

ARTICLE XX. VILLAGE CENTER DISTRICT

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XX.1 VC VILLAGE CENTER DISTRICT PURPOSE STATEMENT

The purpose of the VC Village Center District is to promote a transit oriented, mixed use, walkable village center. The VC District is designed to accommodate pedestrian-oriented development in the Village core as well as development oriented to both pedestrian and motorist along Green Bay Road at the gateways leading into this area. The design regulations of the VC District are of critical importance to the image of the Village and are more specific than those provided elsewhere in this Ordinance.

XX.2 EXISTING DEVELOPMENT DEEMED CONFORMING

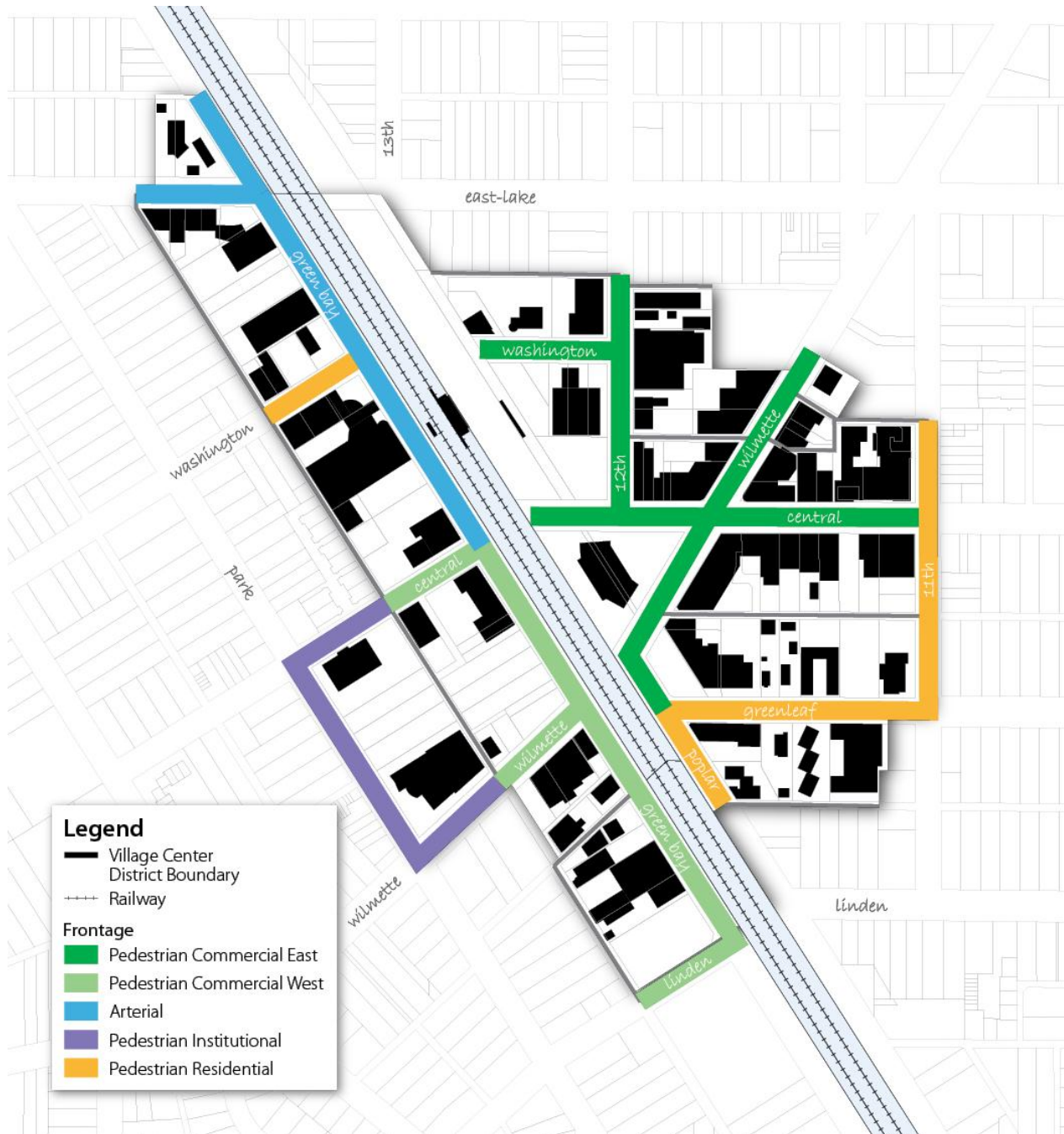
As of the date of adoption of this Ordinance, all existing structures within the boundaries of the VC District that do not conform to the standards of this Ordinance shall be deemed conforming until such time as the structure is destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, and may be repaired, enlarged or altered in conformance with the requirements of Article 7 (Nonconformities). Any structure destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction shall not be reconstructed except in conformity with the requirements of the VC District.

XX.3 STREET FRONTAGE DESIGNATIONS

All public ways within the VC District are assigned a street frontage designation as shown on Figure XX-1: Village Center Street Frontage Map. Each designation establishes a set of site and building location, design and use regulations for structures and lots that abut such frontages. Where a lot abuts more than one street frontage designation, the requirements of each street frontage designation apply to the appropriate frontage of the lot: (See Table XX-1: Village Center Building Setback Regulations and Table XX-2 Permitted and Special Uses. Where a lot or structure abuts more than one street frontage designation where use permissions conflict, all uses from each street frontage designation are allowed on the lot. The street frontage designations are:

- A. Pedestrian Commercial East Street Frontage
- B. Pedestrian Commercial West Street Frontage
- C. Arterial Street Frontage
- D. Pedestrian Institutional Street Frontage
- E. Pedestrian Residential Street Frontage

FIGURE XX-1: VILLAGE CENTER STREET FRONTAGE MAP



XX.4 BUILDING SETBACK

The location of a building shall be regulated by Table XX-1: Village Center Building Setback Regulations. Such regulations are further illustrated in Figure XX-2: Pedestrian Commercial East Street Frontage, Figure XX-3: Pedestrian Commercial West Street Frontage, Figure XX-4: Arterial Street Frontage, Figure XX-5: Pedestrian Institutional Street Frontage and Figure XX-6: Pedestrian Residential Street Frontage.

VILLAGE OF WILMETTE, ILLINOIS					
TABLE XX-1: VILLAGE CENTER BUILDING SETBACK REGULATIONS					
Regulations	FRONTAGE				
	Pedestrian Commercial East	Pedestrian Commercial West	Arterial	Pedestrian Institutional	Pedestrian Residential
Setback					
Front Setback					
Minimum	0 ft	5 ft ¹	0 ft	5 ft ²	0 ft
Maximum	0 ft	5 ft	15 ft	25 ft ²	10 ft
Interior Side Yard Setback					
Minimum	0 ft	0 ft	0 ft	0 ft	0 ft
Maximum (non-corner lots only)	0 ft ³	0 ft ³	(No Maximum)	0 ft ³	0 ft ³
Corner Side Yard Setback					
Minimum	0 ft	0 ft	0 ft	5 ft ²	0 ft
Maximum	0 ft	0 ft	15 ft	25 ft ²	10 ft
Rear Setback					
Minimum (adjacent to residential district)	25 ft ⁴	25 ft ⁴	25 ft	25 ft ⁴	25 ft
Minimum (adjacent to non-residential district)	0 ft	0 ft	0 ft	0 ft	0 ft

TABLE XX-1: FOOTNOTES

¹ See figure XX-7 Overall Building Frontage Diagram to determine the allowable configuration of the ground floor façade.

² Front setback shall be equal to the setback provided on the blockface on opposite side of street, but in no case smaller than five (5) feet or greater than twenty-five (25) feet.

³ Minimum interior side yard setbacks shall be zero (0) feet, except when side building pedestrian access is provided along an adjacent building. In this case, the interior side yard façade shall be setback a minimum of five (5) feet and a maximum of ten (10) feet from the existing adjacent building façade.

⁴ For a corner lot, corner side yard setback requirement shall extend to the rear property line.

FIGURE XX-2: PEDESTRIAN COMMERCIAL FRONTAGE - EAST

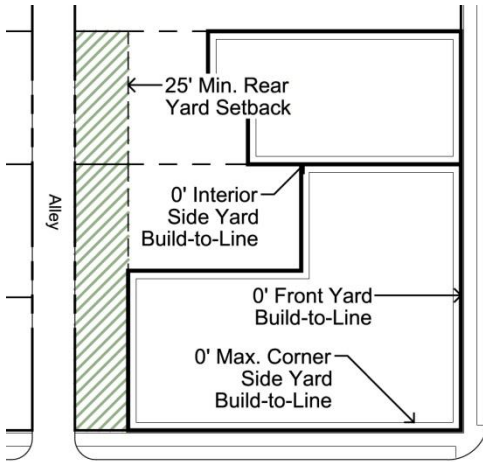


FIGURE XX-3: PEDESTRIAN COMMERCIAL FRONTAGE - WEST

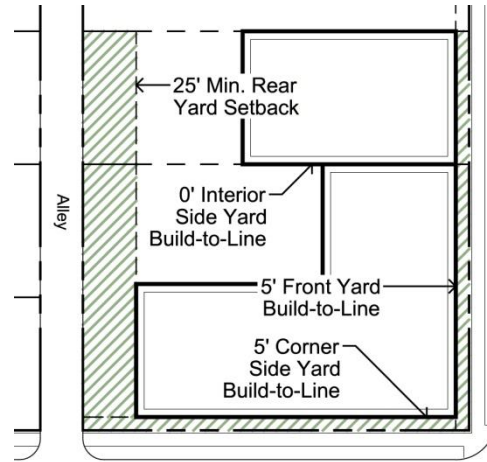


FIGURE XX-4: ARTERIAL FRONTAGE

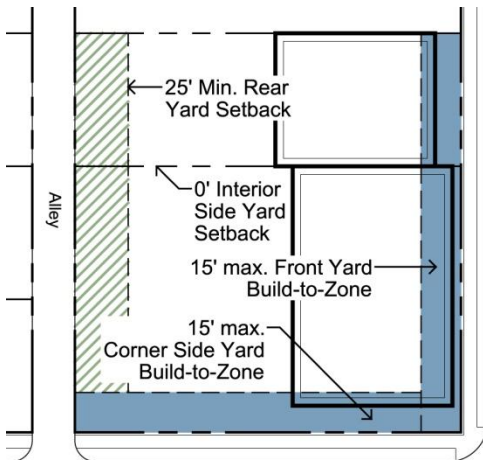
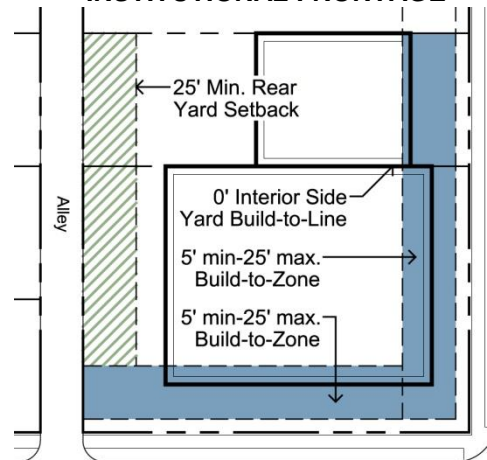


FIGURE XX-5: PEDESTRIAN INSTITUTIONAL FRONTAGE



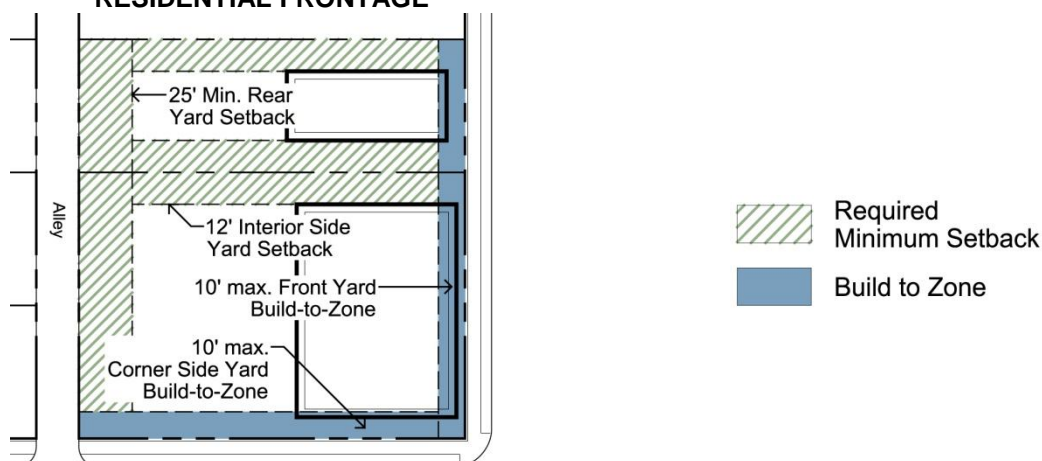
**FIGURE XX-6: PEDESTRIAN
RESIDENTIAL FRONTAGE****XX.5 PERMITTED AND SPECIAL USES**

Table XX-2: Village Center District Permitted and Special Uses lists permitted and special uses for the district. A “P” indicates that a use permitted within that district. An “S” indicates that a use a special use in that district and must obtain a special use permit as required in Section 5.3 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

VILLAGE OF WILMETTE, ILLINOIS TABLE XX-2: VILLAGE CENTER DISTRICT PERMITTED & SPECIAL USES P = Permitted Use S = Special Use						
USE ¹	DISTRICT					Use Standards ²
	Pedestrian Commercial East	Pedestrian Commercial West	Arterial	Pedestrian Institutional	Pedestrian Residential	
RESIDENTIAL USES						
Dwelling, Above the Ground Floor	P	P	P	P	P	
Dwelling, Townhouse				P	P	Section XX.11.D
Dwelling, Multi-Family					P	
Residential Care Facility for Elderly				S	S	Section XX.11.L
INSTITUTIONAL USES						
Cultural Facility	S	S	S	S	S	Section XX.11.A
Government Facility	P	P	P	P	S	
Park/Playground	P	P	P	P	P	Section XX.11.J
Place of Worship	S	S	S	S	S	Section XX.11.K
Social Club or Lodge	S	S	P	S	S	Section XX.11.N
Trade School			P			
COMMERCIAL USES						
Animal Hospital			S			
Art Gallery	P	P	P		P	
Art Studio	P	P	P		P	
Broadcasting Studio	S	S	S			

VILLAGE OF WILMETTE, ILLINOIS
TABLE XX-2: VILLAGE CENTER DISTRICT PERMITTED & SPECIAL USES

P = Permitted Use S = Special Use

USE ¹	DISTRICT					Use Standards ²
	Pedestrian Commercial East	Pedestrian Commercial West	Arterial	Pedestrian Institutional	Pedestrian Residential	
Day Care Center, Adult or Child	S	S	S		S	Section XX.11.B
Drive-Through Facility, Financial Institution	S		S			Section XX.11.C
Amusement Facility, Indoor	S	S	S			
Financial Institution	P	P	P			
Funeral Home	S	S	S		S	
Gas Station			S			Section XX.11.E
Health Club	P	P	P			
Medical/Dental Clinic, Small	P	P	P		S	
Medical/Dental Clinic, Large	S	S	P			
Motor Vehicle Dealership		S	S			Section XX.11.G
Motor Vehicle Rental Establishment		S	S			Section XX.11.G
Motor Vehicle Service Station, Minor		S	S			Section XX.11.H
Office	P	P	P		P	
Personal Services Establishment	P	P	P		P	
Pet Day Care Facility	S	S	S		S	Section XX.11.I
Restaurant, Carry-Out	S	S	S		S	Section XX.11.L
Restaurant, Full Service	P	P	P		P	
Restaurant, Limited Service	S	S	S		S	
Restaurant, Specialty	P	P	P		P	
Retail Goods Establishment	P	P	P		P	
Twenty-Four Hour Business Use	S	S	S			Section XX.11.N
TRANSPORTATION USES						
Off-Street Parking Lot (Principal Use)	S	S	S	S	S	
Parking Structure (Principal Use)	S	S	S	S	S	
OTHER						
Utility	S	S	S	S	S	Section XX.11.O

TABLE XX-2: FOOTNOTES:

¹ The terms in this column ("Use") are defined in Section XX.11 Use Definitions.

² Use Standards to be provided in Section XX.12 Use Standards.

XX.6 PERMITTED BUILDING HEIGHT

Village of Wilmette
Plan Commission Legislative edit
August 2, 2011

The VC district contains three (3) height subdistricts as listed in Table XX-3: Village Center Building Height Regulations and as identified on Figure XX-7: Village Center Allowable Building Height Map.

A. Core Height District

The Core Sub-District is intended for application in areas where new development is proposed in the 2011 Village Center Master Plan.

B. Traditional Height District

The Traditional Sub-District is intended for application in the central areas of the Village Center that have been traditionally developed for pedestrian access.

C. Corridor Height District

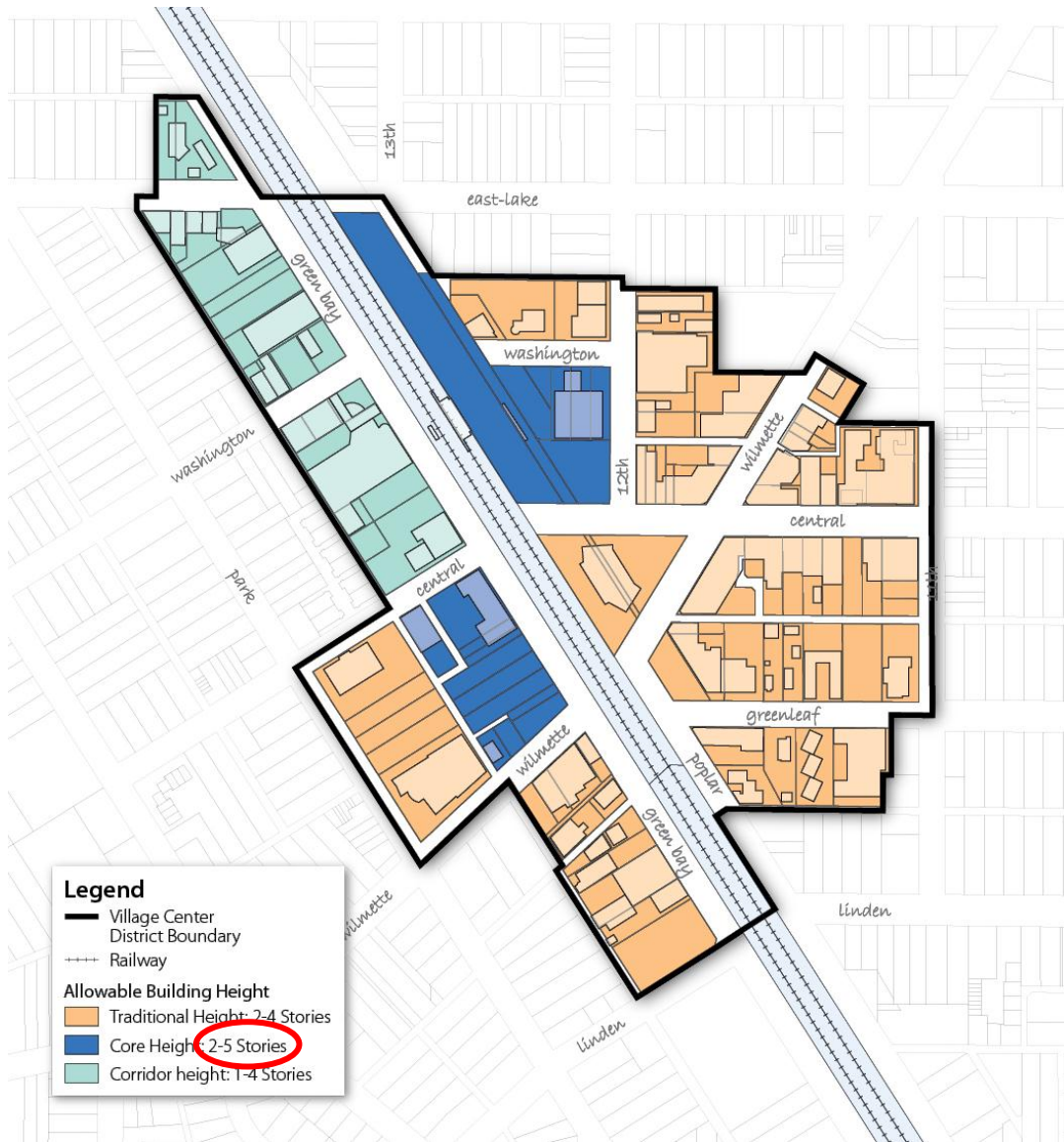
The Corridor Sub-District is intended for application along portions of Green Bay Road where uses are oriented to automobile as well as pedestrian access.

VILLAGE OF WILMETTE, ILLINOIS TABLE XX-3: VILLAGE CENTER BUILDING HEIGHT REGULATIONS				
Regulations		Subdistrict		
		Traditional Height	Core Height	Corridor Height
Height				
	Building Height			
	Minimum	24 ft & 2 stories	24 ft & 2 stories	16 ft & 1 story
	Maximum	45 ft & 4 stories	65 ft & 5 stories	45 ft & 4 stories
	Minimum Ground Floor Height ¹	14 ft	14 ft	14 ft

TABLE XX-3: FOOTNOTES

¹ Minimum ground floor height shall be measured from the finished floor of the ground floor to the finished floor of the second story.

FIGURE XX-7: VILLAGE CENTER ALLOWABLE BUILDING HEIGHT MAP



XX.7 BUILDING DESIGN AND LOCATION REGULATIONS

The following regulations shall apply to all frontage designations except where applies to specific frontage designations.

A. Building Massing

1. All buildings over one (1) story must evidence a design that illustrates a bottom, middle and top.
2. Buildings with priority corners are encouraged to use architectural massing elements, such as towers, turrets, or chamfered facades, to create interest and draw attention to highly visible areas. (See [Figure XX-8: Village Center Priority Corners Map](#) and [Figure XX-9: Priority Corner Articulation](#).)

FIGURE XX-8: VILLAGE CENTER PRIORITY CORNERS

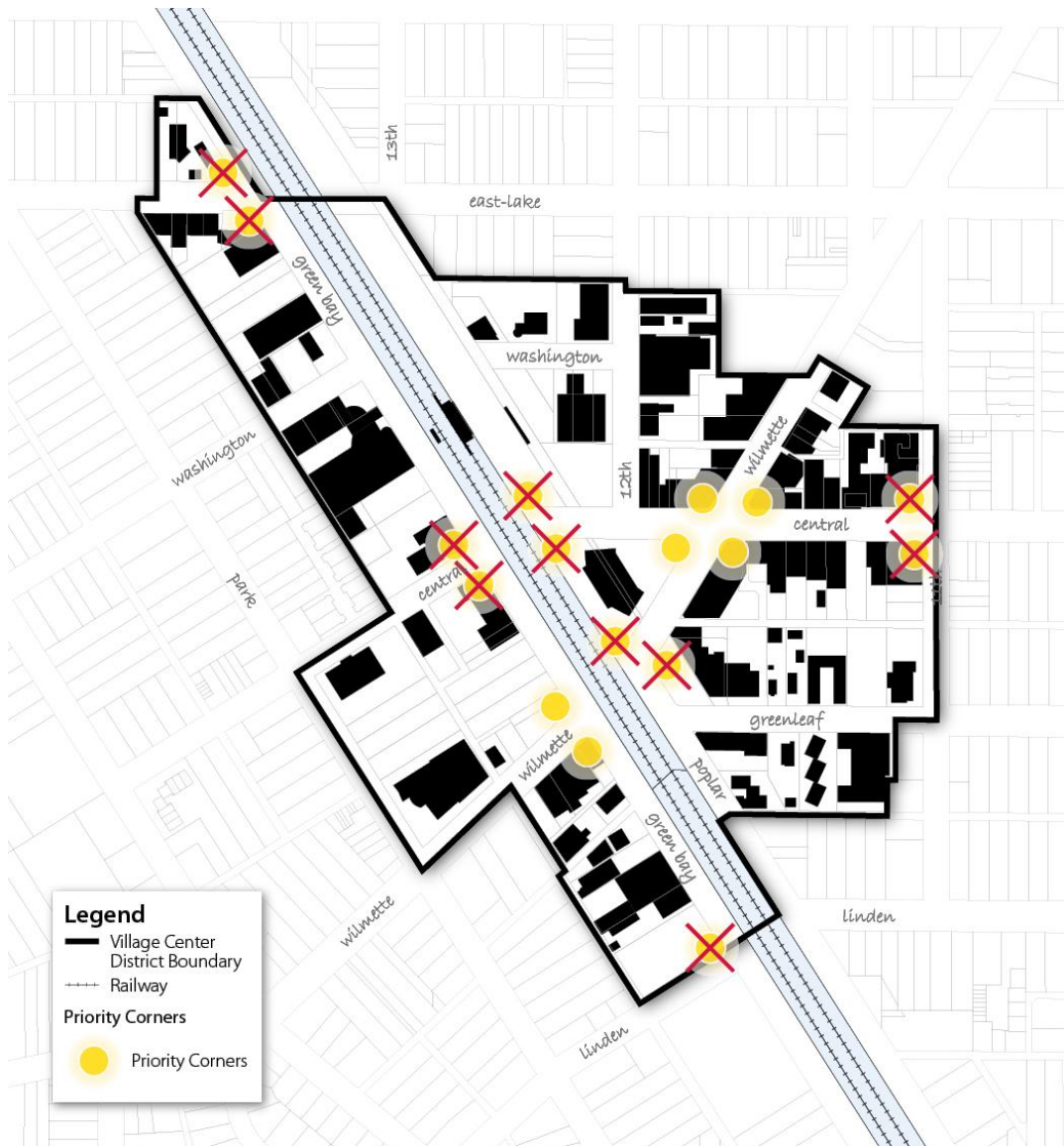


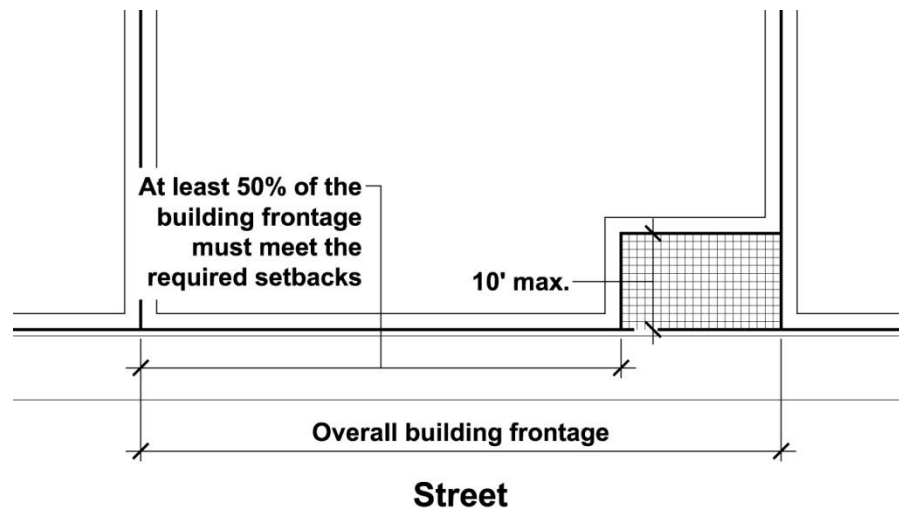
FIGURE XX-9: PRIORITY CORNER ARTICULATION



Example of a Chamfered Corner

4. The front yard may be increased to a maximum of ten (10) feet if a courtyard, plaza or seating area is incorporated into the development adjacent to the public street. At least 50% of the building frontage must meet the required setbacks. (See Figure XX-10: Overall Building Frontage Diagram.)

FIGURE XX-10 OVERALL BUILDING FRONTAGE DIAGRAM



5. Facades of buildings that face the public right-of-way including side and rear facades must be visually broken into bays to avoid the appearance of large, blank walls. Visual breaks in the façade include alterations in materials, color, texture or pattern, and/or the addition of columns, pilasters and/or windows. (See Figure XX-11: Façade Articulation.) In addition, the following requirements apply:
 - a. For every twenty-five (25) linear feet of building length, roof lines must either be varied with a change in height or within the incorporation of a major focal point feature such as a dormer, gable or projected wall feature
 - b. The ground floor of commercial buildings must be designed with a minimum ground floor height of fourteen (14) feet.
 - c. Horizontal ground floor façade elements shall, to the extent possible, align with horizontal ground floor façade elements of surrounding buildings in order create

continuity at the pedestrian level.

- d. Horizontal ground floor façade elements may be interrupted in specific locations to allow for significant architectural features, for example turrets and articulated entryways, that add visual interest and reinforce the overall design theme
- e. Upper story horizontal elements should be generally consistent with surrounding buildings. Small variations can be used to create visual interest and attractive building silhouettes.

FIGURE XX-11: FAÇADE ARTICULATION



- 6. The use of vertical cornice line elements is encouraged to create visual interest and articulate the building façade at the roof line. Such elements should align with façade articulation elements on the ground floor or upper story facades. (See [Figure XX-12: Roofline Articulation.](#))

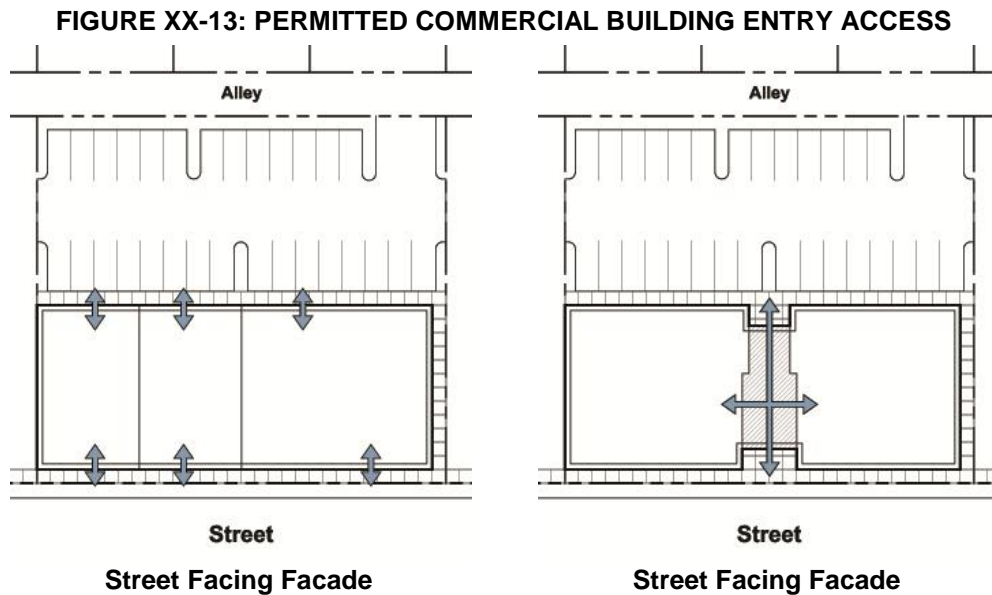
FIGURE XX-12: ROOFLINE ARTICULATION



B. Building Orientation and Pedestrian Access

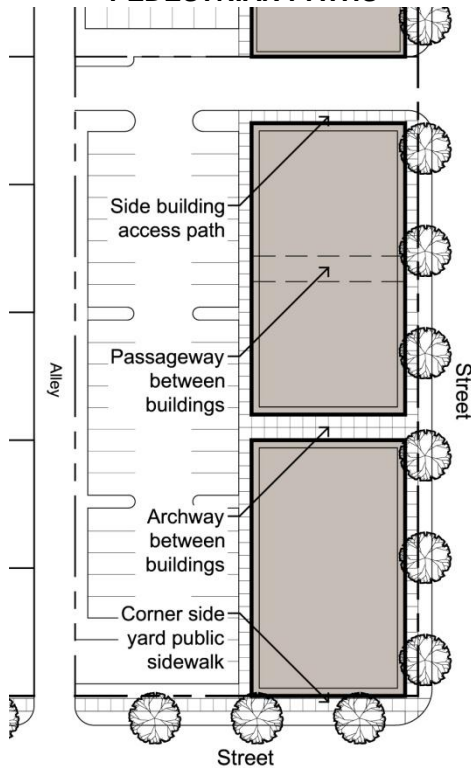
- 1. A building shall be oriented with its primary façade towards the most primary frontage on which it fronts. The primary façade shall include transparency requirements as described in Section XX.7.C (Ground Floor Transparency) of this Chapter and the highest level of architectural design. Building access shall be provided from dedicated on-site or adjacent off-site parking areas.
- 2. Direct access shall be provided from parking areas to individual ground floor tenants or shared lobby areas. A secondary building entry may be used for this purpose if it provides access to all ground floor tenants and vertical circulation similar to the primary entry.

3. Multi-family buildings shall provide entry from the public sidewalk to shared entry areas or lobbies.
4. Multiple-tenant commercial buildings, including the ground floor of mixed-use buildings, may include an individual entry for each tenant, or a primary lobby entrance that provides internal access to individual tenants. (See Figure XX-13: Permitted Commercial Building Entry Access.)



5. For commercial and mixed-use projects, a designated pedestrian access path from rear parking areas to the public sidewalk shall be provided based on the following regulations:
 - (a) For parcels fifty (50) feet to seventy-four (74) feet in width, no dedicated pedestrian access path is required.
 - (b) For parcels seventy-five (75) feet to one-hundred forty-nine (149) feet in width, one (1) dedicated pedestrian access path is required.
 - (c) For parcels one-hundred fifty (150) feet or more in width, two (2) dedicated pedestrian access paths are required.
 - (d) Permitted pedestrian access paths may include the following (See Figure XX-14: Permitted On-Site Pedestrian Paths):
 - i. Side building access path.
 - ii. Passageway between buildings.
 - iii. Internal corridor.
 - iv. Corner side yard public sidewalk.

FIGURE XX-14: PERMITTED ON-SITE PEDESTRIAN PATHS



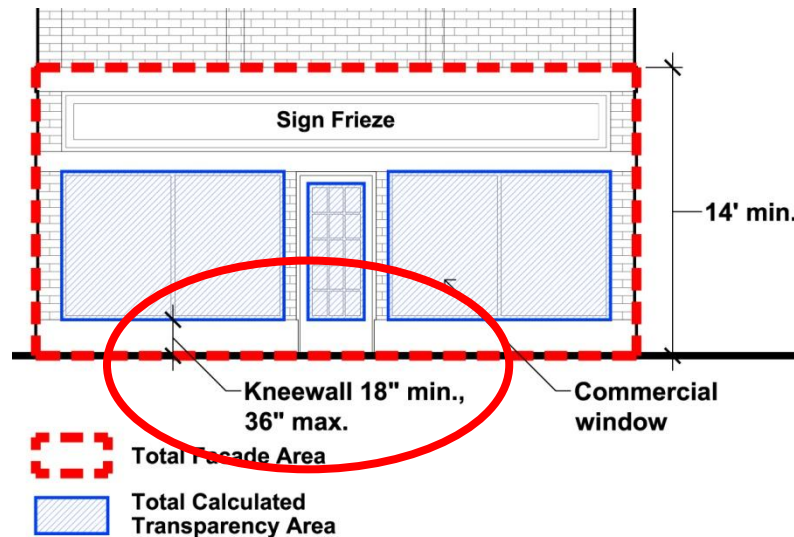
- (e) All parking lot pedestrian access paths shall have a minimum width of five (5) feet.
- (f) All passageways between buildings shall have a minimum width of five (5) feet and a maximum width of ten (10) feet.
- (g) On a parcel with a corner side yard, a public sidewalk on the secondary street may serve as the designated pedestrian access if the following are true:
 - i. The sidewalk has a minimum width of five (5) feet.
 - ii. The sidewalk is determined to be in good condition and meeting all accessibility requirements.
 - iii. Direct pedestrian access is provided from the on-site parking area to the public sidewalk.

C. Ground Floor Transparency

1. Ground floor facades for single-story commercial and mixed use projects shall include a minimum of forty percent (40%) clear glass (no tinting) that allows full view into the facility. This requirement applies to any portion of the exterior wall façade that separates the exterior from a publicly accessible interior space (i.e. restaurant seating area, retail display area, etc.) Exterior walls that enclose private areas, such as kitchens, storage, articulated entries to upper story residential units, are not required to conform to the fenestration regulation. The percent of ground floor transparency is calculated as the total window and door area (not including mullions) divided by the total façade area between

the ground plane and the awning/signage frieze. (See Figure XX-15: Façade Transparency Measurement Diagrams.)

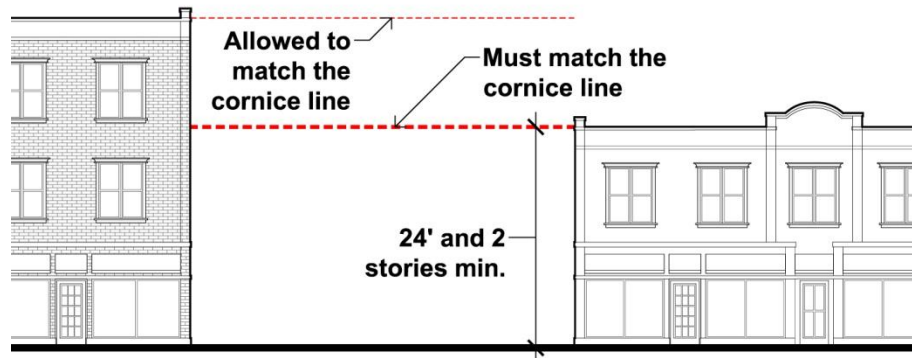
FIGURE XX-15 FAÇADE TRANSPARENCY MEASUREMENT DIAGRAMS



D. Pedestrian Frontage, Infill Building Relationships

Infill buildings must match the height of an adjacent building or be at least twenty-four (24) feet in height and two (2) stories. (See Figure XX-16: Infill Building Context.)

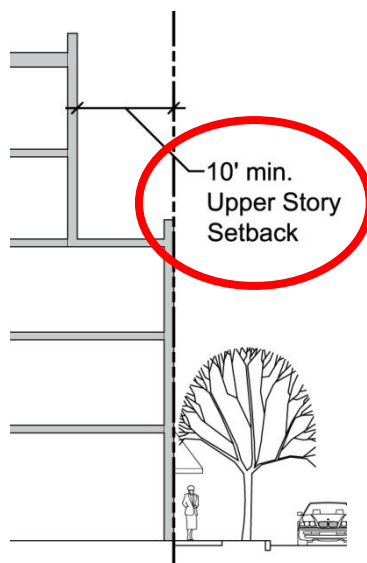
FIGURE XX-16: INFILL BUILDING CONTEXT



E. Pedestrian Frontage Design Regulations

1. The facades of the bottom three (3) stories shall be within the permitted build-to-zone. Stories above the third story may be setback beyond the build-to-zone up to ten (10) feet. (See Figure XX-17: Upper Story Setback.)

FIGURE XX-17: UPPER STORY SETBACK



F. Roof Types

Roof types are permitted in the Village Center district according to Table XX-4: Permitted Roof Types. Buildings are encouraged to include design elements, such as turrets, dormers, or articulated roof elements that break up large roof areas. Decorative mansard roofs are permitted for projects that are four (4) or more stories. (See Figure XX-18: Illustration of Permitted Roof Types and Figure XX-19: Techniques for Creating Decorative Mansard Roofs.)

TABLE XX-4 PERMITTED ROOF TYPES					
Allowable Roof Forms	Height District				
	Traditional Height	Core Height		Corridor Height	
Building Height	45 ft or less	40 ft or less	over 40 ft	36 ft or less	over 36 ft
Flat	X	X	X	X	X
Decorative Mansard	X		X		
Hip				X	
Gable	X	X	X	X	X

FIGURE XX-18: ILLUSTRATION OF PERMITTED ROOF TYPES

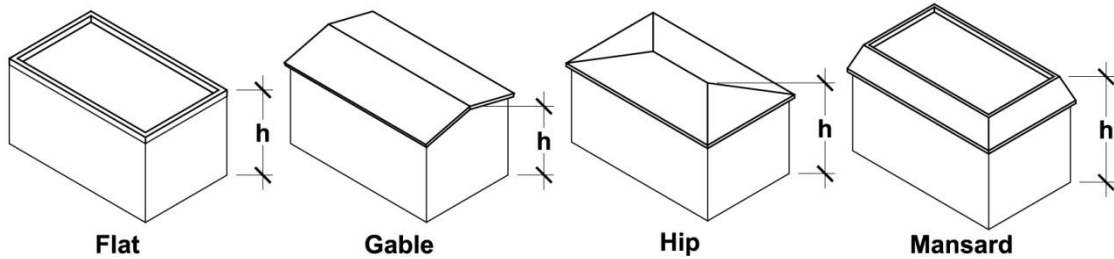
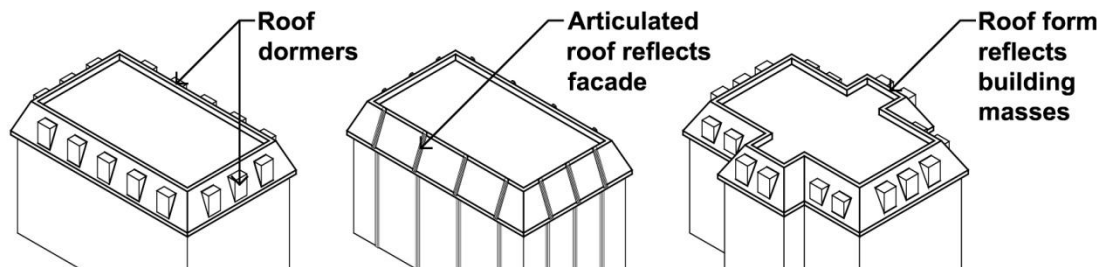


FIGURE XX-19: TECHNIQUES FOR CREATING DECORATIVE MANSARD ROOFS



G. Prohibited Building Materials

1. The following exterior building materials are prohibited in the VC District. The use of any materials not specifically prohibited in this section are subject to the review of Zoning Administrator.
 - a. Plain concrete masonry units (CMU); however, CMU is permitted as a base course (foundation) for residential uses for a maximum of four (4) feet in height as measured from grade
 - b. Vinyl siding, aluminum or wood-slat siding
 - c. Formstone
 - d. Exterior Insulation Finish System, EIFS or "Dryvit" (non-masonry stucco products aka Artificial Stucco, Synthetic Stucco, Vinyl Stucco, and Latex Stucco)
 - e. T-111 Composite plywood siding
 - f. Utility-sized, king-size or jumbo brick

- g. Fiberglass or plastic
 - i. Exposed aggregate (rough finish) concrete wall panels
 - j. Reflective, tinted or colored glass
2. Any expansions of structures existing in the VC District as of the date of the adoption of this Ordinance may use the same building materials on the façade as the façade of the existing structure, even if such materials are not listed as permitted or are listed as prohibited in this section. The use of such materials is subject to approval by the Appearance Review Committee (APR).

XX.8 ON-SITE PARKING ACCESS AND DESIGN REGULATIONS

A. Access to parking shall be provided in accordance with the following regulations:

1. Access to on-site parking shall be provided via an abutting alley, drive aisle from the public street as permitted on a portion of the site, or a cross-access agreement with an adjacent property owner.

2. Parking access to lots abutting alleys

All lots with access to a rear or side public alley shall comply with the following regulations:

a. Pedestrian Frontage

- i. No parking is allowed in front of a building line established along pedestrian frontage streets. Parking that abuts and fronts on a pedestrian frontage must be set back a minimum of five feet, such area to be screened according to the standards provided in the landscape chapter.
- ii. Each non-residential use abutting a pedestrian frontage and containing a total gross floor area of 2,500 square feet or less is exempt from all off-street parking requirements. Non residential uses in excess of two-thousand-five-hundred (2,500) square feet floor area and all residential uses shall provide parking according to the requirements of Article 13 (Off Street Parking and Loading). If parking cannot be provided on the site, the owner can meet the parking requirement by contributing to the Village's fee-in-lieu parking fund per Section 12.12.D (Fee-in-Lieu Parking Reduction).

b. Arterial Frontage

- i. No parking is allowed in front of a building line established along arterial frontage streets
- ii. Parking that abuts and fronts on an arterial frontage must be set back a minimum of ten feet, such area to be screened according to the standards provided in the landscape chapter
- iii. Lots having one-hundred-twenty-five (125) feet of frontage are allowed one (1) curb cut along the arterial frontage.

- iv. Corner lots having less than one-hundred-twenty-five (125) feet of arterial and pedestrian frontage are allowed parking access via one (1) curb cut along the pedestrian frontage.

3. Parking access to lots without abutting alleys.

All lots without access to a rear or side public alley shall comply with the following regulations:

- a. Interior lots having less than one-hundred-twenty-five (125) feet of arterial frontage on an arterial street must meet parking requirements through cross easement agreements, leasing of off-site parking locations or other alternative approaches provided in Article 12: Off-Street Parking and Loading.
- b. For interior lots having between one-hundred-twenty-five (125) feet and two-hundred (200) feet of lot frontage, one (1) curb cut is permitted on the arterial frontage street.
- c. For interior lots with more than two-hundred (200) feet of arterial lot frontage, two (2) curb cuts are permitted along the arterial frontage street.
- d. For corner lots with less than one-hundred-twenty-five (125) feet of arterial lot frontage, one curb cut is permitted on the non arterial frontage. If both streets consist of arterial frontage, only one (1) of the arterial streets can have a curb cut allowed on that street. Gasoline service stations are allowed one curb cut on each frontage which is equal to or greater than one-hundred-twenty-five (125) feet.
- e. For corner parcels with more than two-hundred (200) feet of lot frontage, one (1) curb cut is permitted on both abutting streets.

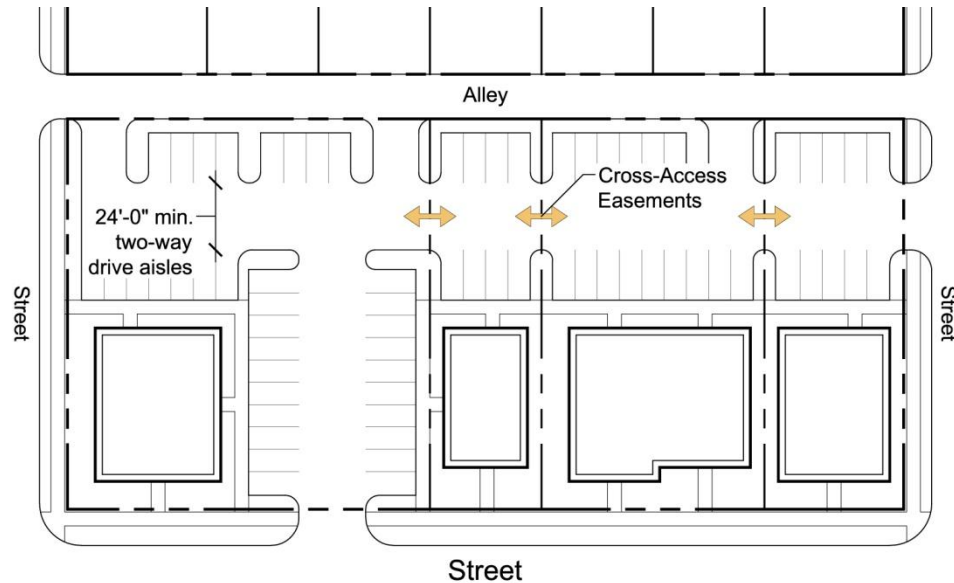
4. Cross-Access Easement

Adjacent non-residential uses that possess dedicated parking areas are encouraged to provide joint use driveways and cross-access easements to allow circulation between sites. Property owners are encouraged to pursue agreements with neighboring property owners prior to submittal of required permits and approvals. If joint use driveways and cross-access easements are to be provided, the property owner must provide proof that adjacent property owners have been contacted in writing. (See Figure XX-20: Joint Use Driveways and Cross-Access Easements.)

- a. Joint use driveways and cross-access easements must incorporate the following:
 - i. A travel aisle and driveway width of twenty-four (24) feet to ensure two-way travel aisles to accommodate automobiles, service vehicles and loading vehicles.
 - ii. Bump-outs and other design features to make it visually obvious that the abutting properties are tied together.
 - iii. A unified access and circulation plan for shared parking areas.
- b. Pursuant to this section, property owners who establish cross-access easements must:
 - i. Record an easement allowing cross-access to and from properties served by the joint use driveways and cross-access easement.

- ii. Record an easement that remaining access rights along the roadway will be dedicated to the Village, and that any pre-existing driveways will be closed and eliminated after construction of the joint use driveway.
- iii. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.

FIGURE XX-20: JOINT USE DRIVEWAYS & CROSS-ACCESS EASEMENTS



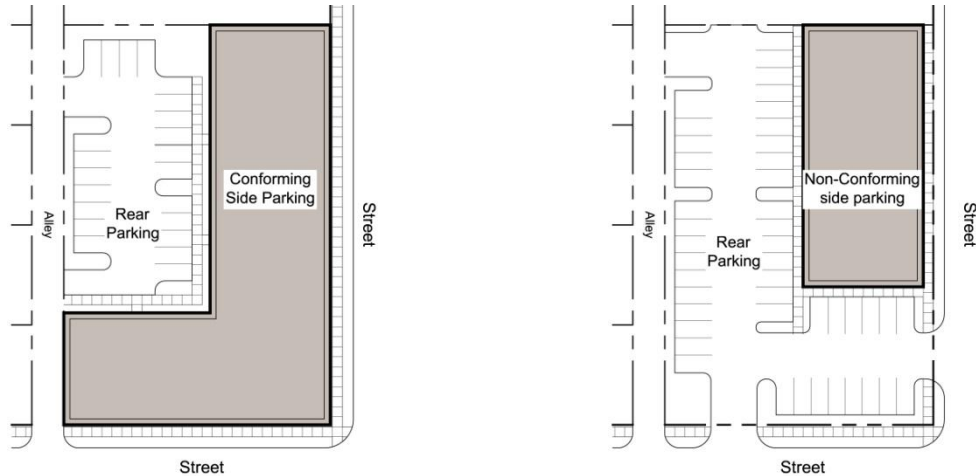
5. Parking Lot Layout

For commercial or mixed-use projects, one aisle of parking is permitted to the side of or between primary buildings, subject to meeting all other pertinent conditions of this Article. Side parking aisles shall not be located along corner side yards. (See [Figure XX-21: Permitted Side Parking Aisles](#).)

FIGURE XX-21: PERMITTED SIDE PARKING AISLES

Conforming Side Parking Aisle

Non-Conforming Side Parking aisle



6. Parking may encroach into required rear and side yards. However, parking areas along a corner side yard may not be closer than five (5) feet from the property line, measured from the face of the curb.

XX.9. SPECIAL REGULATIONS FOR THE DESIGN OF PARKING STRUCTURES

Parking structures shall strive to improve the functionality of the Village Center while complimenting its character. Parking structures shall be designed as follows:

- A. Where parking structures are allowed along pedestrian frontages, at least sixty percent (60%) of the ground floor frontage shall be developed with non-residential uses. No more than one curb cut is allowed along the pedestrian street frontage to accommodate vehicular access to the parking structure. (See Figure XX-22: Commercial Frontage on Parking Garage Ground Floor.)

**FIGURE XX-22: COMMERCIAL FRONTAGE
ON PARKING GARAGE GROUND FLOOR**



- B. On facades that front on public streets, the exterior articulation of interior vertical circulation, such as ramped portions of the structure used for access to higher levels of parking, shall be prohibited. In such a case where interior ramps front on public streets, façade design and screening shall be used to mask the interior ramps and create the illusion of horizontality. The design of the primary façade shall include horizontal design elements, such as kneewalls and

cornices, which reflect the design of other structures in the Village Center district. (See Figure XX-23 and Figure XX-24: Non-Conforming Façade Design and Conforming Façade Design.)

FIGURE XX-23: NON-CONFORMING FAÇADE DESIGN (TOP) AND CONFORMING FACADE DESIGN (BOTTOM)

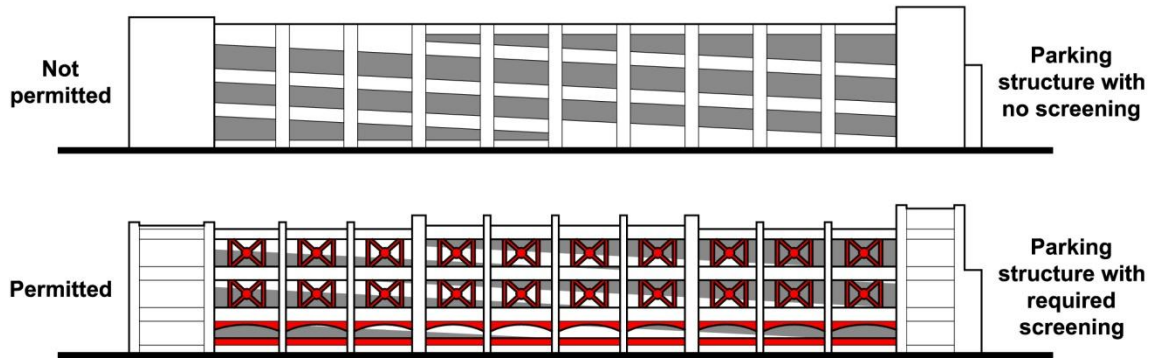


FIGURE XX-24: NON-CONFORMING FAÇADE DESIGN (LEFT) AND CONFORMING FACADE DESIGN (RIGHT)

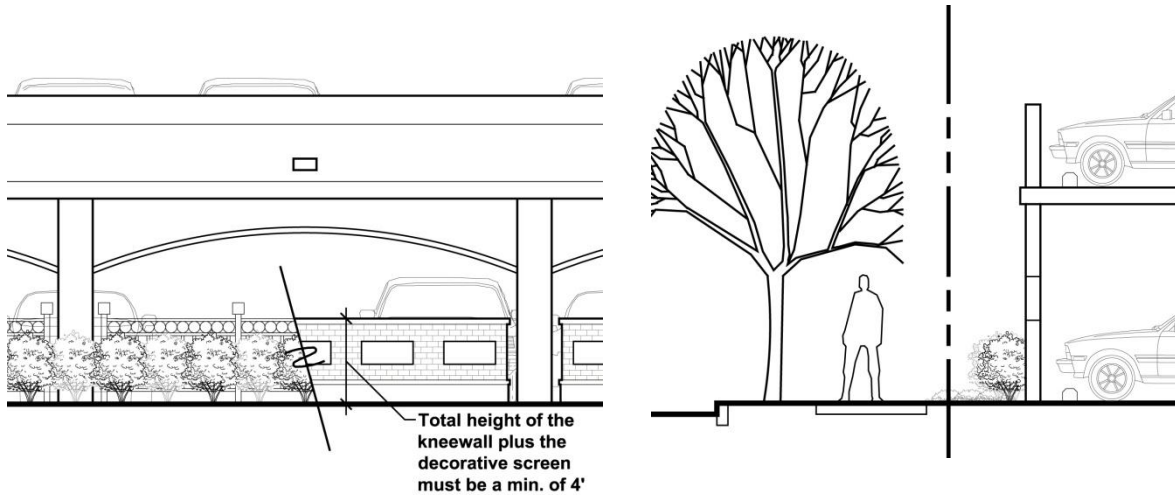


Non-Conforming

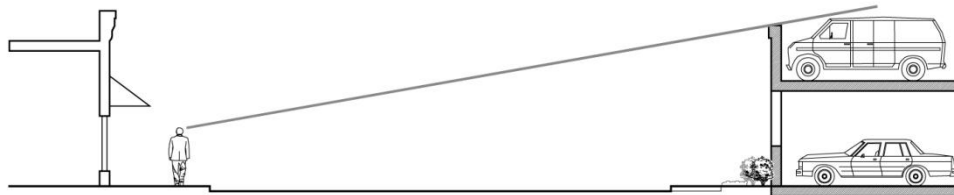


Conforming

- C. Parking structures shall conform to the façade articulation regulations of Section xx.7
- D. A parking structure shall be constructed with materials and design elements that reflect the principal building that it serves. If the parking structure itself is the principal building, it shall conform to the building material regulations for the Village Center District.
- E. On portions of the ground floor façade where parking spaces are visible, a decorative screen shall be provided atop the kneewall to screen traffic and pedestrians in the public right-of-way from headlight glare. The total height of the kneewall and decorative screen shall be a minimum of four (4) feet. (See Figure XX-25: Parking Structure Ground Floor Decorative Screening.)

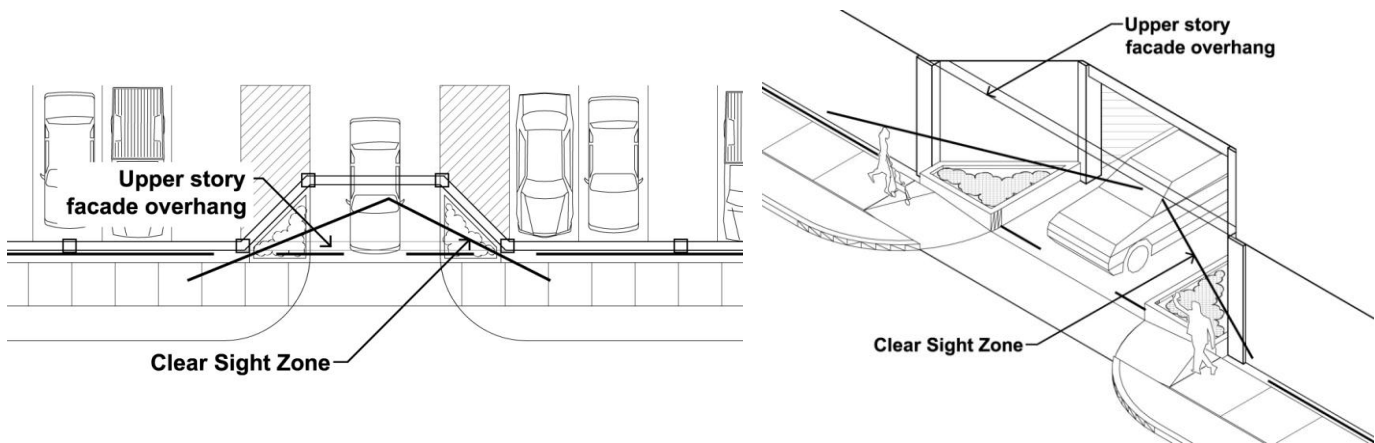
FIGURE XX-25: PARKING STRUCTURE GROUND FLOOR DECORATIVE SCREENING

- E. For parking structures with rooftop open-air parking, the parapet of the façade shall be extended such that a seven (7) foot tall vehicle is not visible from the curb of the public sidewalk across the street from the façade along which parking is designated. (See [Figure XX-26: Extended Parapet Vehicular Screen](#).)

FIGURE XX-26: EXTENDED PARAPET VEHICULAR SCREEN

- F. A vehicular clear sight zone shall be included at vehicular exit areas that includes a triangular sight area on each side of the exit defined by the following requirements (See [Figure XX-27: Plan and 3-Dimensional Diagram of the Vehicular Clear Sight Zone](#).):
1. The façade of vehicular exit areas shall be setback from the public sidewalk a minimum of eight (8) feet setback for the portion of the façade that includes the vehicle exit area and eight (8) linear feet on each side of the exit opening.
 2. A sight triangle shall be defined by drawing a line from the edge of the vehicular exit area to a point on the property line abutting the public sidewalk eight (8) feet to the side of the exit lane.
 3. In the sight triangle (bound by the parking structure wall, public sidewalk and vehicular exit lane), ground cover, landscaping, or decorative wall shall be used to act as a buffer between the exit aisle and the public sidewalk. Landscaping or a decorative wall shall not exceed three (3) feet in height in order to maintain driver peripheral sightlines to the public sidewalk.

FIGURE XX-27: PLAN AND 3-DIMENSIONAL DIAGRAM OF THE VEHICULAR CLEAR SIGHT ZONE



4. The upper story façade(s) of the parking structure may be built to the property line.

XX.10 VILLAGE CENTER ACCESSORY STRUCTURES AND USES

A. Coordination with Principal Building

All accessory structures shall complement and coordinate with the principal buildings on the lot, both in architectural style and material selection. Accessory structures shall comply with the following design regulations:

1. Accessory structures shall be constructed of façade materials that reflect the general character and theme of the principal building.
2. Accessory structures shall conform to the same façade articulation regulations as the principal building.
3. Accessory structures that abut the principal building shall, to the extent possible, include horizontal design elements, such as kneewalls and cornices, that match the character and elevations of those on the principal building.

B. Refuse Containers

1. Refuse containers shall be located only to the rear or side of the building. No refuse containers shall be located within the front or corner side yard, or within five (5) feet of an adjacent parcel or on-site primary structure.
2. Shared refuse containers and enclosures among adjacent properties are encouraged.

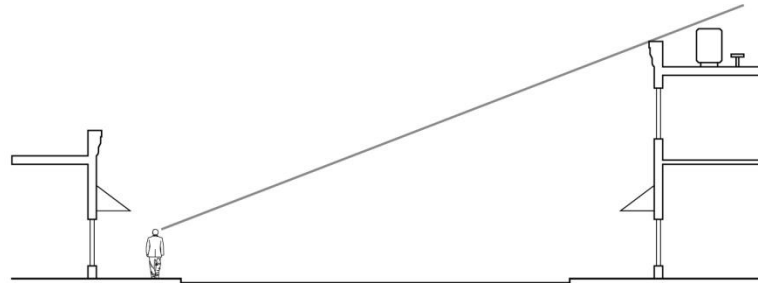
C. Roof-Mounted Mechanical Equipment

1. Roof-mounted mechanical equipment shall be screened from view from the all surrounding public sidewalks. The full enclosure of mechanical equipment within the building is encouraged.
2. Screening shall be accomplished by the roof structure, parapet walls, or other screening structure. The height of the screening shall equal the height of the tallest rooftop

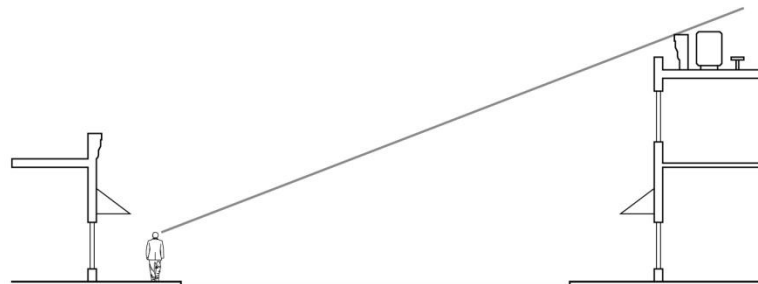
mechanical element installed on the building. Such screening shall be designed to blend in with and complement the architecture of the building. (See Figure XX-28: Acceptable Roof-Top Mechanical Screening.)

FIGURE XX-28: ACCEPTABLE ROOF-TOP MECHANICAL SCREENING

Extended Parapet



Decorative Roof-Top Screening Wall Parapet



D. Ground-Based Mechanical Equipment

1. Ground-based mechanical equipment is discouraged. Wherever possible, mechanical equipment shall be contained within buildings or shall be roof-mounted.
2. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be located only in the rear of the building or interior side yard. No ground-based mechanical equipment shall be located within the front or corner side yard.
3. All ground-based mechanical equipment, including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view in accordance with the screening regulations of Chapter 15 (Landscaping and Screening).

XX.11 PLAN REVIEW

1. Upon receipt of a completed application for approval, the Zoning Administrator or designee shall conduct a site plan review of that application against the applicable standards of the ordinance and shall meet with the applicant to discuss the findings of that review including any suggested changes to the application in order to meet the requirements of this District. No application for any form of approval within this District may be submitted to any hearing board until such review is completed.

2. Should the applicant wish to contest the findings of this site plan review, the applicant may request a review by the Appearance Review Commission who shall determine if the site location and design aspects of the application are in conformance with the requirements of this Section. The Appearance Review Commission shall consider both the standards of this Section as well as the Standards of Review contained in Section 20-4.9.6. The findings of the Architectural Review Commission, in this instance, shall be considered final, subject only to modifications resulting from recommendations of any special hearing board.

XX.12 USE DEFINITIONS

The following definitions apply to the uses listed in Table XX.2: Village Center District Permitted and Special Uses. Where a use in the table is not defined by this section, the definition within Article 2 applies. In the case of a conflict between this section and Article 2, this section controls.

Animal Hospital. An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence.

Art Gallery. A commercial establishment engaged in the sale, loan and/or display of paintings, sculpture, video art or other works. “Art Gallery” does not include “Cultural Facility,” such as a library, museum or non-commercial gallery that may also display paintings, sculpture, video art or other works.

Arts Studio. A commercial establishment where an art, type of exercise or activity is taught, practiced or studied, such as dance, martial arts, photography, music, painting, gymnastics or yoga. An “Arts Studio” may have performance-space related to the classes taught on-site.

Cultural Facility. A use that is open to the public and provides cultural services and facilities including, but not limited to, museums, cultural centers, historical societies and libraries operated by a public, private or non-profit organization.

Dwelling, Above the Ground Floor. Dwelling units within multi-story buildings located above non-residential uses on the ground floor or located behind non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses must be located along the primary street frontage.

Financial Institution. A bank, savings and loan, credit union or mortgage office.

Funeral Home. A building used for the preparation of the deceased for burial display of the deceased and rituals before burial or cremation. A “Funeral Home” includes chapels located within the building used for the display of the deceased and the conducting of rituals before burial or cremation.

Gas Station. A business where flammable or combustible liquids or gases used as fuel for motor vehicles are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles.

Government Facility. A building or structure owned, operated and/or occupied by a governmental agency to provide a governmental service to the public. “Government Facility” includes public safety facilities and public works facilities, but does not include park district field

houses or recreation centers, which would be considered a “Park/Playground,” or school buildings, which would be considered “Educational Facilities.”

Indoor Amusement Facilities. Spectator and participatory uses conducted within an enclosed building, such as movie theaters, bowling alleys, pool halls, arcades and indoor sporting exhibitions. Indoor amusement facilities do not include stadiums, arenas or live performance venues. Indoor amusement facilities may include accessory uses, such as snack bars or restaurants, for the use of patrons.

Medical/Dental Clinic – Small or Large. A facility operated by physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. “Medical Clinics” also include alternative medicine clinics, such as acupuncture, and physical therapy offices. A “Medical/Dental Clinic – Small” includes up to three (3) practitioners. A “Medical/Dental Clinic – Large” includes four (4) or more practitioners.

Motor Vehicle Dealership. Any business establishment that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats or motorcycles, or other similar motorized transportation vehicles. An automobile dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

Motor Vehicle Rental Establishment. Rental of automobiles and light trucks and vans, including incidental parking and servicing of rental vehicles.

Motor Vehicle Service and Repair, Major. Such use includes, but is not be limited to, establishments involved in engine rebuilding, major reconditioning of worn or damaged motor vehicles or trailers, towing and collision service, including body, frame or fender straightening or repair, and painting of motor vehicles.

Motor Vehicle Service and Repair, Minor. Such use includes, but is not limited to, minor repairs to motor vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like.

Office. A use that engages in the processing, manipulation or application of business information or professional expertise. An “Office” may or may not offer services to the public. An “Office” is not materially involved in fabricating, assembling or warehousing physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. It is characteristic of an “Office” that retail or wholesale goods are not shown on the premises to a customer. Examples include, but are not limited to, professional offices for non-profit organizations, advertising, accounting, investment services, insurance, contracting, architecture, planning, engineering, legal services and real estate services. “Office” does not include government offices, which are considered a “Government Facility” or “Financial Institution.”

Outdoor Dining. A seating area located outdoors of a contiguous restaurant, usually in addition to an indoor seating area.

Park/Playground. A non-commercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. “Parks” include, but are not limited to, ballfields, football fields, soccer fields, basketball courts, playgrounds and park district field houses that may have indoor recreation facilities.

Parking Lot, Off-Street (Principal Use). An open, hard-surfaced area, other than street or public way, available to the public, to be used for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles. Such storage may be for compensation, free or as an off-site accommodation to residents of a multi-family dwelling, or clients and customers of a business.

Parking Structure (Principal Use). A structure composed of one (1) or more levels or floors used for the parking or storage of motor vehicles.

Personal Services Establishment. An establishment or place of business primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty shops, barbershops, tanning salons, shoe repair, laundromats, dry cleaners and tailors.

Pet Day Care Service. An establishment where pet animals owned by another person are boarded for the day, and services such as grooming and pet training are offered. "Pet Day Care Service" may include accessory retail sales on the site.

Place of Worship. A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. A "Place of Worship" may include group housing for persons under religious vows or orders, day care facilities and/or weekly religious instruction.

Residential Care Facility for the Elderly. A group care or similar age-restricted facility, licensed by the state, for twenty-four (24) hour medical or non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living, or for the protection of the individual. "Residential Care Facility for the Elderly" includes residential care facilities for the elderly such as nursing homes, independent living, assisted living, and continuum of care facilities licensed by the state.

Restaurant, Carry-Out. A structure which is maintained, operated, or advertised or held out to the public as a place where food, beverage or desserts are served in disposable containers or wrappers from a serving counter for consumption off the premises.

Restaurant, Full Service. An establishment where food and/or beverages are prepared, served and consumed, and whose principal method of operation includes providing customers with an individual menu and serving food and beverages by a restaurant employee at the same table or counter where the items are consumed.

Restaurant, Limited Service. A restaurant, which may be part of a chain of fast food outlets, whose design or principal method of operation includes three (3) or more of the following characteristics: 1) a permanent menu board is provided from which to select and order food; 2) standardized floor plans, architecture and/or sign design are used over several locations; 3) customers pay for food before consuming it; 4) a self-service condiment bar is provided; 5) trash receptacles are provided for self-service bussing; 6) furnishing plan indicates hard-finished, stationary seating arrangements; 7) drive-through service is offered; and 8) most main course food items are prepackaged rather than made to order.

Restaurant, Specialty. Establishments whose primary business is the sale of a single specialty type of food or beverage that is not considered a complete meal (e.g., candy, coffee, or ice cream). The sale of other food, beverages or merchandise is incidental to the sale of the specialty food or beverage.

Retail Goods Establishment. A commercial enterprise that provides physical goods, products or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser.

Social Club or Lodge. A club or lodge that has a limited membership and elected officers pursuant to its bylaws that excludes the general public from its premises and holds all property for the common benefit of its members. "Social Club or Lodge" does not include an establishment that permits non-members to pay a temporary membership fee at the door in order to enter and use the premises.

Utility. Utilities that are not subject to Village acceptance for operation or maintenance. For purposes of this Ordinance, private utilities include natural gas lines, power lines, telephone lines, cable television lines, fiber optic lines and other communication lines, their appurtenances and components and the utility companies' operation, maintenance, repair and replacement of same. Aboveground private utility structures, such as pedestals for cable wire access or other access points for underground infrastructure (communications wiring, fiber optic, etc.) shall be considered a "Utility."

XX.13 USE STANDARDS

The following use standards apply to the uses listed in Table XX.2: Village Center District Permitted and Special Uses.

A. Cultural Facility

Cultural facilities shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.

B. Day Care Center, Child or Adult

Day care centers shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be required:

1. Adequate on-site drop-off zones, sidewalks and exterior lighting shall be provided.
2. The amount of traffic or noise to be generated shall not be excessive.
3. Adequate open space and recreational areas shall be provided. All outdoor play space must be fenced to a height no less than three and one half (3½) feet and no more than six and one-half (6½) feet.

D. Dwelling, Townhouse

Townhouse dwellings may be designed as attached single-family dwellings or as stacked flats, where each building in the development contains one (1) or two (2) units stacked above a ground floor unit.

1. No townhouse development shall exceed one-hundred-eighty (180) feet of building frontage.
2. Each building within a townhouse development is limited to thirty (30) feet in width.

3. A townhouse development must contain a minimum of three (3) buildings.
4. No more than three (3) dwelling units are permitted in one stacked flat building in a townhouse development. All required parking spaces for each dwelling unit must be provided on-site.
5. All units within a stacked flat building must be vertically stacked and accessed by a shared entry from the public sidewalk.
6. The elevation of the first floor is limited to six (6) feet above grade at the front of the building.
7. Exterior stairs are permitted for rear façades that do not front on public streets. These stairs may provide access to units on various floors through rear patios or porches.
8. All townhouse developments must be designed with the front or side façade of the buildings facing the street. Only either detached garages located in the rear yard or attached garages oriented to the rear of the units are permitted.
9. All dwelling units must be laid out to ensure adequate privacy for residents, such as by the separation of buildings or landscaping between buildings. There shall be a minimum separation of ten (10) feet between sidewalls among rows of townhouse developments. Where the front or rear wall of a row of townhouse faces the front or rear wall of another row of townhouse or multi-family dwellings, the minimum required separation between such buildings shall be a minimum of thirty (30) feet. Driveways and parking areas may be located within this minimum separation area.
10. All off-street parking areas and interior driveways are located and designed to provide safe, quick, and convenient access for emergency vehicles, refuse collection, and service and delivery vehicles.

E. Gas Station

1. Gas station canopies shall be designed with luminaires recessed under the canopy to minimize light pollution. Light intensity directly under the canopy shall not exceed ten (10) footcandles at any location. All lighting mounted under the canopy, including auxiliary lighting within signage and panels over the pumps, shall be included in the ten (10) footcandle limit.
2. All gas station driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
3. Gas stations may offer convenience items for sale as a secondary activity.
4. Gas stations may also include an automatic car wash with one (1) bay. Stacking spaces shall be in accordance with Article 13 (Off-Street Parking and Loading).
5. In addition, gas stations may be included accessory to a minor motor vehicle repair and service shop.
6. Gas stations shall not be subject to any maximum front setback, where applicable within a zoning district. However, a minimum five (5) foot landscaped setback shall be provided.

F. Pet Day Care Service

Pet day care services must meet all federal, state and local requirements including, but not limited to, licensing, health and safety code requirements. In addition, the following criteria shall be required:

1. Exterior enclosures and runs shall provide protection against weather extremes. Floors of runs shall be made of impervious material to permit proper cleaning and disinfecting.
2. All animal quarters and runs are to be kept in a clean, dry and sanitary condition.
3. Fencing surrounding exercise areas and/or runs shall be of a sufficient height to prevent escape and shall be buried as part of installation to prevent escape by digging beneath the fence posts.
4. Noise shall be mitigated so as not to create a public nuisance for adjoining properties and shall comply with all local noise regulations. This shall exclude noise from exercise or training while outdoors during the daytime.
5. Pet day care services must be located at least one thousand three hundred twenty (1,320) feet from other kennels and pet day care services.

G. Motor Vehicle Dealership or Motor Vehicle Rental Establishment

Motor vehicle dealerships or rental establishments with an outdoor display component shall have a minimum lot size of twenty-thousand (20,000) square feet. This standard does not apply to fully enclosed dealerships (i.e., indoor showrooms only) or rental establishments located within a parking structure.

H. Motor Vehicle Service and Repair, Major or Minor

1. Minor motor vehicle service and repair shops may not store the same vehicles outdoors on the site for longer than ten (10) days. Major motor vehicle service and repair shops may not store the same vehicles outdoors on the site for longer than thirty (30) days.
2. All driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
3. All repair operations shall be fully enclosed. Wrecked or junked vehicles shall not be stored for longer time periods than those specified above and shall be screened from the public right-of-way and any adjacent residential districts.
3. Minor motor vehicle service and repair shops may also include gas stations as an accessory use.

I. Offices

Offices, including government offices, located at grade or within 8 feet of grade are permitted if, in combination, they occupy no more than 10 percent of the linear street frontage of the district. If offices, including government offices, occupy over 10 percent of the linear street frontage of the district, then all offices located at grade level of the floor nearest grade level shall be considered special uses.

J. Park or Playground

1. Parks and playgrounds with a lot area of less than four (4) acres in area are limited to one (1) building on the lot no greater than fifteen (15) feet in height and a floor area a maximum of five hundred (500) square feet.
2. Parks with recreation centers must have a lot area of at least four (4) acres. Administration buildings, maintenance buildings or recreation centers located in parks of four (4) acres or more must be located at least fifty (50) feet from a residential lot line.

K. Place of Worship

Places of worship shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties.

L. Residential Care Facility for the Elderly

Residential care facilities shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be required:

1. The location, design and operation of the facility shall be compatible with, and shall not adversely affect, adjacent properties and the surrounding area.
2. The facility shall be harmonious with surrounding buildings, in respect to scale, architectural design and building placement. If located within a residential district, the facility shall not alter the residential character of the neighborhood.
3. The surrounding street network shall be capable of accommodating the traffic generated by the facility.
4. To the extent permitted under applicable State and Federal laws and regulations, first preference for occupancy of the units shall be accorded to persons who were residents of the Village for two (2) or more years and who applied for occupancy during this period, and eligible persons who were residents of the Village for five (5) or more years and who applied for occupancy within two (2) years after their residency ceased. Second preference shall be accorded to eligible persons who were residents or former residents of the Village who do not qualify for a first preference, and eligible persons who are parents of Village residents.

M. Restaurant, Carry-Out

1. A restaurant must submit the following operation plans:
 - a. Days and hours of operation.
 - b. The size of the establishment.
 - c. The number and location of seats, tables and other furniture proposed for outdoor seating.
 - d. Exterior lighting design.
 - e. Maximum occupancy loads.

2. Carry-out food service operations shall allow vehicular access from a collector or major street.

N. Social Club or Lodge

1. Social clubs or lodges must be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.
2. No more than fifty percent (50%) of the gross floor area may be used as office space for the social club or lodge.
3. Social clubs and lodges are permitted to serve meals and alcohol on the premises for members only.
4. Social clubs and lodges shall not provide lodging for members or guests on premises.

O. Twenty-Four Hour Business

1. The privilege granted by approval of a 24-hour business special use is not a property right and is not deemed to attach to or run with the land, but runs solely with the applicant for the use described in the application, and shall be deemed solely as granting authority under this Article to operate the business in conformance with all other provisions of this Ordinance.
2. Only a permitted or special use in a zoning district is eligible to obtain a special use to operate as a 24-hour business. No variation to this requirement is permitted.
3. A special use for a 24-hour business shall meet each of the following standards:
 - a. The 24-hour business special use will not create, or has not created, a materially adverse impact on neighboring properties resulting from generation or accumulation of refuse or from generation of an unreasonable level of noise from business activities or motor vehicle traffic during times of operation that require the 24-hour business special use.
 - b. The 24-hour business special use will not create, or has not created, due to its operation or the nature of its operation during those hours which require the 24-hour special use a material policing problem.
4. Prior to making any material change in the operation of the 24-hour business special use from that described in the original application for the special use, the applicant shall submit a new application to modify the existing special use in the same manner as an original application.
5. In the event that any business license or other license or permit required by this Ordinance and the Village Code for the operation of the 24-hour business special use is revoked, then the 24-hour business special use is terminated on that date of revocation.

P. Utility

Private utilities shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties. Additional landscaping and screening may be required.

1. All utility distribution lines for telephone, cable television, electrical, and other utility services in subdivisions platted and recorded after the effective date of this Ordinance shall be installed underground.
2. All underground installations shall be placed within easements or dedicated public ways in a manner that does not conflict with previously installed services.
3. Underground installations shall be made in accordance with the rules and regulations from time to time on file with the Illinois Commerce Commission. Nothing contained herein shall relieve the developer from the standard charges on file with said Commission.
4. All utility easement areas shall be kept free and clear of all physical encumbrances so that the easements are readily available and accessible. Proposed easements shall be submitted to the utility companies for their suggestions prior to the recording of a subdivision plat.
5. All transformer boxes shall be located so as not to be hazardous to the public.

XX.13 LANDSCAPE AND SCREENING

A. General Landscape Requirements

The following landscape is required for parking lots in the Village Center District:

1. Perimeter open-air parking lot landscape is required for all parking lots and must be established along the edge of the parking lot.
2. Interior landscape is required for open air parking lots of ten (10) or more spaces.
3. All planting materials used must be of good quality and meet the "American Standard for Nursery Stock," latest edition, as published by the American Nursery and Landscape Association, hereafter referred to as ANLA, for sizes, grading, root spread, dimension of root ball, and quality. The use of native species is encouraged. Size and density of plant material, both at the time of planting and at maturity, are additional criteria to be considered when selecting plant material. All landscape must use non-invasive species.
4. All landscape materials must be installed in accordance with the current planting procedures established by ANLA. Planting material should be grown in a climate similar to or more severe than that of the northeastern Illinois, typical of its species in branch structure, free of cultural or mechanical injury, insect eggs or their larvae and plant diseases, and is accompanied by certification of inspection from authorities having jurisdiction over use and shipment. All plant material must be installed so that soil is of sufficient volume, composition and nutrient balance to sustain healthy growth.
5. All landscape must be maintained in good condition, present a healthy, neat and orderly appearance, and kept free of weeds, refuse and debris.

B. Parking Lot Perimeter Landscape

A perimeter landscape yard is required for all parking lots and the landscape treatment must run the full length of the parking lot where it abuts a street, excluding driveways and access points. The perimeter parking lot landscape yard must be improved as follows.

1. The perimeter landscape yard must be a minimum of five (5) feet in width.

2. A single hedge row is required, planted with one (1) shrub every thirty-six (36) inches on center, spaced linearly. The shrubs must measure a minimum of thirty-six (36) inches in height at planting and a minimum of forty-eight (48) inches to a maximum of sixty (60) inches in height at maturity. In addition, an ornamental fence a minimum of four (4) feet in height is required along the perimeter landscape yard.
3. Alternatively, a low pedestrian wall the height of which provides effective screening to a maximum height of three (3) feet may be used instead of shrubs and an ornamental fence. Where possible, plant materials must be installed between the sidewalk and the wall to provide a softening effect on the wall.
4. All perimeter parking lot landscape areas must be protected with raised curbs.

C. Parking Lot Interior Landscape

For parking lots consisting of ten (10) or more spaces, interior parking lot landscape is required.

1. One (1) parking lot island must be provided between every ten (10) contiguous parking spaces. As part of site plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, to be approved as part of the landscape plan, but the total number of islands must be no less than the amount required one (1) island for every ten (10) spaces.
2. In addition to parking lot islands, additional landscaped areas must be provided within the interior of parking lots. All rows of parking spaces must terminate in a parking lot island or landscaped area. The minimum landscaped area, including parking lot islands, is ten percent (10%) of the parking lot area. Perimeter parking lot landscape is not considered part of the ten percent (10%) calculation and is not included in the area used to calculate the required ten percent (10%).
3. Parking lot islands or landscaped areas must be at least one-hundred twenty-five (125) square feet in area. However, parking lot islands must be the same dimension as the parking stall. Double rows of parking must provide parking lot islands that are the same dimension as the double row.
4. Parking lot islands or landscaped areas must be at least six (6) inches above the surface of the parking lot and protected with curbing, except where designed to apply sustainable techniques allowing the flow and access of stormwater. Such islands and landscaped areas must be properly drained and irrigated as appropriate to the site conditions to ensure survivability.
5. Shade trees must be the primary plant materials used in parking lot islands and landscaped areas. One (1) shade tree is required every parking lot island or landscaped area. If the island extends the width of a double row, then two (2) shade trees are required.

D. Required Screening

1. Refuse Disposal Dumpsters and Refuse Storage Areas

All refuse containers shall be fully enclosed on three (3) sides by a solid wood or simulated wood screen fence, an opaque masonry wall (stone, stucco or brick) or principal structure wall no less than five (5) feet and no more than six (6) feet in height

and the enclosure shall be gated. The materials used for screening, including the enclosure, shall complement the architecture of the principal structure. An extension of an exterior principal structure wall may be used as one of the screening walls for a refuse container, provided that such wall meets the six (6) foot height requirement and is of the same building materials as the principal structure. Such wall may not be the gated enclosure.

2. Loading Berths

Where feasible, loading berths shall be located and oriented so as not to be visible from the street and adjacent properties, while still allowing access to the use it is serving. In addition, loading berths in all zoning districts shall be screened as much as possible, unless such screening is determined unnecessary by the body approving the landscape plan. Such screening shall consist of an opaque masonry wall (stone, stucco or brick), a solid wood or simulated wood screen fence, or dense evergreen hedge no less than five (5) feet and no more than six (6) feet in height.

3. Outdoor Storage Areas

All outdoor storage areas shall be completely screened by an opaque masonry wall (stone, stucco or brick) or a solid wood or simulated wood screen fence no less than five (5) feet and no more than six (6) feet in height. Where feasible, plant materials shall be installed along the fence or wall located along the public right-of-way to provide a softening effect. No materials stored outdoors shall be of a greater height than that of the required fence or wall.

4. Outdoor Sales and Display Areas

- a.** When the rear or interior side yard of an outdoor display area abuts a residential district, or the rear yard is separated from a residential district by an alley, the outdoor display area shall be effectively screened from view by an opaque masonry wall (stone, stucco or brick), a solid wood or simulated wood screen fence or dense evergreen hedge no less than five (5) feet and no more than six (6) feet in height.
- b.** All outdoor display areas shall be designed with a landscaped yard along the public right-of-way, excluding alleys, a minimum of ten (10) feet in width and planted with shade or evergreen trees at a rate of one (1) tree per twenty-five (25) feet, and supplemented with shrubs and perennials to enhance the view from the public right-of-way. These screening requirements are not intended to prohibit openings reasonably necessary for access drives and walkways.
- c.** Motor vehicle dealerships or rental establishments with outdoor sales and display lots may be designed with screening of small shrubs and/or a low pedestrian wall of a minimum of three (3) feet in height to optimize the view of motor vehicles for sale.