

**VILLAGE OF NORTHFIELD  
ORDINANCE 25-1875**

**AN ORDINANCE AMENDING THE ZONING MAP TO REZONE THE CENTRAL AVENUE CORRIDOR**

**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

**NOW THEREFORE**, NOW THEREFORE, BE IT ORDAINED 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 “4-5 Permitted And Special Use Table” of the Village of Northfield Municipal Code is hereby *amended* as follows:

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	<u>B-3</u>	V C	O/R	M-1
Adult-use cannabis dispensing organization <sup>1</sup>								S				S	
Adult uses								X					
Affordable housing development	X	X	X	X	X	X	X	X		<u>X</u>	X		
Amusement establishment								S		<u>S</u>	S		
Antique vendor							X	X	S	<u>X</u>	X		
Apparel store							X	X		<u>X</u>	X		
Appliance repair								X	X	<u>X</u>			

Appliance store								X		<u>X</u>	X		
Art gallery/studio								X	S	<u>X</u>	X		
Auto rental									S				
Automated teller machine (ATM)							S	S		<u>S</u>	S	S	
Automobile leasing (no trucks)								X	S				
Automotive dealer								S		<u>S</u>		S	
Automotive repair													X
Bakery, <u>Retail</u>							S	X		<u>X</u>	X	S	
Bank/other financial institution							X	X	X	<u>X</u>	X	X	
Barber/beauty shop/day spa							X	X	X	<u>X</u>	X	X	
Bicycle shop							X	X	X	<u>X</u>	X		
Books and periodicals shop							X	X		<u>X</u>	X		
<del>Cabinet sales I (less than 2,500-square feet)</del>								<del>X</del>	<del>X</del>		<del>X</del>	<del>-</del>	<del>X</del>
<del>Cabinet sales II (more than 2,500-square feet)</del>									<del>X</del>		<del>-</del>	<del>-</del>	<del>X</del>
Camera and photography equipment store							X	X		<u>X</u>	X		
Carpet and rug store								X		<u>X</u>	X		
Carpet and upholstery cleaning									S				
Catering establishment							S	S	S	<u>S</u>	S	S	S
Cellular/digital telephone sales							X	X		<u>X</u>	X		
China or glass sales								X		<u>X</u>	X		
Clubs and lodges: private, fraternal or religious							S	S	X				
Coffee shop							S	X		<u>X</u>	X	S	
Commercial Kitchen									S	<u>S</u>		S	S

Community center									S				
Community center (in existence as of January 1, 2003)	X						S	S	<u>S</u>	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	<u>X</u>	X			
Convent	S					X							
Culinary school								S	S	<u>S</u>	S	S	S
Daycare (center)	S	S	S	S	S	S	S	S	S	<u>S</u>	S	S	S
Daycare (home)	X	X	X	X	X	X							
Department store								X	<u>X</u>	X			
Dressmaker/tailor							X	X	<u>X</u>	X			
Drive-through facility							S	S	S	<u>S</u>	S	S	S
Drugstore/pharmacy							S	X	<u>X</u>	X			
Dry cleaner - Retail							X	X	X	<u>X</u>	X		
Dwelling unit, above first floor commercial							X	X	<u>X</u>	X			
Educational Services/Tutoring								X	<u>X</u>	X	X		
Event personal services (wedding planning, personal shopping, party planning)								X	X	<u>X</u>		X	
Fabricating, processing, packing, etc. (nonperishable)									X				X
Fitness class studio								X	X	<u>X</u>	S	S	
Fitness facilities with 15,000 square feet or more of floor area								S	S	<u>S</u>		S	
Fitness facilities with less													

than 15,000 square feet of floor area								X	X	<u>S</u>	S	X	
Florist							X	X		<u>X</u>	X		
Food store							S	S		<u>S</u>	S		
Funeral homes and funeral services, excluding cemeteries								S	S				
Furniture/home furnishings store								X		<u>X</u>	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		<u>S</u>	S		
Gas station (only on Willow Road)											S		
Hardware store							S	X		<u>X</u>	X		
Health/fitness club							S	S		<u>S</u>	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		<u>S</u>	S	S	
<u>Hotel, boutique</u>										<u>S</u>			
Housewares/kitchen store								X		<u>X</u>	X		
Ice cream/dessert shop							S	X		<u>X</u>	X	S	
Interior decorating shop							X	X		<u>X</u>	X		
Jewelry store							X	X		<u>X</u>	X		
<u>Kitchen and bath showroom (less than 2,500 square feet)</u>								X	X	<u>X</u>	<u>X</u>		<u>X</u>
<u>Kitchen and bath showroom (more than 2,500 square feet)</u>									X	<u>X</u>			<u>X</u>

Laundry - Commercial									X				X
Leather goods store								X		<u>X</u>	X		
Light assembly manufacturing									S				X
Manufacturing													X
Massage therapy								X	X	<u>X</u>	S	X	
Medical cannabis cultivation center <sup>2</sup>													
Medical cannabis dispensing organization								S		<u>S</u>		S	
Medical/dental office with less than 5000 sf							X	X	X	<u>X</u>	X <sup>4</sup>	X	X
Medical/dental office with 5000 sf or more							S	S	S	<u>X</u>		S	S
Micro-production of alcohol								S	S	<u>S</u>	S	S	S
Multiple-family dwelling							S			<u>X</u>			
Municipal use	X	X	X	X	X	X	X	X	X	<u>X</u>	X	X	X
<u>Musical instrument sales and repair</u>								<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>		
Music, dance or athletic school							X	X	X	<u>X</u>	X		
Music/musical instruments store							X	X		<u>X</u>	X		
<u>Music venue, live</u>										<u>S</u>			
Nail salon							X	X		<u>X</u>	X		
Office							X	X	X	<u>X</u>	X	X	X <sup>3</sup>
Office supply store								X		<u>X</u>	X		
Online Sales - Pick up & Drop off								X	X	<u>X</u>	X	S	
Optician and optometrist offices, including laboratories, less than 5,000 sf								X	X	<u>X</u>	X	X	X
Other public uses and structures	S	S	S	S	S	S	S	S	X	<u>S</u>	S	S	S

Paint and wallpaper store, retail								X		<u>X</u>	X		
Parking structure or surface parking (as a principal use)							S	S	S	<u>S</u>	S	S	S
Parks and playgrounds (including Northfield Park district offices)	X	X	X	X	X	X							
<u>Performing arts facility</u>										<u>S</u>			
Pet daycare facility							S	S	S	<u>S</u>	S	S	S
Pet grooming facility							X	X	X	<u>X</u>	X	X	X
Pet training facility							S	S	S	<u>S</u>	S	S	S
Pet store							X	X		<u>X</u>	X		
Photocopying and duplicating services							X	X	X	<u>X</u>	X	X	
Photography studios								X	X	<u>X</u>	X		
Picture framing shop							X	X		<u>X</u>	X		
Planned unit development	S	S	S	S	S	S	S	S	S	<u>S</u>	S	S	S
Preschool	S	S	S	S	S	S	S	S		<u>S</u>	S	S	
Printing establishment (commercial)									S	<u>X</u>		X	X
Private leisure club			S										
Professional/higher education academy							S	X	S	<u>X</u>		X	
Psychosocial rehabilitation								S		<u>S</u>		S	
Radio and television broadcasting studios									X				
Real estate and rental and leasing offices								X	X	<u>X</u>		X	
Recreation center (in existence as of January 1, 2003)	S	S	S	S	S	S							



Theater (indoor)								S	<u>S</u>	S		
Toy, hobby and game store							X	X	<u>X</u>	X		
Travel agency							X	X	X	<u>X</u>	X	X
Veterinary clinic							S	S	S	<u>S</u>	S	S
Warehouse storage									X			X
Wholesale sales									X			X
Wine shop							S	S		<u>X</u>	S	
X = Permitted use in district S = Special use in district												
Notes: <sup>1</sup> See Chapter 11 Businesses, Trades and Occupations, Division XIV - Adult-Use Cannabis Business Establishments for general regulations <sup>2</sup> 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. <sup>3</sup> Ancillary to other M-1 uses. <sup>4</sup> 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 2:            ADOPTION “ARTICLE XII.2 B-3 COMMERCIAL/OFFICE/MULTI-FAMILY RESIDENTIAL DISTRICT”** of the Village of Northfield Municipal Code is hereby *added* as follows:

ADOPTION

ARTICLE XII.2 B-3 COMMERCIAL/OFFICE/MULTI-FAMILY RESIDENTIAL DISTRICT(*Added*)

**SECTION 3:**        **ADOPTION** “12.2-1 Purpose” of the Village of Northfield  
Municipal Code is hereby *added* as follows:

ADOPTION

12.2-1 Purpose(*Added*)

The regulations set forth in this Article or set forth elsewhere in this Appendix A when referred to in this Article, are the district regulations for the B-3 Commercial/Office/Multi-Family Residential District. The Commercial/Office/Multi-Family Residential District regulations are intended to provide for a mix of service and retail oriented businesses, offices, and multi-family residential uses in high quality, well designed settings. Bulk and height regulations; specific standards; architectural, special use and planned unit development review requirements shall; encourage high quality design and development which is compatible with the character of the Village as a whole and enhance real estate values throughout the Village. In addition, the district is intended to establish a buffer between the high intensity expressway and the lower intensity residential areas and to create a customer base within walking distance of businesses in the Village Center District.

**SECTION 4:**        **ADOPTION** “12.2-2 Use Regulations” of the Village of  
Northfield Municipal Code is hereby *added* as follows:

ADOPTION

12.2-2 Use Regulations(*Added*)

A. Permitted Uses.

Affordable housing development.

Antique vendor.

Apparel store.

Appliance repair.

Appliance store.

Art gallery/studio.

Bakery, Retail.

Bank and other financial institutions.

Barber/beauty shop/day spa.

Bicycle shop.

Books and periodicals shop.

Camera and photography equipment store.

Carpet and rug store.

Cellular/digital telephone sales.

China or glass sales.

Coffee shop.

Consumer electronics sales.

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.

Florist.

Furniture/home furnishings store.

Hardware store.

Housewares/kitchen stores.

Ice Cream/dessert shop.

Interior decorating shop.

Jewelry store.

Kitchen and bath showroom (less than 2,500 square feet).

Kitchen and bath showroom (more than 2,500 square feet).

Leather goods store.

Massage therapy.

Medical/dental office (with less than 5,000 square feet).

Medical/dental office (with 5,000 square feet or more).

Multiple-family dwelling.

Municipal use.

Musical instrument sales and repair.

Music, dance, or athletic school.

Music/musical instruments store.

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.

Printing establishment (commercial).

Professional higher education academy.

Real estate and rental and leasing offices.

Research and laboratory.

Restaurant, Full Service.

Restaurant, Limited Service.

Restaurant, Outdoor dining.

Senior housing facility - independent.

Sewing and craft store.

Shoe store.

Small wireless facilities in right of way.

Small wireless facilities outside right of way.

Sporting goods store.

Toy, hobby and game store.

Travel agency.

Wine shop

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

Amusement establishment.

Automated teller machine (ATM).

Automotive dealer.

Catering establishment.

Commercial Kitchen.

Community center (in existence as of January 1, 2003.

Culinary school.

Daycare (center).

Drive-through facility.

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

Fitness facilities with less than 15,000 square feet of floor area.

Food store.

Garden center and supply store.

Health/fitness club.

Hospital/24-hour emergency clinic.

Hotel, boutique.

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

Micro-production of alcohol.

Music venue, live.

Other public uses and structures.

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

Performing arts facility.

Pet daycare facility.

Pet training facility.

Planned unit development.

Preschool.

Psychosocial rehabilitation.

Restaurant, Fast Food.

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

Senior housing facility - dependent.

Theater (indoor).

Veterinary clinic.

**SECTION 5:** **ADOPTION** “12.2-3 Lot Size Requirements” of the Village of Northfield Municipal Code is hereby *added* as follows:

ADOPTION

12.2-3 Lot Size Requirements(*Added*)

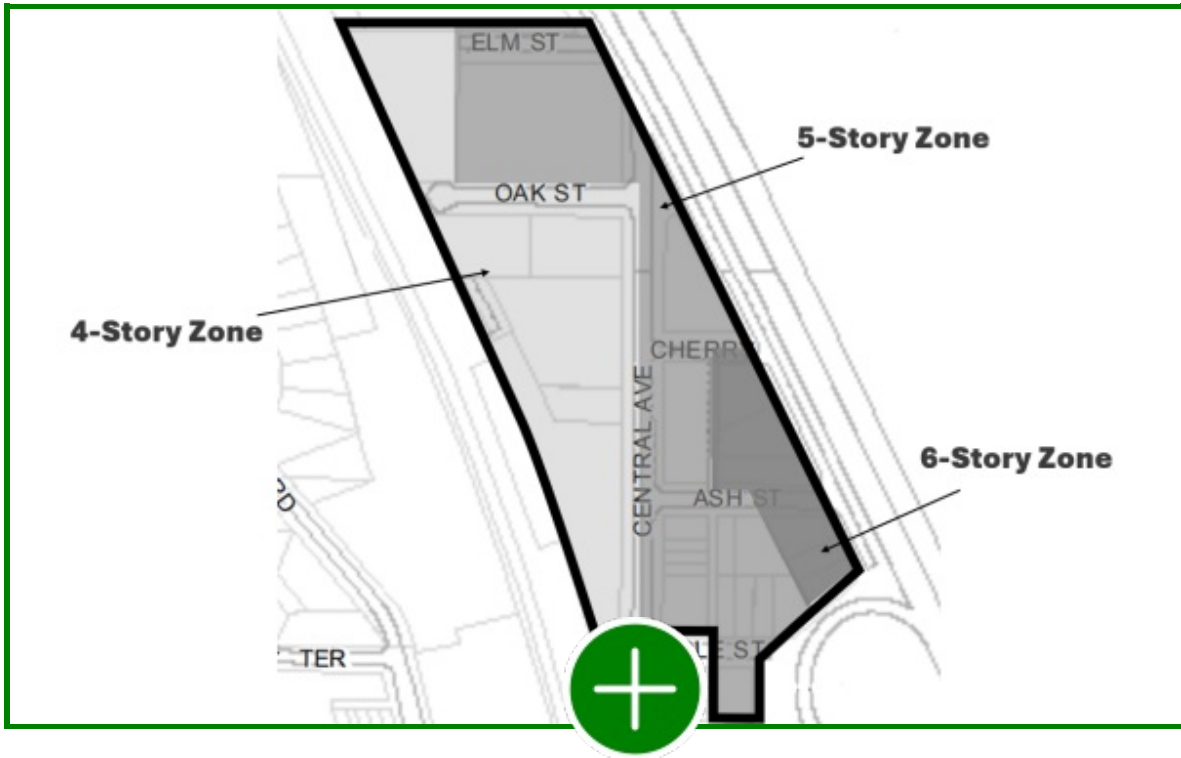
The minimum lot area for lots in the B-3 district is ten thousand (10,000) square feet.

**SECTION 6:** **ADOPTION** “12.2-4 Area Regulations” of the Village of Northfield Municipal Code is hereby *added* as follows:

ADOPTION

12.2-4 Area Regulations(*Added*)

	<b>Front</b>	<b>Side</b>	<b>Rear</b>	
Required yard(principal uses)	5 feet	10 feet	30 feet	
Floor area ratio <sup>2</sup>	<u>4 Story Zone - Maximum 3.5</u> <u>5 Story Zone - Maximum 4.5</u> <u>6 Story Zone - Maximum 5.5</u>			
Lot coverage	Maximum of 90 percent (includes all impervious surfaces)			
Building height <sup>2</sup>	<del>3</del> 4 Story Zone - Maximum of <del>4</del> 55 feet or <del>3</del> 4 stories, whichever is lower 5 Story Zone – Maximum of 65 feet or 5 stories, whichever is lower 6 Story Zone - Maximum of 75 feet or 6 stories, whichever is lower			
Notes: <sup>1</sup> <u>When a rear lot line does not abut a public right of way, utility right of way, parking lot or access drive – the required rear yard is 10 feet.</u> <sup>2</sup> <u>See Figure 1: Zone Map</u> <sup>3</sup> <u>Any relief from these area regulations shall require planned unit development approval</u>				



**SECTION 7:** ADOPTION “12.2-5 Special Requirements” of the Village of Northfield Municipal Code is hereby *added* as follows:

ADOPTION

12.2-5 Special Requirements(*Added*)

All planned unit developments are subject to the conditions and review as set forth in Article XVII of this Appendix A. All special uses are subject to the conditions and review as set forth in Article XVI of this Appendix A. All other developments within the B-3 District not subject to planned unit development or special use review procedures shall be subject to Architectural Commission site plan review as set forth in Chapter 4 of this Code.

**SECTION 8:**        **ADOPTION** “12.2-6 Site Development Plan Review” of the Village of Northfield Municipal Code is hereby *added* as follows:

ADOPTION

12.2-6 Site Development Plan Review(*Added*)

**SECTION 9:**        **ADOPTION** “12.2-7 Preliminary Project Review” of the Village of Northfield Municipal Code is hereby *added* as follows:

ADOPTION

12.2-7 Preliminary Project Review(*Added*)

**SECTION 10:**       **AMENDMENT** “12-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

AMENDMENT

12-2 Use Regulations

A. Permitted Uses.

- Adult uses (see Chapter 11, Article VI of this Code).
- Antique vendor.
- Apparel store. Appliance stores and appliance repair.
- Art gallery/studio. Automobile leasing (no trucks).
- Bakery, Retail.
- Bank and other financial institutions.
- Barber/beauty shop/day spa.
- Bicycle shop.
- Books and periodicals ~~store~~shop.
- ~~Cabinet sales I~~. Camera and photography equipment store.
- Carpet and rug store.
- Cellular/digital telephone sales.
- China or glass sales.
- Coffee Shop.
- Consumer electronics sales.
- 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.  
Ice Cream/Dessert shop.  
Interior decorating shop.  
Jewelry store.  
Kitchen and bath showroom (less than 2,500 square feet).  
Leather goods store.  
Massage therapy.  
Medical /dental office (less than 5,000 square feet of floor area).  
Municipal use.  
Music/musical instruments store.  
Music, 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.  
Restaurant, Full Service.  
Restaurant, Limited Service.  
Restaurant, Outdoor dining.  
Sewing and craft store.  
Shoe store.  
Small wireless facilities (in a right of way).  
Sporting goods store. Toy, hobby and game store.  
Travel agency.  
(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.  
Catering establishment.  
Clubs and lodges: private, fraternal, or religious.  
Community center (in existence as of January 1, 2003).  
Culinary school.  
Daycare center.  
Drive-through facility.  
  
Fitness facility with 15,000 square feet or more of floor area.  
Food store.  
Funeral homes and funeral services, excluding cemeteries.  
Garden center and supply store.  
Health/fitness club.  
Hospital/24-hour emergency clinic.  
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.  
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, Fast Food.  
~~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 11:**            **AMENDMENT** “12.1-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

AMENDMENT

## 12.1-2 Use Regulations

### A. Permitted Uses.

Appliance repair.  
Bank or other financial institutions.  
Barber/beauty shop/day spa.  
Bicycle shop.  
**Cabinet sales I and II.**  
Clubs and lodges: private, fraternal or religious. Dry cleaner - retail.  
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.  
Kitchen and bath showroom (less than 2,500 square feet).  
Kitchen and bath showroom (more than 2,500 square feet). 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. 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.  
Auto rental.  
Automobile leasing (no trucks). Carpet and upholstery cleaning.  
Catering establishments.  
Commercial kitchen.  
Community center.  
Culinary school. Daycare center.  
Drive-through facility.  
Fitness facilities with fifteen thousand (15,000) square feet or more of floor area.

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). Pet daycare facility.  
 Pet training facility.  
 Planned unit developments.  
 Printing establishment (commercial).  
 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.  
 (Ord. 16-1661, 9-20-2016)

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

A M E N D M E N T

15-2 Use Regulations

A. Permitted Uses.

Automotive repair. ~~Cabinet sales I and II. Catering establishment.~~ Fabricating, processing, packing (nonperishable).  
Kitchen and bath showroom (less than 2,500 square feet).  
Kitchen and bath showroom (more than 2,500 square feet).  
 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.)

Catering establishment.  
 Commercial kitchen.  
 Culinary school.  
 Community center (in existence as of January 1, 2003). Daycare center. Drive-through

facility. Fitness class studio. Medical/dental office (5,000 square feet or more of floor area). Micro-production of alcohol. 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** “13-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

## AMENDMENT

### 13-2 Use Regulations

#### A. Permitted Uses.

Antique vendor.

Apparel store.

Appliance stores.

Art gallery/studio.

Bakery, Retail.

Bank and other financial institution.

Barber/beauty shop/day spa.

Bicycle shop.

Books and periodicals ~~store~~shop.

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

Camera and photography equipment store.

Carpet and rug store.

Cellular/digital telephone sales.

China or glass sales.

Coffee Shop.

Consumer electronics sales.

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.  
Ice Cream/Dessert shop.  
Interior decorating shop.  
Jewelry store.  
Kitchen and bath showroom (less than 2,500 square feet).  
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, 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.  
Restaurant, Full Service.  
Restaurant, Outdoor dining.  
Sewing and craft store.  
Shoe store.  
Small wireless facilities (in a right of way).  
Sporting goods store.  
Toy, hobby and game store.  
Travel agency.  
(Ord. 03-1155, 3-18-2003)

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

Amusement establishment.  
Automated teller machine (ATM).  
Catering establishment.  
Community center (in existence as of January 1, 2003).  
Culinary school.  
Daycare center.  
Drive-through facility.  
Fitness class studio.  
Fitness facilities with less than 15,000 square feet of floor area.

Food store.  
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.  
Massage therapy.  
Medical/dental office (located on the first floor).  
Micro-production of alcohol.  
Other public uses and structures.  
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, Fast Food.  
Restaurant, Limited Service.  
~~Restaurant outdoor dining.~~  
Seasonal and temporary uses (see Article XIX of this Appendix A).  
Senior housing facility - dependent.  
Senior housing facility - independent.  
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 14:**            **AMENDMENT** “14-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 14-2 Use Regulations

###### A. Permitted Uses.

Bank or other financial institution.  
Barber/beauty shop/day spa.  
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.  
Restaurant, Outdoor dining.  
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.

Bakery, Retail.  
Catering establishment.  
Coffee shop.  
Commercial kitchen.  
Community center (in existence as of January 1, 2003).  
Community Mental Health Campus (O/R District north of Willow Road only)  
Culinary school. Daycare.  
Drive-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.  
Ice Cream/Dessert Shop.  
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, Fast Food.  
Restaurant, Full Service.  
Restaurant, Limited Service.

~~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, Ord #23-1835 )

**SECTION 15:**        **AMENDMENT** “11-2 Use Regulations” of the Village of Northfield Municipal Code is hereby *amended* as follows:

AMENDMENT

11-2 Use Regulations

A. Permitted Uses.

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.

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, dance, or athletic school.

Nail salon.

Office.

Pet grooming facility..

Pet store.

Photo copying and duplicating services.

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.

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

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

Automated teller machine (ATM).

Bakery, Retail.

Catering establishment.

Clubs and lodges: private, fraternal, or religious.

Coffee shop.

Community center (in existence as of January 1, 2003).

Daycare center.

Drive-through facility.

Drugstore/pharmacy.

Food store.

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.

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.

Restaurant, Fast Food.

Restaurant, Full Service.

Restaurant, Limited Service.

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 16:**            **AMENDMENT** “3-2 Terms Defined” of the Village of Northfield Municipal Code is hereby *amended* as follows:

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.

**ANTIQU:** 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.

**ANTIQU 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, 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. 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 MENTAL HEALTH CAMPUS.** An establishment which provides outpatient mental health services administered by, or under the supervision of, registered, licensed or certified professionals in accordance with applicable federal and state laws, including mental health therapeutic and psychiatric services, crisis preventive care and intervention, and professional placement and monitoring programs. Such use may be applied to a single building or to a series of buildings, provided that all services in each building are operated by the same

organization.

**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 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, 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.)

**HOTEL, BOUTIQUE.** A hotel in which lodging is offered to transient guests with more upscale accommodations, and provides a common entrance, lobby, halls, and stairways. These types of hotels are not branded as part of a chain and they offer a more unique experience with many types of rooms, such as living rooms, social rooms, and luxury environments.

**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.

MUSIC VENUE, LIVE. A live music venue provides live music in a nontheatrical setting without a theatrical stage other than a raised platform or without fixed seating. A live music venue is not an establishment in which the principal use is the service of prepared food and

beverages and in which the land user provides entertainment as an accessory to the service of prepared food and beverages, nor is a live music venue a performing arts facility in which performances are provided in a theatrical setting or with fixed seating.

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 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, 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.

-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.

PERFORMING ARTS FACILITY. A performing arts facility provides performance of various performing arts like music, dance, drama, and other related disciplines in a theatrical setting with a stage and fixed seating.

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

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 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 to members of such eating place; where food and beverages are prepared and sold ready for consumption; provided that, a bakery, coffee shop or ice cream/dessert shop, or food store that sells prepared food incidental to their principal product shall not be considered a restaurant.

**RESTAURANT, FAST FOOD.** A restaurant where: (i) menu items consist of pre-cooked or quickly prepared food items; (ii) food is ordered at a counter or kiosk and then predominately

picked up at a counter; no or minimal table service is provided; and (iii) food is principally offered or served on or in disposable tableware or containers for immediate consumption on or away from the premises. A "fast food restaurant" includes a business that predominantly provides home delivery or carry-out services.

RESTAURANT, FULL SERVICE. A restaurant where food is principally ordered and served at a patron's table and is principally offered or served on or in non-disposable tableware for immediate consumption on the premises. The fact that a standard restaurant may incidentally prepare meals and similar menu items for off-premises consumption in disposal containers shall not prevent it from being classified as a standard restaurant.

RESTAURANT, LIMITED SERVICE. A restaurant where: (i) menu items are primarily made fresh to order and are prepared upon request; (ii) food is ordered at a counter or kiosk and then served at the patron's table in a dine-in area; and (iii) food is offered or served on or in either non-disposable or disposable tableware for immediate consumption on the premises. Meals may be carried out of the restaurant; however, food is generally designed to be consumed with utensils, at a table, rather than designed for consumption within a vehicle or in transit. A limited service/fast casual restaurant may provide home delivery or customer pick-up services incidental to the primary food service on the premises.

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" Home 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" Home Facility.

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 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 Home" 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 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 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, 3-19-2013; Ord. 14-1592, 6-17-2014; Ord. 19-1737, 1-15-2019; Ord. 19-1738, 2-19-2019, Ord #23-1835)

**SECTION 17:            AMENDMENT “4-1 Districts Established” of the Village of Northfield Municipal Code is hereby *amended* as follows:**

## AMENDMENT

### 4-1 Districts Established

In order to achieve the following objectives, the Village of Northfield shall be divided into zoning districts which shall be set forth on the zoning map: 1) to regulate and limit the height and bulk of buildings; 2) to regulate and limit the intensity of the use of lot areas, and to regulate and determine the area of open spaces, within and surrounding such buildings; 3) to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential and other uses; 4) to divide the entire municipality into districts of such number, shape, area and of such different classes (according to use of land and buildings, height and bulk of buildings, intensity of the use of the lot area, area of open spaces or other classification) as may be deemed best suited to carry out the purposes of this Appendix A; 5) to fix standards to which buildings or structures shall conform; 6) to prohibit uses, buildings, or structures incompatible with the character of such districts; and 7) to prevent additions to and alteration or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations lawfully imposed under this Appendix A.

The Village of Northfield is hereby divided into zoning districts as follows: (Ord. 03-1155, 3-18-2003)

#### A. Conservation And Residential Districts.

R-1 Countryside residential district

R-2 Single-family residential district

R-3 Single-family residential district

R-4 Single-family residential district

R-5 Single-family residential district

R-6 Multiple-family residential district

#### B. Commercial Districts. NC Neighborhood commercial district B-1 Community commercial district B-2 Service commercial district

B-3 Commercial/Office/Multi-Family Residential

VC Village Center district

#### C. Employment Districts. O/R Office/research district

M-1 Light manufacturing district

(Ord. 03-1155, 3-18-2003; amd. Ord. 16-1661, 9-20-2016)

**SECTION 18:** **ADOPTION** “12.2-5A Preliminary Project Review” of the Village of Northfield Municipal Code is hereby *added* as follows:

## ADOPTION

12.2-5A Preliminary Project Review(*Added*)

Proposed projects that represent a significant departure from the Comprehensive Plan may elect to submit for a preliminary project review, which is entirely elective. See Appendix D, Article I, "Fees", of this Code for the associated fee.

**SECTION 19:**            **AMENDMENT** “20-2 Off Street Parking Requirements” of the Village of Northfield Municipal Code is hereby *amended* as follows:

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
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<b>Residential uses:</b>	
Community residence	1 per 4 beds and 1 for each staff member
Convent	1 per 1,000 square feet
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
Nursing Home	0.33 per dwelling unit and 1 for each staff member
Senior housing facility - dependent	0.75 per dwelling unit and 1 for each staff member
Senior housing facility - independent	1 per dwelling and 1 for each staff member
<b>Public or quasi-public uses:</b>	

Community Mental Health Campus	The initial parking requirements for the Special Use shall be established by the Village Board based on the recommendations of the Plan and Zoning Commission. If additional buildings or programs are added to the campus, those additions shall meet the existing parking requirements set forth in Appendix A
Clubs and service organizations	1 per 3 seats based on maximum occupancy
Daycare centers and preschools	1 per employee and 1 per every 6 students
Educational services/tutoring	1 per employee and 1 per every 5 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
<b>Recreational uses:</b>	
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
Fitness class studio	1 per client at maximum capacity and 1 per staff member
Fitness 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
<b>Business/retail uses:</b>	<b>1 per 300 square feet</b>
Adult-use cannabis dispensing organization	
Antique store	
Apparel	
Appliances	

e	
Automotive dealership	
Bakery	
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	
Sewing and craft store	
Shoe store	
Sporting goods	
Toy, hobby and game stores	

shops	
<b>Business/ service uses:</b>	<b>1 per 300 square feet</b>
Art gallery/st udio	
Banks and other financial institution s	
Barber/be auty shop/day spa	
Cabinet sales	
Catering establish ment	
Dressmak ing/tailor	
Dry cleaner	
Interior decoratin g	
Massage therapy	
Nail salon	
Office supply	
Offices	
Pet daycare	

facility	
Pet grooming facility	
Pet training facility	
Photography studio	
Printing establishment (commercial)	
Travel agency	
Auto rental	1 per employee and 1 per 3 fleet cars
<b>Food service uses:</b>	
Restaurant, Fast Food restaurant	1 per 300 square feet and 1 per employee
Coffee shop/ice cream/dessert shop	1 per 250 square feet
Restaurant, Full Service and Limited Service	1 per 100 square feet of seating area and 1 per employee
<b><u>Entertainment uses:</u></b>	
<b><u>Boutique</u></b>	<b><u>.85 space per room 1 per 200 square feet of ancillary space such as</u></b>

<u>Hotel</u>	<u>meeting or banquet rooms</u>
<u>Live Music Venue</u>	<u>1 space for every 3 persons at permitted capacity</u>
<u>Performing Art Center</u>	<u>1 space for every 3 seats</u>
<b>Employment uses:</b>	<b>1 per 1,000 square feet and 1 per employee</b>
Fabrication, processing and packaging	
Manufacturing	
Laundry - commercial	
Research/laboratories	
Warehouse storage	
Gasoline service station	See Chapter 11 of this Code
Automotive repair	4 per service bay and 1 per employee
Micro-production of alcohol	1 per employee and 1 per 250 square feet of tasting room floor area
Hospital/24-hour emergency	1 per 2 beds and 1 per employee

y clinic	
Medical and dental office	1 per 250 square feet
Psychosocial rehabilitation	1 per 250 square feet 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, Ord. 23-1835)

**SECTION 20:** AMENDMENT “4-2 Official Zoning Map” of the Village of Northfield Municipal Code is hereby *amended* as follows:

AMENDMENT

4-2 Official Zoning Map

The boundaries of the districts are shown on the zoning map. The districts and all notations, references and other information shown on the map are a part of this Appendix A and have the same force and effect as if the zoning map and all the notations, references and other

information were fully set forth in this Appendix A. (Ord. 03-1155, 3-18-2003)

[See Draft Northfield Zoning Map](#)

**SECTION 21:** REPEALER CLAUSE All ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 22:** EFFECTIVE DATE This Ordinance shall be in full force and effect from and upon its passage and approval in the manner provided by law.

**SECTION 23:**        **CUSTOM CLAUSE NAME** in the office of the Village Clerk  
and PUBLISHED in pamphlet form this \_\_\_\_ day of \_\_\_\_\_.

PASSED AND ADOPTED BY THE VILLAGE OF NORTHFIELD VILLAGE BOARD  
JUNE 17, 2025.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Charles Orth	_____	<u>    X    </u>	_____	_____
Tom Whittaker	<u>    X    </u>	_____	_____	_____
Todd Fowler	<u>    X    </u>	_____	_____	_____
Matt Galin	<u>    X    </u>	_____	_____	_____

Andrew Juedes

X

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Edwin Elfmann

X

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Attest

Presiding Officer

*Tracey Mendrek*

\_\_\_\_\_  
Tracey Mendrek, Village President,  
Village of Northfield

*Patrick Brennan*

\_\_\_\_\_  
Patrick Brennan, Village Clerk, Village  
of Northfield

