

**VILLAGE OF NORTHFIELD
ORDINANCE 23-1826**

**AN ORDINANCE AMENDING APPENDIX A, THE ZONING ORDINANCE OF
THE CODE OF ORDINANCES OF THE VILLAGE OF NORTHFIELD, ILLINOIS**

WHEREAS, the Village of Northfield ("Northfield"), is a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, and has the authority to adopt ordinances and promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety and welfare of its citizens; and

WHEREAS, on November 6, 2023, the Plan & Zoning Commission held a public hearing and voted unanimously to recommend approval of the proposed Zoning Code amendments; and

NOW THEREFORE, by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois, acting in the exercise of their home rule powers, as follows:

SECTION 1: **AMENDMENT** "3-2 Terms Defined" of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

3-2 Terms Defined

ACCESS. A means of vehicular or pedestrian approach, entry to or exit from a property or structure.

ACCESSORY STRUCTURE/BUILDING. A detached subordinate structure or building, the use of which is incidental to and located on the same lot as that of a principal structure.

ACCESSORY USE. A use incidental to and customarily associated with the specific principal use that is located on the same lot or parcel.

ACRE. An area of forty three thousand five hundred sixty (43,560) square feet.

ADULT USE. Adult bookstores, adult motion picture theaters, adult entertainment cabarets, adult retail establishments and/or other similar uses as set forth in Chapter 11, Article VI of this Code.

AFFORDABLE HOUSING. Any housing that has a sales price or rental amount that is within the means of a household that may occupy moderate income or low income housing. In the case of dwelling units for sale, housing that is affordable means housing in which mortgage, amortization, taxes, insurance and condominium or association fees, if any, constitute no more than thirty percent (30%) of the gross annual household income for a household of a size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than thirty percent (30%) of the gross annual household income for a household of the size that may occupy the unit.

AFFORDABLE HOUSING DEVELOPMENT. 1) Any housing that is subsidized by the federal or state government or 2) any housing in which at least twenty percent (20%) of the dwelling units are subject to covenants or restrictions that require that the dwelling units be sold or rented at prices that preserve them as affordable housing for a period of at least fifteen (15) years, in the case of for sale housing, and at least thirty (30) years, in the case of rental housing.

AMENDMENT. A change in the wording, content or substance of a text or a map.

ANTIQUÉ: An item that is at least 50 years old, that is collected and desirable because of its age and because it is representative of a previous era or time period in human history.

ANTIQUÉ VENDOR: A retail operation, at which at least 80% of the inventory consists of antiques.

AMUSEMENT ESTABLISHMENT. A facility providing for public shows, theatricals, musicals, dances, concerts, movies, circuses, carnivals, exhibitions, arcades, pool or billiard halls, bowling alleys, video establishments and similar places offering public entertainment for which an admission or use fee may or may not be charged.

ATTIC. The space between the ceiling beams or joists of the topmost habitable story and the underside of the roof rafters.

ATTIC, HABITABLE. An attic which has: 1) a Code compliant stairway as a means of access; 2) a floor area of not more than one-third (1/3) the area of the next lower floor; 3) a ceiling height of at least seven and one-third feet (71/3') above the attic floor. If such area is greater than one-third (1/3) of the next lower floor, it shall be considered to be another story.

AWNING. An overhead cover, often of fabric or metal designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door or the like.

BASEMENT. That portion of a building, which has one-half (1/2) or more of its floor to ceiling height below grade. The foregoing notwithstanding, if more than 3.5 feet of basement height (clear floor to ceiling) is above grade than it shall be considered a floor. (See Section 3-2.1, "Diagrams", of this Article.)

BERM. An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or fulfill other purposes.

BUILDABLE AREA. The space remaining on a lot after subtracting the minimum yard and open space requirements of this Appendix A. Additionally, buildable area shall not include any floodplain, wetland or similarly designated unbuildable areas.

BUILDING. Any structure for the shelter, support or enclosure of persons, animals or property of any kind.

BUILDING HEIGHT. The vertical distance from the grade to the highest point of a building, including chimneys and structural or architectural features and appurtenances. (See Section 3-2.1, "Diagrams", of this Article.)

BUILDING PERMIT. An official document issued by the building official which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving or repair of a building or structure.

BUSINESS. Any commercial engagement in the manufacture, purchase, sale, lease or exchange of property or goods and/or the provision of services.

CANNABIS BUSINESS ESTABLISHMENT: See Chapter, 11, Sec. 11-84.1: Definitions

CANNABIS DISPENSING ORGANIZATION: See Chapter, 11, Sec. 11-84.1: Definitions

COMMUNITY RESIDENCE. A single-family dwelling unit occupied by persons with disabilities or impairments. As used herein, a "person with disabilities" is any individual with one or more mental or physical impairments which: 1) are likely to continue indefinitely or for a significant period of time; and 2) result in functional limitations in the capacity for independent living in one or more of the following areas of major life activities: self-care, receptive or expressive language, learning, mobility or self-direction; and 3) reflect the person's need for a combination of special interdisciplinary or generic care, treatment or other services. (See Section 3-3 of this Article.)

COMMUNITY RESIDENCE CLASS I. A community residence occupied on a relatively permanent basis by a group of four (4) or fewer unrelated persons with disabilities, plus paid professional staff, living together as a single housekeeping unit for the primary purpose of providing shelter in a family like atmosphere.

COMMUNITY RESIDENCE CLASS II. A community residence occupied on a relatively permanent basis by a group of five (5) to eight (8) unrelated persons with disabilities, plus paid professional staff, living together as a single housekeeping unit for the primary purpose of providing shelter in a family like atmosphere. (See Section 3-3 of this Article.)

COMMUNITY RESIDENCE CLASS III. A community residence occupied on a relatively permanent basis by a group of more than eight (8) unrelated persons with disabilities, plus paid professional staff, living together as a single housekeeping unit for the primary purpose of

providing shelter in a family like atmosphere. (See Section 3-3 of this Article.)

CONTIGUOUS LOTS. Two (2) or more lots that are abutting or touching and have a boundary or portion of a boundary which is common or coterminous.

CONTRACT PURCHASER. A person who has executed a bona fide contract to purchase property within Northfield at a date certain, subject only to a specified action on the part of the Village and typical real estate contract exceptions.

CONVENT. Residential buildings and grounds used by a religious order. (See Section 3-3 of this Article.)

DAYCARE CENTER. A care facility receiving four (4) or more individuals for daytime care during all or part of the day.

DAYCARE HOME. A dwelling, other than a daycare center, in which a permanent occupant provides for the care of not more than three (3) individuals who are not related to each other by blood or marriage and are not legal wards or foster children of the attendant adults.

DECK. A platform structure, either freestanding or attached to a building, open to the sky and supported by pillars or posts.

DENSITY. The number of dwelling units per acre of land.

DISABILITY. A physical or mental impairment, which substantially limits one or more of a person's major life activities and impairs their ability to live independently where the impairment is likely to continue indefinitely or for a significant amount of time. This term does not include impairments relative to substance abuse, communicable diseases or incarceration.

DRIVE-THROUGH FACILITY. A structure or part of a structure designed and operated to serve a patron who is seated in an automobile.

DWELLING, SINGLE-FAMILY. A residential building, containing only one dwelling unit, which is unattached to any other.

DWELLING, SINGLE-FAMILY, MULTIPLE. A residential building containing or designed to contain two (2) or more dwelling units. This shall include apartments, condominiums, row houses and duplexes.

DWELLING UNIT. One or more rooms designed, occupied or intended for occupancy as separate living quarters with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of one family maintaining a household or a community residence.

EASEMENT. Authorization by a property owner, for the use by another, of a designated part of his or her own property for a specified purpose. Easements may also come into existence by operation of law.

EXCEPTION. The exempting from compliance with a particular Village policy, practice or regulation set forth in this Code based on criteria set forth in the specific policy, practice,

regulation, ordinance or Code provision.

FAMILY. Either of the following: 1) two (2) or more persons, related to each other by blood, marriage or adoption, together with domestic servants, all living as one housekeeping unit using common kitchen facilities; or 2) four (4) or fewer persons, living together as a single housekeeping unit using common kitchen facilities.

FENCE. A barrier of wood, masonry, stone, metal or manufactured material or combination of materials erected to enclose, screen or separate outdoor areas. This term shall include fences, walls and other structural or artificial barriers that function as a wall or a fence.

FITNESS CLASS STUDIO. An establishment holding classes dedicated to improving the overall physical condition of its clientele by instruction in exercises that are designed to improve cardiovascular endurance, increase flexibility, enhance strength and aid in restoring muscle tone.

FLOOR AREA. The sum of the gross horizontal area of all floors of a building as measured from the exterior faces of the exterior walls or from the centerline of common walls separating two (2) buildings.

Floor area shall exclude the following specific areas:

Chimneys.

Decks and patios.

Exterior steps and ramps.

Unenclosed porches.

Uninhabitable attic floors.

FLOOR AREA RATIO. The floor area of the building or buildings on a lot divided by the total land area of the lot. For the purpose of figuring floor area ratio, floor area shall include, without limitation, the following:

Bay windows.

Enclosed accessory structures including gazebos.

Floor spaces and shafts used for mechanical, electrical and plumbing equipment, except equipment located in a basement, roof or uninhabitable attic.

Garage space.

Habitable attic floors.

Porches enclosed on three (3) or more sides.

FOOD STORE. A grocery store, butcher store, delicatessen store, confectionery store, bakery store, butter and egg store, fruit and vegetable store, fish store, ice cream store or any combination of the foregoing or any place where food or drink is prepared, handled, stored, offered for sale or sold at wholesale or retail.

GARDEN APPURTENANCES. Accessory objects, such as statues, containers, fountains, ponds, birdbaths, etc., that are an element of a garden design.

GASOLINE SERVICE STATION. Any premises utilized for the dispensing, sale or offer for sale of automobile fuel or oil. (See Chapter 11 of this Code.)

GRADE (For Height Determination). The average (mean) of elevation measurements of the finished surface of ground taken at a distance of three feet (3') from the exterior wall of the structure along all sides of the structure. The elevation datum must be tied to an established Village bench mark. "Average (mean)" is defined as the arithmetic sum of a series of elevation measurements taken at a maximum of three foot (3') intervals three feet (3') from the exterior wall of the structure divided by the sum of the number of measurements taken.

HABITABLE SPACE. Any area or room lawfully designed and/or used for living or sleeping.

HOME OCCUPATION. Any occupation or business carried on in a dwelling unit. (See Section 19-6 of this Appendix.)

LOT, CORNER. A lot having frontage on two (2) intersecting streets. (See Section 3-2.1, "Diagrams", of this Article.)

LOT COVERAGE. The percentage of a site that is impervious, i.e., will not absorb water. This includes, but is not limited to, all areas covered by buildings, parking structures, driveways, roads, sidewalks, decks or patios and any other paved area.

LOT, DOUBLE FRONTAGE. A lot having frontage on two (2) nonintersecting streets. (See Section 3-2.1, "Diagrams," of this Article.)

LOT FRONTAGE. The length of the property line along a public or private street.

LOT, INTERIOR. A lot other than a corner lot. (See Section 3-2.1, "Diagrams", of this Article.)

LOT LINE, FRONT. A lot line that abuts a street line. For purposes of establishing setbacks, all sides of a corner or double frontage lot with street frontage shall be treated as a front lot line. If the lot does not abut a street, then the front lot line shall be determined by the Director of Community Development using accepted planning standards. (See Section 3-2.1, "Diagrams", of this Article.)

LOT LINE, REAR. The lot line which is most distant from and most nearly parallel to the front lot line. In the case of an irregular or triangular lot, that portion of the perimeter of the lot which is at least ten feet (10') long and is most parallel to and most distant from the front lot line. (See Section 3-2.1, "Diagrams", of this Article.) For purposes of establishing setbacks on corner lots the rear lot line shall be considered as parallel to the front lot line which has the least dimension.

LOT LINE, SIDE. Any lot line on a particular lot, which is not a front lot line or a rear lot line. (See Section 3-2.1, "Diagrams", of this Article.)

LOT LINES. The lines forming the plane geometric perimeter of a lot.

LOT OF RECORD. A lot which is part of a subdivision, the map of which has been recorded in the Office of the Recorder of Deeds of Cook County, or a lot described by metes and bounds, the description of which has been separately recorded in the Office of the Recorder of Deeds.

LOT, ZONING. A single parcel of land used, developed or built upon as a unit, under single ownership or control. Every zoning lot must have access to a public street either by having frontage on a public street or by a private road. A zoning lot may or may not coincide with a lot of record.

MASSAGE THERAPY. Nonmedical or nonsurgical manipulative exercises or devices that are practiced on the human body by a massage therapist. (See Chapter 11, Article II, Division XIV of this Code.)

MEDICAL CANNABIS CULTIVATION CENTER: See Chapter, 11, Sec. 11-84.1: Definitions

MEDICAL CANNABIS DISPENSING ORGANIZATION: See Chapter, 11, Sec. 11-84.1: Definitions

MEDICAL CANNABIS ORGANIZATION: See Chapter, 11, Sec. 11-84.1: Definitions

MODEL/SHOWCASE HOMES. A single-family home temporarily open to the public for the purpose of displaying the work of interior designers, landscape architects and/or architects. (See Chapter 11, Article V of this Code.)

MUNICIPAL USES. Village owned and operated land and facilities.

NONCONFORMING STRUCTURE. Any building or structure or portion of a building or structure, lawfully existing at the time of its construction, which by annexation, map amendment or subsequent regulation does not conform with the requirements of the district in which it is located.

NONCONFORMING USE. A use that lawfully existed at the time the use was established, but by annexation, map amendment or subsequent regulation does not meet the use requirements of the district in which it is located.

OFF STREET PARKING. Space designated on a portion of a private premises for parking of the automobiles of patrons, residents or employees.

OFFICE. A room or group of rooms used for the practice of a profession, or the conduct of business or government agency work where no sales, assembly, manufacture or storage of products takes place. This definition, likewise, does not include other more intensive uses that may be ancillary to the office use such as warehouses, showrooms, storage of goods to be sold, outdoor storage or parking of company delivery or service vehicles.

OFFICE, MEDICAL OR DENTAL. An establishment where human patients, not lodged overnight, are admitted for examination and treatment by licensed, certified or registered healthcare professionals, including, but not limited to: physicians, dentists, chiropractors and optometrists.

OPEN SPACE. Land and/or water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state. Open spaces shall not include any paved areas.

OTHER PUBLIC USES AND STRUCTURES. A use or structure, not set forth in these definitions that has been determined to be a public use with significant public benefit as determined by the Village Board upon recommendation of the Plan and Zoning Commission.

OUTDOOR SEATING. An outdoor use accessory to a restaurant located in an adjacent courtyard or between the restaurant and the public right-of-way.

OUTDOOR STORAGE. The storage of any material of any kind, including, but not limited to, items for sale, lease, processing or repair (including vehicles) when not in a fully enclosed building.

PARK DISTRICT SPECIAL COMMUNITY AND CIVIC EVENTS. Events sponsored by the Park District or the Park District in cooperation with another government or civic entity; the objective of which is to enhance the sense of community in the Village. Such events might include, among others, seasonal youth activities, food tasting, food preparation competitions, musical concerts, theatrical performances, markets and outdoor movies.

PARKING LOT. An area specifically set aside for the parking of motor vehicles.

PARKING STRUCTURE. A structure designed to accommodate vehicular parking that is fully or partially enclosed or located on the deck of a building. This definition includes parking garages, deck parking and underground or under building parking areas.

PATIO. A paved, masonry, stone or other decking surface at finished grade without a permanent roof.

PERFORMANCE STANDARD. A standard of operation associated with a particular use or activity, which limits noise, air pollution, emission, odor, vibration, dust, dirt, glare, heat, fire hazard, waste, traffic or visual impact.

PLAN, COMPREHENSIVE. The officially adopted plan of the Village. The Comprehensive Plan is different from the official zoning map.

PLANNED UNIT DEVELOPMENT. A contiguous area of minimum size to be planned and developed as single development under single ownership or control, which includes one or more principal buildings and is processed under the planned unit development provisions of

this Appendix A.

PORCH, OPEN. A roofed structure attached to a building and open on two (2) or more sides. A screened in porch shall not be considered open.

PRESCHOOL. A school for children primarily between the ages of three (3) and five (5), providing preparation for elementary school.

PRIVATE LEISURE CLUB. A club devoted primarily to outdoor activities such as swimming, tennis and neighborhood picnics. (See Section 3-3 of this Article.)

PSYCHOSOCIAL REHABILITATION. The providing of supportive care, counseling and training to persons with social, psychological, mental or developmental disabilities.

PUBLIC COMMUNITY CENTER. A not for profit indoor and/or outdoor recreational and meeting facility that is owned and operated by either: a) a governmental agency or b) a social service agency whose primary purpose is to provide programs and support for senior citizens. Such a center shall be available for the following social and educational activities only:

- Accessory recreational.
- Fitness facilities.
- Food service concessions.
- Governmental and social service agency offices.
- Gymnasiums.
- Office and storage uses.
- Public meeting rooms.

PUBLIC NECESSITY. A need for the good of a significant portion of the community at large, rather than a need for a particular individual or special segment of the community.

PUBLIC RIGHT-OF-WAY. Land under the control of a public agency that is dedicated for public use to accommodate a transportation system and/or public infrastructure.

RECREATION CENTER. A facility intended for sports and leisure activities, operated by a park district or similar not for profit agency.

RELIGIOUS INSTITUTION. A facility, including accessory structures and uses, intended for assembly of persons for religious purposes. Religious institutions may include churches, temples, synagogues, mosques, chapels, cathedrals and similar designations, but shall exclude convents and other similar structures whose primary use is residential.

RESTAURANT. An eating place open to the public or accessible only to members of such eating place; where food and beverages are prepared to be consumed at counters or tables and are served by a waiter or waitress primarily in or on non-disposable dishes or containers and where such consumption is intended to take place within the building or at outdoor seating where such food and beverages are prepared and served.

SELF-STORAGE FACILITY. An interior loading facility used for the storage of personal property where individuals lease or otherwise control individual storage spaces.

SENIOR HOUSING. Housing built in conformance with the definition of housing for older persons as stated in the "Federal Register".

SERVICE ORGANIZATION. A corporation or association organized for a social, educational or recreational purpose, to which membership is required for participation.

SETBACK. The minimum distance as set forth in this Appendix A establishing a required yard to separate a building or other structure from a public right-of-way for motor vehicles, an access easement for motor vehicles or lot line. (See Section 3-2.1, "Diagrams", of this Article.)

SHORT TERM DWELLING RENTAL. A single room, dwelling, or portion of a dwelling offered or advertised for rent or other consideration for a period of less than sixty (60) consecutive days.

STABLE. A building for the shelter of horses, which is incidental to the primary residential use of the site.

STORY. That portion of a building, other than a basement, included between the top surface of any flooring and the top surface of the flooring above it or if there is no other flooring above it, then the space between the surface of the topmost flooring and the next ceiling above such surface. Habitable attics shall be considered a one-half (1/2) story. (See Section 3-2.1, "Diagrams", of this Article.)

STREET. Any vehicular way that: 1) is an existing State, County or Municipal roadway; or 2) is shown on a plat approved pursuant to law; or 3) is approved by official action for other uses such as private ingress, egress or easement. Unless otherwise indicated, the term street shall refer to both public and private streets.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a building, such as bearing walls, headers, columns, beams, joists or girders or any substantial change to the roof, floor or walls.

STRUCTURE. Except for lighting fixtures, anything that is constructed or erected, the use of which requires permanent location and affixing to on the ground.

TRANSITIONAL YARDS. The minimum land area, established by Code, to buffer residential districts from adjacent commercial or manufacturing uses. (See Section 3-3 of this Article.)

USE, PERMITTED. A use permitted in a district, upon satisfaction of the standards and requirements of this Appendix A, without the need for a public hearing before a board or commission.

USE, PRINCIPAL. The primary use of any lot or structure.

USE, PUBLIC. A use conducted by or a facility or structure owned or managed by a unit of government.

USE, SPECIAL. A use that is specifically set forth in this Appendix A, but not permitted without special administrative review, a public hearing and approval by the Village Board.

USE, TEMPORARY. The use of property for a limited period of time for a special event, sale, gathering or similar use.

VARIATION/VARIANCE/EXCEPTION. Any departure from the strict application of any provision of this Appendix A.

VETERINARY CLINIC. A place where animals are given medical or surgical treatment and are cared for during the time of such treatment. (See Section 3-3 of this Article.)

WAREHOUSE. Facilities characterized by extensive storage of materials, frequent trucking activity, but not involved in manufacturing or production.

YARD. An open space at grade between a building and the lot lines on which the building is located. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.

YARD, FRONT. A yard extending across the full width of the front of a lot, the depth of which is the minimum permissible horizontal distance between the public right-of-way for motor vehicles, the street line, or a private access easement for motor vehicles and the front of the main building as specified by this Appendix A for that zoning district.

YARD, REAR. A yard extending across the full width of the rear of a lot, the depth of which is the minimum horizontal distance between the rear lot line and the rear of the main building as specified by this Appendix A for that zoning district. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.

YARD, SIDE. A yard extending across the side of a lot, from the front lot line to the rear lot line, which is the minimum horizontal distance between the side lot line and the side of the main building excluding steps, unenclosed balconies or unenclosed porches as specified by this Appendix A for that zoning district.

ZONING MAP. A map adopted by the Village that delineates the extent of each district or zone.

ZONING ORDINANCE. An ordinance enacted by the Village Board that sets forth regulations and standards relating to the nature and extent of uses of land and structures. (Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005; Ord. 06-1312, 12-5-2006; Ord. 13-1546,

AFTER AMENDMENT

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halls, bowling alleys, video establishments and similar places offering public entertainment for which an admission or use fee may or may not be charged.

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DECK. A platform structure, either freestanding or attached to a building, open to the sky and supported by pillars or posts.

DENSITY. The number of dwelling units per acre of land.

DISABILITY. A physical or mental impairment, which substantially limits one or more of a person's major life activities and impairs their ability to live independently where the impairment is likely to continue indefinitely or for a significant amount of time. This term does

not include impairments relative to ~~substance abuse, communicable diseases or~~ incarceration.

DRIVE-THROUGH FACILITY. A structure or part of a structure designed and operated to serve a patron who is seated in an automobile.

DWELLING, SINGLE-FAMILY. A residential building, containing only one dwelling unit, which is unattached to any other.

DWELLING, SINGLE-FAMILY, MULTIPLE. A residential building containing or designed to contain two (2) or more dwelling units. This shall include apartments, condominiums, row houses and duplexes.

DWELLING UNIT. One or more rooms designed, occupied or intended for occupancy as separate living quarters with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of one family maintaining a household or a community residence.

EASEMENT. Authorization by a property owner, for the use by another, of a designated part of his or her own property for a specified purpose. Easements may also come into existence by operation of law.

EXCEPTION. The exempting from compliance with a particular Village policy, practice or regulation set forth in this Code based on criteria set forth in the specific policy, practice, regulation, ordinance or Code provision.

FAMILY. Either of the following: 1) two (2) or more persons, related to each other by blood, marriage, civil union, foster child relationship, or adoption, together with domestic servants, all living as one housekeeping unit using common kitchen facilities; or 2) four (4) or fewer persons, living together as a single housekeeping unit using common kitchen facilities.

FENCE. A barrier of wood, masonry, stone, metal or manufactured material or combination of materials erected to enclose, screen or separate outdoor areas. This term shall include fences, walls and other structural or artificial barriers that function as a wall or a fence.

FITNESS CLASS STUDIO. An establishment occupying 3,000 square feet or less of floor area, holding classes dedicated to improving the overall physical condition of its clientele by instruction in exercises that are designed to improve cardiovascular endurance, increase flexibility, enhance strength, and aid in restoring muscle tone.

FLOOR AREA. The sum of the gross horizontal area of all floors of a building as measured from the exterior faces of the exterior walls or from the centerline of common walls separating two (2) buildings.

Floor area shall exclude the following specific areas:

Chimneys.

Decks and patios.

Exterior steps and ramps.

Unenclosed porches.
Uninhabitable attic floors.

FLOOR AREA RATIO. The floor area of the building or buildings on a lot divided by the total land area of the lot. For the purpose of figuring floor area ratio, floor area shall include, without limitation, the following:

Bay windows.
Enclosed accessory structures including gazebos.
Floor spaces and shafts used for mechanical, electrical and plumbing equipment, except equipment located in a basement, roof or uninhabitable attic.
Garage space.
Habitable attic floors.
Porches enclosed on three (3) or more sides.

FOOD STORE. A grocery store, butcher store, delicatessen store, confectionery store, bakery ~~store, store, butter and egg store, fruit and vegetable~~ produce store, fish store, ice cream store or any combination of the foregoing or any place where food or drink is prepared, handled, stored, offered for sale or sold at wholesale or retail.

GARDEN APPURTENANCES. Accessory objects, such as statues, containers, fountains, ponds, birdbaths, etc., that are an element of a garden design.

GASOLINE SERVICE STATION. Any premises utilized for the dispensing, sale or offer for sale of automobile fuel or oil. (See Chapter 11 of this Code.)

GRADE (For Height Determination). The average (mean) of elevation measurements of the finished surface of ground taken at a distance of three feet (3') from the exterior wall of the structure along all sides of the structure. The elevation datum must be tied to an established Village bench mark. "Average (mean)" is defined as the arithmetic sum of a series of elevation measurements taken at a maximum of three foot (3') intervals three feet (3') from the exterior wall of the structure divided by the sum of the number of measurements taken.

HABITABLE SPACE. Any area or room lawfully designed and/or used for living or sleeping.

HOME OCCUPATION. Any occupation or business carried on in a dwelling unit. (See Section 19-6 of this Appendix.)

LOT, CORNER. A lot having frontage on two (2) intersecting streets. (See Section 3-2.1, "Diagrams", of this Article.)

LOT COVERAGE. The percentage of a site that is impervious, i.e., will not absorb water. This includes, but is not limited to, all areas covered by buildings, parking structures, driveways, roads, sidewalks, decks or patios and any other paved area.

LOT, DOUBLE FRONTAGE. A lot having frontage on two (2) nonintersecting streets. (See Section 3-2.1, "Diagrams," of this Article.)

LOT FRONTAGE. The length of the property line along a public or private street.

LOT, INTERIOR. A lot other than a corner lot. (See Section 3-2.1, "Diagrams", of this Article.)

LOT LINE, FRONT. A lot line that abuts a street line. For purposes of establishing setbacks, all sides of a corner or double frontage lot with street frontage shall be treated as a front lot line. If the lot does not abut a street, then the front lot line shall be determined by the Director of Community Development using accepted planning standards. (See Section 3-2.1, "Diagrams", of this Article.)

LOT LINE, REAR. The lot line which is most distant from and most nearly parallel to the front lot line. In the case of an irregular or triangular lot, that portion of the perimeter of the lot which is at least ten feet (10') long and is most parallel to and most distant from the front lot line. (See Section 3-2.1, "Diagrams", of this Article.) For purposes of establishing setbacks on corner lots the rear lot line shall be considered as parallel to the front lot line which has the least dimension.

LOT LINE, SIDE. Any lot line on a particular lot, which is not a front lot line or a rear lot line. (See Section 3-2.1, "Diagrams", of this Article.)

LOT LINES. The lines forming the plane geometric perimeter of a lot.

LOT OF RECORD. A lot which is part of a subdivision, the map of which has been recorded in the Office of the Recorder of Deeds of Cook County, or a lot described by metes and bounds, the description of which has been separately recorded in the Office of the Recorder of Deeds.

LOT, ZONING. A single parcel of land used, developed or built upon as a unit, under single ownership or control. Every zoning lot must have access to a public street either by having frontage on a public street or by a private road. A zoning lot may or may not coincide with a lot of record.

MASSAGE THERAPY. Nonmedical or nonsurgical manipulative exercises or devices that are practiced on the human body by a massage therapist. (See Chapter 11, Article II, Division XIV of this Code.)

MEDICAL CANNABIS CULTIVATION CENTER: See Chapter, 11, Sec. 11-84.1: Definitions

MEDICAL CANNABIS DISPENSING ORGANIZATION: See Chapter, 11, Sec. 11-84.1: Definitions

MEDICAL CANNABIS ORGANIZATION: See Chapter, 11, Sec. 11-84.1: Definitions

MICRO-PRODUCTION OF ALCOHOL. A facility for the production and packaging of alcoholic beverages, such as beer, wine, spirits, cider, and mead, for distribution and consumption on-premises. Facilities may include a bar/tasting room and/or restaurant for consumption and tasting on-premises. It may also include retail to purchase beverages manufactured on-site and related items. A tasting room is an area within the premises of the brewery's production facilities where guests may sample the brewery's products.

MODEL/SHOWCASE HOMES. A single-family home temporarily open to the public for the purpose of displaying the work of interior designers, landscape architects and/or architects. (See Chapter 11, Article V of this Code.)

MUNICIPAL USES. Village owned and operated land and facilities.

NONCONFORMING STRUCTURE. Any building or structure or portion of a building or structure, lawfully existing at the time of its construction, which by annexation, map amendment or subsequent regulation does not conform with the requirements of the district in which it is located.

NONCONFORMING USE. A use that lawfully existed at the time the use was established, but by annexation, map amendment or subsequent regulation does not meet the use requirements of the district in which it is located.

OFF STREET PARKING. Space designated on a portion of a private premises for parking of the automobiles of patrons, residents or employees.

OFFICE. A room or group of rooms used for the practice of a profession, or the conduct of business or government agency work where no sales, assembly, manufacture or storage of products takes place. This definition, likewise, does not include other more intensive uses that may be ancillary to the office use such as warehouses, showrooms, storage of goods to be sold, outdoor storage or parking of company delivery or service vehicles.

OFFICE, MEDICAL OR DENTAL. An establishment where human patients, not lodged overnight, are admitted for examination and treatment by licensed, certified or registered healthcare professionals, including, but not limited to: physicians, dentists, chiropractors, and optometrists, psychiatrists, accupuncturists, physical therapists, and behavioral therapists.

OPEN SPACE. Land and/or water areas retained for use as active or passive recreation areas

or for resource protection in an essentially undeveloped state. Open spaces shall not include any paved areas.

~~OTHER PUBLIC USES AND STRUCTURES. A use or structure, not set forth in these definitions that has been determined to be a public use with significant public benefit as determined by the Village Board upon recommendation of the Plan and Zoning Commission.~~

OUTDOOR SEATING. An outdoor use accessory to a restaurant located in an adjacent courtyard or between the restaurant and the public right-of-way.

OUTDOOR STORAGE. The storage of any material of any kind, including, but not limited to, items for sale, lease, processing or repair (including vehicles) when not in a fully enclosed building.

PARK DISTRICT SPECIAL COMMUNITY AND CIVIC EVENTS. Events sponsored by the Park District or the Park District in cooperation with another government or civic entity; the objective of which is to enhance the sense of community in the Village. Such events might include, among others, seasonal youth activities, food tasting, food preparation competitions, musical concerts, theatrical performances, markets and outdoor movies.

PARKING LOT. An area specifically set aside for the parking of motor vehicles.

PARKING STRUCTURE. A structure designed to accommodate vehicular parking that is fully or partially enclosed or located on the deck of a building. This definition includes parking garages, deck parking and underground or under building parking areas.

PATIO. A paved, masonry, stone or other decking surface at finished grade without a permanent roof.

PERFORMANCE STANDARD. A standard of operation associated with a particular use or activity, which limits noise, air pollution, emission, odor, vibration, dust, dirt, glare, heat, fire hazard, waste, traffic or visual impact.

PET DAYCARE. An establishment where pets are cared for indoors but not boarded overnight.

PET GROOMING. An establishment where pets are groomed indoors but not boarded overnight.

PET TRAINING. An establishment where pets are trained indoors but not boarded overnight.

PLAN, COMPREHENSIVE. The officially adopted plan of the Village. The Comprehensive Plan is different from the official zoning map.

PLANNED UNIT DEVELOPMENT. A contiguous area of minimum size to be planned and developed as single development under single ownership or control, which includes one or more principal buildings and is processed under the planned unit development provisions of

this Appendix A.

PORCH, OPEN. A roofed structure attached to a building and open on two (2) or more sides. A screened in porch shall not be considered open.

PRESCHOOL. A school for children primarily between the ages of three (3) and five (5), providing preparation for elementary school.

PRIVATE LEISURE CLUB. A club devoted primarily to outdoor activities such as swimming, tennis and neighborhood picnics. (See Section 3-3 of this Article.)

PSYCHOSOCIAL REHABILITATION. The providing of supportive care, counseling and training to persons with social, psychological, mental or developmental disabilities.

PUBLIC COMMUNITY CENTER. A not for profit indoor and/or outdoor recreational and meeting facility that is owned and operated by either: a) a governmental agency or b) a social service agency whose primary purpose is to provide programs and support for senior citizens. Such a center shall be available for the following social and educational activities only:

Accessory recreational.

Fitness facilities.

Food service concessions.

Governmental and social service agency offices.

Gymnasiums.

Office and storage uses.

Public meeting rooms.

PUBLIC NECESSITY. A need for the good of a significant portion of the community at large, rather than a need for a particular individual or special segment of the community.

PUBLIC RIGHT-OF-WAY. Land ~~under the control of~~ titled to a public agency that is dedicated for public use to accommodate a transportation system and/or public infrastructure.

RECREATION CENTER. A facility intended for sports and leisure activities, operated by a park district or similar not for profit agency.

RELIGIOUS INSTITUTION. A facility, including accessory structures and uses, intended for assembly of persons for religious purposes. Religious institutions may include churches, temples, synagogues, mosques, chapels, cathedrals and similar designations, but shall exclude convents and other similar structures whose primary use is residential.

RESTAURANT. An eating place open to the public or accessible only to members of such eating place; where food and beverages are prepared to be consumed at counters or tables and are served by a waiter or waitress primarily in or on non-disposable dishes or containers and where such consumption is intended to take place within the building or at outdoor seating where such food and beverages are prepared and served.

SELF-STORAGE FACILITY. An interior loading facility used for the storage of personal property where individuals lease or otherwise control individual storage spaces.

SENIOR HOUSING FACILITY - DEPENDENT. A facility that provides daily assistance and long-term residence for disabled or elderly individuals. This includes a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living, such as dressing, grooming, bathing, etc. A "Senior Housing Facility – Dependent" shall not include a “Senior Housing Facility – Independent”, "Community Residence" or "Skilled Nursing Facility".

SENIOR HOUSING FACILITY- INDEPENDENT. A residential building containing multiple dwellings where the occupancy is limited to persons who are 62 years of age or older or, if two (2) or more persons occupy a unit, one (1) resident may be less than 62 years old. Such facilities shall include common areas for meals and socializing, offer minimal convenience services, but exclude institutional care such as medical or nursing care. “Senior Housing Facility – Independent” shall not include "Senior Housing Facility – Dependent”, “Community Residence” or “Skilled Nursing Facility”.

SENIOR HOUSING. Housing built in conformance with the definition of housing for older persons as stated in the "Federal Register".

SERVICE ORGANIZATION. A corporation or association organized for a social, educational or recreational purpose, to which membership is required for participation.

SETBACK. The minimum distance as set forth in this Appendix A establishing a required yard to separate a building or other structure from a ~~public right-of-way street~~ for motor vehicles, an access easement for motor vehicles or lot line. (See Section 3-2.1, "Diagrams", of this Article.)

SHORT TERM DWELLING RENTAL. A single room, dwelling, or portion of a dwelling offered or advertised for rent or other consideration for a period of less than sixty (60) consecutive days.

SKILLED NURSING FACILITY. A facility providing nursing and rehabilitation care and inpatient services on a twenty-four (24) hour per day basis for persons requiring regular medical attention. This definition excludes a facility providing surgical or emergency medical services, or a facility providing care for alcoholism, drug addiction, mental disease or communicable disease. A "Skilled Nursing Facility" shall not include "Senior Housing Facility – Independent”, “Senior Housing Facility – Dependent”, "Community Residence" or "Hospital."

STABLE. A building for the shelter of horses, which is incidental to the primary residential use of the site.

STORY. That portion of a building, other than a basement, included between the top surface of

any flooring and the top surface of the flooring above it or if there is no other flooring above it, then the space between the surface of the topmost flooring and the next ceiling above such surface. Habitable attics shall be considered a one-half (1/2) story. (See Section 3-2.1, "Diagrams", of this Article.)

STREET. Any vehicular way that: 1) is an existing State, County or Municipal roadway; or 2) is shown on a plat approved pursuant to law; or 3) is approved by official action for other uses such as private ingress, egress or easement. Unless otherwise indicated, the term street shall refer to both public and private streets.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a building, such as bearing walls, headers, columns, beams, joists or girders or any substantial change to the roof, floor or walls.

STRUCTURE. Except for lighting fixtures, anything that is constructed or erected, the use of which requires permanent location and affixing to on the ground.

TRANSITIONAL YARDS. The minimum land area, established by Code, to buffer residential districts from adjacent commercial or manufacturing uses. (See Section 3-3 of this Article.)

USE, PERMITTED. A use permitted in a district, upon satisfaction of the standards and requirements of this Appendix A, without the need for a public hearing before a board or commission.

USE, PRINCIPAL. The primary use of any lot or structure.

USE, PUBLIC. A use conducted by or a facility or structure owned or managed by a unit of government.

USE, SPECIAL. A use that is specifically set forth in this Appendix A, but not permitted without special administrative review, a public hearing and approval by the Village Board.

USE, TEMPORARY. The use of property for a limited period of time for a special event, sale, gathering or similar use.

VARIATION/VARIANCE/EXCEPTION. Any departure from the strict application of any provision of this Appendix A.

VETERINARY CLINIC. A place where animals are given medical or surgical treatment and are cared for or boarded during the time of such treatment. (See Section 3-3 of this Article.)

WAREHOUSE. Facilities characterized by extensive storage of materials, and frequent trucking activity loading and unloading activity, but not involved in manufacturing or production.

YARD. An open space at grade between a building and the lot lines on which the building is located. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and

Adult-use cannabis dispensing organization ¹								S			S	
Adult uses								X				
Affordable housing development	X	X	X	X	X	X	X	X		X		
Amusement establishment								S		S		
Animal grooming							X	X		X		
Antique vendor							X	X	S	X		
Apparel store							X	X		X		
Appliance repair								X		X		
Appliance store								X		X		
Art galleries									S			
Art gallery/studio								X		X		
Automated teller machine (ATM)							S	S		S	S	
Automobile leasing (no trucks)								X				
Automotive dealer								S			S	
Automotive repair												X
Bakery							S	S		S		
Bank/other financial institution							X	X	X	X	X	
Barber/beauty shop							X	X	X	X	X	
Bicycle shop							X	X		X		
Bicycle stores: sales, rental and repair									X			
Books and periodicals shop							X	X		X		
Cabinet sales I (less than 2,500 square feet)								X	X	X		X
Cabinet sales II (more than 2,500 square feet)									X			X
Camera and photography equipment store							X	X		X		
Carpet and rug store								X		X		

Carpet and upholstery cleaning									S			
Catalog sales office								X	X	X	X	X
Catering establishment							S	S	S	S		
Cellular/digital telephone sales							X	X		X		
China or glass sales								X		X		
Clubs							S	S		S		
Clubs and lodges: private, fraternal or religious									X			
Coffee shop							S	S		S	S	
Commissary kitchen (commercial kitchen for lease)									S			
Community center									S			
Community center (in existence as of January 1, 2003)	X						S	S		S	S	S
Community residence class III	S	S	S	S	S	S						
Community residence classes I and II	X	X	X	X	X	X						
Consumer electronics sales								X		X		
Convent	S					X						
Copy shop (paper graphics)							X	X		X	S	
Daycare (center)	S	S	S	S	S	S	S	S	S	S	S	S
Daycare (home)	X	X	X	X	X	X						
Department store								X		X		
Dressmaker/tailor							X	X		X		
Drive-through facility							S	S	S	S	S	S
Drugstore/pharmacy							S	X		X		
Dry cleaner							X	X		X		
Dry cleaning establishments, without drive-through									X			

Dwelling unit, above first floor commercial							X	X		X		
Event personal services (wedding planning, personal shopping, party planning)									X			
Fabricating, processing, packing, etc. (nonperishable)									X			X
Fitness class studio										S		S
Fitness facilities with 15,000 square feet or more of floor area, including one on one personal fitness training facilities and fitness class studios										S		
Fitness facilities with less than 15,000 square feet of floor area, including one on one personal fitness training facilities and fitness class studios										X		
Florist							X	X		X		
Food store (specialty)							S	S		S		
Funeral homes and funeral services, excluding cemeteries									S			
Furniture/home furnishings store								X		X		
Garage >600 square feet (residential)				S	S	S						
Garage >900 square feet (residential)		S	S									
Garage >1,200 square feet (residential)	S											
Garden center and supply store							S	S		S		
Gas station (only on Willow Road)										S		
Hardware store							S	X		X		

Health/fitness club							S	S		S	S	
Home occupation-class I	X	X	X	X	X	X						
Home occupation-class II	S	S	S	S	S	S						
Hospital/24 hour emergency clinic										S	S	
Housewares/kitchen store								X		X		
Ice cream/dessert shop							S	S		S		
Interior decorating shop							X	X		X		
Jewelry store							X	X		X		
Leather goods store								X		X		
Light assembly manufacturing									S			
Manufacturing												X
Massage therapy								X	X	S	X	
Medical cannabis cultivation center ²												
Medical cannabis dispensing organization								S			S	
Medical/dental office with less than 5000 sf							X	X	X	X ⁴	X	X
Medical/dental office with 5000 sf or more							S	S	S		S	S
Multiple-family dwelling						S						
Municipal use	X	X	X	X	X	X	X	X	X	X	X	X
Music, dance or athletic school									X			S
Music/musical instruments store							X	X		X		
Music or dance school							X	X		X		
Musical instrument sales and repair									X			
Nail salon							X	X		X		
Office							X	X	X	X	X	X ²
Office supply store								X		X		

Optician and optometrist offices, including laboratories										X			
Other public uses and structures	S	S	S	S	S	S	S	S	S	X	S	S	S
Outdoor seating							S	S			S		
Paint and wallpaper store, retail									X		X		
Parking structure or surface parking (as a principal use)							S	S	S	S	S	S	S
Parks and playgrounds (including Northfield Park district offices)	X	X	X	X	X	X							
Passenger car rental										S			
Personal services (such as barbershops, beauty salons, spas)										X			
Pet store							X	X			X		
Photocopying and duplicating services										X			
Photography studios										X			
Picture framing shop							X	X			X		
Planned unit development	S	S	S	S	S	S	S	S	S	S	S	S	S
Preschool	S	S	S	S	S	S	S	S	S		S	S	
Printing establishment (commercial)												X	X
Printing trades										S			
Private leisure club			S										
Professional/higher education academy										S			
Professional higher education school							S						
Psychosocial rehabilitation									S			S	
Radio and television broadcasting studios										X			

Real estate and rental and leasing offices										X			
Recreation center (in existence as of January 1, 2003)	S	S	S	S	S	S							
Religious institution	X	X	X	X	X	X							
Research and laboratory										X		X	X
Restaurant							S	S			S	S	
Retail sales of merchandise manufactured on site										X			X
School (public or private K-12)	X	X	X	X	X	X							
School supply store									X		X		
Seasonal and temporary uses (see Article XIX of this Appendix A)	S	S	S	S	S	S	S	S	S	S	S	S	S
Self-storage (interior loading and storage)										S		S	S
Senior housing							X				S		
Service organization								S	S	X	S		
Sewing and craft store								X	X		X		
Shoe store								X	X		X		
Single-family dwelling	X	X	X	X	X	X							
Small wireless facilities in right of way	X	X	X	X	X	X	X	X	X	X	X	X	X
Small wireless facilities outside right of way	S	S	S	S	S	S	S	S	S	S	S	X	X
Sporting goods store								X	X		X		
Stable	X	X											
Theater (indoor)									S		S		
Toy, hobby and game store								X	X		X		
Travel agency								X	X	X	X	X	
Veterinary clinic								S	S	S	S	S	S

Video sales or rental								X	X		X		
Warehouse storage										X			X
Wholesale sales										X			X
Wholesale trade										S			
Wine shop								S	S		S		
X = Permitted use in district S = Special use in district													
Notes: ¹ See Chapter 11 Businesses, Trades and Occupations, Division XIV - Adult-Use Cannabis Business Establishments for general regulations ² A medical cannabis cultivation center is not permitted within the Village due to the distance requirements contained in the Compassionate Use of Medical Cannabis Pilot Program Act, 410 Illinois Compiled Statutes 130/1 et seq. ³ Ancillary to other M-1 uses. ⁴ A medical/dental office of less than 5,000 square feet in the VC zoning district located above the first floor shall be a permitted use. Any other medical/dental office on the first floor shall be a special use.													

The above table is for reference only. One must refer to the specific zoning district Article for additional regulations. If there is any conflict or ambiguity between the table and the text of this Appendix A, the text shall prevail. (Ord. 03-1155, 3-18-2003; amd. Ord. 04-1207, 5-18-2004; Ord. 05-1231, 2-15-2005; Ord. 10-1444, 1-19-2010; Ord. 13-1546, 3-19-2013; Ord. 14-1592, 6-17-2014; Ord. 16-1661, 9-20-2016; Ord. 19-1737, 1-15-2019)

AFTER AMENDMENT

4-5 Permitted And Special Use Table

The following table indicates whether a particular use is a permitted or a special use within the Village. If any use is not designated as a permitted use or a special use within a particular district, then such a use is prohibited in that district. Further, any use of any kind or nature, whether a defined term pursuant to Article III, Section 3-2 of this Appendix A or not, that does not appear on this permitted and special use table, is prohibited in all zoning districts.

USES	R-1	R-2	R-3	R-4	R-5	R-6	NC	B-1	B-2	VC	O/R	M-1
Adult-use cannabis dispensing organization ¹								S			S	

Adult uses								X				
Affordable housing development	X	X	X	X	X	X	X	X		X		
Amusement establishment								S		S		
Animal grooming							X	X		X	-	-
Antique vendor							X	X	S	X		
Apparel store							X	X		X		
Appliance repair							X	<u>X</u>	X			
Appliance store							X			X		
Art galleries									S	-	-	-
Art gallery/studio							X	<u>S</u>	X			
<u>Auto rental</u>	-	-	-	-	-	-	-	-	<u>S</u>	-	-	-
Automated teller machine (ATM)							S	S		S	S	
Automobile leasing (no trucks)								X	<u>S</u>			
Automotive dealer								S			S	
Automotive repair												X
Bakery							S	S		S		
Bank/other financial institution							X	X	X	X	X	
Barber/beauty shop/ <u>day spa</u>							X	X	X	X	X	
Bicycle shop							X	X		X	-	-
Bicycle <u>shop stores: sales, rental and repair</u>							<u>X</u>	<u>X</u>	X	<u>X</u>		
Books and periodicals shop							X	X		X		
Cabinet sales I (less than 2,500 square feet)								X	X	X		X
Cabinet sales II (more than 2,500 square feet)									X			X
Camera and photography equipment store							X	X		X		
Carpet and rug store								X		X		

Music, dance or athletic school								X	X	X	X		S
Music/musical instruments store								X	X		X		
Music or dance school								X	X		X	-	-
Musical instrument sales and repair									X	X	X		
Nail salon								X	X		X		
Nursing Home	-	-	-	-	-	-	X	-	-	S	-	-	-
Office								X	X	X	X	X	X ²³
Office supply store									X		X		
<u>Online Sales - Pick up & Drop off</u>	-	-	-	-	-	-	-	-	X	X	X	S	-
Optician and optometrist offices, including laboratories, <u>less than 5,000 sf</u>									X	X	X	X	X
Other public uses and structures	S	S	S	S	S	S	S	S	S	X	S	S	S
Outdoor dining seating								S	S		S	S	-
Paint and wallpaper store, retail									X		X		
Parking structure or surface parking (as a principal use)								S	S	S	S	S	S
Parks and playgrounds (including Northfield Park district offices)	X	X	X	X	X	X							
Passenger car rental										S	-	-	-
Personal services (such as barbershops, beauty salons, spas)										X	-	-	-
<u>Pet daycare facility</u>	-	-	-	-	-	-	S	S	S	S	S	S	S
<u>Pet grooming facility</u>	-	-	-	-	-	-	X	X	X	X	X	X	X
<u>Pet training facility</u>	-	-	-	-	-	-	S	S	S	S	S	S	S
Pet store								X	X		X		

this Appendix A)													
Self-storage (interior loading and storage)										S		S	S
<u>Senior housing facility - dependent</u>	-	-	-	-	-	X	-	-	S	S	-	-	-
<u>Senior housing facility - independent</u>	-	-	-	-	-	X	-	-	S	S	-	-	-
Senior housing						X				S	-	-	-
Service organization							S	S	X	S			
Sewing and craft store							X	X		X			
Shoe store							X	X		X			
Single-family dwelling	X	X	X	X	X	X							
<u>Skilled Nursing Facility</u>	-	-	-	-	-	X	-	-	S	-	-	-	-
Small wireless facilities in right of way	X	X	X	X	X	X	X	X	X	X	X	X	X
Small wireless facilities outside right of way	S	S	S	S	S	S	S	S	S	S	S	X	X
Sporting goods store							X	X		X			
Stable	X	X											
Theater (indoor)								S		S			
Toy, hobby and game store							X	X		X			
Travel agency							X	X	X	X	X		
Veterinary clinic							S	S	S	S	S	S	S
Video-sales or rental							X	X		X	-	-	-
Warehouse storage									X				X
Wholesale sales									X				X
Wholesale trade									S	-	-	-	-
Wine shop							S	S		S			

X = Permitted use in district
S = Special use in district

Notes:

¹ See Chapter 11 Businesses, Trades and Occupations, Division XIV - Adult-Use Cannabis Business Establishments for general regulations

² A medical cannabis cultivation center is not permitted within the Village due to the distance requirements contained in the Compassionate Use of Medical Cannabis Pilot Program Act, 410 Illinois Compiled Statutes 130/1 et seq.

³ Ancillary to other M-1 uses.

⁴ A medical/dental office of less than 5,000 square feet in the VC zoning district located above the first floor shall be a permitted use. Any other medical/dental office on the first floor shall be a special use.

The above table is for reference only. One must refer to the specific zoning district Article for additional regulations. If there is any conflict or ambiguity between the table and the text of this Appendix A, the text shall prevail. (Ord. 03-1155, 3-18-2003; amd. Ord. 04-1207, 5-18-2004; Ord. 05-1231, 2-15-2005; Ord. 10-1444, 1-19-2010; Ord. 13-1546, 3-19-2013; Ord. 14-1592, 6-17-2014; Ord. 16-1661, 9-20-2016; Ord. 19-1737, 1-15-2019)

SECTION 3: AMENDMENT “6-4 Area Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

6-4 Area Regulations

	Front	Side	Rear
Required yard (principal uses)	37 feet	13 feet	37 feet
Floor area ratio	Maximum of 0.35 for all uses		
Lot coverage	Maximum of 50 percent (includes all impervious surfaces)		
Building height	Maximum of 35 feet or 2 1/2 stories		

(Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

6-4 Area Regulations

	Front	Side	Rear
Required yard (principal uses)	37 feet	13 feet	37 feet
Floor area ratio	Maximum of 0.35 for all uses		
Lot coverage	Maximum of 50 percent (includes all impervious surfaces)		
Building height	Maximum of 35 feet or 2-1/2 stories		

(Ord. 03-1155, 3-18-2003)

SECTION 4: AMENDMENT “10-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

10-2 Use Regulations

A. Permitted Uses.

Affordable housing per Article XVII-A of this Appendix A.

Community residence, Class I. Community residence, Class II. Convent. Daycare (home). Home occupation, Class I. Municipal use. Parks and playgrounds. Religious institution. School (private or public K through 12). Senior housing. Single-family dwelling.

Small wireless facilities (in a right of way). (Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Community residence, Class III. Daycare center. Garage, greater than six hundred (600) square feet in floor area. Home occupation, Class II. Multiple-family dwelling. Other public uses and structures. Planned unit development. Planned unit development (affordable housing per Article XVII-A of this Appendix A). Preschool. Recreation center. Seasonal and temporary uses (see Article XIX of this Appendix A).

Small wireless facilities (outside of a right of way). (Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005)

AFTER AMENDMENT

10-2 Use Regulations

A. Permitted Uses.

Affordable housing per Article XVII-A of this Appendix A.

Community residence, Class I.

Community residence, Class II.

Convent.

Daycare (home).

Home occupation, Class I.

Municipal use.

Parks and playgrounds.

Religious institution.

School (private or public K through 12).

Senior housing facility - dependent.

-

Senior housing facility - independent.

Single-family dwelling.

Skilled nursing facility.

Small wireless facilities (in a right of way).

(Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Community residence, Class III.

Daycare center.

Garage, greater than six hundred (600) square feet in floor area.

Home occupation, Class II.

Multiple-family dwelling.

Other public uses and structures.

Planned unit development.

Planned unit development (affordable housing per Article XVII-A of this Appendix A).

Preschool. Recreation center.

Seasonal and temporary uses (see Article XIX of this Appendix A).

Small wireless facilities (outside of a right of way). (Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005)

SECTION 5: **AMENDMENT** “11-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

11-2 Use Regulations

A. Permitted Uses.

Animal grooming.

Antique vendor.

Apparel store.

Art gallery/studio.

Banks and other financial institutions.

Barber/beauty shop.

Bicycle shop.

Books and periodicals shop.

Camera and photography equipment store.

Cellular/digital telephone sales.

Copy shop.

Dressmaking/tailor.

Dry cleaner.

Dwelling unit (above first floor commercial).

Florist.

Interior decorating shop.

Jewelry store.

Medical/dental office (less than 5,000 square feet of floor area).
Municipal use.
Music/musical instruments store.
Music or dance school.
Nail salon.
Office.
Pet store.
Picture framing shop.
Sewing and craft stores.
Shoe store.
Small wireless facilities (in a right of way).
Sporting goods store.
Toy, hobby and game store.
Travel agency.
Video sales and rental. (Ord. 03-1155, 3-18-2003)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Automated teller machine (ATM).
Bakery.
Catering establishment.
Clubs.
Coffee shop.
Community center.
Daycare center.
Drive-through facility.
Drugstore/pharmacy.
Food store, specialty (including ice cream, candy, meat, gourmet and specialty items, but does not include a supermarket).
Garden center and supply store.
Hardware store.
Health/fitness club.
Ice cream/dessert shop.
Medical/dental offices. (5,000 square feet or more floor area).
Other public uses and structures.
Outdoor seating.
Parking structure or surface parking (as a principal use).
Planned unit development (affordable housing per Article XVII-A of this Appendix A).
Planned unit development (mixed use or commercial).
Preschool.
Professional/higher education school.
Restaurant.
Seasonal and temporary uses (see Article XIX of this Appendix A).
Service organization.
Small wireless facilities (outside of a right of way).
Veterinary clinic.

Wine shop (this does not include a full service liquor store). (Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005)

AFTER AMENDMENT

11-2 Use Regulations

A. Permitted Uses.

~~Animal grooming.~~

Antique vendor.

Apparel store.

Art gallery/studio.

Banks and other financial institutions.

Barber/beauty shop/day spa.

Bicycle shop.

Books and periodicals shop.

Camera and photography equipment store.

Cellular/digital telephone sales.

~~Copy shop.~~

Dressmaking/tailor.

Dry cleaner - retail.

Dwelling unit (above first floor commercial).

Florist.

Interior decorating shop.

Jewelry store.

Medical/dental office (less than 5,000 square feet of floor area).

Municipal use.

Music/musical instruments store.

Music, ~~or~~ dance, or athletic school.

Nail salon.

Office.

Pet grooming facility.~~store.~~

Pet store.

Photo copying and duplicating services.~~icture framing shop.~~

Picture framing shop.

Sewing and craft stores.

Shoe store.

Small wireless facilities (in a right of way).

Sporting goods store.

Toy, hobby, and game store.

Travel agency.

~~Video sales and rental.~~ (Ord. 03-1155, 3-18-2003)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Automated teller machine (ATM).
 Bakery.
 Catering establishment.
 Clubs and lodges: private, fraternal, or religious.
 Coffee shop.
 Community center.
 Daycare center.
 Drive-through facility.
 Drugstore/pharmacy.
 Food store, ~~specialty (including ice cream, candy, meat, gourmet and specialty items, but does not include a supermarket).~~
 Garden center and supply store.
 Hardware store.
 Health/fitness club.
 Ice cream/dessert shop.
 Medical/dental offices. (5,000 square feet or more floor area).
 Other public uses and structures.
~~Outdoor seating.~~
 Parking structure or surface parking (as a principal use).
Pet day care facility.
Pet training facility.
 Planned unit development (affordable housing per Article XVII-A of this Appendix A).
 Planned unit development (mixed use or commercial).
 Preschool.
 Professional/higher education academy.~~school.~~
 Restaurant.
Restaurant outdoor dining.
 Seasonal and temporary uses (see Article XIX of this Appendix A).
 Service organization.

 Small wireless facilities (outside of a right of way).
 Veterinary clinic.
 Wine shop (this does not include a full service liquor store). (Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005)

SECTION 6: AMENDMENT “12-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

12-2 Use Regulations

A. Permitted Uses.

Adult uses (see Chapter 11, Article VI of this Code). Animal grooming. Antique

vendor. Apparel store. Appliance stores and appliance repair. Art gallery/studio. Automobile leasing (no trucks). Bank and other financial institutions. Barber/beauty shop. Bicycle shop. Books and periodicals store. Cabinet sales I. Camera and photography equipment store. Carpet and rug store. Catalog sales office. Cellular/digital telephone sales. China or glass sales. Consumer electronics sales. Copy shop (paper graphics). Department store. Dressmaker/tailor. Drugstore/pharmacy. Dry cleaner. Dwelling unit (above first floor commercial). Florist. Furniture/home furnishings store. Hardware store. Housewares/kitchen stores. Interior decorating shop. Jewelry store. Leather goods store. Massage therapy. Medical/dental office (less than 5,000 square feet of floor area). Municipal use. Music/musical instruments store. Music or dance school. Nail salon. Office. Office supply store. Paint and wallpaper store, retail. Pet store. Picture framing shop. School supply store. Sewing and craft store. Shoe store. Small wireless facilities (in a right of way). Sporting goods store. Toy, hobby and game store. Travel agency. Video sales or rental. (Ord. 03-1155, 3-18-2003)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Adult-use cannabis dispensing organization. (See Chapter 11, Division XIV for general regulations). Amusement establishment. Automated teller machine (ATM). Automotive dealer. Bakery. Catering establishment. Clubs. Coffee shop. Community center. Daycare center. Drive-through facility. Food store (including ice cream, candy, meat, gourmet and specialty items). Garden center and supply store. Health/fitness club. Ice cream/dessert shop. Medical/dental office (5,000 square feet or more of floor area). Medical cannabis dispensing organization. (See Chapter 11, Division XIV for general regulations). Other public uses and structures. Outdoor seating. Parking structure or surface parking (as a principal use). Planned unit development (affordable housing per Article XVII-A of this Appendix A). Planned unit development (commercial or mixed use). Preschool. Psychosocial rehabilitation. Restaurant. Seasonal and temporary uses (see Article XIX of this Appendix A). Service organization. Small wireless facilities (outside of a right of way). Theater (indoor). Veterinary clinic. Wine shop. (Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005)

AFTER AMENDMENT

12-2 Use Regulations

A. Permitted Uses.

Adult uses (see Chapter 11, Article VI of this Code).

~~Animal grooming~~. Antique vendor.

Apparel store.

Appliance stores and appliance repair.

Art gallery/studio.

Automobile leasing (no trucks).

Bank and other financial institutions.

Barber/beauty shop/day spa.

Bicycle shop.

Books and periodicals store.
Cabinet sales I.
Camera and photography equipment store.
Carpet and rug store.
~~Catalog sales office.~~
Cellular/digital telephone sales.
China or glass sales.
Consumer electronics sales.
~~Copy shop (paper graphics).~~
Department store.
Dressmaker/tailor.
Drugstore/pharmacy.
Dry cleaner - retail.
Dwelling unit (above first floor commercial).
Educational services/Tutoring.
Event personal services (wedding planning, personal shopping, party planning).
Fitness class studio.
Fitness facilities with less than 15,000 square feet of floor area.
Florist.
Furniture/home furnishings store.
Hardware store.
Housewares/kitchen stores.
Interior decorating shop.
Jewelry store.
Leather goods store.
Massage therapy.
Medical/dental office (less than 5,000 square feet of floor area).
Municipal use.
Music/musical instruments store.
Music, ~~or~~ dance, or athletic school.
Nail salon.
Office.
Office supply store.
Online sales - pick up & drop off.
Optician and optometrist offices, including laboratories, less than 5,000 square feet.
Paint and wallpaper store, retail.
Pet grooming facility.
Pet store.
Photocopying and duplicating services.
Photography studios.
Picture framing shop.
Professional higher education academy.
Real estate and rental and leasing offices.
Research and laboratory.
~~School supply store.~~
Sewing and craft store.

Shoe store.
Small wireless facilities (in a right of way).
Sporting goods store.
Toy, hobby and game store.
Travel agency.

~~Video sales or rental.~~

(Ord. 03-1155, 3-18-2003)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Adult-use cannabis dispensing organization. (See Chapter 11, Division XIV for general regulations).

Amusement establishment.

Automated teller machine (ATM).

Automotive dealer.

Bakery.

Catering establishment.

Clubs and lodges: private, fraternal, or religious.

Coffee shop.

Community center.

Culinary school.

Daycare center.

Drive-through facility.

Fitness facility with 15,000 square feet or more of floor area.

Food store. ~~(including ice cream, candy, meat, gourmet and specialty items).~~

Funeral homes and funeral services, excluding cemeteries.

Garden center and supply store.

Health/fitness club.

Hospital/24-hour emergency clinic.

Ice cream/dessert shop.

Medical/dental office (5,000 square feet or more of floor area).

Medical cannabis dispensing organization. (See Chapter 11, Division XIV for general regulations).

Micro-production of alcohol.

Other public uses and structures.

~~Outdoor seating.~~

Parking structure or surface parking (as a principal use).

Pet daycare facility.

Pet training facility.

Planned unit development (affordable housing per Article XVII-A of this Appendix A).

Planned unit development (commercial or mixed use).

Preschool.

Psychosocial rehabilitation.

Restaurant.

Restaurant outdoor dining.

Seasonal and temporary uses (see Article XIX of this Appendix A).

Service organization.
Small wireless facilities (outside of a right of way).
Theater (indoor).
Veterinary clinic.
Wine shop. (Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005)

SECTION 7: **AMENDMENT** “12.1-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

12.1-2 Use Regulations

A. Permitted Uses.

Bank or other financial institutions. Bicycle stores: sales, rental and repair. Cabinet sales I and II. Catalog sales offices. Clubs and lodges: private, fraternal or religious. Dry cleaning establishments, without drive-through. Event personal services (wedding planning, personal shopping, party planning). Fabricating, processing, packing (nonperishable). Fitness facilities with less than fifteen thousand (15,000) square feet of floor area, including one on one personal fitness training facilities and fitness class studios. Massage therapy. Medical/dental office (less than 5,000 square feet of floor area). Municipal uses. Musical, dance or athletic schools. Musical instrument sales and repair. Offices. Optician and optometrist offices, including laboratories. Other public uses and structures. Personal services (such as barbershops, beauty salons, spas). Photocopying and duplicating services. Photography studios. Radio and television broadcasting studios. Real estate and rental and leasing offices. Research and laboratory. Retail sales of merchandise manufactured on site. Service organization. Small wireless facilities (in a right of way). Travel agency. Warehouse storage. Wholesale sales.

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Antique vendor.

Art galleries. Carpet and upholstery cleaning. Catering establishments. Commissary kitchen (commercial kitchen for lease). Community center. Daycare center. Drive-through facility. Fitness facilities with fifteen thousand (15,000) square feet or more of floor area, including one on one personal fitness training facilities and fitness class studios. Funeral homes and funeral services, excluding cemeteries. Light assembly manufacturing.

Medical/dental office (5,000 square feet or more of floor area). Parking structure or surface parking (as a principal use). Passenger car rental. Planned unit developments. Printing trades. Professional/higher education academy. Seasonal and temporary uses (see Article XIX of this Appendix A). Self-storage (interior loading and storage). Small wireless facilities (outside of a right of way). Veterinary clinic. Wholesale trade. (Ord. 16-1661, 9-20-2016)

AFTER AMENDMENT

12.1-2 Use Regulations

A. Permitted Uses.

Appliance repair.

Bank or other financial institutions.

Barber/beauty shop/day spa.

Bicycle ~~shop, stores: sales, rental and repair.~~

Cabinet sales I and II. ~~Catalog sales offices.~~

Clubs and lodges: private, fraternal or religious.

Dry cleaner ~~- retail, ing establishments, without drive-through.~~

Event personal services (wedding planning, personal shopping, party planning).

Fabricating, processing, packing (nonperishable).

Fitness class studio.

Fitness facilities with less than fifteen thousand (15,000) square feet of floor area, ~~including one-on-one personal fitness training facilities and fitness class studios.~~

Laundry - commercial.

Massage therapy.

Medical/dental office (less than 5,000 square feet of floor area).

Municipal uses.

Musical, dance or athletic schools.

Musical instrument sales and repair.

Offices.

Online sales - pick up & drop off.

Optician and optometrist offices, including laboratories, less than 5,000 square feet.

Other public uses and structures. ~~Personal services (such as barbershops, beauty salons, spas).~~

Pet grooming facility.

Photocopying and duplicating services.

Photography studios.

Radio and television broadcasting studios.

Real estate and rental and leasing offices.

Research and laboratory.

Retail sales of merchandise manufactured on site.

Service organization.

Small wireless facilities (in a right of way).

Travel agency.

Warehouse storage.

Wholesale sales.

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Antique vendor.

Art gallery/~~studio.ies.~~

Auto rental.

Automobile leasing (no trucks).

Carpet and upholstery cleaning.
 Catering establishments.
~~Commercial kitchen, issary kitchen (commercial kitchen for lease).~~
 Community center.
Culinary school.
 Daycare center.
 Drive-through facility.
 Fitness facilities with fifteen thousand (15,000) square feet or more of floor area;
~~including one-on-one personal fitness training facilities and fitness class studios.~~
 Funeral homes and funeral services, excluding cemeteries.
 Light assembly manufacturing.
 Medical/dental office (5,000 square feet or more of floor area).
Micro-production of alcohol.
 Parking structure or surface parking (as a principal use). ~~Passenger car rental.~~
Pet daycare facility.
Pet training facility.
 Planned unit developments.
 Printing establishment (commercial). ~~trades.~~
 Professional/higher education academy.
 Seasonal and temporary uses (see Article XIX of this Appendix A).
Senior housing facility - dependent.
Senior housing facility - independent.
 Self-storage (interior loading and storage).
Skilled nursing facility.
 Small wireless facilities (outside of a right of way). Veterinary clinic. ~~Wholesale trade.~~
 (Ord. 16-1661, 9-20-2016)

SECTION 8: AMENDMENT “12.1-5 Special Requirements” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

12.1-5 Special Requirements

The following special requirements shall apply to property within the B-2 District which is adjacent to property zoned as single-family residential:

- A. Natural vegetation located on the stream bank shall be maintained by the property owner in order to screen residences from commercial activity.
- B. No parking facility of any sort is permitted within thirty feet (30') of any single-family residential property.
- C. The exterior of each building must be constructed with brick and all new or renovated building elevations shall be subject to approval by the Architectural Commission.
- D. No windows or doors may be installed on the west side of any building, except as

required by Building or Life Safety Codes.

- E. No exterior lighting shall be permitted on the west side of any structure. Any exterior building lighting must be directed onto the structure and the light source shielded from adjacent residential property.
- F. An eight foot (8') high solid fence shall be installed and maintained at building grade along the entire north, west and south edges of the developed area on the west side of Northfield Road. The fence shall be maintained by the property owner and their successors in perpetuity.
- G. Fallen trees blocking the flow of the river shall be removed by the owner of the property on which the fallen tree was originally located. (Ord. 16-1661, 9-20-2016)

AFTER AMENDMENT

12.1-5 Special Requirements

The following special requirements shall apply to non-residential property within the B-2 District on the west side of Northfield Road:~~which is adjacent to property zoned as single-family residential:~~

- A. Natural vegetation located on the stream bank shall be maintained by the property owner in order to screen residences from commercial activity.
- B. No parking facility of any sort is permitted within thirty feet (30') of any single-family residential property.
- C. The exterior of each building must be constructed with brick and all new or renovated building elevations shall be subject to approval by the Architectural Commission.
- D. No windows or doors may be installed on the west side of any building, except as required by Building or Life Safety Codes.
- E. No exterior lighting shall be permitted on the west side of any structure. Any exterior building lighting must be directed onto the structure and the light source shielded from adjacent residential property.
- F. An eight foot (8') high solid fence shall be installed and maintained at building grade along the entire north, west and south edges of the developed area on the west side of Northfield Road. The fence shall be maintained by the property owner and their successors in perpetuity.
- G. Fallen trees blocking the flow of the river shall be removed by the owner of the property on which the fallen tree was originally located. (Ord. 16-1661, 9-20-2016)

SECTION 9: AMENDMENT “13-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

13-2 Use Regulations

A. Permitted Uses.

Animal grooming. Antique vendor. Apparel store. Appliance stores and appliance repair. Art gallery/studio. Bank and other financial institution. Barber/beauty shop. Bicycle shop. Books and periodicals store. Cabinet sales I (less than 2,500 square feet). Camera and photography equipment store. Carpet and rug store. Catalog sales office. Cellular/digital telephone sales. China or glass sales. Consumer electronics sales. Copy shop. Department store. Dressmaker/tailor. Drugstore/pharmacy. Dry cleaner. Dwelling unit (above first floor commercial). Florist. Furniture/home furnishings store. Hardware store. Housewares/kitchen store. Interior decorating shop. Jewelry store. Leather goods store.

Medical/dental office (less than 5,000 square feet of floor space located above the first floor). Municipal use. Music/musical instruments store. Music or dance school. Nail salon. Office. Office supply store. Paint and wallpaper store, retail. Pet store. Picture framing shop. School supply store. Sewing and craft store. Shoe store.

Small wireless facilities (in a right of way). Sporting goods store. Toy, hobby and game store. Travel agency. Video sales or rental. (Ord. 03-1155, 3-18-2003)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Amusement establishment. Automated teller machine (ATM). Bakery. Catering establishment. Clubs. Coffee shop. Community center. Daycare center. Drive-through facility. Fitness class studio. Food store (including ice cream, candy, meat, gourmet and specialty items). Garden center and supply store. Gas station (on Willow Road) (see Chapter 11 of this Code). Health/fitness club. Hospital/twenty four (24) hour emergency clinic. Ice cream/dessert shop. Massage therapy. Medical/dental office (located on the first floor). Other public uses and structures. Outdoor seating. Parking structure or surface parking (as a principal use). Planned unit development (affordable housing per Article XVII-A of this Appendix A). Planned unit development (commercial or mixed use). Preschool. Restaurant. Seasonal and temporary uses (see Article XIX of this Appendix A). Senior housing. Service organization.

Small wireless facilities (outside of a right of way). Theater (indoor). Veterinary clinic. Wine shop. (Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005; Ord. 13-1546, 3-19-2013)

AFTER AMENDMENT

13-2 Use Regulations

A. Permitted Uses.

~~Animal grooming.~~

Antique vendor. Apparel store. Appliance stores ~~and appliance repair.~~

Art gallery/studio. Bank and other financial institution. Barber/beauty shop day spa.

Bicycle shop.

Books and periodicals store.

Cabinet sales I (less than 2,500 square feet).

Camera and photography equipment store.

Carpet and rug store.

~~Catalog sales office.~~

Cellular/digital telephone sales.
China or glass sales.
Consumer electronics sales.
~~Copy shop.~~
Department store.
Dressmaker/tailor.
Drugstore/pharmacy.
Dry cleaner - retail.
Dwelling unit (above first floor commercial).
Educational services/Tutoring.
Florist.
Furniture/home furnishings store.
Hardware store.
Housewares/kitchen store.
Interior decorating shop.
Jewelry store.
Leather goods store.
Medical/dental office (less than 5,000 square feet of floor space located above the first floor). Municipal use.
Music/musical instruments store.
Music, ~~or~~ dance, or athletic school.
Musical instrument sales and repair.
Nail salon. Office.
Office supply store.
Online sales - pick up & drop off.
Optician and optometrist offices, including laboratories, less than 5,000 square feet.
Paint and wallpaper store, retail.
Pet grooming facility.
Pet store.
Photocopying and duplicating services.
Photography studios.
Picture framing shop.
~~School supply store.~~
Sewing and craft store. Shoe store.
Small wireless facilities (in a right of way).
Sporting goods store.
Toy, hobby and game store.
Travel agency.
~~Video sales or rental.~~
(Ord. 03-1155, 3-18-2003)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Amusement establishment. Automated teller machine (ATM).
Bakery.
Catering establishment. ~~Clubs.~~
Coffee shop.

Community center.
Culinary school.
Daycare center.
Drive-through facility.
Fitness class studio.
Fitness facilities with less than 15,000 square feet of floor area.
Food store. ~~(including ice cream, candy, meat, gourmet and specialty items).~~
Garden center and supply store.
Gas station (on Willow Road) (see Chapter 11 of this Code).
Health/fitness club.
Hospital/twenty four (24) hour emergency clinic.
Ice cream/dessert shop.
Massage therapy.
Medical/dental office (located on the first floor).
Micro-production of alcohol.
Other public uses and structures.
~~Outdoor seating.~~ Parking structure or surface parking (as a principal use).
Pet daycare facility.
Pet training facility.
Planned unit development (affordable housing per Article XVII-A of this Appendix A).
Planned unit development (commercial or mixed use).
Preschool.
Restaurant.
Restaurant outdoor dining.
Seasonal and temporary uses (see Article XIX of this Appendix A). Senior housing facility - dependent.
Senior housing facility - independent. ~~Service organization.~~
Small wireless facilities (outside of a right of way).
Theater (indoor).
Veterinary clinic.
Wine shop.
(Ord. 03-1155, 3-18-2003; amd. Ord. 05-1231, 2-15-2005; Ord. 13-1546, 3-19-2013)

SECTION 10: AMENDMENT “14-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

14-2 Use Regulations

- A. Permitted Uses.
 Bank or other financial institution. Barber/beauty shop. Catalog sales office. Massage therapy.
 Medical/dental office (less than 5,000 square feet of floor area). Municipal use. Office.
 Printing establishment (commercial). Research and laboratory.
 Small wireless facilities (both in a right of way and outside of a right of way). Travel agency.
- B. Special Uses. (See Article XVI of this Appendix A for standards.)
 Adult-use cannabis dispensing organization. (See Chapter 11, Division XIV for general regulations). Automated teller machine (ATM). Automotive dealer. Coffee shop. Community center. Copy shop (paper graphics). Daycare center. Drive-through facility. Health and fitness club. Hospital/24-hour emergency clinic. Medical cannabis dispensing organization. Medical/dental office (5,000 square feet or more of floor area). Other public uses and structures. Parking structure or surface parking (as a principal use). Planned unit development (office or commercial). Preschool. Psychosocial rehabilitation. Restaurant. Seasonal and temporary uses (see Article XIX of this Appendix A). Self-service storage (interior loading). Veterinary clinic. (Ord. 03-1155, 3-18-2003; amd. Ord. 14-1592, 6-17-2014)

AFTER AMENDMENT

14-2 Use Regulations

- A. Permitted Uses.
 Bank or other financial institution.
 Barber/beauty shop/day spa.
~~Catalog sales office.~~
Educational Services/Tutoring.
Event personal service (wedding planning, personal shopping, party planning).
Fitness facilities with less than 15,000 square feet of floor area.
 Massage therapy.
 Medical/dental office (less than 5,000 square feet of floor area).
 Municipal use.
 Office.
Pet grooming facility.
 Printing establishment (commercial).
 Research and laboratory.
 Small wireless facilities (both in a right of way and outside of a right of way).
 Travel agency.
- B. Special Uses. (See Article XVI of this Appendix A for standards.)
 Adult-use cannabis dispensing organization. (See Chapter 11, Division XIV for general regulations).
 Automated teller machine (ATM).
 Automotive dealer.
Catering establishment.
 Coffee shop.

Commercial kitchen.
Community center.
Culinary school.
~~Copy shop (paper graphics).~~
Daycare center.
Drive-through facility.
Fitness class studio.
Fitness facilities with 15,000 square feet or more of floor area.
Health and fitness club.
Hospital/24-hour emergency clinic.
Medical cannabis dispensing organization.
Medical/dental office (5,000 square feet or more of floor area).
Micro-production of alcohol.
Other public uses and structures.
Online sales - pick up & drop off.
Optician and optometrist offices, including laboratories, less than 5,000 square feet.
Parking structure or surface parking (as a principal use).
Pet daycare facility.
Pet training facility.
Photocopying and duplication services.
Planned unit development (office or commercial).
Preschool.
Professional/higher education academy.
Psychosocial rehabilitation.
Real estate and rental and leasing offices.
Restaurant.
Restaurant outdoor dining.
Seasonal and temporary uses (see Article XIX of this Appendix A).
Self-service storage (interior loading).
Veterinary clinic.
(Ord. 03-1155, 3-18-2003; amd. Ord. 14-1592, 6-17-2014)

SECTION 11: AMENDMENT “14-3 Lot Size Requirements” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

14-3 Lot Size Requirements

The minimum lot area for lots in the O/R District is forty thousand (40,000) square feet except:

Community center: 25,000

Planned unit developments: 3 acres

(Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

14-3 Lot Size Requirements

The minimum lot area for lots in the O/R District is forty thousand (40,000) square feet except:

Community center: 25,000

Planned unit developments (office or commercial): 3 acres

(Ord. 03-1155, 3-18-2003)

SECTION 12: AMENDMENT “15-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

15-2 Use Regulations

A. Permitted Uses.

Automotive repair. Cabinet sales I and II. Catalog sales office. Fabricating, processing, packing (nonperishable). Manufacturing.

Medical/dental office (less than 5,000 square feet of floor area) Municipal use. Office. Printing establishment, commercial. Research and laboratory. Retail sales of merchandise manufactured on site.

Small wireless facilities (both in a right of way and outside of a right of way).

Warehouse storage. Wholesale sales. (Ord. 03-1155, 3-18-2003)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Community center. Daycare center. Drive-through facility. Fitness class studio.

Medical/dental office (5,000 square feet or more of floor area). Music, dance or athletic school. Other public uses and structures. Parking structure or surface parking (as a principal use). Planned unit developments (industrial). Seasonal and temporary uses (see Article XIX of this Appendix A). Self-storage (interior loading and storage).

Veterinary clinic. (Ord. 03-1155, 3-18-2003; amd. Ord. 04-1207, 5-18-2004; Ord. 10-1444, 1-19-2010; Ord. 13-1546, 3-19-2013)

AFTER AMENDMENT

15-2 Use Regulations

A. Permitted Uses.

Automotive repair. Cabinet sales I and II. Catering establishment. ~~Catalog sales office~~. Fabricating, processing, packing (nonperishable).

Laundry - commercial.

Light assembly manufacturing. Manufacturing.

Medical/dental office (less than 5,000 square feet of floor area) Municipal use. Office (ancillary to other M-1 uses).

Optician and optometrist offices, including laboratories, less than 5,000 square feet.

Pet grooming facility. Printing establishment, commercial. Research and laboratory. Retail sales of merchandise manufactured on site.

Small wireless facilities (both in a right of way and outside of a right of way).

Warehouse storage. Wholesale sales. (Ord. 03-1155, 3-18-2003)

B. Special Uses. (See Article XVI of this Appendix A for standards.)

Commercial kitchen.

Culinary school.

Community center. Daycare center. Drive-through facility. Fitness class studio.

Medical/dental office (5,000 square feet or more of floor area). Micro-production of alcohol. ~~Music, dance or athletic school.~~ Other public uses and structures. Parking structure or surface parking (as a principal use).

Pet daycare facility.

Pet training facility. Planned unit developments (industrial). Seasonal and temporary uses (see Article XIX of this Appendix A). Self-storage (interior loading and storage).

Veterinary clinic. (Ord. 03-1155, 3-18-2003; amd. Ord. 04-1207, 5-18-2004; Ord. 10-1444, 1-19-2010; Ord. 13-1546, 3-19-2013)

SECTION 13: AMENDMENT “15-4 Area Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

15-4 Area Regulations

Required yard (principal uses)	<u>Front</u> 50 feet	<u>Side</u> ¹ 10 feet	<u>Rear</u> 30 feet	<u>Transitional</u> ² 25 feet
Floor area ratio	Maximum of 2.0 for all uses			
Lot coverage	Maximum of 90 percent (includes all impervious surfaces)			
Building height	Maximum of 35 feet			
Lot frontage	Minimum of 100 feet			
Notes: ¹ A 25 foot side yard is required if the side yard is adjacent to a residential use or a property designated for residential in the Comprehensive Plan. ² Transitional yards are exclusive landscaped open space, free of any building or site improvements. See Chapter 10 of this Code for landscaping requirements. Transitional yards apply along any nonresidential property line adjoining a residential district or a property designated for residential in the Comprehensive Plan.				

(Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

15-4 Area Regulations

Required yard (principal uses)	<u>Front</u> 5 30 feet	<u>Side</u> ¹ 10 feet	<u>Rear</u> 30 feet	<u>Transitional</u> ² 25 feet
Floor area ratio	Maximum of 2.0 for all uses			
Lot coverage	Maximum of 90 percent (includes all impervious surfaces)			
Building height	Maximum of 35 feet			
Lot frontage	Minimum of 100 feet			
Notes: ¹ A 25 foot side yard is required if the side yard is adjacent to a residential use or a property designated for residential in the Comprehensive Plan. ² Transitional yards are exclusive landscaped open space, free of any building or site improvements. See Chapter 10 of this Code for landscaping requirements. Transitional yards apply along any nonresidential property line adjoining a residential district or a property designated for residential in the Comprehensive Plan.				

(Ord. 03-1155, 3-18-2003)

SECTION 14: **AMENDMENT** “16-6 Area Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

16-6 Area Regulations

If a special use involves any structure or other site elements not in compliance with the regulations of the district in which the special use is to be located, then no special use approval shall be granted unless variations have been granted with respect to such noncomplying features. In the case of any special use application, the Plan and Zoning Commission may recommend and the Village Board may approve exceptions to the applicable bulk and area regulations of this Appendix A as are deemed necessary and appropriate. Necessity and

appropriateness shall be determined in accord with the variation procedures set forth in Chapter 4, Article IX of this Code. (Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

16-6 Area Regulations

If a special use involves any structure or other site elements not in compliance with the regulations of the district in which the special use is to be located, then no special use approval shall be granted unless variations have been granted with respect to such noncomplying features. In the case of any special use application, the Plan and Zoning Commission may recommend and the Village Board may approve exceptions to the applicable ~~bulk-and-area~~ regulations of this Appendix A as are deemed necessary and appropriate. Necessity and appropriateness shall be determined in accord with the variation procedures set forth in Chapter 4, Article IX of this Code. (Ord. 03-1155, 3-18-2003)

SECTION 15: AMENDMENT “16-7 Changes In Special Use” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

16-7 Changes In Special Use

Except as provided below, any modifications to an approved special use shall require separate review and approval under this Article as an amendment to the special use. Any application for approval of such a change, addition or expansion shall be filed, processed, reviewed, and approved or denied in the same manner as an original special use application.

- A. Minor Field Changes. Unless specifically referenced in the special use, minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than three percent (3%). However, not all changes of less than three percent (3%) shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.
- B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan and Zoning Commission, such other changes as it finds: a) are in the best interest of the Village; b) do not involve changes in numerical values found in the text of the special use ordinance; and c) do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan and Zoning Commission shall be final.
- C. Changes Requiring A Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing

before the Plan and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

If a developer requests more than two (2) changes pursuant to subsection (B) or (C) of this Section, the third and subsequent change may be granted only upon the affirmative vote of at least five (5) of the members of the Village Board. Such a third or subsequent change will be considered only after the establishment of a cash escrow with the Village in an amount, as estimated by the Director of Community Development and building, that will cover all Village costs including, but not limited to, all outside consultant fees. (Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

16-7 Changes In Special Use

Except as provided below, any modifications to an approved special use shall require separate review and approval under this Article as an amendment to the special use. Any application for approval of such a change, addition or expansion shall be filed, processed, reviewed, and approved or denied in the same manner as an original special use application.

- A. Minor ~~Field~~ Changes. Unless specifically referenced in the special use, minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor ~~field~~ change will not involve a percentage change greater than three percent (3%). However, not all changes of less than three percent (3%) shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor ~~field~~ change shall be final.
- B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan and Zoning Commission, such other changes as it finds: a) are in the best interest of the Village; b) do not involve changes in numerical values found in the text of the special use ordinance; and c) do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan and Zoning Commission shall be final.
- C. Changes Requiring A Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the special use ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

If a developer requests more than two (2) changes pursuant to subsection (B) ~~or (C)~~ of this Section, the third and subsequent change may be granted only upon the affirmative vote of at least five (5) of the members of the Village Board. ~~Such a third or subsequent~~

Any requested change will be considered only after the establishment of a cash escrow with the Village in an amount, as estimated by the Director of Community Development and building, that will cover all Village costs including, but not limited to, all outside consultant fees. (Ord. 03-1155, 3-18-2003)

SECTION 16: **AMENDMENT** “17-3 Objectives” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-3 Objectives

- A. A residential planned unit development shall:
 - 1. Offer residential settings that promote appropriate architecture features and encourage the placement of structures in proper relationship to the natural characteristics of the site; and
 - 2. Preserve natural environmental areas that achieve a sense of spaciousness and counteract the effects of urban monotony, congestion and paving; and
 - 3. When located within an established neighborhood, provide harmonious architecture and site design at a scale, character and density that are appropriate to the site and surrounding areas.
- B. A commercial planned unit development shall:
 - 1. Promote the cooperative development of business or commercial centers with adequate off street parking and controlled access points on thoroughfares; and
 - 2. Promote the separation of pedestrian areas from vehicular traffic areas; and
 - 3. Enhance property values; and
 - 4. Develop centers which have a size and location compatible with the market potential; and
 - 5. Provide buffers from adjacent residential areas and encourage harmonious architecture between adjacent commercial structures and residential areas; and
 - 6. Provide enhanced amenities such as plazas, parks, fountains and decorative plantings; and
 - 7. Promote quality design and architecture.

Commercial planned unit developments might include retail, general or professional offices, service uses and residential uses above these commercial uses.

- C. An industrial planned unit development shall:
 - 1. Promote the establishment of industrial parks which permit groups of industrial buildings with integrated design and coordinated traffic and site planning; and
 - 2. Promote the separation of pedestrian areas from vehicular traffic areas; and
 - 3. Offer industrial settings that promote appropriate architectural features and encourage the placement of structures in proper relationship to the natural characteristics of the site; and

4. Promote quality design and architecture; and
5. Provide buffers from adjacent commercial or residential areas and encourage harmonious architecture between adjacent commercial structures and residential areas. (Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

17-3 Objectives

- A. A residential planned unit development shall:
 1. Offer residential settings that promote appropriate architecture features and encourage the placement of structures in proper relationship to the natural characteristics of the site; and
 2. Preserve natural environmental areas that achieve a sense of spaciousness and counteract the effects of urban monotony, congestion and paving; and
 3. ~~When located within an established neighborhood,~~ Provide harmonious architecture and site design at a scale, character and density that are appropriate to the site and surrounding areas.
 4. Promote quality design and architecture.
- B. A commercial planned unit development shall:
 1. Promote the cooperative development of business or commercial centers with adequate off street parking and controlled access points on thoroughfares; and
 2. Promote the separation of pedestrian areas from vehicular traffic areas; and
 3. Enhance property values; and
 4. Develop centers which have a size and location compatible with the market potential; and
 5. Provide buffers from adjacent residential areas and encourage harmonious architecture between adjacent commercial structures and residential areas; and
 6. Provide enhanced amenities such as plazas, parks, fountains and decorative plantings; and
 7. Promote quality design and architecture.

Commercial planned unit developments might include retail, general or professional offices, service uses and residential uses above these commercial uses.
- C. An industrial planned unit development shall:
 1. Promote the establishment of industrial parks which permit groups of industrial buildings with integrated design and coordinated traffic and site planning; and
 2. Promote the separation of pedestrian areas from vehicular traffic areas; and
 3. Offer industrial settings that promote appropriate architectural features and encourage the placement of structures in proper relationship to the natural characteristics of the site; and
 4. Promote quality design and architecture; and
 5. Provide buffers from adjacent commercial or residential areas and encourage harmonious architecture between adjacent commercial structures and residential areas. (Ord. 03-1155, 3-18-2003)

SECTION 17: AMENDMENT “17-4 Standards For Consideration” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-4 Standards For Consideration

Modifications to conventional zoning and subdivision regulations is a privilege and will be considered by the Village only upon evidence of tangible benefits from the planned unit development to the Village as a whole and to the neighborhood in which it is proposed. These benefits shall be in the form of exceptional amenities, landscape, architectural, site design or special manmade features or the conservation of natural features on the site.

The following standards shall be utilized in considering an application for a planned unit development that requires modifications to the conventional zoning. These standards shall be used as a framework within which the Village can test the quality of the amenities, design and desirability of the proposal.

- A. Site Design. A planned unit development shall be laid out and developed with an integrated overall design concept. The design shall provide for the safe, efficient, convenient and harmonious grouping of structures, uses and facilities. The design of both interior and exterior space shall be appropriate to the intended uses and the community.
- B. Open Space. Common open space in the planned unit development shall be integrated into overall design. Such space shall have a direct functional or visual relationship to the main building(s) and not be isolated either spatially or in character. The following shall not be deemed to be common open space for purposes of this standard:
 - 1. Areas reserved for the exclusive use or benefit of an individual tenant or owner.
 - 2. Dedicated streets, alleys and other public rights of way.
 - 3. Vehicular drives, parking, loading and storage area.
 - 4. Strips of land that are unusable because of their narrowness or irregular shape.
- C. Functional And Mechanical Features. Storage areas, trash and garbage retainers, mechanical equipment, service areas, loading areas, utility buildings, and similar accessory areas and structures shall be specifically accounted for in the design of the planned unit development. These shall be designed with special planting or other screening methods to ensure that they are unobtrusive and blend seamlessly with the project and surrounding properties.
- D. Visual And Acoustical Privacy. The planned unit development shall provide for reasonable visual and acoustical privacy. Fences, insulation, walls, barriers and landscaping shall be used to reduce noise, enhance aesthetics, provide privacy to occupants and to screen objectionable views.
- E. Environmental Conservation. The planned unit development shall conserve and

enhance special landscape features on the site such as trees, streams, ponds, wetlands, groves and animal habitat.

- F. Drives, Parking And Circulation. Vehicular and pedestrian circulation shall, in each instance, be the subject of a separately drawn and titled architectural or engineering plan. Special attention shall be given to the location and number of access points to the public streets and the width and access points of interior drives. This shall include general interior circulation patterns, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles and arrangement of parking areas that are safe, convenient and aesthetically pleasing both on site and off site. Designs which integrate improvements in parking, vehicular traffic and pedestrian movements within the area are strongly encouraged.
- G. Surface Water Drainage. Special attention shall be given to surface drainage to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Systems which improve the general drainage, quality of water runoff and/or detention capacity within a watershed area are strongly encouraged.
- H. Comprehensive Plan. The planned unit development shall conform with the planning policies, goals and objectives stated within the Village's Comprehensive Plan.
- I. Personal To The Petitioner. Unless specifically stated otherwise, each planned unit development shall be personal and limited to the petitioner. Upon a change in or transfer of ownership, the planned unit development shall lapse. For purposes of this Section, change in ownership shall occur when the person to whom the planned unit development was granted holds less than fifty one percent (51%) ownership interest in the use.
- J. Standards Shall Apply. All of the standards for a special use shall be applied unless in conflict with this Article. (Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

17-4 Standards For Consideration

Modifications to ~~conventional~~established zoning and subdivision regulations is a privilege and will be considered by the Village only upon evidence of tangible benefits from the planned unit development to the Village as a whole and to the neighborhood in which it is proposed. These benefits shall be in the form of exceptional amenities, landscape, architectural, site design or special manmade features or the conservation of natural features on the site.

The following standards shall be utilized in considering an application for a planned unit development that requires modifications to established~~the conventional~~ zoning or subdivision regulations. These standards shall be used as a framework within which the Village can test the quality of the amenities, design and desirability of the proposal.

- A. Site Design. A planned unit development shall be laid out and developed with an integrated overall design concept. The design shall provide for the safe, efficient, convenient and harmonious grouping of structures, uses and facilities. The design of both interior and exterior space shall be appropriate to the intended uses and the

community.

- B. Open Space. Common open space in the planned unit development shall be integrated into overall design. Such space shall have a direct functional or visual relationship to the main building(s) and not be isolated either spatially or in character. The following shall not be deemed to be common open space for purposes of this standard:
 - 1. Areas reserved for the exclusive use or benefit of an individual tenant or owner.
 - 2. Dedicated streets, alleys and other public rights of way.
 - 3. Vehicular drives, parking, loading and storage area.
 - 4. Strips of land that are unusable because of their narrowness or irregular shape.
- C. Functional And Mechanical Features. Storage areas, trash and garbage retainers, mechanical equipment, service areas, loading areas, utility buildings, and similar accessory areas and structures shall be specifically accounted for in the design of the planned unit development. These shall be designed with special planting or other screening methods to ensure that they are unobtrusive and blend seamlessly with the project and surrounding properties.
- D. Visual And Acoustical Privacy. The planned unit development shall provide for reasonable visual and acoustical privacy. Fences, insulation, walls, barriers and landscaping shall be used to reduce noise, enhance aesthetics, provide privacy to occupants and to screen objectionable views.
- E. Environmental Conservation. The planned unit development shall conserve and enhance special landscape features on the site such as trees, streams, ponds, wetlands, groves and animal habitat.
- F. Drives, Parking And Circulation. Vehicular and pedestrian circulation shall, in each instance, be the subject of a separately drawn and titled architectural or engineering plan. Special attention shall be given to the location and number of access points to the public streets and the width and access points of interior drives. This shall include general interior circulation patterns, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles and arrangement of parking areas that are safe, convenient and aesthetically pleasing both on site and off site. Designs which integrate improvements in parking, vehicular traffic and pedestrian movements within the area are strongly encouraged.
- G. Surface Water Drainage. Special attention shall be given to surface drainage to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Systems which improve the general drainage, quality of water runoff and/or detention capacity within a watershed area are strongly encouraged.
- H. Comprehensive Plan. The planned unit development shall conform with the planning policies, goals and objectives stated within the Village's Comprehensive Plan.
- I. Personal To The Petitioner. Unless specifically stated otherwise, each planned unit development shall be personal and limited to the petitioner. Upon a change in or transfer of ownership, the planned unit development shall lapse. For purposes of this Section, change in ownership shall occur when the person to whom the planned unit development was granted holds less than fifty one percent (51%) ownership interest in the use.
- J. Standards Shall Apply. All of the standards for a special use shall be applied unless in

conflict with this Article. (Ord. 03-1155, 3-18-2003)

SECTION 18: AMENDMENT “17-9 Changes In The Planned Unit Development” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-9 Changes In The Planned Unit Development

A planned unit development shall be developed and maintained in strict and total accordance with the approved and recorded final plan and all supporting data. The recorded final plan and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the planned unit development. Changes in a planned unit development may only be made as follows:

- A. Minor Field Changes. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than three percent (3%). However, not all changes of less than three percent (3%) shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.
- B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan and Zoning Commission, such other changes as it finds are: a) in the best interest of the Village, and b) do not involve changes in numerical functions or values found in the text of the planned unit development, and c) do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan and Zoning Commission shall be final.
- C. Changes Requiring A Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the planned unit development or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

If a developer requests more than two (2) changes pursuant to Subsections (B) and (C) of this Section, the third and subsequent change may be granted only upon the affirmative vote of at least five (5) of the members of the Village Board. Such a third or subsequent change will be considered only after the establishment of a cash escrow with the Village in an amount, as estimated by the Director of Community Development and building that will cover all Village costs including, but not limited to, all outside consultant fees. (Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

17-9 Changes In The Planned Unit Development

A planned unit development shall be developed and maintained in strict and total accordance with the approved and recorded final plan and all supporting data. The recorded final plan and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the planned unit development. Changes in a planned unit development may only be made as follows:

- A. Minor ~~Field~~ Changes. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor ~~field~~ change will not involve a percentage change greater than three percent (3%). However, not all changes of less than three percent (3%) shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor ~~field~~ change shall be final.
- B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan and Zoning Commission, such other changes as it finds are: a) in the best interest of the Village, and b) do not involve changes in numerical functions or values found in the text of the planned unit development ordinance, and c) do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan and Zoning Commission shall be final.
- C. Changes Requiring A Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the planned unit development ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

If a developer requests more than two (2) changes pursuant to Subsections (B) ~~and (C)~~ of this Section, the third and subsequent change may be granted only upon the affirmative vote of at least five (5) of the members of the Village Board.

~~Such a third or subsequent~~ Any requested change will be considered only after the establishment of a cash escrow with the Village in an amount, as estimated by the Director of Community Development and building that will cover all Village costs including, but not limited to, all outside consultant fees. (Ord. 03-1155, 3-18-2003)

SECTION 19: AMENDMENT “17A-7 Changes In Affordable Housing Planned Unit Developments” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

17A-7 Changes In Affordable Housing Planned Unit Developments

Except as provided below, any modifications to an approved affordable housing planned unit development shall require separate review and approval pursuant to this Article as an amendment to the planned unit development. Any application for approval of such a change, addition or expansion shall be filed, processed, reviewed, and approved or denied in the same manner as an original planned unit development application.

- A. Minor Field Changes. Unless specifically referenced in the planned unit development, minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than three percent (3%). However, not all changes of less than three percent (3%) shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.
- B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan and Zoning Commission, such other changes as it finds: a) are in the best interest of the Village; b) are recommendations or requirements made by the State Housing Appeals Board; and/or c) do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan and Zoning Commission shall be final.
- C. Changes Requiring A Public Hearing. Except as outlined above, any change involving a size, quantity or other numerical value found in the text of the ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so. (Ord. 05-1230, 2-15-2005)

AFTER AMENDMENT

17A-7 Changes In Affordable Housing Planned Unit Developments

Except as provided below, any modifications to an approved affordable housing planned unit development shall require separate review and approval pursuant to this Article as an amendment to the planned unit development. Any application for approval of such a change, addition or expansion shall be filed, processed, reviewed, and approved or denied in the same manner as an original planned unit development application.

- A. Minor-Field Changes. Unless specifically referenced in the planned unit development, minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor-field change will not involve a percentage change greater than three percent (3%). However, not all changes of less than three percent (3%) shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a

minor ~~field~~ change shall be final.

- B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan and Zoning Commission, such other changes as it finds: a) are in the best interest of the Village; b) are recommendations or requirements made by the State Housing Appeals Board; and/or c) do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan and Zoning Commission shall be final.
- C. Changes Requiring A Public Hearing. Except as outlined above, any change involving a size, quantity or other numerical value found in the text of the planned unit development ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan and Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan and Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so. (Ord. 05-1230, 2-15-2005)

SECTION 20: **AMENDMENT** “18-2 General Standards” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

18-2 General Standards

- A. No accessory structure shall occupy more than thirty percent (30%) of any required yard.
- B. Accessory structures shall not be located on or within a drainage, access, utility or other easement created by a duly recorded document or by prescription in the case of a governmental easement.
- C. No accessory structure shall be approved, established or constructed until fifty percent (50%) or more of the principal use or structure has been completed. In addition, no accessory building shall be used unless the main building on the lot is occupied.
- D. No accessory building or structure shall be used as a dwelling unit.
- E. Permitted accessory structures and the standards for each are indicated in the table below. A description of each standard follows the table. These standards shall apply to all accessory structures, including those in existence at the time of adoption of this Appendix A. Existing accessory structures that do not comply with these standards shall be deemed nonconforming, and subject to the provisions of Article XXI, "Nonconforming Situations", of this Appendix A.
- F. Any accessory building that is not a part of the main structure shall be located not less than sixty feet (60') from the front lot line. (Ord. 03-1155, 3-18-2003)
- G. No outdoor storage shall be permitted in any district. (Ord. 04-1216, 9-21-2004)
- H. Subsections A, C and F of this Section shall not apply to tennis courts maintained by a public school. (Ord. 18-1700, 1-16-2018)

Allowable Accessory Structures	Districts in Which Permitted		Development Standards	Permitted Obstructions		
	R-1 - R-6	NC, VC, B-1, B-2, O/R, M-1		Front	Side	Rear
Air conditioning/heat pump equipment	All	All	Not less than 10 feet from a side lot line. Complete screening required		X	X
Antennas	All	All	See Chapter 18 of this Code		X	X
Arbor or trellis	All	All	Not to exceed 8 feet in height	X	X	X
Awning, balcony, canopy, projecting bay window, overhangs and eaves	All	All	Maximum 3 foot encroachment into any required yard. Maximum 15 percent coverage of a required yard	X	X	X
Barbecue grill	All				X	X
Basketball hoop	All			X	X	X
Chimney	All	All	Maximum 3 foot encroachment into any required yard	X	X	X
Deck	All	All	Maximum 10 foot encroachment into any required yard			X
Dog run	All		No closer than 3 feet to any lot line		X	X
Doghouse	All		No closer than 3 feet to any lot line			X
Fences/barriers	All	All	See Chapter 18 of this Code	X	X	X
Fire escape		All	Maximum 5 foot encroachment into any required yard			X
Firewood storage	All		No closer than 10 feet to any lot line and a maximum of 5 feet high		X	X
Flagpole	All	All	1 per lot and a maximum of 35 feet high	X	X	X

Garage, detached	All	All	No closer than 5 feet to any lot line and a maximum 20 feet high			X
Garbage receptacle	All	All	See Chapter 8 of this Code. Complete screening required for nonsingle- family property		X	X
Garden appurtenances	All		No closer than 5 feet to any lot line. Maximum 10 feet high	X	X	X
Generator (supplemental power)	All	All	No closer than 10 feet to any lot line. Complete screening required		X	X
Greenhouse or conservatory	All		No closer than 10 feet to any lot line. Maximum 20 feet high			X
Hot tub	All		No closer than 15 feet to any lot line			X
Lighting	All	All	See Article XIX of this Appendix A	X	X	X
Mailbox	All			X		
Off street parking - commercial district		All	See Article XX of this Appendix A		X	X
Off street parking - residential district	All		See Article XX of this Appendix A	X	X	X
Patio/terrace (at grade)	All	All		X	X	X
Play equipment	All		See Chapter 18 of this Code. No closer than 10 feet to any lot line and a maximum 15 feet high		X	X
Playhouse/tree house	All		No closer than 5 feet to any lot line and a maximum of 15 feet high		X	X
Pool house	All		No closer than 10 feet to any lot line. Maximum 20 feet high			X
Porch (unenclosed)	All		Maximum 5 foot encroachment into required front yard and maximum 10 foot encroachment in rear yard	X		X
Recreational vehicle storage	All	All	See Chapter 13 of this Code			X
Retaining wall	All	All	Maximum height 3 feet	X	X	X

Sign	All	All	See Chapter 12 of this Code	X		
Smoking shelter		All	No closer than 15 feet to any lot line. Unenclosed on at least 1 side		X	X
Stable	R-1 and R-2		See Article XIX of this Appendix A		X	X
Steps and ramps	All	All	No closer than 4 feet to any side lot line or 10 feet from front or rear lot line. Maximum 5 feet high	X	X	X
Storage shed	All	All	No closer than 5 feet to any lot line and a maximum 15 feet high			X
Swimming pool	All		See Chapter 18 of this Code			X
Tennis and sport courts	All	M-1 ¹	See Chapter 18 of this Code			X
Window well	All	All	Maximum 2 foot encroachment into any required yard	X	X	X
Note: ¹ Yard restrictions shall not apply to tennis courts maintained by a public school.						

(Ord. 03-1155, 3-18-2003; amd. Ord. 04-1207, 5-18-2004; Ord. 04-1216, 9-21-2004; Ord. 05-1244, 6-21-2005; Ord. 08-1365, 2-19-2008; Ord. 08-1392, 8-19-2008; Ord. 16-1661, 9-20-2016; Ord. 18-1700, 1-16-2018)

AFTER AMENDMENT

18-2 General Standards

- A. No accessory structure shall occupy more than thirty percent (30%) of any required yard.
- B. Accessory structures shall not be located on or within a drainage, access, utility or other easement created by a duly recorded document or by prescription in the case of a governmental easement.
- C. No accessory structure shall be approved, established or constructed until fifty percent (50%) or more of the principal use or structure has been completed. In addition, no accessory building shall be used unless the main building on the lot is occupied.
- D. No accessory building or structure shall be used as a dwelling unit.
- E. Permitted accessory structures and the standards for each are indicated in the table

below. A description of each standard follows the table. These standards shall apply to all accessory structures, including those in existence at the time of adoption of this Appendix A. Existing accessory structures that do not comply with these standards shall be deemed nonconforming, and subject to the provisions of Article XXI, "Nonconforming Situations", of this Appendix A.

- F. Any accessory building that is not a part of the main structure shall be located not less than sixty feet (60') from the front lot line. (Ord. 03-1155, 3-18-2003)
- G. No outdoor storage shall be permitted in any district. (Ord. 04-1216, 9-21-2004)
- H. Subsections A, C and F of this Section shall not apply to tennis courts maintained by a public school. (Ord. 18-1700, 1-16-2018)

Allowable Accessory Structures	Districts in Which Permitted		Development Standards	Permitted Obstructions		
	R-1-R-6	NC, VC, B-1, B-2, O/R, M-1		Front	Side	Rear
Air conditioning/heat pump equipment	All	All	Not less than 10 feet from a side lot line. Complete screening required		X	X
Antennas	All	All	See Chapter 18 of this Code		X	X
Arbor or trellis	All	All	Not to exceed 8 feet in height	X	X	X
Awning, balcony, canopy, projecting bay window, overhangs and eaves	All	All	Maximum 3 foot encroachment into any required yard. Maximum 15 percent coverage of a required yard	X	X	X
Barbecue grill	All				X	X
Basketball hoop	All			X	X	X
Chimney	All	All	Maximum 3 foot encroachment into any required yard	X	X	X
Deck	All	All	Maximum 10 foot encroachment into any required yard			X
Dog run	All		No closer than 3 feet to any lot line		X	X
Doghouse	All		No closer than 3 feet to any lot line			X
Fences/barriers	All	All	See Chapter 18 of this Code	X	X	X

Fire escape		All	Maximum 5 foot encroachment into any required yard			X
Firewood storage	All		No closer than 10 feet to any lot line and a maximum of 5 feet high		X	X
Flagpole	All	All	1 per lot and a maximum of 35 feet high	X	X	X
Garage, detached	All	All	No closer than 5 feet to any lot line and a maximum 20 feet high			X
Garbage receptacle	All	All	See Chapter 8 of this Code. Complete screening required for nonsingle- family property		X	X
Garden appurtenances	All		No closer than 5 feet to any lot line. Maximum 10 feet high	X	X	X
Generator (supplemental power)	All	All	No closer than 10 feet to any lot line. Complete screening required		X	X
Greenhouse or conservatory	All		No closer than 10 feet to any lot line. Maximum 20 feet high			X
Hot tub	All		No closer than 15 feet to any lot line			X
Lighting	All	All	See Article XIX of this Appendix A	X	X	X
Mailbox	All			X		
Off street parking - commercial district		All	See Article XX of this Appendix A		X	X
Off street parking - residential district	All		See Article XX of this Appendix A	X	X	X
Patio/terrace (at grade)	All	All		X	X	X
Play equipment	All		See Chapter 18 of this Code. No closer than 10 feet to any lot line and a maximum 15 feet high		X	X
Playhouse/tree house	All		No closer than 5 feet to any lot line and a maximum of 15 feet high		X	X
Pool house	All		No closer than 10 feet to any lot line. Maximum 20 feet high			X
Porch (unenclosed)	All		Maximum 5 foot encroachment into required front yard and maximum 10 foot encroachment in into required rear yard	X		X

Recreational vehicle storage	All	All	See Chapter 13 of this Code			X
Retaining wall	All	All	Maximum height 3 feet <u>high</u>	X	X	X
Sign	All	All	See Chapter 12 of this Code	X		
Smoking shelter		All	No closer than 15 feet to any lot line. Unenclosed on at least 1 side		X	X
Stable	R-1 and R-2		See Article XIX of this Appendix A		X	X
Steps and ramps	All	All	No closer than 4 feet to any side lot line or 10 feet from front or rear lot line. Maximum 5 feet high	X	X	X
Storage shed	All	All	No closer than 5 feet to any lot line and a maximum 15 feet high			X
Swimming pool	All		See Chapter 18 of this Code			X
Tennis and sport courts	All	M-1 ¹	See Chapter 18 of this Code	<u>X</u>	<u>X</u>	X
Window well	All	All	Maximum 2 foot encroachment into any required yard	X	X	X
Note: ¹ Yard restrictions shall not apply to tennis courts maintained by a public school.						

(Ord. 03-1155, 3-18-2003; amd. Ord. 04-1207, 5-18-2004; Ord. 04-1216, 9-21-2004; Ord. 05-1244, 6-21-2005; Ord. 08-1365, 2-19-2008; Ord. 08-1392, 8-19-2008; Ord. 16-1661, 9-20-2016; Ord. 18-1700, 1-16-2018)

SECTION 21: AMENDMENT “19-2 Lighting” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

19-2 Lighting

A. Standards.

1. Luminaries shall be of mercury vapor or metal halide type.
2. No direct or indirect illumination shall project more than 0.25 foot-candle onto a residential use or district, as measured horizontally at the lot line.
3. No direct or indirect illumination shall project more than one foot-candle onto a nonresidential zoning lot, as measured horizontally at the lot line.
4. No direct or indirect illumination shall project from its source onto any sidewalk, street or highway so as to cause a hazard or nuisance.
5. The following maximum lighting level standards shall not be exceeded:

Activity Level	Examples	Lighting Levels (Foot-Candles) Parking/Pedestrian Areas		Vehicle Travel Areas	
		Average	Maximum	Average	Maximum
High	Parking lots, gasoline service stations, recreation fields	2.3	3.8	1.5	2.0
Medium	Any nonresidential uses located within or adjacent to a residential area	0.8	2.0	0.5	1.5
Low	Residential	0.5	1.0	0.25	1.0

6. All lighting shall be arranged so as not to shine directly onto any adjoining property. Steps shall be taken to minimize glare from such lighting to the maximum extent practicable. This shall be accomplished by orienting the lights away from abutting properties, planting trees to block the glare and/or installing light shields.
7. No light source shall be visible below the lowest point of any awning.
8. Shielding is required on all outdoor lighting for nonresidential properties to prevent glare. In parking lots on a site that is adjacent to residential properties, lighting fixtures must be fully shielded with cut off type shielding. A fixture within one hundred feet (100') of any intersection shall be shielded so that the lighting from the fixture does not interfere in any manner with the visibility of traffic signals.
9. Lighting which shines upward is prohibited except for low intensity lighting to accent landscaping or signage. All searchlights, exposed neon, lasers, flashing lights and other high intensity lights are prohibited.
10. The total height of a light fixture shall not exceed ten feet (10') on any residential property and shall not exceed sixteen feet (16') on any nonresidential property.

B. Exemptions.

1. Fixtures installed prior to the effective date of this Appendix A, unless work is

proposed to add to the number of fixtures or to replace more than fifty percent (50%) of the existing fixtures.

2. Public rights-of-way.
3. Holiday lighting, not to exceed a sixty (60) day period.
4. Temporary emergency or hazard lighting.

C. Procedure For Approval. All lighting plans for any nonresidential property are subject to the review and approval of the Architectural Commission as set forth in Chapter 4 of this Code.

(Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

19-2 Lighting

A. Standards.

- ~~1. Luminaries shall be of mercury vapor or metal halide type.~~ 1. No direct or indirect illumination shall project more than 0.25 foot-candle onto a residential use or district, as measured horizontally at the lot line.
2. No direct or indirect illumination shall project more than one foot-candle onto a nonresidential zoning lot, as measured horizontally at the lot line.
3. No direct or indirect illumination shall project from its source onto any sidewalk, street or highway so as to cause a hazard or nuisance.
4. The following maximum lighting level standards shall not be exceeded:
- ~~5. No direct or indirect illumination shall project more than 0.25 foot-candle onto a residential use or district, as measured horizontally at the lot line. No direct or indirect illumination shall project more than one foot-candle onto a nonresidential zoning lot, as measured horizontally at the lot line. No direct or indirect illumination shall project from its source onto any sidewalk, street or highway so as to cause a hazard or nuisance. The following maximum lighting level standards shall not be exceeded:~~

Activity Level	Examples	Lighting Levels (Foot-Candles) Parking/Pedestrian Areas		Vehicle Travel Areas	
		Average	Maximum	Average	Maximum
High	Parking lots, gasoline service stations, recreation fields	2.3	3.8	1.5	2.0
Medium	Any nonresidential uses located within or adjacent to a residential area	0.8	2.0	0.5	1.5

Low	Residential	0.5	1.0	0.2 5	1.0
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- ~~6.~~ 5. All lighting shall be arranged so as not to shine directly onto any adjoining property. Steps shall be taken to minimize glare from such lighting to the maximum extent practicable. This shall be accomplished by orienting the lights away from abutting properties, planting trees to block the glare and/or installing light shields.
- ~~7.~~ 6. No light source shall be visible below the lowest point of any awning.
- ~~8.~~ 7. Shielding is required on all outdoor lighting for nonresidential properties to prevent glare. In parking lots on a site that is adjacent to residential properties, lighting fixtures must be fully shielded with cut off type shielding. A fixture within one hundred feet (100') of any intersection shall be shielded so that the lighting from the fixture does not interfere in any manner with the visibility of traffic signals.
- ~~9.~~ 8. Lighting which shines upward is prohibited except for low intensity lighting to accent landscaping or signage. All searchlights, exposed neon, lasers, flashing lights and other high intensity lights are prohibited.
- ~~10.~~ 9. The total height of a light fixture shall not exceed ten feet (10') on any residential property and shall not exceed sixteen feet (16') on any nonresidential property.

B. Exemptions.

- 1. Fixtures installed prior to the effective date of this Appendix A, unless work is proposed to add to the number of fixtures or to replace more than fifty percent (50%) of the existing fixtures.
- 2. Public rights-of-way.
- 3. Holiday lighting, not to exceed a sixty (60) day period.
- 4. Temporary emergency or hazard lighting.

C. Procedure For Approval. All lighting plans for any nonresidential property are subject to the review and approval of the Architectural Commission as set forth in Chapter 4 of this Code.

(Ord. 03-1155, 3-18-2003)

SECTION 22: AMENDMENT “19-9 Fitness Class Studio Standards” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

19-9 Fitness Class Studio Standards

- A. The classes must be conducted in an enclosed building or tenant space.
- B. The space must not exceed three thousand (3,000) square feet in floor area.

- C. The class instruction may include fitness workouts, dance, yoga, martial arts or similar activities.
- D. Attendance must be for specifically scheduled classes supervised by an employee of the studio who has specialized training in the class being conducted.
- E. The aggregate total floor area occupied by fitness class studios may not exceed twenty percent (20%) of the total floor area of a building located in the Village Center zoning district.
- F. Must have a retail component for the sale of merchandise unique to the fitness industry.
- G. If the studio provides childcare or babysitting services, that service shall be limited to the children in the care of those attending a class. A child may not be left in the care of the studio unless the adult bringing the child is on the premises attending a studio class. (Ord. 13-1546, 3-19-2013)

AFTER AMENDMENT

19-9 Fitness Class Studio Standards

- A. The classes must be conducted in an enclosed building or tenant space.
- B. The space must not exceed three thousand (3,000) square feet in floor area.
- C. The class instruction may include fitness workouts, dance, yoga, martial arts or similar activities.
- D. Attendance must be for specifically scheduled classes supervised by an employee of the studio who has specialized training in the class being conducted.
- E. The aggregate total floor area occupied by fitness class studios may not exceed twenty percent (20%) of the total floor area of a building located in the Village Center zoning district.
- F. ~~Must have a retail component for the sale of merchandise unique to the fitness industry.~~ If the studio provides childcare or babysitting services, that service shall be limited to the children in the care of those attending a class. A child may not be left in the care of the studio unless the adult bringing the child is on the premises attending a studio class. (Ord. 13-1546, 3-19-2013)
- G. ~~If the studio provides childcare or babysitting services, that service shall be limited to the children in the care of those attending a class. A child may not be left in the care of the studio unless the adult bringing the child is on the premises attending a studio class. (Ord. 13-1546, 3-19-2013)~~

SECTION 23:**AMENDMENT** “20-2 Off Street Parking Requirements” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

20-2 Off Street Parking Requirements

- A. Each principal and accessory use of land shall provide the number of off street parking spaces indicated for that use in the table provided in subsection F of this Section for all zoning districts, unless adjusted in accordance with Section 20-10 of this Article. When the square footage of the building or tenant area is stated, the gross square footage shall be used unless specifically stated otherwise.
- B. When the use of any lot or structure is changed to a use requiring more off street parking than the previous use or there has been an addition of dwelling units, gross floor area or seating capacity, the additional parking and loading facilities shall be provided as required for the entire use. However, if the structure involved was erected prior to the effective date of this Appendix A, additional parking or loading facilities are required only in the amount by which the requirements for the new or added use exceed those for the existing use.
- C. In the case of mixed uses, or when there are two (2) or more buildings on a single lot, the total requirements for off street parking spaces shall be the sum of the requirements of the various uses computed separately.
- D. When calculations of the required number of spaces result in fractional numbers, results less than 0.5 shall be rounded down to the nearest whole number, and results 0.5 or greater shall be rounded up to the nearest whole number.
- E. Designated parking for bicycles shall be provided at a ratio of one to twenty (1:20) of required parking spaces for passenger vehicles for the following uses: multi-family residential, public and quasi-public uses, recreational, commercial and employment uses. Whenever bicycle spaces are required a minimum of two (2) shall be provided. However, no individual use shall be required to provide more than fifteen (15) spaces.
- F. The following number of off street parking spaces shall be provided for the associated use listed below in all zoning districts. When the square footage of building area is stated, the gross square footage shall be used unless specifically stated otherwise. (Ord. 08-1377, 4-15-2008)

TABLE

Uses	Required Spaces
Residential uses:	
Community residence	1 per 4 beds and 1 for each staff member
Convent	1 per 1,000 square feet
Dependent or semi-dependent senior citizen facilities	0.75 per dwelling unit and 1 for each staff member
Dwelling, affordable housing units	1.25 per dwelling unit
Dwelling, multiple-family	
Studio/efficiency	1.25 per dwelling unit
1 bedroom	1.5 per dwelling unit
2 bedrooms or greater	2 per dwelling unit
Dwelling, single-family	2 per dwelling unit

Senior citizen housing (independent living)	1.25 per dwelling unit and 1 for each staff member
Public or quasi-public uses:	
Clubs and service organizations	1 per 3 seats based on maximum occupancy
Colleges/university	1 per 4 seats and 1 per each staff member
Daycare centers and preschools	1 per employee and 1 per every 6 students
Elementary - junior high school	1 per employee and 1 per 2 classrooms
High school	1 per employee and 1 per each 5 students
	16 years of age or older
Library	1 per 300 square feet
Municipal uses	1 per 300 square feet
Religious institution	1 per 5 seats
Schools, music and dance	1 for every 2 students and 1 for each employee
Recreational uses:	
Adult use	1 per 200 square feet
Amusement establishments	1 per 3 person capacity plus 1 per staff member
Health or fitness club	1 per 200 square feet
Personal training facility	1 per client at maximum capacity and 1 per staff member
Private leisure club	3 per 1,000 square feet
Public parks and playgrounds	1 per 5,000 square feet of gross land area
Recreation/community centers	3 per 1,000 square feet
Theaters (indoor)	1 per 4 seats plus 1 per employee
Business/retail uses:	
1 per 250 square feet	
Adult-use cannabis dispensing organization	
Antique store	
Apparel	
Appliance	
Automobile dealership	

Barbershop	
Bakery	
Beauty shop	
Bicycle shop	
Books and periodicals	
Camera and photography	
Carpet and rug store	
Cellular phone sales	
China or glass	
Consumer electronics	
Department store	
Drugstore/pharmacy	
Florist	
Food store	
Furniture store	
Garden center and supply	
Gift store	
Hardware store	
Housewares and kitchen	
Jewelry	
Leather goods	
Medical cannabis dispensing organization	
Paint and wallpaper store	
Pet store	
Picture framing	
School supply	
Sewing and craft store	
Shoe store	
Sporting goods	
Swimming supply	

Toy, hobby and game stores	
Video sales or rental	
Wine shops	
Business/service uses:	1 per 300 square feet
Animal grooming	
Art gallery/studio	
Banks and financial institutions	
Business machines sales and service	
Cabinet showrooms	
Catalog sale office	
Catering establishment	
Copy shop	
Dressmaking/tailor	
Dry cleaning	
Interior decorating	
Massage therapy	
Nail salon	
Office supply	
Offices	
Photography studio	
Printing shop (commercial)	
Tailor shop	
Travel agency	
Auto leasing	1 per employee and 1 per 3 fleet cars
Food service uses:	
Carryout restaurant	1 per 200 square feet and 1 per employee
Coffee shop/ice cream/dessert shop	1 per 80 square feet
Restaurant (sit down)	1 per 100 square feet of seating area and 1 per employee
Employment uses:	1 per 1,000 square feet and 1 per employee
Fabrication, processing and packaging	

Manufacturing	
Research/laboratories	
Warehouse storage	
Gasoline service station	See Chapter 11 of this Code
Hospital/24 hour emergency clinic	1 per 2 beds and 1 per employee
Medical and dental clinics	
Psychosocial rehabilitation	1 per 200 square feet
Veterinary	
Self-storage facility	10 minimum spaces and 1 per employee

(Ord. 08-1377, 4-15-2008; amd. Ord. 10-1444, 1-19-2010; Ord. 14-1592, 6-17-2014)

AFTER AMENDMENT

20-2 Off Street Parking Requirements

- A. Each principal and accessory use of land shall provide the number of off street parking spaces indicated for that use in the table provided in subsection F of this Section for all zoning districts, unless adjusted in accordance with Section 20-10 of this Article. When the square footage of the building or tenant area is stated, the gross square footage shall be used unless specifically stated otherwise.
- B. When the use of any lot or structure is changed to a use requiring more off street parking than the previous use or there has been an addition of dwelling units, gross floor area or seating capacity, the additional parking and loading facilities shall be provided as required for the entire use. However, if the structure involved was erected prior to the effective date of this Appendix A, additional parking or loading facilities are required only in the amount by which the requirements for the new or added use exceed those for the existing use.
- C. In the case of mixed uses, or when there are two (2) or more buildings on a single lot, the total requirements for off street parking spaces shall be the sum of the requirements of the various uses computed separately.
- D. When calculations of the required number of spaces result in fractional numbers, results less than 0.5 shall be rounded down to the nearest whole number, and results 0.5 or greater shall be rounded up to the nearest whole number.
- E. Designated parking for bicycles shall be provided at a ratio of one to twenty (1:20) of required parking spaces for passenger vehicles for the following uses: multi-family residential, public and quasi-public uses, recreational, commercial and employment uses. Whenever bicycle spaces are required a minimum of two (2) shall be provided. However, no individual use shall be required to provide more than fifteen (15) spaces.
- F. The following number of off street parking spaces shall be provided for the associated use listed below in all zoning districts. When the square footage of building area is

stated, the gross square footage shall be used unless specifically stated otherwise. (Ord. 08-1377, 4-15-2008)

TABLE

Uses	Required Spaces
Residential uses:	
Community residence	1 per 4 beds and 1 for each staff member
Convent	1 per 1,000 square feet
Dependent or semi-dependent senior citizen facilities	0.75 per dwelling unit and 1 for each staff member
Dwelling, affordable housing units	1.25 per dwelling unit
Dwelling, multiple-family	
Studio/efficiency	1.25 per dwelling unit
1 bedroom	1.5 per dwelling unit
2 bedrooms or greater	2 per dwelling unit
Dwelling, single-family	2 per dwelling unit
Senior citizen housing (independent living)	1.25 per dwelling unit and 1 for each staff member
<u>Nursing Home</u>	<u>0.33 per dwelling unit and 1 for each staff member</u>
<u>Senior housing facility - dependent</u>	<u>0.75 per dwelling unit and 1 for each staff member</u>
<u>Senior housing facility - independent</u>	<u>1 per dwelling and 1 for each staff member</u>
Public or quasi-public uses:	
Clubs and service organizations	1 per 3 seats based on maximum occupancy
Colleges/university	1 per 4 seats and 1 per each staff member
Daycare centers and preschools	1 per employee and 1 per every 6 students
<u>Educational services/tutoring</u>	<u>1 per employee and 1 per every 5 students</u>
Elementary - junior high school	1 per employee and 1 per 2 classrooms
High school	1 per employee and 1 per each 5 students
	16 years of age or older
Library	1 per 300 square feet
Municipal uses	1 per 300 square feet
Religious institution	1 per 5 seats

Schools, music and dance	1 for every 2 students and 1 for each employee
Recreational uses:	
Adult use	1 per 200 square feet
Amusement establishments	1 per 3 person capacity plus 1 per staff member
Health or fitness club	1 per 200 square feet
Personal training facility	1 per client at maximum capacity and 1 per staff member
<u>Fitness class studio</u>	<u>1 per client at maximum capacity and 1 per staff member</u>
<u>Fitness facility</u>	<u>1 per client at maximum capacity and 1 per staff member</u>
Private leisure club	3 per 1,000 square feet
Public parks and playgrounds	1 per 5,000 square feet of gross land area
Recreation/community centers	3 per 1,000 square feet
Theaters (indoor)	1 per 4 seats plus 1 per employee
Business/retail uses:	1 per 300250 square feet
Adult-use cannabis dispensing organization	
Antique store	
Apparel	
Appliance	
Automotive bile dealership	
Barbershop	
Bakery	
Beauty shop	
Bicycle shop	
Books and periodicals	
Camera and photography	
Carpet and rug store	
Cellular phone sales	

China or glass	
Consumer electronics	
Department store	
Drugstore/pharmacy	
Florist	
Food store	
Furniture store	
Garden center and supply	
Gift store	
Hardware store	
Housewares and kitchen	
Jewelry	
Leather goods	
Medical cannabis dispensing organization	
Paint and wallpaper store	
Pet store	
Picture framing	
School supply	
Sewing and craft store	
Shoe store	
Sporting goods	
Swimming supply	
Toy, hobby and game stores	
Video sales or rental	
Wine shops	
Business/service uses:	1 per 300 square feet
Animal grooming	
Art gallery/studio	
Banks and <u>other</u> financial institutions	
<u>Barber/beauty shop/day spa</u>	

Business machines sales and service	
Cabinet sales showrooms	
Catalog sale office	
Catering establishment	
Copy shop	
Dressmaking/tailor	
Dry cleaner ing	
Interior decorating	
Massage therapy	
Nail salon	
Office supply	
Offices	
Pet daycare facility	
Pet grooming facility	
Pet training facility	
Photography studio	
Printing establishment shop (commercial)	
Tailor shop	
Travel agency	
Auto rental leasing	1 per employee and 1 per 3 fleet cars
Food service uses:	
Carryout restaurant	1 per 300 200 square feet and 1 per employee
Coffee shop/ice cream/dessert shop	1 per 250 80 square feet
Restaurant (sit down)	1 per 100 square feet of seating area and 1 per employee
Employment uses:	1 per 1,000 square feet and 1 per employee
Fabrication, processing and packaging	
Manufacturing	
Laundry - commercial	
Research/laboratories	

Warehouse storage	
Gasoline service station	See Chapter 11 of this Code
<u>Automotive repair</u>	<u>4 per service bay and 1 per employee</u>
<u>Micro-production of alcohol</u>	<u>1 per employee and 1 per 250 square feet of tasting room floor area</u>
Hospital/24 hour emergency clinic	1 per 2 beds and 1 per employee
Medical and dental office clinics	<u>1 per 250 square feet</u>
Psychosocial rehabilitation	1 per 200 square feet
Veterinary	<u>1 per 250 square feet</u>
Self-storage facility	10 minimum spaces and 1 per employee

(Ord. 08-1377, 4-15-2008; amd. Ord. 10-1444, 1-19-2010; Ord. 14-1592, 6-17-2014)

SECTION 24: **AMENDMENT** “20-4 Location Of Parking Spaces” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

20-4 Location Of Parking Spaces

- A. No parking space shall be located within the required front yard or within five feet (5') of any lot line, except in residential districts where such space is located in a driveway serving a single-family dwelling.
- B. No parking space serving a nonresidential use shall be located within five feet (5') of any lot line.
- C. All off street parking spaces required to serve a structure or use in a residential zoning district shall be located on the same lot as the structure to be served.
- D. Off street parking spaces required to serve any structure or use established in a nonresidential zoning district may be served by an off street parking facility located on land other than the lot on which the structure or use to be served is located, provided that:
 - 1. Such facility is within one thousand feet (1,000') of the structure or use to be served; and
 - 2. Such facility is located in a zoning district where such facilities are allowed as a permitted use or special use; and
 - 3. Such facility is located on a lot owned or leased by the same party as the lot on which the structure or use to be served is located or is a publicly owned facility with parking spaces dedicated to the structure to be served; and

4. A letter executed by the owner of the use and the owner of the property is provided acknowledging that at such time as the additional parking is no longer available the use will terminate or the use will be reduced in intensity so that onsite parking is sufficient to meet these requirements;
 5. A recordable covenant is provided that runs with the land on which the parking facility is located, and prohibits any other use of the lot. The Village shall be the beneficiary of the covenant;
 6. Where the parking facility is located on leased land, a copy of the lease shall be provided to the Village and a letter confirming that the lease remains in effect shall be provided to the Village on an annual basis. Failure to maintain the lease or to submit the annual lease shall result in the termination of use described in Subsection C of this Section.
- E. The covenant required in Subsection D(5) of this Section shall not be released until such time as one of the following conditions occurs:
1. The use served by the required off street parking is terminated; or
 2. The required off street parking is provided on the same lot as that on which the structure or use being served is located; or
 3. Another lot meeting all of the requirements set forth in Subsection D of this Section is used to provide the required parking. (Ord. 08-1377, 4-15-2008)

AFTER AMENDMENT

20-4 Location Of Parking Spaces

- A. No parking space shall be located within the required front yard or within five feet (5') of any lot line, except in residential districts where such space is located in a driveway serving a single-family dwelling.
- B. No parking space serving a nonresidential use shall be located within five feet (5') of any lot line.
- C. All off street parking spaces required to serve a structure or use in a residential zoning district shall be located on the same lot as the structure to be served.
- D. Off street parking spaces required to serve any existing structure ~~or use~~ established in a nonresidential zoning district may be served by an off street parking facility located on land other than the lot on which the structure or use to be served is located, provided that:
 1. Such facility is within one thousand feet (1,000') of the structure or use to be served; and
 2. Such facility is located in a zoning district where such facilities are allowed as a permitted use or special use; and
 3. Such facility is ~~located on a lot~~ owned or leased by the same party that owns or leases the property ~~as the lot~~ on which the structure or use to be served is located or is a publicly owned facility with parking capacity adequate to serve said structure or use ~~spaces dedicated to the structure to be served~~; and
 4. A letter executed by the owner of the use and the owner of the property is provided acknowledging that at such time as the additional parking is no longer available the use will terminate or the use will be reduced in intensity

so that onsite parking is sufficient to meet these requirements;

5. ~~A recordable covenant is provided that runs with the land on which the parking facility is located, and prohibits any other use of the lot. The Village shall be the beneficiary of the covenant;~~ Where the parking facility is located on leased land, a copy of the lease shall be provided to the Village and a letter confirming that the lease remains in effect shall be provided to the Village on an annual basis. Failure to maintain the lease or to submit the annual lease shall result in the termination of use described in Subsection C of this Section.
6. ~~Where the parking facility is located on leased land, a copy of the lease shall be provided to the Village and a letter confirming that the lease remains in effect shall be provided to the Village on an annual basis. Failure to maintain the lease or to submit the annual lease shall result in the termination of use described in Subsection C of this Section.~~

- E. ~~The covenant required in Subsection D(5) of this Section shall not be released until such time as one of the following conditions occurs:
The use served by the required off street parking is terminated; or
The required off street parking is provided on the same lot as that on which the structure or use being served is located; or
Another lot meeting all of the requirements set forth in Subsection D of this Section is used to provide the required parking. (Ord. 08-1377, 4-15-2008)~~

SECTION 25: AMENDMENT “20-5 Size Of Required Parking Spaces And Aisles” of the Village of Northfield Municipal Code is hereby *amended* as follows:

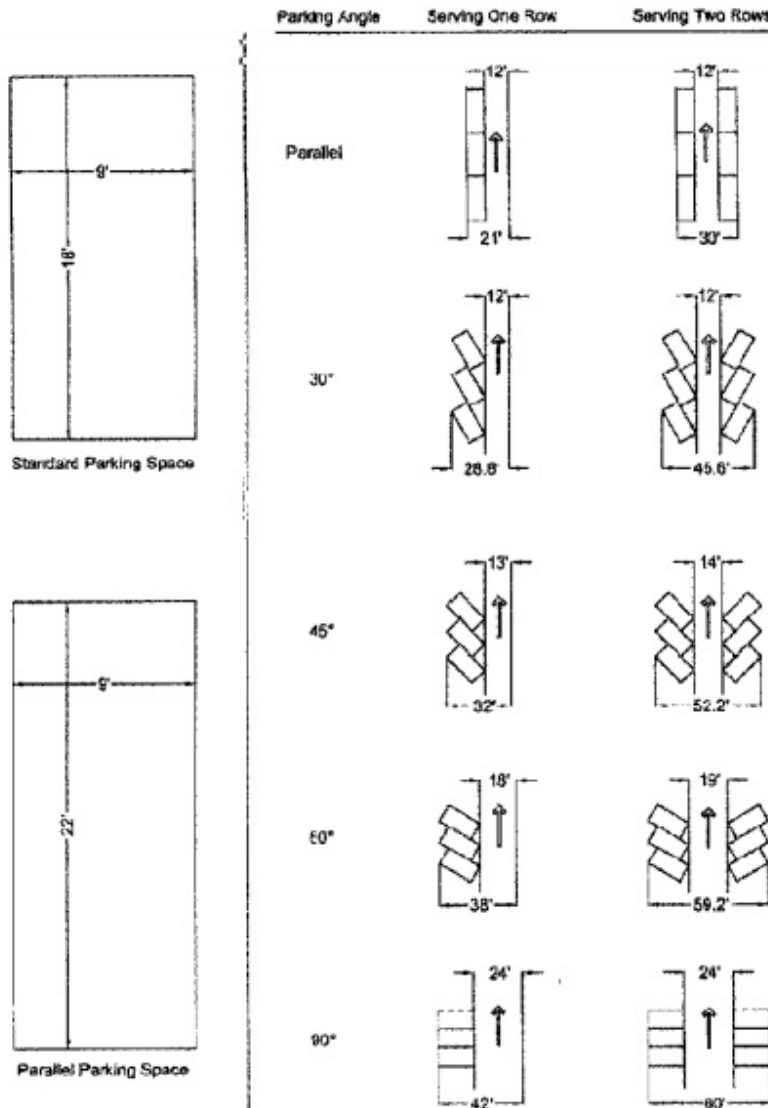
BEFORE AMENDMENT

20-5 Size Of Required Parking Spaces And Aisles

- A. A required off street parking space shall be a rectangle having a minimum size at least nine feet (9') wide and eighteen feet (18') long, with the following exceptions:
 1. Those spaces designated and marked for handicapped parking shall comply with the Illinois accessibility Code.
 2. In parking lots where the predominant use is "low turnover parking" (defined as at least 65 percent of the daily users are parking for more than 4 hours) the stall width may be reduced to eight feet zero inches (8'0"), with all other dimensions and clearance remaining equal to the standard space size.
 3. Up to ten percent (10%) of spaces in any facility may be designated for compact car parking (a minimum size of at least 8 feet wide and 16 feet long) if appropriately identified with signage reviewed and approved by the Architectural Commission.
 4. The calculation for the required number of handicapped accessible spaces shall be based on the total number of spaces provided, including compact car spaces.
- B. Any aisle providing access to a required parking space shall be at least the width

designated in this figure, based on the angle and number of rows of parking provided.
(Ord. 08-1377, 4-15-2008)

REQUIRED PARKING SPACE AND AISLE DIMENSIONS



18-2003)

(Ord. 03-1155, 3-

- C. Enclosed parking spaces shall have a minimum vertical clearance of seven feet (7').
(Ord. 08-1377, 4-15-2008)

AFTER AMENDMENT

20-5 Size Of Required Parking Spaces And Aisles

- A. A required off street parking space shall be a rectangle having a minimum size at least nine feet (9') wide and eighteen feet (18') long, with the following exceptions:
1. Those spaces designated and marked for handicapped parking shall comply with the Illinois accessibility Code.

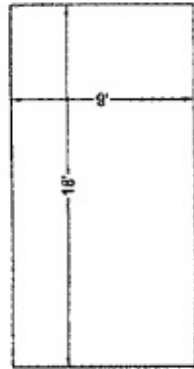
2. In parking lots where the predominant use is "low turnover parking" (defined as at least 65 percent of the daily users are parking for more than 4 hours) the stall width may be reduced to eight feet zero inches (8'0"), with all other dimensions and clearance remaining equal to the standard space size.

~~3. Up to ten percent (10%) of spaces in any facility may be designated for compact car parking (a minimum size of at least 8 feet wide and 16 feet long) if appropriately identified with signage reviewed and approved by the Architectural Commission. The calculation for the required number of handicapped accessible spaces shall be based on the total number of spaces provided, including compact car spaces.~~

B. Any aisle providing access to a required parking space shall be at least the width designated in this figure, based on the angle and number of rows of parking provided.

(Ord. 08-1377, 4-15-2008)

REQUIRED PARKING SPACE AND AISLE DIMENSIONS



Standard Parking Space



Parallel Parking Space

Parking Angle	Serving One Row	Serving Two Rows
Parallel		
30°		
45°		
60°		
90°		

18-2003)

(Ord. 03-1155, 3-

- C. Enclosed parking spaces shall have a minimum vertical clearance of seven feet (7').
(Ord. 08-1377, 4-15-2008)

SECTION 26: **AMENDMENT** “20-9 Driveways And Access” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

20-9 Driveways And Access

- A. No driveway that is located or extends into or across any public sidewalk or street right of way shall be constructed or maintained unless a permit for such driveway has been issued in accordance with the procedures and standards set forth in this Code.
- B. One driveway is permitted per lot unless a traffic impact analysis is provided and approved by the Village engineer indicating a safety or traffic flow need for a greater number of driveways. Shared driveways and those which limit left turn movements are encouraged.
- C. Any driveway or curb cut which serves a nonresidential use and provides direct vehicular access into a lot from a major street or collector shall be located:
 - 1. At least twenty five feet (25') from any other driveway or curb cut located on the same side of the street; and

2. At least sixty five feet (65') from any street intersection, as measured from the intersecting street right of way along the edge of the pavement.
- D. No driveway or driveway apron shall exceed a width of twenty five feet (25').
- E. In the R-1, R-2, R-3, R-4, R-5 and R-6 zoning districts, no more than thirty five percent (35%) of the required front yard shall be covered with impermeable surface. Driveway access shall be located so as to avoid conflicts within the public right of way (i.e., trees, hydrants, manholes), and no new driveway shall be located within twenty feet (20') of any intersection. In addition, the following driveway standards must be met:
 1. Width at property line: Ten feet (10') minimum.
 2. Flair: Six feet (6') on collector and arterial roadways, three feet (3') on side or local roadways.
 3. Radius: Twelve feet (12') minimum radii on all arcs for curvilinear driveways. (Ord. 03-1155, 3-18-2003)

AFTER AMENDMENT

20-9 Driveways And Access

- A. No driveway that is located or extends into or across any public sidewalk or street right of way shall be constructed or maintained unless a permit for such driveway has been issued in accordance with the procedures and standards set forth in this Code.
- B. One driveway is permitted per lot unless a traffic safety assessment impact analysis is provided. That safety assessment must demonstrate that any additional driveways will not negatively impact traffic safety and circulation. This traffic safety assessment shall be subject to the approval of the Village Engineer.~~and approved by the Village engineer indicating a safety or traffic flow need for a greater number of driveways. Shared driveways and those which limit left turn movements are encouraged.~~
- C. Any driveway or curb cut which serves a nonresidential use and provides direct vehicular access into a lot from a major street or collector shall be located:
 1. At least twenty five feet (25') from any other driveway or curb cut located on the same side of the street; and
 2. At least sixty five feet (65') from any street intersection, as measured from the intersecting street right of way along the edge of the pavement.
- D. No driveway or driveway apron shall exceed a width of twenty five feet (25').
- E. In the R-1, R-2, R-3, R-4, R-5 and R-6 zoning districts, no more than thirty five percent (35%) of the required front yard shall be covered with impermeable surface. Driveway access shall be located so as to avoid conflicts within the public right of way (i.e., trees, hydrants, manholes), and no new driveway shall be located within twenty feet (20') of any intersection. In addition, the following driveway standards must be met:
 1. Width at property line: Ten feet (10') minimum.
 2. Flair: Six feet (6') on collector and arterial roadways, three feet (3') on side or local roadways.
 3. Radius: Twelve feet (12') minimum radii on all arcs for curvilinear driveways. (Ord. 03-1155, 3-18-2003)

SECTION 27: AMENDMENT “20-10 Adjustments To Off Street Parking, Bicycle Parking And Loading Requirements” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

20-10 Adjustments To Off Street Parking, Bicycle Parking And Loading Requirements

- A. Adjustments. The parking requirements of this Article may be adjusted in accordance with the following:
1. Any adjustment to required parking or loading shall require a public hearing before the Plan and Zoning Commission and shall be subject to the approval of the President and the Board of Trustees.
 2. Any percentage adjustment to the required number of spaces shall be considered as a percentage of the requirements of this Article and not a percentage of existing parking.
 3. The Zoning Administrator may require a parking demand analysis by a qualified parking or traffic consultant in order to support a request for reduced parking. Such a report shall be submitted with the application for Plan and Zoning Commission review.
 4. The Zoning Administrator will review the submitted application and provide a recommendation to the Plan and Zoning Commission.
 5. The Village may attach such conditions to the adjustment as it may deem appropriate.
 6. The Village may require a fee in lieu of parking spaces in accordance with a schedule approved from time to time by the Village board.
 7. An adjustment to parking, loading or bicycle parking requirements to less than seventy percent (70%) of the requirements of this Article may be made only if the adjustment is subject to the following additional restrictions:
 - a. The petitioner must be an existing owner of the subject property; and
 - b. Such relief may not be granted if the petitioner is seeking a variation from the gross floor area, building height or yard requirements.
 - c. The owner has not created the problem by having previously subdivided the parcel from a larger tract.
 - d. Such an adjustment shall require the affirmative vote of four (4) trustees.
- B. Other Adjustments. The Village board, without a public hearing, and not in addition to Subsection A of this Section, may approve a reduction in the required parking in the following situations:
1. Captive Market Credit. Retail and restaurant uses may be eligible for a captive market credit where it is determined that some portion of the patronage of these businesses derives from other uses located within a maximum walking distance of one thousand feet (1,000'). In addition to or in lieu of a parking

design analysis the following factors for captive market adjustments may be utilized for uses as noted in the VC and O/ROD districts:

ALLOWABLE PARKING REDUCTION BY USE

Retail/service: 15 percent

Food and beverage: 15 percent

General offices: 5 percent

Financial institution: 5 percent

2. Public Transportation Proximity Credits.
 - a. A reduction of up to five percent (5%) of the required parking, based on substantiated projections of reduction in parking demand, may be granted for any use, building or complex located within three hundred feet (300') of any regularly scheduled bus route or other transportation system.
 - b. A reduction of up to fifteen percent (15%) of the required parking, based on substantiated projections of reduction in parking demand, may be granted for any use, building or complex that institutes and maintains a continuous, personalized shuttle service, or contracts with an outside agency for such service.
3. Complementary Uses. Up to ten percent (10%) of the gross floor area in the same building or building complex may be occupied by other complementary uses without providing parking in addition to that imposed by the application of the ratio for the principal use. Occupancy by complementary tenancies shall not exceed ten percent (10%) of the gross floor area of the building or building complex.
 - a. Examples.
 - (1) Pharmacy in a hospital or doctor's office building.
 - (2) Food court, bar or restaurant in an office building.
4. Alternative Transport Provision Credit.
 - a. A reduction of up to five percent (5%) of the required number of parking spaces may be granted for any use, building or complex of buildings at a credit of two (2) spaces for each space provided with no fee access electric car charging stations.
 - b. A reduction of up to five percent (5%) of the required number of parking spaces may be granted for any use, building or complex of buildings at a credit of four (4) spaces for each space provided with no fee access solar powered electric car charging stations.
 - c. A reduction of up to five percent (5%) of the required number of parking spaces may be granted for any use, building or complex of buildings at a credit of one space for each ten (10) bicycle parking spaces provided beyond the minimum calculated requirement. Said spaces shall be provided with adequate rack parking as determined by the zoning administrator, sheltered from precipitation, and shall meet the minimum standards for parking spaces as set forth in this Code.

(Ord. 08-1377, 4-15-2008)

AFTER AMENDMENT

20-10 Adjustments To Off Street Parking, Bicycle Parking And Loading Requirements

- A. Adjustments. The parking requirements of this Article may be adjusted in accordance with the following:
1. Any adjustment to required parking or loading shall require a public hearing before the Plan and Zoning Commission and shall be subject to the approval of the President and the Board of Trustees.
 2. Any percentage adjustment to the required number of spaces shall be considered as a percentage of the requirements of this Article and not a percentage of existing parking.
 3. The ~~Zoning Administrator~~ Community Development Director may require a parking demand analysis by a qualified parking or traffic consultant in order to support a request for reduced parking. Such a report shall be submitted with the application for Plan and Zoning Commission review.
 4. The Community Development Director ~~Zoning Administrator~~ will review the submitted application and provide a recommendation to the Plan and Zoning Commission.
 5. The Village may attach such conditions to the adjustment as it may deem appropriate.
 6. The Village may require a fee in lieu of parking spaces in accordance with a schedule approved from time to time by the Village ~~b~~Board.
 7. An adjustment to parking, loading or bicycle parking requirements to less than seventy percent (70%) of the requirements of this Article may be made only if the adjustment is subject to the following additional restrictions:
 - a. The petitioner must be an existing owner of the subject property; and
 - b. Such relief may not be granted if the petitioner is seeking a variation from the gross floor area, building height or yard requirements.
 - c. The owner has not created the problem by having previously subdivided the parcel from a larger tract.
 - d. Such an adjustment shall require the affirmative vote of four (4) trustees.
- B. ~~Other Adjustments.~~ The Village ~~board~~Board, without a public hearing, ~~-and not in addition to Subsection A of this Section,~~ may approve a reduction in the required parking in the following situations:
1. Captive Market Credit. Retail and restaurant uses may be eligible for a captive market credit where it is determined that some portion of the patronage of these businesses derives from other uses located within a maximum walking distance of one thousand feet (1,000'). In addition to or in lieu of a parking design analysis the following factors for captive market adjustments may be utilized for uses as noted in the VC and O/R~~OD~~ districts:

ALLOWABLE PARKING REDUCTION BY USE

Retail/service: 15 percent
Food and beverage: 15 percent
General offices: 5 percent
Financial institution: 5 percent

2. Public Transportation Proximity Credits.
 - a. A reduction of up to five percent (5%) of the required parking, based on substantiated projections of reduction in parking demand, may be granted for any use, building or complex located within one thousand~~three hundred~~ feet (~~300~~1000') of any regularly scheduled bus route or other transportation system.
 - b. A reduction of up to fifteen percent (15%) of the required parking, based on substantiated projections of reduction in parking demand, may be granted for any use, building or complex that institutes and maintains a continuous,~~personalized~~ shuttle service, or contracts with an outside agency for such service.
3. Complementary Uses. Up to ten percent (10%) of the gross floor area in the same building or building complex may be occupied by other complementary uses without providing parking in addition to that imposed by the application of the ratio for the principal use. Occupancy by complementary tenancies shall not exceed ten percent (10%) of the gross floor area of the building or building complex.
 - a. Examples.
 - (1) Pharmacy in a hospital or doctor's office building.
 - (2) Food court, bar or restaurant in an office building.
4. Alternative Transport Provision Credit.
 - a. A reduction of up to five percent (5%) of the required number of parking spaces may be granted for any use, building or complex of buildings at a credit of two (2) spaces for each space provided with no fee access electric car charging stations.
 - b. A reduction of up to five percent (5%) of the required number of parking spaces may be granted for any use, building or complex of buildings at a credit of four (4) spaces for each space provided with no fee access solar powered electric car charging stations.
 - c. A reduction of up to five percent (5%) of the required number of parking spaces may be granted for any use, building or complex of buildings at a credit of one space for each ten (10) bicycle parking spaces provided beyond the minimum calculated requirement. Said spaces shall be provided with adequate rack parking as determined by the zoning administrator, sheltered from precipitation, and shall meet the minimum standards for parking spaces as set forth in this Code. (Ord. 08-1377, 4-15-2008)

Facilities In The VC Zoning District” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

20-11A Drive-In And Drive-Through Facilities In The VC Zoning District

The following shall apply to drive-in and drive-through facilities in the VC zoning district:

- A. A site within the Village Center district may not have more than one drive-in/drive-through lane.
- B. No lane may have more than two (2) service/transaction positions, subject to the following:
 - 1. Automatic teller machines shall be deemed to be a transaction position.
 - 2. A stacking lane must be provided sufficient to accommodate a minimum of three (3) and a maximum of five (5) automobiles, not including the transaction/service position(s).
 - 3. Stacking lanes shall not interfere with or include any portion of an access or service drive, aisles or designated parking space.
 - 4. Electronic telecommunication devices, menu signage or order boxes shall not be counted toward the maximum number of teller/service positions. However, none of these devices may be located closer than one hundred feet (100') to any residential district.
 - 5. This requirement shall not be deemed to confer any right to a drive-through facility for food service.
 - 6. No portion of any stacking lane or area shall be located within any required setback or yard. (Ord. 08-1377, 4-15-2008)

AFTER AMENDMENT

20-11A Drive-In And Drive-Through Facilities In The VC Zoning District

The following shall apply to drive-in and drive-through facilities in the VC zoning district:

A. No lane may have more than two (2) service transaction positions, subject to the following:

- 1. Automatic teller machines shall be deemed to be a transaction position
- 2. A stacking lane must be provided which is sufficient to accommodate the projected traffic volume associated with the use which is served by the drive-through facility.
- 3. Stacking lanes shall not interfere with or include any portion of an access or service drive, aisles, or designated parking space.
- 4. Electronic communication devices may not be located closer than one

hundred feet (100') to any residential district.

5. This requirement shall not be deemed to confer any right to a drive-through facility for food or beverage service.

6. No portion of any stacking lane or area shall be located within any required setback or yard. (Ord. 08-1377, 4-15-2008)

A site within the Village Center district may not have more than one drive-in/drive-through lane.

- A. ~~No lane may have more than two (2) service/transaction positions, subject to the following:~~
- ~~1. Automatic teller machines shall be deemed to be a transaction position.~~
 - ~~2. A stacking lane must be provided sufficient to accommodate a minimum of three (3) and a maximum of five (5) automobiles, not including the transaction/service position(s).~~
 - ~~3. Stacking lanes shall not interfere with or include any portion of an access or service drive, aisles or designated parking space.~~
 - ~~4. Electronic telecommunication devices, menu signage or order boxes shall not be counted toward the maximum number of teller/service positions. However, none of these devices may be located closer than one hundred feet (100') to any residential district.~~
 - ~~5. This requirement shall not be deemed to confer any right to a drive-through facility for food service.~~
 - ~~6. No portion of any stacking lane or area shall be located within any required setback or yard. (Ord. 08-1377, 4-15-2008)~~

SECTION 29: **AMENDMENT** “20-12 Additional Parking Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

20-12 Additional Parking Regulations

- A. Village Review. In addition to the parking standards set forth in this Section, the Village reserves the right to review planned unit development, special use or any seasonal or temporary use to determine if additional parking, loading or stacking is needed based on the actual application and the proposed location.
- B. User Parking. Every use for which any requirement for parking is listed in Subsection 20-2 F of this Article must provide an absolute minimum of one user off street parking space.
- C. Commercial Vehicles. In addition to the requirements of Subsection 20-2 F of this Article, one off street parking space shall be required for each commercial vehicle

Todd Fowler	<u> X </u>	_____	_____	_____
Barnaby Dinges	<u> X </u>	_____	_____	_____
Tom Whittaker	<u> X </u>	_____	_____	_____
Matt Galin	<u> X </u>	_____	_____	_____
Tracey Mendrek	<u> X </u>	_____	_____	_____
Charles Orth	<u> X </u>	_____	_____	_____

Presiding Officer

Attest

Gregory Lungmus

 Gregory Lungmus, Village President,
 Village of Northfield

Holly Fabbri

 Holly Fabbri, Village Clerk, Village of
 Northfield

