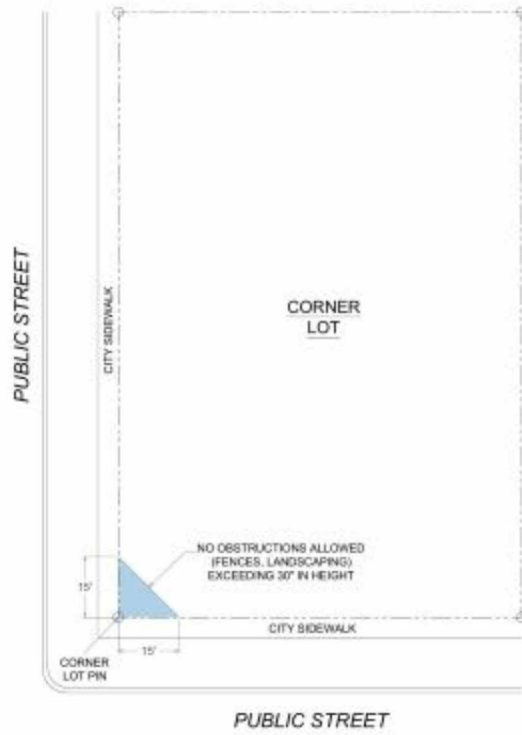


**PARKING PAD ILLUSTRATIONS  
INTERIOR LOT, 1-CAR GARAGE**

**(PADS SHALL BE CONCRETE OR ASPHALT)**



**CORNER LOT INTERSECTION  
VISIBILITY LIMITS**



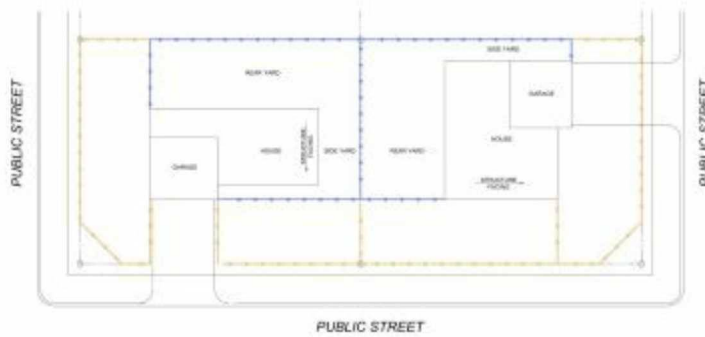
FENCE RESTRICTIONS  
INTERIOR LOT



4 FEET  
6 FEET



FENCE RESTRICTIONS  
CORNER LOTS, REAR YARD TO SIDE YARD



4 FEET  
6 FEET



FENCE RESTRICTIONS  
CORNER LOTS, REAR YARD TO REAR YARD

