

ARTICLE 8. USES

- 8.0 GENERAL USE PERMISSION
- 8.1 USE MATRIX
- 8.2 PRINCIPAL USE STANDARDS
- 8.3 TEMPORARY USE STANDARDS

8.0 GENERAL USE PERMISSION

No structure or land may be used or occupied except in conformity with the regulations for the zoning district in which it is located.

8.1 USE MATRIX

- a. Table 8-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. P indicates that the use is permitted in the zone. S indicates that the use is a special use in the zone and requires a special use permit in accordance with Section 16.0. If a cell is blank, the use is not allowed in the district. In the case of temporary uses, a P indicates the temporary use is allowed in the district but requires approval of a temporary use permit in accordance with Section 16.4.
- b. The following footnotes apply as follows:
 - (1) Footnote 1: Use allowed, as permitted or special, only when secondary to a larger office and/or industrial development, and integrated into the larger development to serve the employees and visitors. Such uses may be freestanding structures within the campus but must be integrated into the development as a whole, including pedestrian and vehicle circulation systems.
 - (2) Footnote 2: Wireless telecommunications is only a permitted when the application is for a wireless telecommunications antenna designed as and meeting the requirements of antenna stealth design. Such wireless telecommunications antenna requires site plan review approval.

Table 8-1: Use Matrix

Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
Residential																			
Age-Restricted Housing					P	P				S									Sec. 8.2.11
Community Residence – Small (6 or Fewer Residents)	P	P	P	P	P	P													Sec. 8.2.6
Community Residence – Large (7 or More Residential)					P	P													Sec. 8.2.6
Dwelling – Single-Family	P	P	P	P	P	S				P									Sec. 8.2.10
Dwelling – Two-Family				P	P	S				P									Sec. 8.2.10
Dwelling – Townhouse					P	P				S									Sec. 8.2.11
Dwelling – Multi-Family					P	P				S									Sec. 8.2.11
Dwelling – Above the Ground Floor							P	P	P	P									
Residential Care Facility	S	S	S	S	S	S	S	S	S	S									Sec. 8.2.27
Agricultural																			
Agriculture	P																		
Stable – Commercial	S																		
Public																			
Camp																		P	Sec. 8.2.4
Cemetery	S																		P
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cultural Facility	P	P	P	P	P	P	P	P	P	P		P							P
Educational Facility – Primary or Secondary (No Boarding)	P	P	P	P	P	P													P
Educational Facility – Primary or Secondary (Boarding)	S	S	S	S	S	S													P
Educational Facility – University	S	S	S	S	S	S							S	P					P
Educational Facility – Vocational								S	P			S	P	P	P	S			
Emergency Shelter									S										S
Forest Preserve	P	P	P	P	P	P													P
Government Office	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P							P
Public Safety Facility	S	S	S	S	S	S	S	S	P	S	P	P	S	S	S	S	S	S	P
Public Works Facility	S							S	P				S	S	S	S	S	S	P
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Retail																			
Adult Use																S	S		Sec. 8.2.1
Art Gallery							P	P	P	S		P							
Bar								S	S										
Farm Stand							P	P	P	S									
Gas Station								P	P			P			S				Sec. 8.2.13

Table 8-1: Use Matrix																			
Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
Greenhouse/Nursery - Retail								S	P						P				Sec. 8.2.14
Gun/Firearm Shop - Retail								S	S			S							Sec. 8.2.15
Heavy Retail, Rental and Service								S	P			S			P				Sec. 8.2.14
Outdoor Dining							P	P	P	S		P	P	P	P				Sec. 8.2.23
Outdoor Market								S	S									P	Sec. 8.2.24
Pawn Shop								S	P										
Restaurant							P	P	P	S		P	P ¹	P ¹	P ¹				
Retail Goods Establishment							P	P	P	S		P	P ¹	P ¹	P ¹				
Retail Sales of Alcohol								P	P			P							
Specialty Food Service							P	P	P	S		P	P ¹	P ¹	P ¹				
Vehicle Dealership – Fully Enclosed								P	P			P			P	P			Sec. 8.2.30
Vehicle Dealership – With Outdoor Storage and Display								S	S			S			S	S			Sec. 8.2.30
Service																			
Animal Care Facility							S	P	P						P	P			Sec. 8.2.2
Arts Studio							P	P	P	S		P	P ¹	P ¹	P ¹				
Body Modification Establishment								S	S										Sec. 8.2.3
Car Wash								S	S			S			S				Sec. 8.2.5
Day Care Home	P	P	P	P	P	P													Sec. 8.2.8
Day Care Center							S	P	S	S		P	S ¹	S ¹	S ¹				Sec. 8.2.9
Drive-Up Automated Teller Machine - Freestanding								P	P		P	P	P	P	P				Sec. 8.2.12
Funeral Home							S	P	P	S									
Hotel/Motel								P	P		P	P	S	S					
Massage Service Establishment								S				S	S ¹	S ¹					Sec. 8.2.20
Passenger Terminal								S	P										
Personal Service Establishment							P	P	P	S		P	P ¹	P ¹	P ¹				
Reception Facility								P	P			P							Sec. 8.2.26
Self-Storage Facility									P						P				
Vehicle Rental								S	P			P			P				Sec. 8.2.32
Vehicle Repair/Service – Minor								P	P			S			P	P			Sec. 8.2.33
Vehicle Repair/Service – Major									S						P	P	P		Sec. 8.2.33
Recreation/Social/Assembly																			
Amusement Theme Park											P								
Country Club	S																	P	
Golf Course/Driving Range	S								P									P	
Live Performance Venue								S	S		P	P						P	
Lodge/Meeting Hall							S	S	S	S		P			P ¹	P ¹			Sec. 8.2.19
Place of Worship	P	P	P	P	P	P	S	S	S	S								P	
Recreation, Indoor																			
Recreation, Shooting Range (indoor)							P	P	P			P			P	P			Sec. 8.2.29

Table 8-1: Use Matrix																			
Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
Recreation, Indoor – Not-for-Profit	S	S	S	S	S	S	S	S	P			P						P	
Recreation, Shooting Range (indoor)																		P	Sec. 8.2.29
Recreation, Outdoor (shooting ranges prohibited)								S	S										
Recreation, Outdoor - Not-for-Profit (shooting ranges prohibited)	P	P	P	P	P	P		S	P									P	
Office																			
Financial Institution							P	P	P	S		P	P	P	P				
Office							P	P	P	S		P	P	P	P	P			
Industrial Design													P	P	P				
Research and Development (R&D)													P	P	P	P	P		
Medical																			
Hospital								S	S					S				P	
Medical Marijuana Cultivation Center															S	S	S		Sec. 8.2.21
Medical Marijuana Dispensary								S	S			S			S	S	S		Sec. 8.2.22
Medical/Dental Clinic – With Dispensary								S	S			S	S	S	S	S	S		Sec. 8.2.22
Medical/Dental Clinic – Without Dispensary							P	P	P	S		P	P	P					
Industrial																			
Contractor Storage Yard									S						P	P	P		Sec. 8.2.7
Industrial – Light															P	P	P		Sec. 8.2.7
Industrial – General																P	P		Sec. 8.2.7
Industrial – Heavy																	P		Sec. 8.2.7
Kennel									S						P			P	Sec. 8.2.17
Landscape Business									S						P	P			Sec. 8.2.18
Micro-Brewery								S	S			S		S	P	P	P		
Micro-Distillery								S	S			S		S	P	P	P		
Micro-Winery								S	S			S		S	P	P	P		
Storage Yard (Outdoor)									S						S	P	P		Sec. 8.2.7
Salvage Yard																S	S		Sec. 8.2.28
Vehicle Operation Facility – Fully Enclosed									P						P	P		P	Sec. 8.2.31
Vehicle Operation Facility - With Outdoor Storage									S						S	S		S	Sec. 8.2.31
Warehouse									S				S	S	P	P	P		
Wholesale Establishment									S						P	P	P		
Transportation																			
Drive-Through Facility							S	P	P	S		P	P	P	P				Sec. 8.2.12
Helipad													S	S	S	S	S	S	Sec. 8.2.16
Heliport															S	S	S	S	Sec. 8.2.16

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Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
Parking Lot (Principal Use)							S	S	S		S	S						P	Sec. 8.2.25
Parking Structure (Principal Use)							S	S	S		S	S						P	Sec. 8.2.25
Other																			
Broadcasting Facility – TV/Radio (With Antenna)									P				S	P	P				
Broadcasting Facility – TV/Radio (Without Antenna)							P	P	P	S		P	P	P	P	P	P		
Planned Unit Development	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S		
Wireless Telecommunications	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	P ² ,S	Sec. 8.2.34
Temporary Uses																			
Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	O-1	O-2	I-1	I-2	I-3	P	Use Standard
Farmers' Market	P	P	P	P	P	P	P	P	P	P		P						P	Sec. 8.3.1
Garage/Yard Sale	P	P	P	P	P	P													Sec. 8.3.2
Real Estate Sales Office/Model Unit	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	Sec. 8.3.3
Temporary Contractor's Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.4
Temporary Dumpster	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.5
Temporary Mobile Sales							P	P	P	P		P	P	P	P	P	P	P	Sec. 8.3.6
Temporary Outdoor Entertainment/Promotional Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	Sec. 8.3.7
Temporary Outdoor Sales	P	P	P	P	P	P	P	P	P	P		P	P	P	P			P	Sec. 8.3.8
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 8.3.9

8.2 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

1. Adult Use

- a. No adult use may be maintained or operated in any manner that causes, creates, or allows public viewing of any adult material, or any entertainment depicting, describing, or relating to specified sexual activities or specified anatomical areas, from any sidewalk, public or private right-of-way, or any property other than the lot or parcel on which the licensed premises is located.
- b. No portion of the exterior of an adult use may install or contain any flashing lights, search lights, or spotlights, or any other similar lighting systems, or any words, lettering, photographs, silhouettes, drawings, or pictorial representations of any manner except to the extent specifically set forth for in the sign ordinance for adult-oriented businesses.
- c. No adult use may be operated within 1,000 feet of an existing:
 - (1) Place of worship
 - (2) Educational facility
 - (3) Park/playground
 - (4) Residential district or residential dwelling (all types)
 - (5) Designated historical or cultural district
 - (6) Cemetery
 - (7) Day care center
 - (8) Forest preserve
 - (9) Retail sales of alcohol
 - (10) Indoor or outdoor recreation facility which holds youth activities

2. Animal Care Facility

- a. Exterior exercise areas must be located to the interior side or rear of the principal building on the lot.
- b. All animal overnight boarding facilities must be located indoors.

- c. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition. The surface of exterior exercise areas must be made of impervious material to permit proper cleaning and disinfecting.
- d. Insulated double fencing of exterior exercise areas is required to provide adequate noise and visual screening. Fencing must be a minimum of six feet in height, and must be buried a minimum of one foot to prevent escape by digging beneath the fence posts and pickets. Fencing must also be directly connected to the building, allowing safe passage of animals from building to exterior exercise area, and vice versa.
- e. All animal outdoor activities must be conducted within the exterior exercise area. A minimum of one employee must be present in the exterior exercise area when animals are present.
- f. Exterior exercise areas are prohibited in required setbacks.

3. Body Modification Establishment

All Body Modification establishments must have the required State and Village licenses.

4. Camp

- a. Management headquarters, recreational facilities, cabins, and other uses and structures customarily associated with the operation of a camp are permitted. All such structures must meet the requirements of the Building Code.
- b. All storage must be within enclosed structures.
- c. All interior side and rear yards must be a minimum of 30 feet each, unless the zoning district requires a larger yard.
- d. Outdoor recreation areas, including playgrounds or recreation fields, are prohibited in a required yard.

5. Car Wash

- a. Car wash facilities must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet in height. One shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall.
- b. The site must be designed to drain away from adjoining properties.

6. Community Residence

- a. Community residences must meet all federal, state and local requirements including, but not limited to, licensing, health, safety, and building code requirements.

- b. The facility must retain a residential character, which is compatible with the surrounding residential neighborhood.
- 7. Contractor Storage Yard and Storage Yard (Outdoor); Industrial – Light, General, Heavy with Outdoor Storage**
- a. A storage yard and any outdoor storage associated with industrial – light, general, or heavy uses must be completely enclosed along all lot lines by a solid fence or wall a minimum of eight feet in height, including ingress and egress. Fences or walls along the front or corner side lot line must be set back a minimum of 10 feet. Within the setback, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall. Where any principal building screens an outdoor storage area, the fence and the associated setback is not required.
 - b. Storage of any kind is prohibited outside the fence or wall. No items stored within the fence may exceed the height of the fence or wall.
 - c. The storage area should be located to the rear of the lot where possible. Any structures must be located towards the front of the lot, in compliance with the front yard of the underlying zoning district.
 - d. Outdoor storage areas must be surfaced with an all weather dust-free material and graded to drain all surface water.

8. Day Care Home

- a. Day care homes must meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements.
- b. Open space and/or recreational areas must be provided as required by the State of Illinois licensing requirements.
- c. The facility must retain a residential character that is compatible with surrounding residential neighborhoods.

9. Day Care Center

- a. Day care centers must meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements.
- b. Open space and/or recreational areas must be provided as required by the State of Illinois licensing requirements. The outdoor recreational areas must be separated from parking areas and enclosed by a semi-open or closed fence a minimum of six feet in height. No open space and/or recreational areas may be located within a required setback.
- c. A pickup/drop off area must be provided. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

10. Dwelling – Single-Family and Dwelling – Two-Family

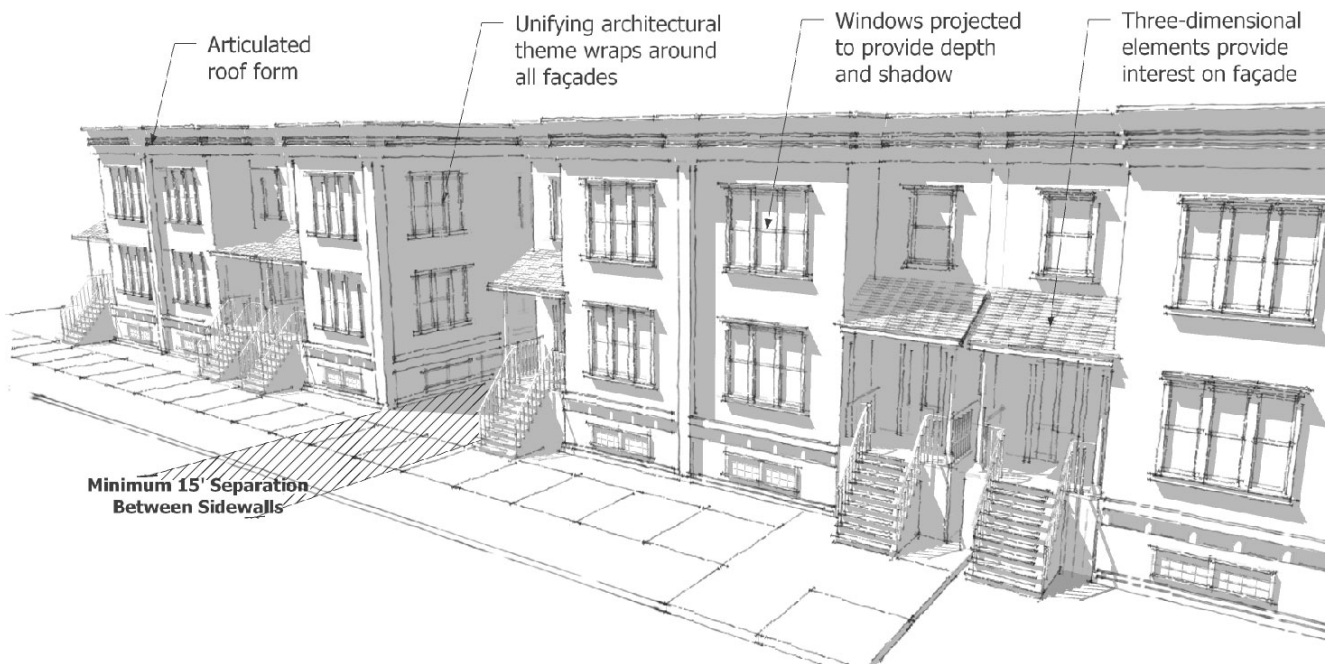
- a. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches and raised steps and stoops with roof overhangs or decorative railings, to create a protected entry area and articulate the front façade.
- b. Windows, side entrances, and other architectural features on street facing and side facades are required to avoid the appearance of blank walls. Dwellings on corner lots must address both street frontages. The primary façade upon which the entrance to the structure is located must include the front entry as a dominant feature and be designed in accordance with Paragraph a above. The secondary street-facing façade must include articulation, such as windows, porches, or other architectural features, to avoid the appearance of a blank wall.
- c. The architectural style, scale, and building mass of additions must be in keeping with that of the original structure. All additions must meet the articulation requirements of this section for street-facing and side facades. Exterior building materials and colors, as well as trim and other architectural details, must complement the existing structure.



11. Dwelling – Townhouse and Dwelling – Multi-Family

- a. Façades must be designed to be viewed from multiple directions and, therefore, they must be designed with consistent materials and treatment that wraps around all façades. There must be a unifying architectural theme for the entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials or colors in the entire structure.

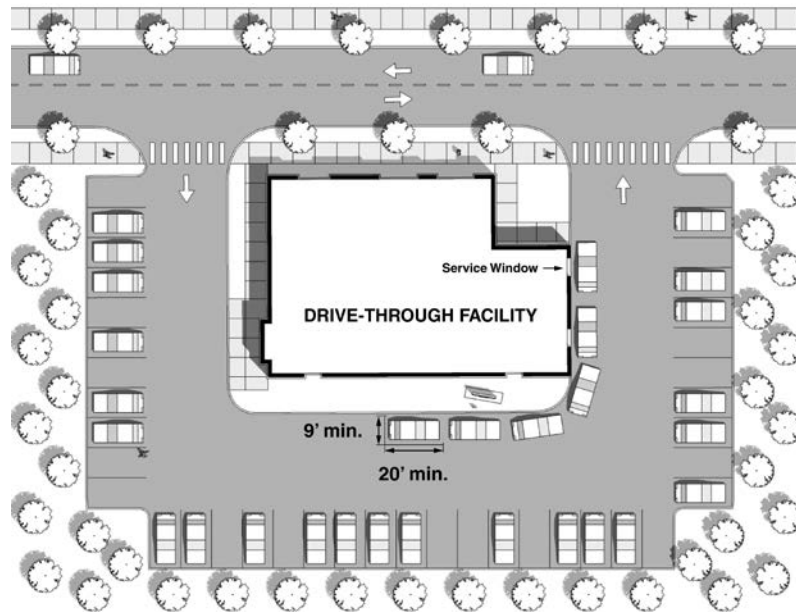
- b. Windows and doors must have raised elements to create shadow and articulation. In addition, three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade. Windows must be set back into or projected out from the façade to provide façade depth and shadow.
- c. Roof forms must be articulated so that varied planes and massing within the overall roof are provided. Large, monotonous, simple pitched roofs, without breaks in the expanse of the roof, are prohibited. For flat roofs, the use of cornices and/or parapets is required to add variety and break up the roofline.
- d. There must be a minimum separation of 15 feet between sidewalls among rows of townhouse developments and multi-family dwellings. Where the front or rear wall of a row of townhouse or multi-family dwellings faces the front or rear wall of another row of townhouse or multi-family dwellings, the minimum required separation between such buildings must be a minimum of 30 feet. Driveways and parking areas may be located within this minimum separation area.
- e. Large, flat facades are prohibited. Windows, projected entrances and overhangs must be included on the street facing façade to add depth and variety. When the sidewalls of multi-family or townhouse development face a street, side facades must be designed with elements of the front façade, such as windows.



12. Drive-Through Facility and Drive-Up Automated Teller Machine - Freestanding

- a. All drive-through facilities must provide a minimum of five stacking spaces per lane or bay, unless fewer or additional stacking spaces are required specifically by this Ordinance. Stacking spaces provided for drive-through uses must be:

- (1) A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 20 feet in length.
 - (2) Stacking spaces must begin behind the vehicle sitting in the first service space of the drive-through aisle, such as a service window or car wash bay (this does not include a menuboard). Spaces must be placed in a single line behind each lane or bay.
- b. All drive-through lanes must be located and designed to ensure that they do not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
 - c. Additional screening may be required as part of special use approval to minimize the impact of exterior site lighting, headlight glare, menuboards, and intercom sound.
 - d. The volume on all intercom menu displays must comply with all local noise regulations.
 - e. The operator of the drive-through facility must provide adequate on-site outdoor waste receptacles and daily litter clean-up of the facility.
 - f. A drive through lane must have bail-out capability for all vehicles that have entered the drive through lane. The bail-out lane must be a minimum width of 10 feet in width and run parallel to the drive through lane. If a bail-out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.



- g.** A drive-up automated teller machine – freestanding is subject to the standards of this section. No freestanding automated teller machine may be located within a required setback. A freestanding drive-up automated teller machine must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet in height. One shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall.

13. Gas Station

- a.** 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. Gas stations are limited to two curb cuts. For a corner lot, curb cuts are restricted to one curb cut per street.
- b.** Gas stations may offer convenience items for sale. Outdoor storage/sales/display of convenience items is limited to 10% of the principle building footprint and must meet the standards for outdoor sales and display in Article 10.
- c.** Gas stations may also include an automatic car wash with one bay.
- d.** The volume on any audio component must be maintained at a level so as not to be audible in adjoining properties. The volume on any audio component must comply with all local noise regulations. Audio components are permitted only on the gas station pump. Audio components are prohibited as part of any other structure, including canopies and buildings.

14. Greenhouse/Nursery – Retail and Heavy Retail, Rental and Service

- a.** A greenhouse/nursery-retail must be screened along any lot lines abutting a residential district with a solid wall or fence, a minimum of six feet in height. One shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall unless such area being screening is used for on-site plantings or outdoor sales.
- b.** Outdoor audio components are prohibited.
- c.** All areas of storage must be maintained in a neat and orderly manner.

15. Gun/Firearm Shop

- a.** Shall not be located within 500 feet of a pre-existing school, child day care facility, or public park.
- b.** Shall not be located within 500 feet of a pre-existing gun/firearm shop.
- c.** Shall not be located within 300 feet of an establishment with a pre-existing liquor license.

16. Helipad, or Heliport

- a.** The helipad or heliport must meet all applicable standards of the United States Department of Transportation, Federal Aviation Administration, and the Illinois Department of Transportation, Division of Aeronautics, and must be designed and constructed in accordance with all state and federal regulations.
- b.** All structures must meet the setback requirements of the district where it is located.

17. Kennel

- a.** Any outside exercise areas must provide covered areas over a minimum of 50% of the exterior area to provide shelter against weather. Any animal's permanent outside boarding must be designed to provide 100% shelter against weather.
- b.** All animal quarters and exterior areas must be kept in a clean, dry, and sanitary condition.
- c.** Insulated double fencing of exterior exercise areas is required to provide adequate noise and visual screening. Fencing must be a minimum of six feet in height, and must be buried a minimum of one foot to prevent escape by digging beneath the fence posts and pickets. Fencing must also be directly connected to the building, allowing safe passage of animals from building to exterior exercise area, and vice versa.
- d.** Exterior exercise areas or boarding areas are prohibited in the front or corner side yard and in any required setback.

18. Landscape Business

- a.** All landscape business vehicles and equipment associated with a landscape business must be stored entirely within an enclosed structure or in a permitted exterior storage area.
- b.** A landscape business is permitted an outdoor storage area if such principal use is permitted within the district. The outdoor storage area must comply with all standards for such use and requires separate approval.
- c.** Preparation, assembly, and processing of materials must occur wholly indoors or within the permitted exterior storage area only.
- d.** On-site retail sales are prohibited.
- e.** Special use approval is required for the collection, containment, and disposal of landscape wastes at the site. Approval of a management plan is required. Unless such plan is in place, collection or storage of landscape waste at the site is prohibited.

19. Lodge/Meeting Hall

- a. No more than 50% of the total floor area may be used as office space for the lodge/meeting hall.
- b. Lodges/meeting halls are permitted to serve meals and alcohol on the premises for members only.
- c. Sleeping facilities are prohibited.
- d. Lodges/meeting halls leased or used as reception halls must comply with the requirements for reception halls.

20. Massage Service Establishment

All massage service establishments must have the required State and Village licenses.

21. Medical Marijuana Cultivation Center

In accordance with State law, a medical marijuana cultivation center may not be located within 2,500 feet of pre-existing educational facility – primary or secondary or day care center or any residentially zoned property. Any subsequent amendment to State law that is more restrictive than this standard will control.

22. Medical Marijuana Dispensary and Medical/Dental Clinic – With Dispensary

- a. In accordance with State law, a medical marijuana dispensary may not be located within 1,000 feet of pre-existing educational facility – primary or secondary or day care center. In addition, they may not be located in a residential dwelling or within a residential district. Any subsequent amendment to State law that is more restrictive than this standard will control. In addition, the Village further restricts the location of medical marijuana dispensaries as follows:
 - (1) A medical marijuana dispensary may not be located within 1,000 feet of the lot line of any pre-existing forest preserve or state or local park.
 - (2) A medical marijuana dispensary may not be located within 500 feet of the lot line of any pre-existing residential zoning district.
- b. In accordance with State law, when a medical/dental clinic – with dispensary is operated as a methadone clinic it may not be located within 100 feet of any place of worship or educational facility – primary or secondary, or residential care facility. In the case of a place of worship, the distance is measured to the nearest part of any building used for services or educational programs and not to the property boundaries. Any subsequent amendment to State law that is more restrictive than this standard will control. In addition, the Village of Gurnee further restricts the location of medical/dental clinics – with dispensary that operate as a methadone clinic as follows:

- (1) A medical/dental clinics – with dispensary that operate as a methadone clinic may not be located within 1,000 feet of the lot line of any pre-existing educational facility – primary or secondary, day care center, forest preserve, or state or local park.
- (2) A medical/dental clinics – with dispensary that operate as a methadone clinic may not be located within 500 feet of the lot line of any pre-existing residential zoning district.

23. Outdoor Dining

- a. All outdoor dining areas are subject to site plan review and approval.
- b. Outdoor dining must not interfere with pedestrian access or parking spaces and aisles.
- c. A delineation must be maintained between the public right-of-way, private access drive, or any pedestrian walkway and the outdoor dining area through the use of a masonry wall, planters, bollards, temporary fencing, or similar elements.
- d. The surface area for the facility must be on a constructed surface, such as paving or wood. Any lumber used must be of fire retardant quality and rot protected.
- e. The following additional submittals are required as part of any site plan review and/or special use application for outdoor dining:
 - (1) A seating plan, including surfacing specifications, must also be submitted. The seating plan must be reviewed by the Gurnee Fire Department for recommendations on emergency access. All surfacing will be reviewed for compatibility with the architectural character of the principal use and adjacent uses.
 - (2) Detailed information and drawings indicating how the proposed delineation between the public right-of-way, private access drive, or any pedestrian walkway and the outdoor dining area will be accomplished. This will be reviewed for compatibility with the architectural character of the principal building, adjacent buildings and overall use of the site, including parking areas and landscape.
 - (3) A refuse disposal plan indicating the type and locations of refuse receptacles and the method for maintaining the area. If the plan provides for customers to clean-up after themselves, then a specified periodic cleaning schedule by employees must be provided.
 - (4) A storage plan indicating where any tables, seating, umbrellas, or similar furniture or facilities will be stored during times of the year when the outdoor area is not in use.

(5) Required hours of operation are as follows:

(a) Restaurants with outdoor dining areas within 300 feet of a residential use, as measured from the area occupied by the outdoor dining area to the lot line of the residential use, are prohibited from using the outdoor dining area between the hours of 11:00 p.m. and 6 a.m.

(b) Restaurants with outdoor dining areas greater than 300 feet from a residential use, as measured from the area occupied by the outdoor dining area to the lot line of the residential use, are prohibited from using the outdoor dining area between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday and between the hours of 2:00 a.m. and 6:00 a.m. on Saturday and Sunday.

(6) Lighting plan must meet code.

(7) Music is allowed subject to the volume on any audio component being maintained at a level so as not to be audible in adjoining properties. The volume on any audio component must comply with all local noise regulations.

(8) Outdoor dining areas must meet principal building setbacks.

24. Outdoor Market

- a.** Temporary stalls or tables are permitted. All tents must meet the Village Fire Code.
- b.** Sales may involve new and/or used items. The sale of vehicles, heavy equipment, boats, watercraft, agricultural machinery, and similar goods is prohibited.
- c.** Any sales of food products must meet all rules and regulations, and require approval, of the Lake County Health Department.
- d.** Individual sellers at the outdoor market need not be the same each time the market is in operation.

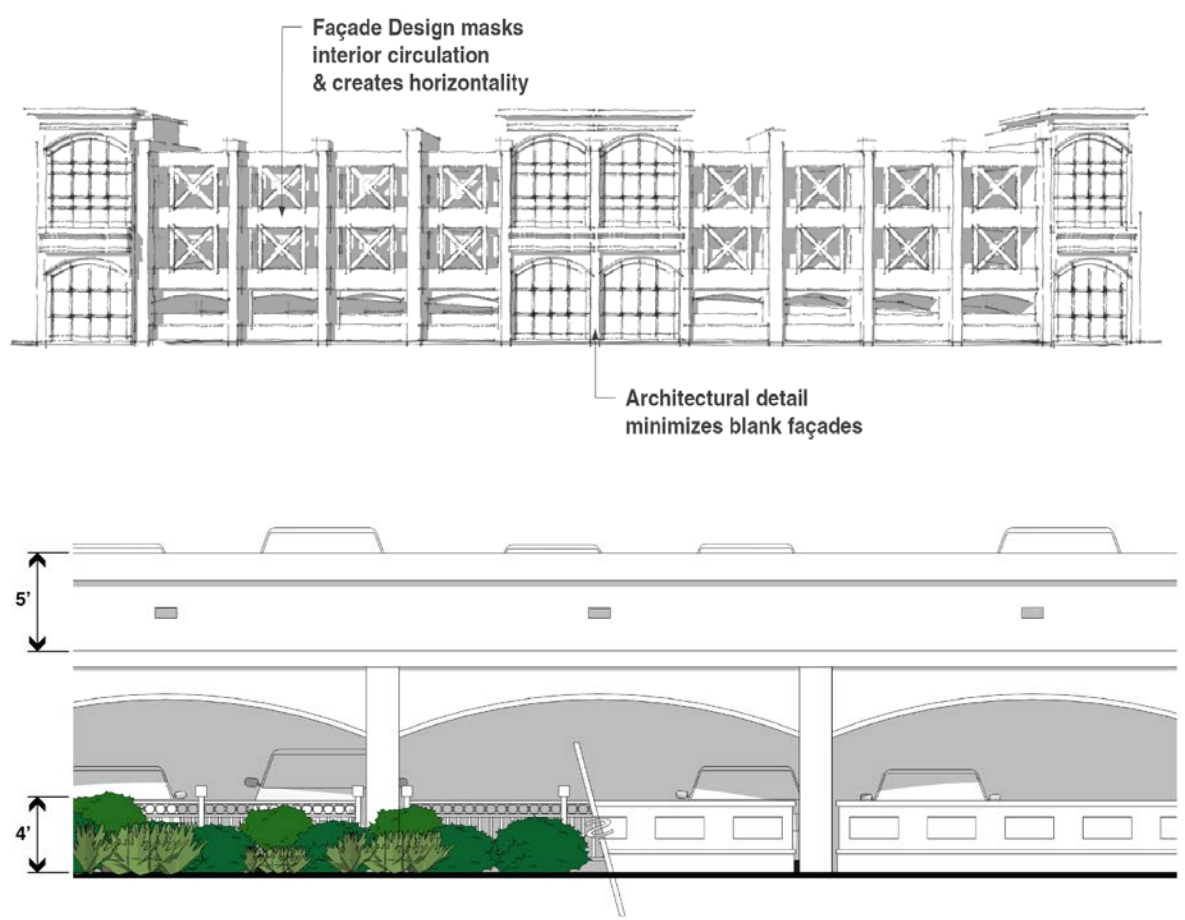
25. Parking Lot and Parking Structure

All parking structures and parking lots are subject to the parking design standards of Article 11. In addition, parking structures and parking lots are subject to the following standards.

a. Parking Structure

- (1)** On facades that front on public streets, façade design and screening must mask the interior ramps and create the illusion of horizontality.
- (2)** Parking structures must be designed to minimize blank facades through architectural detail and landscape.

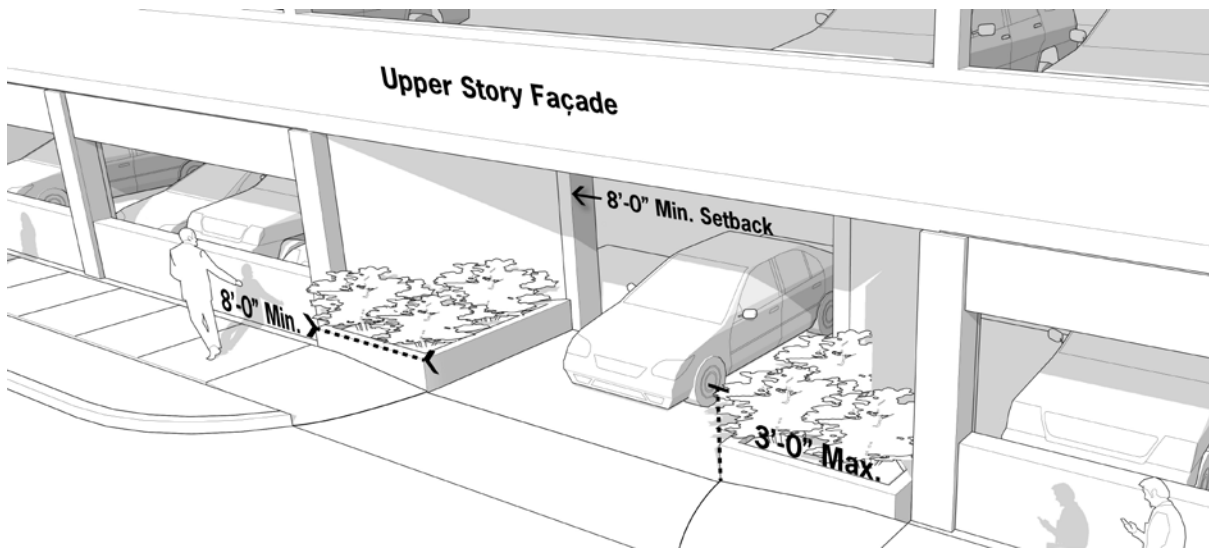
- (3) The design of the exterior of the parking structure must be compatible with the design of and identifiable with the principal structure when a parking structure is constructed for the users of the principal building. When a parking structure is attached to the principal structure, the facade treatment of the principal structure must be extended onto the parking structures. Parking structures as a principal use of a lot must meet the district design standards as applicable.
- (4) On portions of the ground floor façade where parking spaces are visible, a decorative fence and landscape or a kneewall is required to screen parking spaces. Such fence or kneewall must be a minimum of four feet in height.
- (5) For parking structures with rooftop open-air parking, a five foot parapet wall is required for screening.



- (6) A vehicular clear sight zone must be included at vehicular exit areas as follows:
 - (a) The façade of vehicular exit areas must be set back from any pedestrian walkway along that façade a minimum of eight feet for the portion of the

façade that includes the vehicle exit area and eight feet on each side of the exit opening.

- (b) A sight triangle is defined by drawing a line from the edge of the vehicular exit area to a point on the property line abutting the pedestrian walkway eight feet to the side of the exit lane.
- (c) In the sight triangle (bound by the parking structure wall, pedestrian walkway and vehicular exit lane), groundcover, landscape, or decorative wall must be used to act as a buffer between the exit aisle and the pedestrian walkway. Landscape or a decorative wall must not exceed three feet in height in order to maintain driver sightlines to the pedestrian walkway.
- (d) The upper story façade(s) of the parking structure may overhang the vehicular clear sight zone.



b. Parking Lot

- (1) A parking lot must be used solely for the temporary parking of motor vehicles and cannot be used as an off-street loading area.
- (2) No sale, display, repair, or service, except emergency service, of any kind is permitted in any parking lot. This does not include permitted temporary uses.
- (3) Only structures for the shelter of attendants or for payment kiosks are permitted in a parking lot. Shelters or kiosks must not exceed ten feet in height and 50 square feet in area.
- (4) The parking lots must be screened and landscaped in accordance with the requirements of Article 12.

26. Reception Facility

- a.** A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, educational facilities, or similar.
- b.** All main activities, such as dining and entertainment, must be held within a completely enclosed building.
- c.** Outdoor seating areas are permitted for the use of guests. If a reception facility conducts main activities outdoors, special use approval is required for the outdoor area.

27. Residential Care Facility

- a.** Residential care facilities must meet all federal, state, and local requirements including, but not limited to, licensing, health, safety, and building code requirements.
- b.** A copy of state license must be visible at all times.
- c.** When located in a residential district, the facility must retain a residential character, which is compatible with the surrounding residential neighborhood. When located in a non-residential district, the structure must be designed with a lobby entrance along the primary frontage.
- d.** Residential care facilities must meet all district design and dimensional standards for multi-family dwellings.

28. Salvage Yard

- a.** The minimum lot area for a salvage yard is two acres.
- b.** A salvage yard must be completely enclosed along all lot lines by a solid fence or wall a minimum of eight feet in height. Fences or walls along the front or corner side lot line must be set back a minimum of 10 feet. Within the setback, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall.
- c.** Storage of any kind is prohibited outside the fence or wall. No items stored within the fence may exceed the height of the fence or wall.
- d.** All fluids must be drained from wrecked and salvaged motor vehicles or motor vehicle parts within seven days after those vehicles or parts are brought onto the site, and those fluids must be disposed of in compliance with all applicable laws.
- e.** Open burning is prohibited.

29. Shooting Range

- a. Shall not be located within 500 feet of a pre-existing school, child day care facility, or public park.
- b. Shall not be located within 300 feet of an establishment with a pre-existing liquor license.
- c. Must comply with all applicable local and state laws, rules and regulations regarding the discharge of a firearm. Shooting ranges are permitted only as indoor facilities.
- d. All shooting ranges shall provide ceiling and in-wall sound barriers to prevent sound from traveling beyond the tenant lease area or exterior building walls if the facility is located in a stand-alone building.
- e. The number of persons is limited to two per firing point or station.

30. Vehicle Dealership

- a. All repair and service operations must be performed within a fully enclosed building with closed garage doors. Fueling facilities must be located to the rear of the lot.
- b. Any outdoor display of vehicles must be screened along front and corner side yards. The screening must consist of shrubs a minimum of three feet in height, spaced linearly and planted every three feet on center, and/or a low pedestrian wall a minimum of three feet to a maximum of four feet in height along the perimeter of such outdoor display areas.
- c. All outdoor display areas must be paved.
- d. No vehicles may be displayed with open hoods.
- e. No partially dismantled, wrecked, or unlicensed vehicle may be stored outdoors on the premises.
- f. When vehicles are visible from a public right-of-way, pricing is limited to data sheet form.
- g. No attention-getting devices may be displayed on the premises, including but not limited to balloons attached to vehicles.

31. Vehicle Operation Facility

All repair and service operations must be performed within a fully enclosed building with closed garage doors. Fueling facilities must be located to the rear of the lot.

32. Vehicle Rental

- a.** All repair and service operations must be performed within a fully enclosed building with closed garage doors, with the exception of any fueling facilities. Fueling facilities must be located to the rear of the lot. Within the C-2 District, no repair, service or fueling of rental vehicles are allowed.
- b.** Any outdoor storage of vehicles must be screened along front and corner side yards. The screening must consist of shrubs a minimum of three feet in height, spaced linearly and planted every three feet on center, and/or a low pedestrian wall a minimum of three feet to a maximum of four feet in height along the perimeter of such outdoor display areas.

33. Vehicle Repair/Service – Minor and Major

- a.** Vehicle repair/service establishments may not store the same vehicles outdoors on the site for longer than seven days once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.
- b.** All repair and service operations must be performed within a fully enclosed building with closed garage doors. All equipment and parts stored indoors.
- c.** Vehicle repair/service establishments must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of five feet.
- d.** No partially dismantled, wrecked, or unlicensed vehicle may be stored outdoors on the premises. This standard does not apply to vehicles under repair.
- e.** The sale of used or new automobiles is prohibited.
- f.** No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

34. Wireless Telecommunications

a. Site Priority

To minimize the adverse visual impact of wireless telecommunications, towers, antennas, and facilities are allowed as special uses in the following order of priority for location. If lower priority locations are requested, the applicant may be required to provide engineering data certified by the appropriate licensed professionals, or other information the Village deems necessary, that the use of a higher priority location is not technically or otherwise feasible, and that the requested location is a matter of engineering necessity.

- (1)** First priority sites are the P District and Office and Industrial Districts. In addition, any stealth design of antennas is a first priority site.
- (2)** Second priority sites are the C-3, C-5, and C-6 Districts, and any agricultural use over five acres.

- (3) The third priority site is the C-2 District, excluding any areas within the EGG Overlay District.
- (4) Fourth priority sites are the C-1 District.
- (5) Fifth priority sites are any areas not cited as a first, second, third, or fourth priority.

b. Application Requirements

In addition to the requirements for a special use, all applications to erect, construct, or modify any part of a wireless telecommunications antenna, facility, or tower must include the following items, unless waived by the Zoning Administrator. This also applies to stealth design of antennas, which do not require special use approval but are subject to site plan review and approval.

- (1) A site plan showing:
 - (a) The location, size, screening and design of all structures, including fences.
 - (b) The location and size of all outdoor equipment.
 - (c) Elevations showing antenna height.
 - (d) A landscape plan showing all screening.
 - (e) If the site plan is for a new wireless telecommunications tower, indication of the fall zone (shaded circle).
- (2) A maintenance plan, and any applicable maintenance agreement, designed to ensure long-term, continuous maintenance to a reasonably prudent standard, including maintenance of landscape, keeping the area free from debris and litter, and immediate removal of any graffiti.
- (3) A disclosure of what is proposed, demonstrating the need for the wireless telecommunications antenna, facility, or tower to be located where proposed.
- (4) The reason or purpose for the placement, construction or modification, with specific reference to the provider's coverage and/or quality needs, goals, and objectives.
- (5) The service area of the proposed wireless telecommunications antenna, facility, or tower.
- (6) If the proposal is for a new telecommunications tower, then a map showing co-location opportunities within the Village and within areas surrounding the borders of the Village must be provided and justification for why co-location is not feasible in order to demonstrate the need for a new tower.

(7) Certification by a licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.

(8) A visual simulation or rendering of the proposed support structure that illustrates the relationship between the height and the visual appearance of the structure. The Zoning Administrator may require the visual simulation be provided from two different perspectives and accurately depict the scale of the proposed structure in the context of the surrounding area.

(9) Exterior elevations of the wireless telecommunications towers and facilities.

c. Setbacks

All wireless telecommunications towers and facilities in non-residential districts must be set back from all property lines in accordance with the minimum setback requirements in the zoning district or 50 feet, whichever is greater. In residential districts, all wireless telecommunications towers and facilities must be setback a minimum of half of the height of the tower.

d. Height

The maximum height of a wireless telecommunications tower is the height of the district. If the proposed height exceeds the district maximum, the special use application for approval of a wireless telecommunications tower must demonstrate that the height needed for the tower is the minimum needed to function satisfactorily.

e. Lighting and Marking

Wireless telecommunications antennas, towers, and facilities must not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

f. Additional Standards for Wireless Telecommunications Antennas

Wireless telecommunications antennas are a special use in all districts, unless they meet the following standards for stealth design. Stealth design for wireless antennas is encouraged and is considered a permitted use in all districts, subject to site plan review. In addition to the standards of this section for wireless telecommunications antennas, stealth design must comply with the following regulations:

(1) To qualify as a stealth design, wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer. Antennas that co-locate on existing wireless telecommunications towers are also considered stealth design.

- (2) Antennas must be located on or in structures already permitted within zoning districts, such as water towers, clock towers, light poles penthouses, parapet walls and steeples, and must blend into the structure.
- (3) No antenna may increase the overall existing height of the structure by more than five feet above the roof on which it is mounted. If an antenna exceeds the overall existing height of any structure by more than five feet, it is considered a special use.

g. Additional Standards for Wireless Telecommunications Facilities

- (1) Wireless telecommunications facilities are a special use in all districts. However, when co-locating, facilities are a permitted use within in all districts.
- (2) Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation is prohibited. The facility must be un-staffed.
- (3) Signs for the wireless telecommunications facility are limited to ownership and contact information, FCC antenna registration number (if required), and any other information required by government regulation. Commercial advertising is strictly prohibited.
- (4) A facility must be completely enclosed by a solid fence or wall a minimum of six feet in height.

h. Additional Standards for Wireless Telecommunications Towers

- (1) Wireless telecommunications towers are a special use in all districts.
- (2) The ability for other telecommunications providers to co-locate on a tower is required. Wireless telecommunications towers must be designed to accommodate other telecommunications providers. The area surrounding a tower must be of a sufficient size to accommodate accompanying wireless telecommunications facilities for other telecommunications providers.
- (3) Unless otherwise required by the FCC, the FAA, or the Village, towers must have a galvanized silver or gray finish and may not be lighted.

i. Abandonment

Any wireless telecommunications tower or facility that is not operated for a period of 180 consecutive days is considered abandoned. The owner must remove the tower or facility, and all aboveground equipment and related debris, within 180 days of its abandonment. The Village may ensure and enforce removal by means of its existing regulatory authority.

j. Nonconformities

(1) Nonconforming Wireless Telecommunications Antenna or Facilities

Ordinary maintenance, including replacement/upgrading of antenna equipment may be performed on nonconforming antenna or facilities. However, if the proposed alteration intensifies a nonconforming characteristic of the antenna or facility, a variation is required.

(2) Nonconforming Telecommunications Towers

(a) Ordinary maintenance may be performed on nonconforming towers.

(b) Co-location of an antenna on an existing nonconforming tower is permitted as a special use, provided that the addition of the antenna and any additional wireless telecommunications facilities do not intensify the nonconformity.

8.3 TEMPORARY USE STANDARDS

Temporary uses are required to comply with the use standards of this section, in addition to all other regulations of this Ordinance. These regulations are for temporary uses located on private property. All temporary uses require a temporary use permit (Section 16.4). If an applicant does not own and operate a business in the Village of Gurnee, the applicant must also obtain a temporary business license.

1. Farmers' Market

- a.** The timeframe of a farmers' market, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit.
- b.** A management plan is required as part of the temporary use permit application that demonstrates the following:
 - (1)** An established set of operating rules addressing the governance structure of the market, hours of operation, maintenance, and security requirements when open to the public.
 - (2)** General layout of vendor stalls, visitor facilities, such as seating areas and restrooms, and all ingress and egress points to the site.
 - (3)** Provision for recycling and waste removal.
 - (4)** The days and hours of internal operation, including vendor set-up and take-down times.

2. Garage/Yard Sale

- a.** A garage/yard sale is allowed as accessory to a residential use.
- b.** A garage/yard sale must be incidental to the use of the property for residential purposes and must be conducted in such a manner as to be compatible with the

residential character of the neighborhood.

- c. A temporary use permit is valid for a period of no more than four days. No more than two permits are allowed for the same zoning lot in one calendar year.

3. Real Estate Sales Office/Model Unit

- a. A real estate sales office/model unit(s) is allowed in any approved residential subdivision, planned unit development with a residential component or within a multi-family dwelling. Multiple model units are allowed.
- b. The temporary use permit is valid for no more than one year, but may be renewed. However, temporary use permits for multi-family rental models have no expiration.
- c. The real estate sales office/model unit(s) must be removed and closed within 30 days after the sale of the last unit of the development.
- d. All activities conducted within real estate sales office/model unit(s) must be directly related to the construction and sale of properties within the particular development. Use as a general office of operation of any firm is prohibited.

4. Temporary Contractor's Office

- a. A temporary contractor's office is allowed incidental and necessary to a construction project.
- b. The temporary use permit is valid for a six month period and is renewable for six successive periods at the same location.
- c. The temporary contractor's office must be removed within 30 days of completion of the construction project.

5. Temporary Dumpsters

- a. The user must reside on or own the property or have the owner's permission.
- b. The temporary dumpster must be set back a minimum of five feet from all lot lines.
- c. The temporary dumpster must be set back a minimum of five feet from the principal building.
- d. A temporary dumpster is prohibited in any public right-of-way, in any location that obstructs the view of pedestrian and vehicular traffic entering or exiting a right-of-way, and within any required site triangle.
- e. Temporary dumpsters are limited to two times per calendar year and a maximum duration of 30 days per event.. This time limit does not apply to temporary dumpsters associated with an active building permit, however dumpster must be

removed from the property within 14 days of final or conditional certificate of occupancy and/or once building permits have been closed out.

- f. The following additional restrictions apply to the placement of a temporary dumpster on a lot used for a single-family or two-family dwelling, and within the R-1, R-2, R-3, and R-4 Districts:
 - i. Only one dumpster is allowed on the same property at any time.
 - ii. The dumpster must be placed on a driveway constructed of an improved hard, dustless surface, generally asphalt, brick pavers, or concrete. In no case may a dumpster be located in required landscape areas, open space, stormwater basin, or any other location that may cause hazardous conditions, constitutes a threat to public safety, or create a condition detrimental to surrounding land uses and developments.
- g. The following additional restrictions apply to the placement of a temporary dumpsters on a lot used for a multi-family dwelling, and within the R-4 and R-5 Districts:
 - i. A temporary dumpster may only be placed upon a parking lot constructed of an improved hard, dustless surface, generally asphalt, or concrete, provided that the placement of the temporary dumpster does not impeded the flow of traffic or occupy required off-street parking spaces.
 - ii. In no case may a temporary dumpster be located in required landscape areas, open space, stormwater basin, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and developments.

6. Temporary Mobile Sales

- a. The timeframe of a temporary mobile sales use will be determined and approved as part of the temporary use permit.
- b. The temporary use permit will be evaluated on the basis of the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties.
- c. All mobile food establishments must be properly licensed by the Lake County Health Department.
- d. If the mobile sales establishment operator is not the owner of the site where the truck or trailer will be located, written permission from the property owner must be submitted as part of the temporary use permit application.
- e. Sale of alcohol is prohibited.
- f. During mobile food sales business hours, the permit holder must provide a trash receptacle for customer use and must keep the area clear of litter and debris at all times.

- g.** Outdoor seating may be provided for temporary mobile food sales on the site, but no seating may be permanently installed. No seating will be allowed that reduces the amount of parking required for the site to below the ordinance requirement.
- h.** A permanent water or wastewater connection is prohibited.
- i.** Electrical service may be provided only by temporary service or other connection provided by an electric utility, or an on-board generator.
- j.** Drive-through service is prohibited.
- k.** A mobile sales establishment is limited to signs attached to the exterior of the truck or trailer that must be mounted flat against the truck or trailer with a maximum projection of six inches, and one A-frame sign.

7. Temporary Outdoor Entertainment/Promotional Event

- a.** A management plan is required as part of the temporary use permit application that demonstrates the following:
 - (1)** General layout of performance areas, visitor facilities, such as seating areas and restrooms, parking areas, and all ingress and egress points to the site.
 - (2)** Provision for recycling and waste removal.
 - (3)** The days and hours of operation, including set-up and take-down times.
 - (4)** A description of crowd control and security measures.
- b.** Any temporary structures must be removed within three days of conclusion of the event.
- c.** Events are limited to four events per calendar year and a maximum duration of four days per event, with a minimum of 30 days between events, with the following exceptions:
 - (1)** A temporary use permit for a carnival or circus is valid for a period of two events per calendar year no more than 15 days, with a minimum of 30 days between events.

8. Temporary Outdoor Sales

- a.** A management plan is required as part of the temporary use permit application that demonstrates the following:
 - (1)** An established set of operating rules addressing the governance structure of the sales event, hours of operation, maintenance, and security requirements.
 - (2)** General layout of vendor stalls, visitor facilities, such as seating areas and restrooms, parking areas, and all ingress and egress points to the site.
 - (3)** Provision for recycling and waste removal.
 - (4)** The days and hours of operation, including vendor set-up and take-down times.
- b.** Any temporary structures must be removed within three days of conclusion of the event.
- c.** Temporary outdoor sales events are limited to four events per calendar year and a maximum duration of seven days per event, with the following exceptions:
 - (1)** A temporary use permit for a seasonal sale, such as Christmas tree lots or pumpkin patches, are limited to four events per calendar year and a maximum duration of 45 days. There is no minimum time between events.

- d. Temporary outdoor sales of vehicles must conform to the following additional standards:
 - (1) The temporary use permit will be evaluated on the basis of the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties.
 - (2) A site plan is required as part of the temporary use permit application that describes all ingress and egress routes for all vehicles, all structures, and the general display area of vehicles. Dead-end aisles are prohibited. All exits and entrances must be clearly marked.
 - (3) Repair and service of vehicles is prohibited.
 - (4) All vehicles on display must be operable.
- e. No sales and display area is permitted in any public right-of-way or in any required setback.
- f. A portion of a parking area may be used for temporary outdoor sales on a temporary basis, in terms of both display structure and goods displayed or sold. Permanent display structures are prohibited in parking areas. No more than 10% of the required parking area for the existing use may be used for the temporary outdoor sales and display.

9. Temporary Outdoor Storage Container

a. Non-Residential Districts

- (1) Temporary use permits for temporary outdoor storage containers are limited to once per calendar year and a maximum duration of 90 days per event. This time limit does not apply to temporary outdoor storage containers associated with an active building permit, however, containers must be removed from the property within 14 days of final or conditional certificate of occupancy and/or building permits have been closed out. There must be a minimum of 30 days between placement of containers on the same site.
- (2) Written documentation of the following is required as part of the temporary use permit application:
 - (a) Permission from the property owner or landlord to place a temporary storage container on the site.
 - (b) The nature and condition of all materials intended to be stored within the container.
 - (c) The manufacturer's specification sheet for the containers.

- (3)** Temporary storage containers must be located to the side or rear of the associated principal building(s) and upon a graded surface of concrete, asphalt, or gravel. Temporary storage containers must be screened by a berm, landscape, or fence or wall, so that it is not visible from the first floor of adjacent residential areas, public rights-of-way, and customer entryways or primary customer parking area.
- (4)** Temporary storage containers are prohibited in the main customer parking area.
- (5)** Temporary storage containers are prohibited in required parking spaces, unless those spaces are in excess of the minimum amount required. No container may block, impede, or divert traffic in or access to emergency, snow removal, circulation, and fire lanes.
- (6)** All temporary storage containers must be kept free of rust, holes, dents, or other corrosion, must be painted or maintained to be consistent with the character of the principal building, and must be secured at all times.
- (7)** Temporary storage containers cannot be stacked upon one another and must be located an appropriate distance from all structures, in accordance with the Village Fire Code.
- (8)** No temporary outdoor storage container(s) may be used as a place of business or residence. Only goods, products, or materials that are accessory and essential to daily operation of the principal building or use requesting the temporary use permit are permitted to be stored within the container.
- (9)** The total area of all temporary storage containers is limited to 5% of the total area of the associated permanent structure(s) for the business. For purposes of calculating the number of storage containers allowed, fractions are rounded down to the nearest whole number.
- (10)** Temporary storage containers must be removed within five working days after the expiration of the temporary use permit.
- (11)** Failure to meet or maintain any of these regulations voids the building or business(es)' ability to secure a temporary use permit for temporary storage containers for the next calendar year.
- (12)** Industrial districts are permitted to substitute a temporary outdoor storage structure in place of a temporary outdoor storage container. Such temporary outdoor storage structures are subject to the same regulations as temporary outdoor storage containers, with the following modifications:
 - (a)** The total area of all temporary storage structures is limited to 10% of the total area of the associated permanent structure(s) for the business.

- (b) A site is permitted only a temporary outdoor storage container or temporary outdoor storage structure at one time.
- (c) The permitted timeframe of once per calendar year and a maximum duration of 90 days per event may only be used once for either a temporary outdoor storage structure or a temporary outdoor storage container. The timeframe cannot be aggregated for each type of storage. There must be a minimum of 30 days between placement of structures or containers on the same site.

b. Residential Districts

- (1) Temporary use permits for temporary storage containers in residential districts are not required.
- (2) The user must reside on or own the property or have the owner's permission.
- (3) The size of the containers cannot exceed eight feet in width, 16 feet in length, and nine feet in height.
- (4) The temporary outdoor storage container must be set back a minimum of five feet from all lot lines.
- (5) The temporary outdoor storage container must be set back a minimum of five feet from the principal building
- (6) A temporary outdoor storage container is prohibited in any public right-of-way, in any location that obstructs the view of pedestrian and vehicular traffic entering or exiting a right-of-way, and within the site triangle.
- (7) Temporary outdoor storage containers are limited to two times per calendar year and a maximum duration of 30 days per event. One extension of time for up to 14 additional days may be granted by the Zoning Administrator. A request for the 14 day extension must be made in writing to the Zoning Administrator and must include the number of additional days requested, the reason for the extension, and any changes to the location of the container. For the purposes of this Ordinance, an application approved for 30 days and also has an extension granted will be considered as one time on the property. This time limit does not apply to temporary outdoor storage containers associated with an active building permit, however containers must be removed from the property within 14 days of final or conditional certificate of occupancy and/or building permits have been closed out.
- (8) Conducting a business or a home occupation including, but not limited to, the storage or selling of merchandise, from a temporary outdoor storage container is prohibited.
- (9) The following additional restrictions apply to the placement of a temporary outdoor storage containers on a lot used for a single-family or two-family dwelling, and within the R-1, R-2, R-3, and R-4 Districts:

- (a)** Only one temporary outdoor storage container is allowed on the same property at any time.
 - (b)** The temporary outdoor storage container must be placed on a driveway constructed of an improved hard, dustless surface, generally asphalt, brick pavers, or concrete. In no case may a temporary outdoor storage container be located in required landscape areas, open space, stormwater basins, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and developments.
- (10)** The following additional restrictions apply to the placement of a temporary outdoor storage containers on a lot used for a multi-family dwelling, and within the R-4 and R-5 Districts:
- (a)** A temporary outdoor storage container may only be placed upon a parking lot constructed of an improved hard, dustless surface, generally asphalt, or concrete, provided that the placement of the temporary outdoor storage container does not impeded the flow of traffic or occupy required off-street parking spaces.
 - (b)** In no case may a temporary outdoor storage container be located in required landscape areas, open space, stormwater basins, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and developments.