

ORDINANCE NO. 5994

ORDINANCE APPROVING A COMPREHENSIVE ZONING TEXT AMENDMENT

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

WHEREAS, Town Staff undertook a close review of Chapter 15 of the Municipal Code (the "Zoning Code") to propose changes that would enhance clarity, modernize terminology, and bring the Zoning Code into better alignment with recent interpretation, variances, and the direction of Town policy.

WHEREAS, Town Staff have proposed a comprehensive Zoning Code amendment which is contained in the document titled *Proposed Amended Chapter 15 – Zoning Code, Clean Version* (the "Zoning Code Amendment") and is linked in the Council Action Report titled *Ordinance Approving a Comprehensive Zoning Text Amendment* and dated October 21, 2024.

WHEREAS, On October 10, 2024, after notice and hearing as required by law, the Planning Commission recommended approval of the Zoning Code Amendment.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to comprehensively amend Chapter 15 of the Municipal Code.

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

SECTION 1. Chapter 15 of the Municipal Code Town of Normal, Illinois, 1969 is amended by replacing the entirety of Chapter 15 with the Zoning Code Amendment.

SECTION 2. The report and recommendation of the Planning Commission is received, approved, and placed on file.

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

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

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

APPROVED:

Christopher Koos
 President of the Board of Trustees
 Town of Normal, Illinois

ATTEST:

[Signature]

Town Clerk

(seal)

This ordinance was voted upon and passed by the President and Board of Trustees of the Town of Normal on October 21, 2024, with 6 voting aye; 0 abstaining; 0 voting nay; and 1 absent.

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

This ordinance was approved by the President on October 21, 2024.

This ordinance was published in pamphlet form on October 23, 2024.

Proposed Amended Chapter 15 - Zoning Code

Red-lined Version

SECTION 4: AMENDMENT “15.1-1 TITLE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.1-1 TITLE

This Chapter of the Municipal Code of the Town of Normal, Illinois, 1969, as amended may be known, cited and referred to as the Town of Normal Zoning Code. In this ~~C~~chapter, it is, at times referred to as the "Code".

SECTION 5: AMENDMENT “15.2-1 GENERAL” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.2-1 GENERAL

It is the general purpose and intent of this Code to foster the use and development of land in an orderly manner by both private and public interests with consideration being given to the Town's social, environmental, economic, and physical development goals and objectives. It is further recognized that the Town needs to regulate and manage land use in order to implement sound comprehensive planning policies; and to protect individual landowners and general neighborhoods from incompatible and detrimental land uses. Therefore, the establishment of zoning districts and the regulations pertaining thereto as provided for in this Code is declared to be essential to the public interest and is expressly found to be a matter pertaining to the Town's government and affairs.

SECTION 6: **AMENDMENT** “15.2-2 SEVERABILITY” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.2-2 SEVERABILITY

It is hereby further declared to be the intention of the Town Council of the Town of Normal, Illinois that the several provisions of this Code are separable in accordance with the following:

- A. If any court of competent jurisdiction shall adjudge any provision of this Code to be invalid, such judgment shall not affect any other provisions of this Code not specifically included in such judgment order.
- B. If any court of competent jurisdiction shall adjudge any provision of this Code to a particular property, building, or other structure, such judgment shall not affect the application of said provision to any property, building, or structure not specifically included in such judgment order.

SECTION 7: **AMENDMENT** “15.2-3 SPECIFIC PURPOSES” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.2-3 SPECIFIC PURPOSES

In addition to this general purpose and intent, this Code or portions thereof are further intended to give effect to the following specific purposes:

- A. To provide for the orderly and functional arrangement of land uses and buildings;
- B. To establish standards for the orderly development or redevelopment of geographic areas within the Town;
- C. To facilitate the adequate and economical provision of transportation, water, sewage disposal, storm water drainage, schools, parks, and other public facilities;
- D. To conserve and protect natural resources including prime agricultural land, mineral resources, and areas of scientific interest;
- E. To permit public involvement in the planning of private land uses which have the potential for significant impact on the use and enjoyment of surrounding property or on the public resources and facilities of the community;
- F. To secure for the public, locations for housing, employment, shopping, education, and recreation that are adequate in terms of health, safety, convenience, and number;
- G. To conserve and protect the taxable value of land, buildings, and neighborhoods in the community;

- H. To protect the air, water, and land resources within Normal from the hazards of pollution and misuse;
- I. To protect land and buildings from natural hazards, including flooding and erosion;
- J. To preserve and protect historic locations, structures, and groups of structures;
- K. To preserve, protect, and encourage the development of buildings, groups of buildings, and neighborhoods of distinguished architectural character and appearance;
- L. To promote the Comprehensive Plan adopted by the Town of Normal and coordinate said Plan with land use plans adopted by other governmental entities.

SECTION 8: AMENDMENT “15.3-1 RULES OF CONSTRUCTION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.3-1 RULES OF CONSTRUCTION

The language set forth in this Code shall be interpreted in accordance with the following rules of construction, unless the context clearly requires a different construction:

- A. The singular includes the plural and the plural the singular.
- B. The present tense includes the past and future and the future includes the present.
- C. The word “shall” is mandatory, while the word “may” is permissive.
- D. Terms connotating a particular gender shall include each and every gender.
- E. Whenever a word or term defined hereinafter appears in the text of this Code its meaning shall be construed as set forth in the definitions thereof, and any word appearing in the parenthesis between a word and its definition shall be construed in the same sense as that word.
- F. All measured distances shall be to the nearest integral foot and if a fraction is one-half (~~1/2~~) foot or more the integral foot next above shall be taken.
- G. All words and terms not defined herein shall be construed in their generally accepted meanings.
- H. The terms Corporate Authority, Mayor and Council, President and Board of Trustees, Town Council and Council all mean the President and Board of Trustees of the Town of Normal.

SECTION 9: AMENDMENT “15.3-2 DEFINITIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.3-2 DEFINITIONS

The following words and terms, whenever they occur in this Code, shall be interpreted as herein defined:

Accent. An area covering no more than 10% of a building's surface area visible to the public.

Accessibility Ramp. An inclined structure that allows increased access to a building or structure.

Accessory Building, Structure or Use. An accessory building or use is one which: is subordinate to and serves a principal building or principal use; and is subordinate in area.

extent, and purpose to the principal building or principal use served; and contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and is located on the same lot as the principal building or principal use served, which the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot with the building or use served.

- A: ~~Is subordinate to and serves a principal building or principal use; and~~
- B: ~~Is subordinate in area, extent, and purpose to the principal building or principal use served; and~~
- C: ~~Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and~~
- D: ~~Is located on the same lot as the principal building or principal use served, which the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot with the building or use served.~~

Addition. Construction that increases the size of a building or structure in terms of height, length, depth, width, floor area, or impervious coverage.

Adjacent ~~Abutting~~ (Contiguous, ~~Adjacent~~). Adjacent ~~Abutting~~ means have one or more common boundary lines or district lines. Properties are not adjacent to one another if a street or alley separates the properties.

Administrative Adjustment. Authorization granted by the Zoning Code Administrator to allow development that deviates from the specific regulations of this ordinance within a narrowly defined set of circumstances.

Adult Business. Adult Cabaret. A building or portion of a building featuring dancing or other live entertainment if the dancing or other ~~live~~ live entertainment involves the exhibiting of specified sexual activities or specified anatomical area, as defined in this Code, for observation by patrons therein. (Added 6/17/02 by Ord. No. 4801)

Adult Business. Adult Hotel/Motel. A hotel or motel or similar business establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, computer generated images, motion pictures, ~~video~~ cassettes, slides, or other photographic reproductions 50% ~~fifty (50) percent~~ or more of the number of which are distinguished or characterized by an emphasis on the exhibiting of specified sexual activities or specified anatomical areas, as defined in this Code; and rents, leases, or lets any single room for less than a ~~six (6)~~ hour period, or rents, leases, or lets any single room more than twice in a ~~twenty-four (24)~~ hour period. (Added 6/17/02 by Ord. No. 4801)

Adult Business. Adult Lingerie Modeling Studio. An establishment or business that provides for any form of compensation, monetary or other consideration, the services of live models modeling lingerie to individuals, couples, or small groups and ~~“specified anatomical areas”~~ of the models are displayed for the purpose of sexual stimulation of the patrons and further provided such modeling takes place in a room smaller than ~~six hundred (600)~~ square feet in area. (Added 6/17/02 by Ord. No. 4801)

Adult Business. Adult Media. Magazines, books, videotapes, movies, slides, cd-roms or other devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to hard-core material. (Added 6/17/02 by Ord. No. 4801)

Adult Business. Adult Media Store. An establishment that rents and/or sells media, and that media meets any of the following tests: 50% or more of the gross public floor area is devoted to adult media as defined in this Code; 50% or more of the stock-in-trade consists of adult media as defined in this Code.

(Added 6/17/02 by Ord. No. 4801)

~~A. Fifty (50) percent or more of the gross public floor area is devoted to adult media as defined in this Code.~~

~~B. Fifty (50) percent or more of the stock-in-trade consists of adult media as defined in this Code.~~

Adult Business, Adult Modeling Studio. A business which provides for any form of compensation, monetary or other consideration, hire or reward, figure models who, for the purposes of sexual stimulation of patrons, display “specified anatomical areas”, as defined herein, to be observed, sketched, photographed, painted, sculpted or otherwise depicted by persons paying such consideration. “Adult Modeling Studio” does not include schools maintained pursuant to standards set by the State of Illinois. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Adult Motion Picture Theater. An establishment emphasizing or predominantly showing sexually oriented movies distinguished or characterized by an emphasis on matters depicting, describing, or relating to “hard-core material”, “specified anatomical areas” and/or “specified sexual activities” (as defined in this Code) for observation by patrons therein. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Adult Sex Business. Any sexually oriented entertainment business, including any business establishment that regularly features live entertainment distinguished or characterized by an emphasis on the exposure of specified anatomical areas or specified sexual activities, as defined herein, or any business establishment whose primary purpose is the sale or display of any explicit sexual material which, pursuant to state law or other regulatory authority, can be offered only to persons over the age of ~~eighteen (18)~~ years. It shall be unlawful for any person under the age of ~~eighteen (18)~~ years to be within any building that is the site of an “Adult Sex Business”. “Adult Sex Business” may include an adult cabaret, adult hotel/motel, adult media store, adult modeling studio, adult motion picture theater, adult video arcade, adult lingerie modeling studio, or a sex shop. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Adult Video Arcade. Any place in an adult media store to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture, or video machines, projectors, or other image-producing devices are maintained to show images distinguished or characterized by an emphasis on matters depicting, describing, or relating to “hard-core material”, “specified anatomical areas,” and/or “specified sexual activities” (as defined in this code) in video-viewing booths or arcade booths for observation by patrons therein. Adult video arcades are prohibited except when located within an adult media store. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Display Publicly. ~~The act of exposing, placing, posting, exhibiting, or in any fashion displaying in any location, whether public or private, an item in such a manner that it may be readily seen and its content or character distinguished by normal unaided vision viewing it from a street, highway, or public sidewalk, or from property of others, or from any portion of the premises where items and material other than adult media are on display to the public.~~ (Added 6/17/02 by Ord. No. 4801)

Adult Business, Establishment. Any business. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Explicit Sexual Material. Any hard-core material as defined by this Code. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Floor Area, Gross Public. ~~The total area of the building accessible or visible to the public, including showrooms, motion picture theaters, motion picture arcades, service areas, behind-counter areas, storage areas visible from such other areas, rest rooms (whether or~~

not labeled “public”), areas used for cabaret or similar shows (including stage areas), plus aisles, hallways, and entryways serving such areas. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Hard-Core Material. Media characterized by sexual activity that includes one or more of the following: erect male genitals; contact of the mouth of one person with the genitals of another; penetration with a finger or male genital or other object into any genital or anal orifice in another person; open female labia; penetration of a sexually oriented toy or novelty into any orifice in another person; or male ejaculation. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Massage Therapy Studio. An establishment offering massage therapy and/or body work by a massage therapist, licensed by the State of Illinois, or Town of Normal or under the direct supervision of a licensed physician. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Media. Anything printed or written, or any picture, drawing, photograph, motion picture, film, videotape or videotape production, or pictorial representation, or any electrical or electronic reproduction of anything that is or may be used as a means of communication. Media includes but shall not necessarily be limited to books, newspapers, magazines, movies, videos, sound recordings, cd-roms, other magnetic media, and undeveloped pictures. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Media Shop. A general term, identifying a category of business that may include sexually oriented material but that is not subject to the special provisions applicable to adult media shops. In that context, media shop means a retail outlet offering media for sale or rent, for consumption off the premises provided that any outlet meeting the definition of “adult media shop” shall be treated as an adult media store. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Sadoomasochistic Practices. Flagellation or torture by or upon a person clothed or naked for the purpose of sexual arousal, or the condition of being fettered, bound, or otherwise physically restrained on the part of one clothed or naked for the purpose of sexual arousal. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Sex Shop. An establishment offering goods for sale or rent and that meets any of the following tests:

- The establishment offers for sale items from any 2 of the following categories: (a) adult media, (b) lingerie in a lingerie modeling studio, or (c) leather goods marketed or presented in a context to suggest their use for sadoomasochistic practices; and the combination of such items constitutes more than 50% its stock in trade or occupies more than 50% of its floor area.
- More than 50% of its stock in trade consists of sexually oriented toys or novelties.
- More than 50% of its gross public floor area is devoted to the display of sexually oriented toys or novelties.

(Added 6/17/02 by Ord. No. 4801)

Adult Business, Sexually Oriented Entertainment Business. An inclusive term used to describe collectively: adult cabaret; adult modeling studio; adult motion picture theater; video arcade located within an adult media store; adult lingerie modeling studio; and/or sex shop. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Sexually Oriented Toys or Novelties. Instruments, devices, or paraphernalia either designed as representations of human genital organs or female breasts, or designed or

marketed primarily for use to stimulate human genital organs. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Specified Anatomical Areas. (1) Less than completely and opaquely covered human genitals, human pubic region, human buttocks, and human female breast below a point immediately above the top of the areola; and (2) human male genitals in a discernibly turgid state, even if completely and opaquely covered. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Specified Sexual Activities. Human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy, or fondling or other erotic touching of nude human genitals, pubic region, buttocks, or female breast specified anatomical areas. (Added 6/17/02 by Ord. No. 4801)

Adult Business, Video-Viewing Booth (Arcade Booth). Any booth, cubicle, stall, or compartment that is designed, constructed, or used to hold or seat patrons and is used for presenting motion pictures or view publications by any photographic, electronic, magnetic, digital, or other means or media (including, but not limited to film, video or magnetic tape, laser disc, cd-rom, books, magazines, or periodicals) for observation by patrons therein. A video-viewing booth shall not mean a theater, movie house, playhouse, or a room or enclosure or portion thereof that contains more than 600 square feet. (Added 6/17/02 by Ord. No. 4801)

~~Alteration. As applied to a building or structure, alteration shall mean any change in size, shape, or character of a building or structure or change in the use thereof. As applied to a building or structure in the S-4 Historic and Cultural District alteration also means any act or process that changes one (1) or more of the exterior architectural features of a building or structure, including, but not limited to, the erection, construction, reconstruction, or removal of any building or structure.~~

Agriculture. Agriculture means the growing, harvesting, and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture, viticulture, mushroom growing, orchards and forestry; farm buildings for storing and protecting farm machinery and equipment from the elements; and farm dwellings occupied by farm owners, operators, tenants or seasonal or year-round hired farm workers. This definition of agriculture ~~Agriculture~~ includes all types of agricultural operations, but excludes therefrom animal husbandry and industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed.

Aircraft. An aircraft is any contrivance now known or hereafter invented for use in or designed for navigation or flight in the air.

Airplane Hangar, Private. A private airplane hangar is a hanger for the storage of ~~four~~(4) or less single motor aircraft and in which no volatile or flammable oil is handled, stored or kept other than that contained in the fuel storage tank of the aircraft.

Airplane Hanger, Public. A public airplane hangar is a building for the storage, care or repair of private or commercial aircraft not included in the term "private airplane hangar."

Airport. An airport is any area of land or water which is used or intended for use for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.

Alley. An alley is a public right-of-way which is less than ~~thirty~~(30) feet wide and affords a secondary means of access to abutting property. Frontage on an alley shall not be construed as satisfying the requirements related to a frontage on a public street.

Alteration. As applied to a building or structure, alteration shall mean any change in size, shape, or character of a building or structure or change in the use thereof. As applied to a building or structure in the S-3 Historic and Cultural District alteration also means any act or process that changes 1 or more of the exterior architectural features of a building or structure, including, but not limited to, the erection, construction, reconstruction, or removal of any building or structure.

~~Alteration.~~ Alteration shall mean any change in size, shape or character of a building or structure or change in the use thereof.

Alteration, Structural. A structural alteration is any change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as the addition, removal, or alteration of bearing walls, columns, beams, girders or foundations.

~~Ambulatory Surgical Treatment Center or Surgi-Center.~~ Ambulatory Surgical Treatment Center or Surgi-Center means any institution, place or building devoted primarily to the maintenance and operation of facilities for the performance of surgical procedures or any facility in which a medical or surgical procedure is utilized to terminate a pregnancy, irrespective of whether the facility is devoted primarily to this purpose. Such facility shall not provide beds or other accommodations for the overnight stay of patients; however, facilities devoted exclusively to the treatment of children may provide accommodations and beds for their patients for up to 23 hours following admission. Individual patients shall be discharged in an ambulatory condition without danger to the continued well being of the patients or shall be transferred to a hospital. The term 'ambulatory surgical treatment center' or 'surgi-center' does not include any of the following:

- A: Any institution, place, building or agency required to be licensed pursuant to the "Hospital Licensing Act" approved July 1, 1953, as amended.
- B: Any person or institution required to be licensed pursuant to the 'Nursing Home Care Act', approved August 23, 1979, as amended.
- C: Hospitals or ambulatory surgical treatment centers maintained by the State or any department or agency thereof, where such department or agency has authority under law to establish and enforce standards for the hospitals or ambulatory surgical treatment centers under its management and control.
- D: Hospitals and ambulatory surgical treatment centers maintained by the Federal Government or agencies thereof.
- E: Any place, agency, clinic, or practice, public or private, whether organized for profit or not, devoted exclusively to the performance of dental or oral surgical procedures.

~~(Entire Ambulatory surgical treatment center or surgicenter definition added 5/15/00 by Ord. No. 4653)~~

~~Amusement Center.~~ An amusement center is an establishment, the principal use of which is the operation of mechanical, electronic and/or video type game machines. ~~Said establishment shall be posted "No Smoking", shall not contain cigarette vending machines, shall be supervised by an adult over 21 years of age, shall have a minimum level of illumination of at least 20 footcandles, and there shall be a minimum of six (6) inches of space between each game machine.~~

Animal Boarding, Kennel, Hospital, or Shelter. An establishment where pet animals are temporarily boarded, treated for illness or injury, and/or temporarily cared for while permanent homes are found for them.

Appearance. The outward aspect visible to the public.

Appurtenances. The visible, functional objects accessory to and part of buildings.

Arbor. A freestanding structure that serves to support climbing plants, often used to define an access point to a garden.

Architectural Accent. An area covering no more than 10% of a building's surface area visible to the public.

Architectural Character. The composite or aggregate of the characteristics of structure, form, materials, and function of a building, group of buildings, or other architectural composition.

Architectural Concept. The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, which produces the architectural character.

Architectural Element. Part of a building's fabric, structures and associated services, such as a window.

Architectural Feature. A prominent or significant part or element of a building, structure, or site.

Architectural Style. The characteristic form and detail, as of buildings of a particular historic period.

Assisted Living Facility. A residential facility that provides daily assistance and long-term residence for three or more disabled and/or elderly individuals, but does not provide regular in-patient medical or nursing care. Such facilities provide a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individuals who need help with common daily activities, such as dressing, grooming, and bathing. An Assisted Living Facility does not include Community Residence, Independent Living Facility, or Nursing Home.

Auction House. An Auction House is a building, area or areas within a building used for the public sale of goods, wares, merchandise, or equipment to the highest bidder. This definition excludes therefrom an auction, the principal purpose of which is the sale of livestock or motor vehicles.

Automobile Salvage Yard. An automobile salvage yard means an area of land where ~~three (3)~~ or more vehicles and equipment inoperable or unlicensed, or parts thereof in an amount equivalent to ~~three (3)~~ motor vehicles, are stored in the open and are not being restored to operation. This land use is not permitted in any zoning district.

~~Automobile Service Station.~~ An automobile service station means buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail. In addition, any of the following services may be rendered and sales made:

- ~~A. Sale and servicing of spark plugs, batteries, and distributors, and distributor parts;~~
- ~~B. Tire servicing and repair, but no recapping or regrooving;~~
- ~~C. Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors and the like;~~
- ~~D. Radiator cleaning and flushing;~~
- ~~E. Washing and polishing, and sale of automotive washing and polishing materials;~~
- ~~F. Greasing and lubrication;~~
- ~~G. Providing and repairing fuel pumps, oil pumps, and lines;~~
- ~~H. Servicing and repair of carburetors;~~
- ~~I. Emergency wiring repairs;~~
- ~~J. Adjusting and repairing brakes;~~
- ~~K. Minor motor adjustments not involving the removal of the head or crankcase or racing~~

~~the motor.~~

~~Activities permissible at an automobile service station do not include aviation sales, automobile sales, boat sales, farm implement sales, house-car trailer sales, mobile home sales, recreation vehicle sales or auto body work, straightening of auto body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in automobile service stations.~~

~~Awning. An awning is a roof-like cover which projects from the wall of a building and overhangs into the yard or public or private street. An architectural projection or shelter projecting from and supported entirely by the exterior wall of a building and composed of a covering of rigid or nonrigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structures that are internally illuminated by fluorescent or other light sources.~~

Awning, Back-lit. An awning with a translucent covering material and a source of illumination contained within its framework.

Balcony. A platform that projects from the exterior wall of a building, which is exposed to the open air, has direct access to the interior of a building, and is not supported by columns extending to the ground.

Banquet Hall. An establishment that provides accommodations for private functions, such as weddings, anniversaries, or other similar celebrations. Such use may include facilities for the preparation of food, sale of alcoholic beverages for on-premises consumption, and outdoor reception facilities.

Bargeboard. A highly ornamented or pierced board placed on the incline of the gable.

~~Basement. The basement is that portion of a building which is partly below and partly above grade and having has at least one-half (1/2) its height above below grade facing the street. A basement is not a story.~~

Bay Window. A window built to project outward from an exterior wall, often with a flat front and angled sides.

Bed and Breakfast Establishments. An operator-occupied residence of historical significance providing public accommodations for a charge. Only breakfast may be provided to the guests. Bed and Breakfast establishments shall not include motels, hotels, boarding houses, rooming houses or food service establishments. (Added 7/19/99 by Ord. No. 4606)

Berm. A raised form of earth to provide screening or to improve the aesthetic character. A berm must have earthen sides and a crest area of no less than 4 feet in width. The slope of the berm may not exceed 1 foot of vertical rise per 3 feet in horizontal distance. Berms must be at least 3.5 feet high. Organic topsoil must cover the entire berm in a way that facilitates plant growth.

Bicycle Parking, Long-Term. Bicycle parking intended for long-term or overnight storage, typically provided for employees, residents, or others requiring storage of a bicycle for a substantial portion of the day.

Bicycle Parking Space. An area used to park a bicycle that may or may not be located on a right-of-way.

Bioretention. The process of utilizing a shallow vegetated basin to collect and absorb stormwater runoff as part of systems such as bioretention cells, bioretention curb extensions, and bioretention planters.

~~Birthing Center. A birthing center is defined as "a facility offering low-risk, generally healthy~~

~~pregnant females the option of experiencing childbirth in a non-hospital setting on an outpatient basis." Generally these individuals will be discharged to home after a short observance during the post-partum period not to exceed 24 hours after delivery. The facility shall comply with all statutory and administrative regulations that may be enacted from time to time and shall include a collaborative agreement with a physician specializing in obstetrical care or physician licensed to practice medicine in all branches. Advanced practice nurses, including certified nurse midwives as defined and mandated by 225 ILCS 65/15-5 and 225 65/15-15, may participate in the childbirth process provided all statutory and administrative regulations are complied with and met. (Added 6/19/2000 by Ord. No. 4657)~~

Block. A block is a tract of land bounded by public streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, the corporate limits of the Town of Normal or other lines of demarcation.

Block Face. The entire expanse of buildings from one intersection to another along a given street.

Body Art Establishment. An establishment that provides physical body adornment, alteration or modification that may include, but is not limited to, tattooing, piercing, branding, braiding, implantation, or scarification.

Bracket. Projecting support placed under eaves or other overhangs.

Bright or Brilliant Colors. Highly saturated chroma as defined in the Munsell System of Color Notation.

Building. A building is any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the ground.

Building Elevation. The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

Building Height. Building height is the measurement of vertical distance from average street grade to the top of the highest roof beams of a flat roof or to the mean level of the highest gable or slope of a hip roof highest point on the roof structure. When a building faces ~~on~~ more than one street, the height shall be measured from the average of the grades at the center of each street front.

Building, Principal. A principal building is a building in which the principal use of the lot, on which it is located, is conducted.

Building, Residential. A residential building is a building which is arranged, designed, used as intended to be used for residential occupancy by one or more persons and which includes, but is not limited, to the following types:

- A. Single-family detached dwellings.
- B. Two-family dwellings.
- C. Multiple-family dwellings.
- D. Rooming houses.
- E. Student residence halls.
- F. Nursing homes.
- G. Dormitory.

Bulk. Bulk is a term used to measure, assess and regulate the impact of buildings, structures or land uses on other nearby buildings, structures or land uses and includes the following factors:

- A. Size and height of buildings;

- B. Location of exterior walls and required on-site facilities at all levels in relation to lot lines, public streets, or to other buildings;
- C. Gross floor area of buildings in relation to lot area (floor area ratio);
- D. All open spaces allocated to buildings;
- E. ~~Amount of lot area provided per dwelling unit; and~~
- F. Size, number, height, and location of signs; and
- G. Type, amount and location of landscaping and site screening used to shield or reduce the impact of land uses on surrounding property.

Cabana. A portable or semi-permanent structure often used as a changing room for a swimming pool or other recreational use.

Cannabis Business Facility. An adult-use cannabis cultivation center, craft grower, processor, infuser, dispenser, or transporter.

Cannabis, Craft Grower. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization under the State Cannabis Act.

Cannabis, Cultivation Center. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport, and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business under the State Cannabis Act.

Cannabis, Dispenser. A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers under the State Cannabis Act.

Cannabis, Infuser. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product under the State Cannabis Act.

Cannabis, Processor. A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product under the State Cannabis Act.

Cannabis, State Cannabis Act. The Cannabis Regulation and Tax Act, enacted under Public Act 101-27 of the Illinois General Assembly.

Cannabis, Transporter. An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program under the State Cannabis Act.

Canopy (Attached). A multisided, flat overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light.

Canopy (Freestanding). A multisided, flat overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

Car Wash. A car wash is a building or portion thereof, containing facilities for washing motor

vehicles, using automatic production-line methods with a chain conveyor blower, steam cleaning device, or other mechanical devices; or providing space, water, and equipment for the handwashing of autos, whether by the customer or the operator.

~~Card Reading. Card reading involves the following activity for money, to-wit: It involves the offering of opinions or interpretations of a person's personal characteristic history and present characteristics by that person shuffling a deck of common playing cards at the direction of a card reader and then drawing cards from that deck at the direction of the card reader. Thereafter, based on the relative position or positions of the various cards, after certain cards are drawn as aforesaid, and after matching and/or comparing same against that person's birth date, certain conclusions or opinions may be drawn by the card reader concerning the person's personal characteristic history and present characteristics. Afterwards and if the person so desires, the card reader may offer to that person to the best of the card reader's ability, opinions in relation to what may or may not have been shown by the position of the cards after drawn as aforesaid and matched against that person's birth date as aforesaid. Card reading is not a form of "fortune telling". By engaging in card reading, the person doing the card reading as aforesaid does not hold himself or herself out to be what is commonly referred to as an astrologer.~~

Carport, Attached. A carport is an automobile shelter, ~~usually~~ formed by extension of the roof from the side of a building and enclosed on not more than ~~two (2)~~ sides by a wall. An attached carport is not considered an accessory structure.

Carport, Detached. A carport is an automobile shelter not connected to the principal building and which is enclosed on not more than 2 sides by a wall. A detached carport is considered an accessory structure.

~~Cellar. A cellar is that portion of a building which is partly or completely below grade and having at least one-half (1/2) of its height below grade.~~

Cemetery. Land used for the burial of the deceased, which may include offices, structures for performing religious ceremonies related to the entombment of the deceased, and related accessory structures for the storage of maintenance equipment.

Certificate of Appropriateness. Certificate of Appropriateness means a certificate issued by the Historic Preservation Commission indicating its approval of plans for alteration, construction, removal, or demolition of a landmark or of a structure within an S-4 Historic and Cultural District.

Certification of Economic Hardship. Certification of Economic Hardship means a certificate issued by the Historic Preservation Commission authorizing an alteration, construction, removal, or demolition, even though a Certificate of Appropriateness has previously been denied.

~~Common Driveway. A common driveway is a driveway serving two or more structures or off-street parking areas, which are located on individual lots.~~

Chimney. A vertical structure used to remove smoke and combustion gases from a building that is often of masonry construction.

Club, Lodge, or Hall. A meeting, recreational, or social facility established for the use of the members and guests of a non-profit or private organization.

Cohesiveness. Unity of composition between design elements of a building, or a group of buildings, and the landscape development.

College or University. A facility for post-secondary higher learning that grants associate or

bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. "College or University" includes ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses.

Column. Supporting pillar, one consisting of a usually round shaft, a capital, and base.

Common Recreation Space (Common Open Space). Common recreation space is a parcel or parcels of land unoccupied by structures, buildings, public streets, private streets, alleys, or automobile parking lots which is designed and intended for the use or enjoyment of residents of a planned unit development. Common recreation space may contain structures for recreational use; however, no area within ~~thirty (30)~~ 15 feet of any building or structure except a structure used for recreational use shall be includable as common recreation space. All common recreation space shall have an area of not less than ~~ten thousand (10,000)~~ square feet; no median of such common recreation space shall be less than ~~one hundred (100)~~ feet and such common recreation space shall not be less than ~~fifty (50)~~ feet in width.

Community Library Kiosk. A small, freestanding structure used for exchanging books and reference materials within a community.

Compatibility. Harmony in the appearance of two or more buildings, structures, and landscape developments in the same vicinity.

Compatible Use. A compatible use is a property, use, or service which is capable of direct association with certain other uses because it is complimentary, congruous, or otherwise not detrimental.

Compost Bin. A container used to store and break down organic matter to produce material that facilitates fertilizing and conditioning soil.

Conforming Building or Structure. A conforming building or structure is any building or structure which complies with all the regulations of this Zoning Code or of any amendment hereto governing bulk for the zoning district in which such building or structure is located.

Conservation. The protection and care which prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

Construction. Construction means the act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot.

Construction Trailer. A portable building or structure that may include office space and/or facilities for equipment storage for a construction project.

Cornice. An ornamental topping that crowns the structure it is on.

Critical Root Zone. An area around the tree intended to protect its roots, calculated as the distance from the trunk of a tree equal to 1 foot for every 1 inch of the tree's diameter 1 foot above the ground.

Cross-Access. A vehicular and/or pedestrian connection between adjacent properties that allows circulation between the sites without using the sidewalk or street.

Cross Slope. The incline of a path perpendicular to the direction of travel.

Cultural Facility. A use that provides cultural services including, but not limited to, museums, cultural centers, historical societies, and libraries.

~~Curb Level. The curb level for any building is the level of the established curb in front of such~~

~~building measured at the center of such front. Where no curb has been established, the curb level is the elevation of the centerline of the street adjacent to the lot on which the building is or is to be located measured at the center point of the lot frontage.~~

Cutoff Luminaire. The candela at 90 degrees above nadir is less than 5% of rated lumens, and less than 20% of rated lumens at 80 degrees above nadir.

Day Care Center. A Day Care Center is a premise licensed by the State of Illinois and receiving more than ~~eight (8)~~ children for care during all or part of a day or night. As used herein the term children does not include the children of the operator(s) of the Day Care Center. (Amended 2/20/95 by Ord. No. 4290, Effective 7/1/95)

Day Care Home. A day care home is a dwelling unit licensed by the State of Illinois in which ~~one (1)~~ or more persons provides care during the day or night to not more than ~~eight (8)~~ children, excluding all natural, adopted and foster children of the residents of the dwelling unit. (Amended 2/20/95 by Ord. No. 4290, Effective 7/1/95)(Amended 4/15/96 by Ord. No. 4385)

Deck. A roofless outdoor platform often constructed of wood or composite wood that is elevated from the ground and connects to the exterior wall of a building.

Decommissioning. The process of terminating the operation of a wind-energy facility by completely removing the entire wind-energy facility.

Decorative Screen. A wall or fence intended to partially or entirely cut off visibility to the area behind it.

Demolition. Demolition means any act or process that destroys in part or in whole a building or structure.

Design Guideline. Design Guideline means a standard of appropriate activity that will preserve the historic and architectural character of a structure or a historic district.

~~Display Publicly. The act of exposing, placing, posting, exhibiting, or in any fashion displaying in any location, whether public or private, an item in such a manner that it may be readily seen and its content or character distinguished by normal unaided vision viewing it from a street, highway, or public sidewalk, or from property of others, or from any portion of the premises where items and material other than adult media are on display to the public. (Added 6/17/02 by Ord. No. 4801)~~

~~Dormitory. A dormitory is a residential building where group sleeping accommodations are provided for persons not members of the same family and where the number accommodated exceeds that allowed in a dwelling unit in the district. The group sleeping accommodations may be in one room or in a series of closely associated rooms under occupancy and single management as in college dormitories, fraternity houses, sorority houses, military barracks, etc., regardless of whether meals are provided.~~

Development. Development means both the act of changing and the state of a tract of land after its function has been purposefully changed by man including, but not limited to, erection of structures on the land, and alterations to the land.

~~Diagnostic Imaging Center. A diagnostic imaging center is defined as "a facility offering diagnostic imaging services on an outpatient basis to ambulatory patients. The imaging modalities may include general X-ray services, CT scans, MRI scans, ultrasound, fluoroscopy, mammography and any other generally recognized imaging methods commonly utilized on an outpatient basis." (Added 6/19/2000 by Ord. No. 4657)~~

~~Diagnostic Laboratory Testing Facility. Diagnostic Laboratory Treatment Facility is defined as "a facility offering diagnostic and/or pathological testing and analysis of blood, blood fluids,~~

~~pathological specimens, DNA sampling and analysis and any other diagnostic test generally recognized in the healthcare industry." (Added 6/19/2000 by Ord. No. 4657)~~

District. A district is a portion of the territory of the Town of Normal within which certain generally uniform regulations and requirements unique thereto, apply under the provisions of this ~~C~~chapter.

Dog Run. An enclosed area located within a yard that provides space for a dog to exercise.

Domestic Utility Trailer. A single-axle trailer used for domestic or recreational purposes only and not exceeding any of the following dimensions: ~~six (6)~~ feet in width; ~~twelve (12)~~ feet in length or ~~eight (8)~~ feet in height. No domestic utility trailer may be used for business or commercial purposes. (Added 7/15/02 by Ord. No. 4804)

Dormitory. A dormitory is a residential building where group sleeping accommodations are provided for persons not members of the same family and where the number accommodated exceeds that allowed in a dwelling unit in the district. The group sleeping accommodations may be in one room or in a series of closely associated rooms under occupancy and single management as in college dormitories, fraternity houses, sorority houses, military barracks, etc., regardless of whether meals are provided.

Drive-In Establishment. A drive-in establishment is a business or institution where the principal use is either the offering of goods or services directly to customers waiting in parked motor vehicles or carry-out food service.

Drive-Through Facility. A facility used to provide products or services through a window, attendant, or automated machine to people in motor vehicles. A drive-through facility may be established in combination with other uses, such as a financial institution, personal services establishment, restaurant, or retail goods establishment. A drive-through facility is not considered to be established in combination with a car wash, gas station, or motor vehicle repair and/or service.

Driveway. A driveway is a private accessway for motor vehicles between a public or private street and one or more structures or off-street parking areas.

Driveway Apron. The portion of a driveway that extends from the property line, through the right-of-way to the street.

Driveway, Common. A common driveway is a driveway serving two or more structures or off-street parking areas, which are located on individual lots.

Driveway Flare. A portion of a driveway within the driveway apron, but not passing through the sidewalk, in which the driveway gradually widens as it meets the street to better accommodate vehicles turning into or out of the driveway.

Driveway Parking Pad. A portion of a driveway used to park a motor vehicle that is generally wider than the portion of the driveway used to access the lot.

Dwelling. A dwelling is a building designed or used principally for residential occupancy, including, without limitation, single-family dwellings, two-family dwellings, and multiple-family dwellings.

Dwelling, Multiple-Family. A multiple-family dwelling is a building containing ~~three (3)~~ or more dwelling units.

Dwelling, Single-Family. A single-family dwelling is a building containing ~~one (1)~~ dwelling unit only.

Dwelling, Townhouse. A building that contains 3 or more dwelling units where each unit has an individual entrance to the outdoors and each unit is attached vertically using one or more party walls. “Townhouse Dwelling” does not include “Two-Unit Dwelling” or “Multiple-Unit Dwelling.”

Dwelling, Two-Family. A two-family dwelling is a building containing ~~two~~(2) dwelling units only.

Dwelling Unit. A dwelling unit is one or more rooms arranged or designed for the use of one family living together as a single housekeeping unit with cooking, living, sanitary and sleeping facilities in a self-contained unit, so that access to the street in any additional facilities (such as laundry, heating units, etc.) can be gained without passing through any other residential or commercial unit. Dwelling unit does not include hotel/motel, model unit, recreational vehicle, or tent.

Dwelling Unit, Attached. An attached dwelling unit is one which is joined to another dwelling unit on ~~one~~(1) or more sides by a vertical party wall or walls.

Dwelling Unit, Detached. A detached dwelling unit is one which is entirely surrounded by open space.

Dwelling Unit, Efficiency—Unit. An efficiency unit is a dwelling unit consisting of one principal room together with bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room, providing such dining alcove does not exceed 125 square feet in area.

Dwelling Unit, Mobile Home. A mobile home dwelling unit is a U.S. Department of Housing and Urban Development-certified dwelling unit of vehicular, portable design built on a chassis and designed to be moved from one site to another and capable of being used without a permanent foundation.

Easement. Land that has been designated by lawful agreement between the owner of the land and another entity for a specified use by such entity.

Eave. The projecting lower edge of a roof that overhangs the wall of a building.

Electric Vehicle Charging Station. A location used to supply energy to electric vehicles.

Electrical Generator. A device that generates electrical power.

Encroachment. The location of a structure within a required setback.

Entertainment, Indoor. An enclosed building where spectator uses are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical indoor entertainment uses include, but are not limited to, indoor theaters, indoor music venues, and indoor sports arenas. Indoor entertainment uses may include refreshment stands that provide products for consumption on the premises. Indoor entertainment does not include adult use.

Entertainment, Outdoor. An open air or partially enclosed structure in which spectator uses are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical outdoor entertainment uses include, but are not limited to, outdoor theaters, outdoor music venues, outdoor sports arenas, and amusement parks. Outdoor entertainment uses may include refreshment stands that provide products for consumption on the premises. Outdoor entertainment does not include outdoor recreation.

Entertainment, Outdoor Temporary. A live event that is intended to be in place for a limited period of time within an outdoor space. Temporary outdoor entertainment may include, but is not limited to, animal shows, carnivals, circuses, fireworks shows, live music, outdoor theater, and worship services.

Entryway. A place of entrance.

Environmental Performance Standards. Criteria established to regulate noise, odor, dust, air pollution, glare, heat, vibration, fire, explosion hazards, or hazardous materials generated by the use of land or buildings.

~~Establishment. Any business. (Added 6/17/02 by Ord. No. 4801)~~

Excavation. An excavation is any breaking of ground, except common household gardening and ground care.

~~Explicit Sexual Material. Any hard-core material as defined by this Code. (Added 6/17/02 by Ord. No. 4801)~~

Exterior Architectural Appearance. Exterior ~~A~~architectural ~~A~~appearance means the architectural character and general composition of the exterior of a structure, including but not limited to the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.

Exterior Building Component. An essential and visible part of the exterior of a building.

Facade, Building. The exterior face of a building, including, but not limited to, the walls, windows, windowsills, doorways, and design elements.

Facade, Front. Any facade that faces and is most closely parallel to the front lot line.

Facade, Rear. Any facade that faces and is most closely parallel to the rear lot line.

Facade, Upper. Above the storefront. Displays the structure's essential architectural style.

Facility Owner. Any person who has an equity interest in the wind-energy facility.

Family.

- A. In the ~~R-1A.A, Single-Family Residence District~~, R-1A, Single-Family Residence District, and R-1B, Single-Family Residence District, a family is one of the following:
1. One ~~(1)~~ person or ~~two (2)~~ or more persons each related to each other by blood, marriage, or legal adoption, any foster children residing with such person or persons in a "foster family home" as that term is defined in the Illinois Child Care Act of 1969 as amended and an aggregate of not more than ~~one (1)~~ roomer or boarder, whether or not gratuitous, maintaining a common household in a dwelling unit.
 2. An aggregate of not more than ~~five (5)~~ individuals having a developmental disability as defined by Illinois Mental Health and Developmental Disabilities Code as amended January 1, 1979, and not more than ~~two (2)~~ persons supervising such person or person(s). (Amended 12/15/97 by Ord. No. 4487) (Amended 1/16/01 by Ord. No. 4706)
 3. A group of not more than ~~two (2)~~ persons not so related maintaining a common household in a dwelling unit.
- B. In all other zoning districts, a family is either ~~one (1)~~ person or ~~two (2)~~ or more persons each related to each other by blood, marriage, or legal adoption, any foster children residing with such person or persons in a "foster family home" as that term is defined in the Illinois Child Care Act of 1969, as amended, and an aggregate of not more than two (2) roomers or boarders not related to each other, whether or not gratuitous, maintaining a common household in a dwelling unit; or a group of not more than ~~four (4)~~ persons not so related maintaining a common household in a dwelling unit. However, in no case shall more than ~~two (2)~~ unrelated individuals occupy an efficiency unit or one (1) bedroom dwelling unit.

Fascia. The exposed vertical edge of a roof.

Fence, Permanent. A fence is a structure other than a building or a portion thereof which is a barrier and is used as a boundary, screen, separation, means of privacy, protection or confinement ~~and is constructed of wood, plastic, metal, wire mesh, masonry, or comparable material.~~ Permanent fences are constructed of materials intended for long-term fencing usage. A fence may not be electrified or constructed of barbed wire or similar material except as follows: In the Agriculture Districts; in the Manufacturing Districts barbed wire or similar material only; in the Special Public Interest Districts barbed wire or similar material only. (Amended 11/20/95 by Ord. No. 4356)

Fence, Temporary. A temporary fence is intended for short-term and/or seasonal use related to erosion control, construction, or the like.

Fill. Soil or other solid material that has been added to a portion of the ground surface.

Financial Institution. A bank, credit union, or savings and loan office, or an automated teller machine established by such an entity. Financial institution does not include currency exchange or payday or title loan establishment.

~~Flood or Spotlight. Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.~~

~~Floor Area. (For the purposes of determining the floor area ratio, conversions of existing structures and maximum size of business establishments). Floor area is the sum of the gross horizontal areas of the several floors measured in square feet, including the cellar floor of the building; measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The floor area of a building shall also include elevator shafts and stairwells at each floor; floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof, penthouses, and attic space having headroom of seven (7) feet ten (10) inches or more; interior balconies and mezzanines; enclosed porches, and floor area devoted to accessory uses, provided that any space devoted to off-street parking or loading shall not be included in floor area.~~

Floor Area. (For the purposes of determining off-street parking and off-street loading requirements and minimum area per dwelling unit). Floor area is the sum of the gross horizontal area of several floors of the building excluding areas used for:

- A. Accessory off-street parking.
- B. Basement or cellar areas devoted exclusively to accessory uses.

All horizontal dimensions shall be taken from the exterior faces of the walls or from the center line of walls separating ~~2-two~~ dwelling units or ~~2-two~~ buildings.

Floor Area Ratio. Floor area ratio is the numerical value obtained through dividing the floor area of a building or buildings by the lot area on which such building(s) are located. Floor area is the sum of the gross horizontal areas of the several floors measured in square feet, including the cellar floor of the building; measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The floor area of a building shall also include elevator shafts and stairwells at each floor; floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof, penthouses, and attic space having headroom of seven feet ten inches or more; interior balconies and mezzanines; enclosed porches, and floor area devoted to accessory uses, provided that any space devoted to off-street parking or loading shall not be included in floor area.

Footcandle. See Lumen.

Frieze. The plain or decorative band or board located just below the storefront cornice.

~~Frontage. Frontage is the measure of lineal contiguity between a lot or portion thereof and another lot, public street, alley or public way.~~

Frontage (Building). The length of an exterior building wall or structure of a single premise oriented to the public way or other properties that it faces.

Frontage (Property). The length of the property line(s) of any single premise along either a street or public right-of-way.

Full Cutoff Light Fixture. Fixtures, as installed, that are designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamp(s) or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

Fully Shielded Light Fixture. A light fixture shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane as certified by a photometric test report.

Funeral Home/Crematory. An establishment where services are conducted for the deceased, including facilities to prepare the deceased for display, burial, and/or cremation.

Garage, Estate, or Yard Sale. The sale of a variety of used household items, which is typically held in the garage or front yard of a residential dwelling unit.

Garage, Private. A private garage is an accessory building or an accessory portion of a principal building, including a carport, the principal use of which is the storage of one or more motor vehicles of the person, family or families resident in the principal building to which the garage is accessory and in which no business or commercial service or activity is performed, provided however, if a private garage is of sufficient size to provide, within the garage, all the off-street parking required by the Zoning ~~Code Ordinance~~ for the principal use, then any extra or surplus space may be rented for a fee to persons not resident in the principal building to which the garage is accessory, which such space may be used for the principal purpose of storing boats, trailers, recreational vehicles and/or private passenger motor vehicles.

Garden. An area dedicated to the cultivation of plants.

Garden Center. An establishment that sells plants grown or stored on site.

Glare. The sensation produced by luminances within the visual field that are sufficiently greater than the luminance to which the eyes are adapted, which causes annoyance, discomfort, or loss in visual performance and visibility.

Golf Course. A tract of land designed with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, driving range, restrooms, and related accessory structures for the storage of maintenance equipment.

Government Facility. A building or structure owned, operated, and/or occupied by a governmental agency to provide services to the public. Government facility includes public safety facilities, public works facilities, post offices, and administrative offices

Grade. A reference plane representing the average of finished ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the referenced plane shall be established by the lowest points within the area between the building and the lot line; or, when the lot line is more than ~~six (6) feet (1,829 millimeters)~~ from the building, between the building and a point ~~six feet (6) feet (1,829 millimeters)~~ from

the building.

Grading. Altering the shape of the ground surface to a predetermined condition, which may include stripping, cutting, filling, stockpiling, and shaping or any combination of these practices.

Grandfamily. A family headed by at least one person age 55 or older together with one or more persons, each related, to such person age 55 or older by blood, marriage, legal adoption, or foster care relationship in a foster-family home as that term is defined in the Illinois Child Care Act of 1969, as amended, and such persons so related by blood, marriage, legal adoption, or foster care placement is aged 18 or younger or no more than 22 years of age and a full-time student. (Added 5/18/09 by Ord. No. 5265)

Greenhouse. A building for the cultivation and protection of plants, which is typically constructed of transparent glass, metal, and/or plastic.

~~Gross Public Floor Area. The total area of the building accessible or visible to the public, including showrooms, motion picture theaters, motion picture arcades, service areas, behind-counter areas, storage areas visible from such other areas, rest rooms (whether or not labeled "public"), areas used for cabaret or similar shows (including stage areas), plus aisles, hallways, and entryways serving such areas. (Added 6/17/02 by Ord. No. 4801)~~

Guests, Permanent. A permanent guest is a person who occupies or has the right to occupy a hotel, motel, or apartment hotel accommodation as his place of permanent residence.

Gutter. A structure used to convey stormwater that is located at the eave of a roof.

~~Hard-Core Material. Media characterized by sexual activity that includes one or more of the following: erect male genitals; contact of the mouth of one person with the genitals of another; penetration with a finger or male genital or other object into any genital or anal orifice in another person; open female labia; penetration of a sexually oriented toy or novelty into any orifice in another person; or male ejaculation. (Added 6/17/02 by Ord. No. 4801)~~

Hard Surface. ~~Hard surface~~ ~~Surface~~ means any asphalt or concrete surface of an approved thickness, or other approved surface, but excluding rock, gravel, grass, or dirt. (Added 12/17/01 by Ord. No. 4760 – Effective 4/1/02)

Harmony. A quality which produces an aesthetically pleasing whole as in arrangement of varied architectural and landscape elements.

Headstone. A non-commercial sign in the form of a tombstone, tablet, grave marker, statuary, or memorial, that offers a remembrance of people or events.

Health Club. A health club is an establishment that provides equipment and facilities for physical exercise or athletic activities on the premises; it shall not include, however, facilities for indoor sports activities that require a hard surfaced type of court, a bowling alley, a swimming pool, ice skating or roller skating rink facility.

Height of Luminaire. The height of a luminaire shall be the vertical distance from the ground directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

Heliport. A heliport is an area of land, water and/or a structure or building which is used or intended for use for the landing and taking off of helicopters, and any appurtenant areas which are used or intended for use for heliport buildings or other heliport facilities or rights-of-way, including all necessary pads, helicopter storage and tie-down areas, hangars, and other necessary buildings and open spaces.

~~High Rise Building. A High Rise is a building which exceeds the maximum allowable stories or height in the applicable zoning district and is permitted only by a Special Use Permit. (Added 11/20/95 by Ord. No. 4356)~~

Historic Area. Historic area means an area containing buildings or places in which historic events have occurred or which have special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community which warrant conservation and preservation.

Historic District. Historic District means an area designed as a "S-4 Historic and Cultural District" by ordinance of the Town Council and which may contain within definable geographic boundaries ~~one~~(1) or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within such historic area.

Historic Landmark. Landmark means a property or structure designated as a "landmark" by Ordinance of the President and Board of Trustees, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the town.

Home Occupation. A home occupation is an occupation or profession practiced by a member of the family residing in the dwelling unit and which occupation is clearly an accessory use to the principal residential use of the dwelling unit.

Hoophouse. A structure used to extend the growing season of agricultural crops that is generally made of plastic and semicircular in shape.

Hospital. A hospital is an institution where the sick or injured are given medical or surgical care.

Hot Tub. An in-ground or aboveground basin of water that includes an air-injection system and/or water heating system that is intended for soaking.

Hotel (Motel). A hotel is an establishment which is open to transient guests, in contradistinction to a boarding house, lodging house, or apartment hotel, and is commonly known as a hotel (motel) in the community in which it is located; and which provides customary hotel services such as mail service, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture and bellhop service.

Illegal Structure. A structure that did not legally exist prior to the adoption of this ordinance and does not conform with the current ordinance requirements for the district in which it is located.

Illegal Use. An activity or facility that does not enjoy a legal conforming or legal nonconforming status, as defined in this ordinance.

Impervious Coverage. The proportion of the area of a zoning lot occupied by surfaces that do not allow stormwater infiltration to the lot area of the zoning lot. Surfaces that do not allow stormwater infiltration may include, but are not limited to, principal structures, accessory structures, walkways, paved parking lots, and paved driveways.

Independent Living Facility. A residential facility that contains dwelling units where at least one of the residents occupying a unit is 55 years or older. Such facilities do not provide regular in-patient medical or nursing care but may provide common areas for meals or socializing and limited convenience services. An independent living facility does not include assisted living facility, community residence, or nursing home.

Indirect Light. Direct light that has been reflected or has scattered off of other surfaces.

Institution. An institution is an established society or corporation of a public character.

Junk Yard. A junk yard is an open area where junk, waste, scrap, used equipment and vehicle parts, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles. A junk yard includes automobile wrecking yards, house wrecking yards, used lumberyards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment, but does not include uses established entirely within enclosed buildings. This land use is not permitted in any zoning district.

~~Kennel. A kennel is any premises where three (3) or more dogs, three (3) or more cats, or three (3) or more other household domestic animals are owned, boarded, bred or offered for sale, provided such dogs, cats or other household domestic animals are over six (6) months of age.~~

Lamp. The part of the luminaire that produces the actual light.

Landscape. Elements of nature, topography, buildings, and other manmade objects combined in relation to one another, including but not limited to trees, shrubs, vines, ground cover, flowers, grass, rock, stone, architectural or structural features such as fountains, reflecting pools, artwork, screens, fences, and benches so long as such non-vegetative components compose no more than 25% of required landscaping.

Landscape Professional. One who is employed in the business of landscape sales, installation, or design and who is an Illinois Certified Nurseryman or equivalent designation.-

Laundromat. An establishment that provides washing, drying, and/or ironing machines for use by customers on the premises.

Light Fixture. The entire assembly that houses the lamp or lamps.

~~Lawn and Garden Equipment Store Shed. A relatively small structure often purchased pre-built or as a kit in pre-fabricated sections. It is not designed to be served by heat, electricity or plumbing and does not need to be placed on a permanent foundation. The structure is intended to store lawn, garden and/or pool care equipment.~~

Light Pollution. Any adverse effect of manmade lighting, including, but not limited to, uplighting and sky glow, both of which diminish the ability to view the night sky, and light trespass.

Light Trespass. The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Light, Yard. A residential-scale light no brighter than one-half footcandle at ground level.

Lighting, Unshielded. A fixture that allows light to be emitted above a horizontal plane from the lowest point of the fixture that emits light.

Lighting, Uplighting. Lighting that is directed in such a manner as to shine light rays above the horizontal plane of the luminaire.

Liner Housing. A building designed to mask or screen an adjacent structure such as a parking garage. (Added 9/19/2011 by Ord. No. 5397)

Lot. A lot is a parcel of land occupied, or intended to be occupied, by a main building or a group of buildings, or utilized for the principal use and uses accessory thereto, together with such open spaces as are required under the provisions of this Chapter, or as may be provided

therewith. A lot may or may not be specifically designated as such on public records. A lot shall have frontage on one or more public streets.

Lot, Area. Lot area is the area of a horizontal plane bounded by the vertical planes through front, side, and rear lot lines. Lot area shall not include land that has been, is proposed, or is necessary to be dedicated as public right-of-way and shall only include land dedicated as an easement if the utility for which the easement is necessary is located underground or overhead.

Lot, Corner. A corner lot is a lot situated at the intersection of ~~two (2)~~ streets, the interior angle of such intersection not exceeding 135 degrees.

Lot, Flag: A lot where the vast majority of the lot can only be accessed from the right-of-way by means of a narrow strip of land between adjacent lots.

Lot, Interior. An interior lot is a lot other than a corner or reversed corner lot.

Lot, Non-conforming. (See Non-conforming Lot.)

Lot, Out (or Outlot). A lot depicted on a ~~F~~final ~~S~~subdivision ~~P~~plat which does not meet the requirements of this Code for lots of record and which may not be used for building or parking lots. (Amended 1/19/99 by Ord. No. 4576 (was Outlot))

~~Lot, Reversed Corner. A reversed corner lot is a corner lot the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.~~

Lot, Through. A through lot is a lot having a pair of opposite lot lines along ~~two (2)~~ more or less parallel public streets, and which is not a corner lot. On a through lot both street lines shall be deemed front lot lines.

Lot Depth, Minimum. The lot depth is the mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries.

Lot Line (Property Line). A lot line is a boundary line of a lot.

Lot Line, Front. The front lot line is that boundary line of any lot which is along a dedicated public street or the occupation line on a non-dedicated public street. On corner lots, both property lines adjacent to a public street or private street are considered front lot lines. ~~On corner lots the front lot line shall be the boundary line along such street right-of-way line that is established at the time of application for a building permit.~~

Lot Line, Rear. The rear lot line is that boundary of a lot which is most distant from and ~~is, or~~ is approximately parallel to the front lot line. If the rear lot line is less than ~~ten (10)~~ feet in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ~~ten (10)~~ feet in length within the lot, parallel to, and at the maximum distance from, the front lot line. On a corner lot, the rear lot line is opposite either of the two front lot lines, leaving the remaining lot like as the side lot line.

Lot Line, Side. The side lot line shall be any boundary of a lot which is not a front lot line or a rear lot line.

Lot Width, Minimum. The minimum lot width is the mean horizontal distance between the side lot lines of a lot, measured within the lot boundary. Lot width shall be measured at the front lot line or at the required setback line or cul-de-sac within the lot boundary behind the required front yard setback line.

Lot of Record. A lot of record is a lot which is part of a subdivision recorded in the office of the McLean County Recorder of Deeds, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lumen. A unit of luminous flux. One footcandle is one lumen per square foot. For the purposes of this ordinance, the lumen output values shall be the initial lumen output ratings of a lamp.

Luminaire. A complete lighting system, including a lamp or lamps and a fixture.

Machinery and Equipment Sales and Rental. Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, and similar industrial equipment. Machinery and equipment sales and rental includes the incidental storage, maintenance, and servicing of such equipment.

Major Recreational Equipment. Major recreational equipment means travel trailers (a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational or vacation uses, or one permanently identified as a ~~T~~travel ~~T~~trailer by the manufacturer of the trailer); ~~P~~pick-up ~~C~~Coaches (a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation); ~~M~~motor-homes (a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle); ~~E~~camping trailer (a canvas, material or metal folding structure, mounted on wheels, designed for travel, recreation and vacation use); boats; snowmobiles; jet skis; all-terrain vehicles (ATV); dirt bikes; golf carts; and trailers holding boats, snowmobiles, jet skis, all-terrain vehicles (ATV), dirt bikes or golf carts. (Amended 12/17/01 by Ord. No. 4760 – Effective 4/1/02)(Amended 7/15/02 by Ord. No. 4804)

~~Manufactured Housing.~~ A building assembly or system of building sub-assemblies, designed for habitation as a dwelling for one or more persons, including the necessary electrical, plumbing, heating, ventilating and other service systems which is of closed or open construction and which is made or assembled by a manufacturer, on or off the building site, for installation, or assembly and installation, on the building site, with a permanent foundation. (Added 11/20/95 by Ord. No. 4356)

~~Manufactured Housing Closed Construction.~~ Any building, component, or assembly fabricated in such a manner where all portions may be readily inspected at the site without disassembly. (Added 11/20/95 by Ord. No. 4356)

~~Manufactured Housing Open Construction.~~ Any building, component, or assembly fabricated in such a manner that all portions may be readily inspected at the site without disassembly. (Added 11/20/95 by Ord. No. 4356)

~~Massage Therapy Studio.~~ An establishment offering massage therapy and/or body work by a massage therapist, licensed by the State of Illinois, or Town of Normal or under the direct supervision of a licensed physician. (Added 6/17/02 by Ord. No. 4801)

~~Media.~~ Anything printed or written, or any picture, drawing, photograph, motion picture, film, videotape or videotape production, or pictorial representation, or any electrical or electronic reproduction of anything that is or may be used as a means of communication. Media includes but shall not necessarily be limited to books, newspapers, magazines, movies, videos, sound recordings, cd-roms, other magnetic media, and undeveloped pictures. (Added 6/17/02 by Ord. No. 4801)

~~Media Shop.~~ A general term, identifying a category of business that may include sexually oriented material but that is not subject to the special provisions applicable to adult media shops. In that context, media shop means a retail outlet offering media for sale or rent, for consumption off the premises provided that any outlet meeting the definition of “adult media shop” shall be treated as an adult media store. (Added 6/17/02 by Ord. No. 4801)

Manufacturing, Heavy. A use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from unprocessed or raw materials.

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

Manufacturing, Light. A use engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products primarily from prepared materials or finished products, which does not include the use of highly flammable material, or toxic matter. Light Manufacturing uses may be engaged in processes that have a minimal impact on the environment and adjacent properties. Typical light manufacturing uses include, but are not limited to contractors, equipment suppliers, and commercial printing.

Mechanical Hardware and Equipment. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

Microbrewery or Microdistillery. A facility for the production and packaging of malt beverages of alcoholic content with a capacity of less than 30,000 barrels per year, or a facility for the production and packaging of spirits and liquors with a capacity of less than 50,000 gallons per year. Microbreweries or Microdistilleries include a tasting room, which allows customers to consume products manufactured on site, and/or a retail space for purchase of products manufactured on site and related items. Breweries that exceed a capacity of 30,000 barrels per year, distilleries that exceed a capacity of 50,000 gallons a year, or facilities that only manufacture for distribution are considered either light manufacturing or heavy manufacturing depending on capacity.

Mobile Food Facility: A motorized vehicle or mobile food unit, such as a pushcart, that is used to sell food items.

~~Mobile Home. A movable or portable unit, which is eight (8) feet or more in width and is forty (40) or more body feet in length and constructed on its own chassis. It is designed to be used without a permanent foundation. (Added 11/20/95 by Ord. No. 4356)~~

Mobile Home Park. A mobile home park is a lot or lands upon which ~~two~~ (2) or more independent mobile homes are harbored either free of charge or for a fee, and shall include any buildings, structure, tent vehicle, or enclosure used or intended for use as a part of the equipment of such mobile home park.

~~Modular Unit. A factory fabricated, transportable building, designed to be used by itself or to be incorporated with similar units at a building site into a modular structure. The term is intended to apply to major assemblies and does not include prefabricated panels, trusses, plumbing trees, and other prefabricated subelements, which are to be incorporated into a structure at the site.~~

~~Motor Vehicle. Every vehicle which is self-propelled. (Added 12/17/01 by Ord. No. 4760—Effective 4/1/02)~~

Model Unit. A building or structure displayed as an example of the dwelling units available for sale or for rent in a residential development. A model unit may include sales or rental offices. Model unit does not include dwelling unit.

Molding. A decorative wood or stone contour or band, used in exterior and interior architectural elements.

~~Nameplate. A nameplate is a sign indicating the name and address of a building, or the name of an occupant thereof and/or the practice of a permitted occupation therein.~~

Nameplate Capacity. The maximum output rating of a wind generator.

Nonparticipating Landowner. Any landowner except those on whose property all or a portion of a wind-energy facility is located under an agreement with the facility owner or operator.

Non-conforming Building or Structure. A non-conforming building or structure is any building or structure or portion thereof lawfully existing at the time of adoption of this Ordinance, or amendment thereto, that does not comply with all the regulations of this ordinance or any amendment hereto governing bulk for the zoning district in which such building or structure is located.

~~which:~~

~~A: Does not comply with all the regulations of this Ordinance or any amendment hereto governing bulk for the zoning district in which such building or structure is located.~~

Non-conforming Lot. A non-conforming lot is a lot of record which when recorded met the minimum lot area and other dimension requirements of the Municipal Code of the Town of Normal, but which through subsequent amendments to such Code or other acts of a public body has caused the lot of record to be in conflict with the minimum lot area or other dimension requirements of the Codes.

Non-conforming Use. A non-conforming use is any use of land, buildings, or structures which use is not permitted in the zoning district in which such use is located, but which use was permitted at the time such use was established.

Non-conforming Site Element. A site characteristic that at one time conformed to applicable development regulations, but no longer conforms due to subsequent amendments to this ordinance, including impervious coverage, off-street parking and loading, landscaping, lighting, signs, or other similar characteristics of a site.

Nursery (~~Greenhouse~~). A nursery is a space, building or structure, or combination thereof, for the storage of live trees, shrubs or plants offered for wholesale or retail sale on the premises, including products used for gardening or landscaping. The definition of nursery within the meaning of this Chapter does not include any space, building or structure used principally for the sale of fruits, vegetables or Christmas trees.

Nursing Home. A nursing home is a home for the aged, chronically ill, incurable persons, or a place of rest for those suffering bodily disorders in which ~~three (3)~~ or more persons, not members of the immediate family residing on the premises, are received, kept or provided with food and shelter or care, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of disease or injury, maternity, or mental illness.

Occupied Building. A building (i) that is used by or that houses residents, customers, workers, or visitors and (ii) that is in use as such when the special-use permit is submitted.

Off-Premises Parking Facility. A parking facility that is not located on the same premises as the use which it serves.

Office, Professional. An establishment that engages in the application, processing, or manipulation of business information or professional expertise, or that offer health-related outpatient treatment by licensed health professionals. A professional office must not manufacture, assemble, warehouse, or repair goods and products for the retail or wholesale market, or engage in the repair of products or the provision of retail services. Professional office may include, but is not limited to, medical offices, dental offices, law firms, insurance agencies, accounting firms, real estate agencies, investment firms, and non-profit organizations. Professional office does not include government facility.

Official Comprehensive Plan (Comprehensive Plan). The Official Comprehensive Plan is the composite of the functional and geographic elements of the Comprehensive Plan of the Town of Normal, or any segment thereof, in the form of plans, maps, charts, textual materials and the official map, as adopted by the Town Council.

Official Map. The Official Map is the map adopted by the Town Council as a part of the Comprehensive Plan which is designated "Official Map" in that Plan.

Official Zoning Map. The Official Zoning Map is the map adopted by the Town Council showing all the zoning district boundaries within the Town of Normal, Illinois.

Open Sales Lot. An open sales lot is any land used or occupied for the purpose of buying and selling merchandise, motor vehicles, any form of trailers, mobile homes, motorized homes, motor scooters, motorcycles, boats, aircraft and monuments, or for the sorting of same prior to sale. An open sales lot does not have a principal use or principal building. This land use is not permitted in any zoning district.

Operator. The person responsible for the day-to-day operation and maintenance of the wind-energy facility.

Operable Shutters. Shutters capable of being closed over the window opening.

Operable Windows. Windows capable of being opened and closed.

Ornamental Grass. An annual or perennial grass plant valued for its texture and color in the landscape.

Outdoor Fireplace or Fire Pit. An outdoor area to burn materials that is equipped with a hearth and chimney, or that is open in design, and is generally constructed of steel, concrete, clay, or other noncombustible material.

Outdoor Light Fixture. Outdoor, electrically powered illuminating devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement.

Outdoor Lighting. Night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

Outdoor Sale, Temporary. The outdoor sale and display of merchandise of a seasonal nature, such as pumpkins or Christmas trees.

Outdoor Sales and Display Area. An area for the sales and display of products and services outside of a building or structure that is accessory to a principal use.

Owner. The legal or beneficial title-holder of land, or the holder of a written option to contract or purchase the land.

Owner (re Wind Ordinance). Collectively, the landowner, facility owner, and operator sharing joint responsibility.

-Park. An area for active recreation, passive recreation, and/or resource protection that is open to the public. Park may include, but are not limited to, baseball fields, football fields, soccer fields, basketball courts, tennis courts, playgrounds, water parks, and field houses. Park does not include indoor recreation or outdoor recreation.

Parking, On-Street. An area located within a right-of-way that is used to park a motor vehicle.

Parking, Stacked (Tandem). A parking area consisting of two or more parking spaces placed

one behind the other, with the space nearest to the driveway or street serving as the only means of access to the other space.

Parking Area, Paved. A motor vehicle parking area located adjacent to the entrance to a garage.

~~Parking Pad. A parking pad is an off-street parking area adjacent to a driveway which provides parking for a single motor vehicle.~~

Patio. A roofless hard surfaced area typically constructed of masonry, brick, or concrete that is attached to the ground adjacent to the wall of a building.

Pawn Shop. An establishment licensed, certified, or accredited by the appropriate local and state agencies that lends money in exchange for personal property that is used as collateral. Pawn shops may purchase personal property outright or on the condition of selling it back to a customer with interest. Pawn shops may include cash for gold establishments, which have the primary business of purchasing precious metals, jewelry, watches, and other similar items. Pawn shop does not include retail goods establishments such as antique stores and consignment stores.

Payday or Title Loan Establishment. An establishment that provides loans to individuals in exchange for personal checks or titles to motor vehicles. Payday or title loan establishment does not include currency exchange or financial institution.

Pergola. A freestanding structure with columns or posts topped with beams and open rafters, which may or may not be connected to the wall of a building.

Personal Services Establishment, General. A commercial enterprise primarily engaged in the provision of services of a personal nature, including facilities that sell products and goods in an incidental manner to the establishment's provision of services. Personal service establishment uses may include, but are not limited to, dry cleaners, barbershops, beauty salons, animal day care establishments, animal grooming establishments, shoe repair shops, tailor shops, and commercial educational facilities, such as driving schools, dance schools, and tutoring facilities.

Pier. An upright structure of masonry to serve as a principal support, whether isolated or part of a wall.

Place of Worship. An institution maintained by a religious body where people assemble for religious purposes, ceremonies, and other similar events. Place of worship may include housing for members of religious orders, day care centers, preschools, or elementary, middle or secondary schools.

Planned Unit Development. A planned unit development is a lot or lots developed as a unit under single ownership or unified control, which includes ~~one (1)~~ or more principal buildings or uses, and is processed under the planned unit development procedure of this Code. (Amended 11/20/95 by Ord. No. 4356)

Plant Materials. Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.
Porch. An unenclosed roofed platform projecting from the exterior wall of a building.

Portico. A roofed entrance porch, often supported by columns or pillars.

~~Post-surgical Recovery Care Center. Post-surgical recovery care center is defined as "a designated site which provides post-surgical recovery care for generally healthy patients undergoing surgical procedures that require overnight nursing care, pain control, or observation that would otherwise be provided in an in-patient setting. A post-surgical recovery care center is either a freestanding or a defined unit in an ambulatory surgical treatment center~~

~~or hospital. A post-surgical recovery care shall comply with the requirements of 210 ILCS 3/35(2)". The recovery period shall not exceed 24 hours after surgery. (Added 6/19/2000 by Ord. No. 4657)~~

~~Preservation Commission (Historic Preservation Commission). The Preservation Commission means the Historic Preservation Commission for the Town of Normal, McLean County, Illinois.~~

Proportion. Relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

Rain Barrel. A container for storing rainwater installed above-grade that generally has a capacity of less than 500 gallons.

Rain Garden. A shallow vegetated basin that collects and absorbs stormwater runoff.

Rainwater Cistern. A container for storing rainwater that may be installed either above or below grade.

Recreation, Indoor. An enclosed building where recreational activities are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical indoor recreation uses may include, but are not limited to, health clubs, bowling alleys, pool halls, children's play facilities, sporting or training facilities, arcades, indoor miniature golf courses, indoor swimming pools, indoor tennis courts, and indoor skating facilities. Indoor recreation uses may include refreshment stands that provide products for consumption on the premises. Indoor recreation does not include indoor entertainment, park, or elementary, middle, or secondary school.

Recreation, Outdoor. An open air or partially enclosed structure in which recreational activities are conducted by a for-profit entity that typically charges patrons a fee to enter. Typical outdoor recreation uses may include, but are not limited to, outdoor miniature golf courses, outdoor swimming pools, outdoor tennis courts, and outdoor skating facilities. Outdoor recreation uses may include refreshment stands that provide products for consumption on the premises. Outdoor recreation does not include outdoor entertainment, park, elementary, middle, or secondary school.

Recreational Vehicle Camp. A recreational vehicle camp is a residential facility designed, used, or intended to be used to accommodate the overnight temporary location, hookup or use of its facilities for travel trailers, camp trailers, and other major recreational equipment.

Refuse, Recycling, or Grease Container. A receptacle for the disposal of litter, recyclables, or grease.

Removal. Removal means any relocation of a structure on its site or to another site.

Repair. Repair is any change that is not construction, removal, or alteration. This would include simple and minor mending to bring an element of a structure back to its original condition. It assumes that minimal expense and effort need be incurred to complete the repair.

Research/Development Facility. A facility in which ideas and technologies are investigated, tested, and refined in industries that may include, but is not limited to, electronics, computer hardware and software, communications, information technology, biotechnology, and pharmaceuticals. Research/development facility may include the incidental manufacture and/or sale of products developed at the facility.

Residential Care Facility. A group care facility licensed for 24-hour medical or non-medical care of people in need of supervision or assistance essential for daily living, or for the protection of the individual. A residential care facility includes assisted living facility, independent living facility, nursing home, hospice, and continuum of care facilities. A

residential care facility does not include community residence.

Residential Sign. A permanent sign located on a lot in a residential zoning district.

Restaurant. An establishment that prepares and sells food and beverages for consumption on the premises and/or for carry-out. Restaurant does not include refreshment stands incidental to indoor entertainment, indoor recreation, outdoor entertainment, or outdoor recreation uses.

Retail Goods Establishment. A commercial establishment that provides physical goods, products, or merchandise directly to the consumer for purchase and removal from the premises by the purchaser. Retail goods establishment may include, but is not limited to, grocery stores, clothing stores, jewelry stores, appliance stores, electronics stores, furniture stores, office supply stores, bookstores, and sporting goods stores.

Riding Stables. A riding stable is the grounds and building where horses are bred, raised, boarded or kept for remuneration, hire, or sale.

Roadside Market. A roadside market is a structure for the display and sale of agricultural products grown on the site only, with no space for customers within the structure itself.

Roof, Blue. A roof that is designed to store and discharge rainfall.

Roof, Flat. A flat roof structure with no visible slope, which is located on all street-facing facades and may or may not have overhanging eaves.

Roof, Green. A roof that is partially or completely covered with vegetation, a growing medium, and a waterproof membrane, that absorbs rainwater and reduces the heat absorbed by a building or structure.

Roof, Mansard. An inclined decorative roof-like projection that is attached to an exterior building facade.

Roof, Parapet. The extension of a building facade above the line of the structural roof.

Roof, Pitched. A pitched or sloped roof, including hipped roofs, gabled roofs, roofs with a combination of hips and gables, gambrel roofs, and mansard roofs.

Roof, White. A roof that is white or light in color that provides high levels of solar reflectance and reduces the heat absorbed by a building or structure.

Roof Line. The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

Roof-Mount Solar Energy System. A solar energy system in which solar panels are mounted on top of a building roof as either a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.

Rooming House. A rooming house is any residential building, or any part thereof, containing ~~one~~(1) or more rooming units, in which space is let by the owner or operator to ~~five~~(5) or more persons who do not constitute a family, and which is designed with common living spaces.

Rooming Unit. A rooming unit is any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

Row House (Town House). A row house (town house) is a multiple-family dwelling containing ~~three~~(3) or more attached dwelling units, each on its own plot of ground and joined to ~~1~~one (end unit) or ~~2~~two (interior units) dwelling units by firewalls. Each dwelling unit shall

occupy the internal space from the ground to the roof.

Rules of Procedure. Regulations adopted by the Community Design Review Committee for the administration of duties delegated by the legislative authority.

~~Sadomasochistic Practices. Flagellation or torture by or upon a person clothed or naked for the purpose of sexual arousal, or the condition of being fettered, bound, or otherwise physically restrained on the part of one clothed or naked for the purpose of sexual arousal. (Added 6/17/02 by Ord. No. 4801)~~

Satellite Dish. A parabolic antenna designed to send and/or receive television, radio, communication, data, or other similar signals from satellites and antennas.

School, Elementary, Middle, or Secondary. A public or private educational facility offering instruction to preschool, elementary school, middle school, junior high school, and/or secondary school students with a full range of curricular programs.

Screen, Privacy. Structure that conceals from view from the public way or adjacent private property a permanent amenity attached to the house.

Service Walk. A paved area on a zoning lot connecting the front yard to the rear yard that may or may not be connect to a public right-of-way.

Setback. Setback is the horizontal distance between the lot line and any building or structure located on such lot. (Amended 11/20/95 by Ord. No. 4356)

~~Sex Shop. An establishment offering goods for sale or rent and that meets any of the following tests:~~

- ~~A. The establishment offers for sale items from any two (2) of the following categories: (a) adult media, (b) lingerie in a lingerie modeling studio, or (c) leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; and the combination of such items constitutes more than fifty (50) percent its stock in trade or occupies more than fifty (50) percents of its floor area.~~
- ~~B. More than fifty (50) percent of its stock in trade consists of sexually oriented toys or novelties.~~
- ~~C. More than fifty (50) percent of its gross public floor area is devoted to the display of sexually oriented toys or novelties.~~

~~(Added 6/17/02 by Ord. No. 4801)~~

~~Sexually Oriented Entertainment Business. An inclusive term used to describe collectively: adult cabaret; adult modeling studio; adult motion picture theater; video arcade located within an adult media store; adult lingerie modeling studio; and/or sex shop. (Added 6/17/02 by Ord. No. 4801)~~

~~Sexually Oriented Toys or Novelties. Instruments, devices, or paraphernalia either designed as representations of human genital organs or female breasts, or designed or marketed primarily for use to stimulate human genital organs. (Added 6/17/02 by Ord. No. 4801)~~

Shade Tree. A deciduous tree, generally having a single stem, planted primarily for shade. Trees with an expected canopy of over 40 feet are considered large shade trees. Trees with an expected canopy of 30 to 40 feet are considered medium shade trees.

Shadow Flicker. The moving shadow created by the sun shining through the rotating blades of a wind-energy facility. The amount of shadow flicker created by a wind-energy facility is calculated by a computer model that measures wind-energy facility location, elevation, tree cover, location of adjacent structures, wind activity and sunlight angle.

Shrub. A multistemmed woody plant other than a tree.

Sign. A sign is any identification, description, illustration or device illuminated or non-illuminated which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise; or any emblem, printing, banner, pennant, placard or temporary sign designed to advertise, identify or convey information, with the exception of window displays and national, state, county, municipal, and religious flags. A sign displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations.

Sign, A-Frame (Sandwich Board Sign). A movable sign placed on the ground and constructed in the shape of an “A” or some variation thereof.

Sign, Abandoned. A sign which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, product or activity conducted or product available on or off the premises where such sign is displayed.

Sign, Animated Sign. A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this code, include the following types:

- A. Flashing. Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds 4 seconds.
- B. Patterned illusionary movement. Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.
- C. Electrically activated. Animated signs producing the illusion of movement by means of electronic, electrical or electro-mechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:
- D. Environmentally activated. Animated signs or devices motivated by wind, thermal changes or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.
- E. Mechanically activated. Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

Sign, Architectural Projection. Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, but that does not include signs as defined herein. See also, awning, back-lit awning, and canopy, attached and freestanding.

Sign, Area. The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or “V” shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as 50% of the sum of the area of all faces of the sign.

Sign, Awning. A sign displayed on or attached flat against the surface or surfaces of an awning.

Sign, Bench: A sign located on a bench, seat, or similar structure which directs attention to a business, product, or service.

Sign, Banner: A flexible substrate on which copy or graphics may be displayed, and a sign utilizing the banner as its display surface.

Sign, Bicycle Parking: A sign indicating the location of bicycle parking facilities.

Sign, Billboard: See off-premise sign and outdoor advertising sign.

Sign, Canopy: A sign affixed to the visible surface(s) of an attached or freestanding canopy. For reference, see sec. 15.13-5.

Sign, Changeable: A sign with the capability of content change by means of manual or remote input, including signs which are:

Manually activated. Changeable sign whose message copy or content can be changed manually.

Electrically activated. Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also, electronic message sign or center.

Sign, Combination: A sign that is supported partly by a pole and partly by a building structure.

Sign, Copy: Those letters, numerals, figures, symbols, logos, and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only.

Sign, Development Complex: A freestanding sign identifying a multiple-occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord.

Sign, Directional: Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

Sign, Double-faced: A sign with two faces, back to back.

Sign, Drive-Through: A sign that is located adjacent to a drive through lane that accompanies an establishment with drive-through facilities.

Sign, Electric: Any sign activated or illuminated by means of electrical energy.

Sign, Electronic Message Sign or Center: An electrically activated changeable sign whose variable message capability can be electronically programmed.

Sign, Entry Door: A sign that appears on or adjacent to entry doors or in display windows, which may display information such as hours of operation, credit cards accepted, open/closed signs, and push/pull signs.

Sign, Exterior: Any sign placed outside a building.

Sign, Externally Illuminated: A sign that is lit by a source of light located outside the sign so that light shines onto the sign face.

Sign, Face: The surface upon, against or through which the sign copy is displayed or

illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.

- A. In the case of panel or cabinet type signs, the sign face shall include the entire area of the sign panel, cabinet, or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.
- B. In the case of sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border, or a contrasting surface or color.
- C. In the case of signs painted on a building, or individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements comprising the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.
- D. In the case of sign copy enclosed within a painted or illuminated border, or displayed on a background contrasting in color with the color of the building or structure, the sign face shall comprise the area within the contrasting background, or within the painted or illuminated border.

Sign, Fascia. See wall sign.

Sign, Flashing. See animated sign, electrically activated.

Sign, Freestanding. A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground.

Sign, Government. A sign, such as a traffic control sign, public safety sign, emergency sign, or public notice that is erected by a governmental body or under the direction of such body.

Sign, Height. Sign height is the distance from grade to the top of the sign.

Sign, High Rise. A sign that exceeds the allowable height as defined in sec. 15.13-10 of this code.

Sign, Historical Marker. A sign displaying information of historic significance such as a building's name, date of erection, or location.

Sign, Illuminated. A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).

Sign, Inflatable Device. An advertising display that consists of flexible fabric or similar material that can be filled with air or gas and that may or may not be tethered to a specific location, and may move using a fan.

Sign, Interior. Any sign placed within a building, but not including window signs as defined by this ordinance. Interior signs, with the exception of window signs as defined, are not regulated by this section.

Sign, Low Rise. A sign that meets the height and area requirements of sec. 15.13-10 and that has a design featuring a decorative sign base and no pole.

Sign, Marquee. See canopy (attached).

Sign, Menu Board. A freestanding sign oriented to the drive-through lane for a restaurant that

advertises the menu items available from the drive-through window.

Sign, Multiple-faced. A sign containing three or more faces.

Sign, Nameplate. A nameplate is a sign indicating the name and address of a building or the name of an occupant thereof and/or the practice of a permitted occupation therein.

Sign, Non-conforming. Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of this Code and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Code.

Sign, Obscene. A sign that displays content in which the dominant theme of the material depicts prurient representations of sexual matters that affront contemporary community standards and do not possess redeeming social value.

Sign, Off-premise. See outdoor advertising sign.

Sign, On-premise. A sign erected, maintained or used in the outdoor environment for the purpose of the display of messages appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

Sign, Outdoor Advertising. A permanent sign erected, maintained or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

Sign, Painted Wall. A sign painted directly on the surface of the wall of a building, structure, or environmental feature.

Sign, Parking Lot. A sign regulating a parking lot, with a message such as “No Parking” or “Tow Zone,” that is oriented to an off-street parking area.

Sign, Pennant. A sign consisting of tapered flags made of lightweight material that are hung in a series and may or may not contain a message. Pennant signs do not include banner flag signs or flags.

Sign, Pole. See freestanding sign.

Sign, Portable. Any sign not permanently attached to the ground or to a building or building surface.

Sign, Projecting. A sign other than a wall sign that is attached to or projects more than 18 inches from a building face or wall or from a structure whose primary purpose is other than the support of a sign. For visual reference, see sec. 15.13-5.

Sign, Real Estate. A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.

Sign, Revolving. A sign that revolves 360 degrees about an axis. See also, animated sign, mechanically activated.

Sign, Roof. A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves and architectural projections such as canopies or marquees shall not be considered to be roof signs.

Sign, Snipe. A sign affixed, hung, placed, applied, or posted to any tree, utility pole, hydrant, bench, fence, stake, trash receptacle, sidewalk, curb, parkway, street, median, or similar

location, located on either public or private property, without the consent of the owner.

Sign Structure. Any structure supporting a sign. The area of the sign structure shall not exceed two times the sign area.

Sign, T-Frame. A movable sign placed on the ground and constructed in the shape of a “T” or some variation thereof.

Sign, Temporary. A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

Sign, Temporary Window. A sign affixed, hung, placed, applied, or posted on the interior or exterior of a building window or door that is intended to be displayed for a limited period of time.

Sign, Under Canopy or Marquee Sign. A sign attached to the underside of a canopy or marquee.

Sign, V Sign. Signs containing two faces of approximately equal size, erected upon common or separate structures, positioned in a “V” shape with an interior angle between faces of not more than 90 degrees with the distance between the sign faces not exceeding 5 feet at their closest point.

Sign, Vehicle. A sign attached to or placed on a vehicle that is prominently visible from the public right-of-way where the primary purpose of the vehicle is to advertise a business, product, or service rather than to be actively used or available for the daily function of the business to which the sign relates. Vehicle sign does not include a vehicle for sale sign advertising a vehicle for lease or sale.

Sign, Vehicle for Sale. A sign used to sell a new or used vehicle, often placed in the window of the vehicle.

-Sign, Wall. A sign that is in any manner affixed to or painted onto any exterior wall of a building or structure or etched into exterior glass of a building or structure and that projects not more than 18 inches from the building or structure, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed.

Sign, Warning. A sign that communicates a message of warning, danger, or caution, such as “Private Property,” “No Trespassing,” or “Beware of Dog.”

Sign, Window. A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.

Significant Tree. Any deciduous, shade-variety tree or any evergreen tree with at least a 12-inch diameter as per standard diameter breast height. Trees listed in sec. 8.7-4(A) of the Code are not significant trees, regardless of size. (Amended 9/20/10 by Ord. No. 5349)

Sill. A projecting horizontal architectural feature, often located below a window or door.

Site Break. A structural or landscape device to interrupt long vistas and create visual interest in a site development.

Site Hardware. Includes but is not limited to street furniture, lighting standards, mailboxes, control boxes, newspaper boxes, roadway signs, and fire hydrants.

Solar Energy System. Has the meaning set forth in section 10 of the Homeowner's Energy Policy Statement Act (765 ILCS 165-10).

Solar Energy System, Building-Integrated. A solar energy system that integrates photovoltaic modules into the building structure, such as the roof or facade, and that does not alter the relief of the roof.

Solar Energy System, Building-Mounted. An energy collection system that converts sunlight into electric or mechanical power for on-site use. Solar energy systems consist of photovoltaic panels or flat plate collectors, mounting devices, and associated control electronics. Building-mounted systems are attached to existing buildings and structures that are constructed for a use other than supporting the solar energy system.

Solar Energy System, Commercial. A solar energy system that is not a private solar energy system.

Solar Energy System, Ground-Mounted. A Solar energy system that is directly installed onto the ground and is not attached or affixed to any existing structure.

Solar Energy System, Owner. The owner of the property on which the solar energy system is located.

Solar Energy System, Private. A solar energy system that is an accessory structure and that is designed to serve through the electric meter only the occupants of the parcel on which it is located, and not for selling generated electricity.

Solar Installer, Qualified. A trained and qualified electrical professional who has the skills and knowledge related to the construction and operation of solar electrical equipment and installations and has received safety training on the hazards involved.

Special Use. A special use is a specific use of land or buildings, or both, described and permitted herein, subject to special provisions and which because of its unique characteristics cannot be properly classified as a permitted use.

~~Specified Anatomical Areas. (1) Less than completely and opaquely covered: Human Genitals, human pubic region, human buttocks, and human female breast below a point immediately above the top of the areola; and (2) human male genitals in a discernibly turgid state, even if completely and opaquely covered. (Added 6/17/02 by Ord. No. 4801)~~

~~Specified Sexual Activities. Human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy, or fondling or other erotic touching of nude human genitals, pubic region, buttocks, or female breast specified anatomical areas. (Added 6/17/02 by Ord. No. 4801)~~

Stacking Space. A space designated as a waiting area, or queuing area, for vehicles at a drive-through establishment.

Stairs. A structure made up of a series of steps used to move from one level of a building or structure to another.

State Cannabis Act. The Cannabis Regulation and Tax Act, enacted under Public Act 101-27 of the Illinois General Assembly.

Stealth Design. A technique that reduces the visual impact of a structure by enclosing, camouflaging, screening, or obscuring the structure in relation to the architectural features of a larger building or structure.

Stoop. A structure made up of stairs and a landing used to access a building or structure.

Storage Area, Outdoor. An area for the storage of materials, equipment, machinery, or vehicles with a license plate class other than Class A or B used in the conduct of a business.

Storage, Self-Service. A facility used for the storage of personal property where individuals rent storage spaces of various sizes on an individual basis. May contain up to one residence for a site superintendent.

Storage Container, Temporary. A temporary, moveable structure that may be used for the storage of possessions or products prior to being transported to a storage facility, or for collecting waste and other material associated with the construction and renovation of a structure.

Storefront. Street-facing facade area below the floor plane of the second floor.

Story. A story is that portion of a building included between the upper surface of the floor and upper surface of the floor or roof next above. A basement shall not be counted as a Story, ~~and a cellar shall not be counted as a Story, unless it contains a dwelling unit.~~

Street, Private. A private street is a privately owned lane, road or street, which affords the principal means of access to adjacent property.

Street, Public. A public street is a dedicated and accepted public right-of-way or other public way used and maintained by the Town of Normal which, in either case, affords the principal means of access to adjacent lots or property.

Street Hardware. Objects other than buildings, structures, and plantings located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes, and fire hydrants.

Streetscape. The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

~~Structural Alteration. A structural alteration is any change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as the addition, removal, or alteration of bearing walls, columns, beams, girders or foundations.~~

Structural Soil. Soil that includes aggregate to support concrete sidewalks and asphalt parking lots while providing nourishment to plant roots.

Structure. A structure is anything constructed or erected, the use of which requires permanent or temporary location on or in the ground including, but not limited to, buildings, fences, gazebos, signs, billboards, supporting tower, and swimming pools.

Structure, Temporary. A structure that is intended to be in place for a limited period of time, which is typically constructed without a foundation.

Student Residence Hall. A dormitory, rooming house, or dwelling, the principal use and occupancy of which is to provide housing for persons:

- A. attending college, university or other post secondary institutions,
- B. employed by such college, university or other post secondary institution for the purpose of supervising persons identified in subsection (A) above, and such housing is owned or under the supervision and control of a college, university or other post secondary educational institution.

(Amended 9/16/96 by Ord. No. 4409)(Amended 9/21/98 by Ord. No. 4549)

Swimming Pool. An in-ground or above-ground basin of water constructed for swimming or wading.

Telecommunication Antenna. A device affixed to the ground, a building, or other structure which is capable of transmitting or receiving radio waves. Telecommunication antenna includes but is not limited to devices capable of transmitting or receiving radio waves supporting the following types of communications:

- A. Television broadcast, multichannel multipoint distribution (wireless cable), direct broadcast satellites (DBS),
- B. Radio broadcast (including AM, FM, and amateur radio antennas),
- C. Wireless telecommunications, personal wireless services, commercial mobile services, cellular telephone services, specialized mobile radio services (SMR), unlicensed wireless services, and common carrier wireless exchange access services.

Telecommunication, Antenna Facility. The antenna, mast, pole, lattice work, structure, tower, building, equipment and other supporting material used to mount and operate an antenna.

Telecommunication, Commercial Mobile Services. Mobile services that are for-profit, are available to the public or a substantial portion of the public and provide subscribers with the ability to access or receive calls from the public switched telephone network – examples are personal communication services, cellular radio mobile service and paging.

Telecommunication, Height. The vertical measurement from the ground to the vertical apex of the telecommunication antenna facility.

Telecommunication, Personal Communication Services. A digital, radio-based service that transmits and receives low-powered electronic signals through networks of linked transmitter/receiver sites with each transmitter/receiver or base station covering smaller area.

Telecommunication, Personal Wireless Facilities. Transmitters, receivers, antenna facilities and other types of installation used for the provision of personal wireless services.

Telecommunication, Personal Wireless Services. Commercial mobile services, cellular telephone services, specialized mobile radio services (SMR), unlicensed wireless services, and common carrier wireless exchange access services, as now or hereafter defined in Title 47 United States Code, Section 323(C)(7)(c).

Telecommunication, Radio Broadcast. Traditional AM and FM radio broadcasts and amateur radio broadcasts (HAM Radio).

Telecommunication, Satellite Dish Antenna. A telecommunication antenna shaped like a bowl or dish and used to receive wireless transmission of radio, data, or video from a satellite orbiting the earth.

Telecommunication, Unlicensed Wireless Service. The offering of telecommunication services using duly authorized devices which do not require individual licenses by Federal Communication Commission but does not mean the provision of direct-to-home satellite services.

-Train Station. A facility used for boarding and alighting passenger trains. Train stations may include platforms, station houses, benches, walkways, signaling equipment, and other structures necessary for passenger rail travel. Train stations do not include facilities for storing or repairing railroad vehicles or equipment, or facilities for loading and unloading freight.

Transom. A window above an opening such as a door or window built on a horizontal crossbar; often hinged on the top to swing open for ventilation.

Tree Canopy Coverage. The proportion of a parking lot that is shaded by trees.

Tree Protection Zone. An area around a tree in which no construction activity may take place. The area within the tree protection zone is a circle with its center at the center of the tree trunk. The circle's radius is calculated as the diameter of the tree times 1 foot, where the diameter is calculated 4 1/2 feet off the ground.

Treehouse. An accessory structure supported by one or more trees. Treehouse does not include recreation equipment.

Trellis. A vertical latticework structure used in a garden to support climbing plants.

~~Tourist Camp. A tourist camp is a residential facility designed, used, or intended to be used to accommodate the overnight temporary location, hookup or use of its facilities for travel trailers, camp trailers, and other major recreational equipment.~~

Unified Control. Unified control is the combination of ~~two~~ (2) or more tracts of land either through unified ownership or other arrangement, wherein each owner has agreed to allow use and develop their tracts as a single lot under the provisions of the ordinance applicable to ~~P~~planned ~~U~~unit ~~D~~developments.

Use. The use of property is the purpose or activity for which the land, or building thereon, is designed, arranged, or intended, or for which it is occupied or maintained, and shall include any manner of performance of such activity with respect to the performance standards of this ~~O~~Ordinance.

Use, Permitted. A permitted use is a use which may be lawfully established in a particular district or districts, provided it conforms with all requirements and regulations of such district.

Use, Principal. A principal use is a primary use of land or buildings as distinguished from a subordinate or accessory use. A principal use may be either permitted or special.

Use, Temporary. A use that is intended to be in place for a limited period of time.

Utility. The use of land for infrastructure facilities including, but not limited to, services for gas, electricity, water treatment and storage, sewage treatment and storage, telephone, cable television, data, cellular, and fiber-optic cable.

Utility Hardware. Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and curb boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.

Utility Service. Any device including wire, pipe, and conduit which carries gas, water, electricity, oil, and communications into a building or development.

Utilitarian Structure. A structure or enclosure relating to mechanical or electrical services to a building or development.

Variance/Variation. A variation is a deviation from the bulk requirements of the Zoning Ordinance where such variation will not be contrary to the public interest and where, due to conditions peculiar to the property and not the direct result of the actions of the owner, a literal enforcement of the Ordinance would result in unnecessary hardship.

Vehicle. Every device in, upon, or by which any person or property is, or may be, transported or drawn upon a highway, except devices moved by human power or used exclusively upon stationary rails or tracks. (Added 12/17/01 by Ord. 4760 – Effective 4/1/02)

Vehicle, Commercial. A motor vehicle operated for the transportation of people or material as

part of a commercial enterprise.

Vehicle Body Shop. Auto body work, straightening of auto body parts, and similar activities.

Vehicle Fueling Station. A vehicle fueling station means buildings and premises where vehicles may be fueled with gasoline, diesel, electricity, compressed natural gas, or other alternative fuels. A vehicle fueling station primarily serves passenger vehicles and may have an attached convenience store and/or car wash. One outdoor vacuum may be provided.

Vehicle Operations Facility. A facility for the dispatch, storage, and maintenance of emergency medical vehicles, taxis, school buses, and livery vehicles. Vehicle operations facility does not include vehicle rental, vehicle repair and/or service, motor vehicle sales, or government facilities that dispatch, store, and maintain fire, police, public works, and other municipal vehicles.

Vehicle Rental. An establishment that rents vehicles, including incidental facilities for parking and servicing such vehicles. Vehicle rental does not include vehicle operations facility.

Vehicle Service and Repair Shop. A vehicle repair shop means buildings and premises where oil, grease, batteries, tires and vehicle accessories may be supplied at retail. In addition, any of the following services may be rendered and sales made:

- A. Sale and servicing of spark plugs, batteries, and distributors, and distributor parts;
- B. Tire servicing and repair, but no recapping or regrooving;
- C. Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors and the like;
- D. Radiator cleaning and flushing;
- E. Washing and polishing, and sale of automotive washing and polishing materials;
- F. Greasing and lubrication;
- G. Providing and repairing fuel pumps, oil pumps, and lines;
- H. Servicing and repair of carburetors;
- I. Emergency wiring repairs;
- J. Adjusting and repairing brakes;
- K. Minor motor adjustments not involving the removal of the head or crankcase or racing the motor.

Activities permissible at a vehicle service and repair shop do not include the storage of vehicles nor work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in vehicle service stations. A vehicle service and repair shop may include as an accessory use the sale of used vehicles as long as said vehicles are stored on a hard surface and not impeding or occupying required parking on the site.

Vehicle Sales. An establishment that sells or leases new or used motor vehicles, including incidental facilities for parking and servicing such vehicles.

Vehicle Storage. Storage of licensed and operable vehicles.

Vocational School. A facility that offers instruction in industrial, clerical, commercial, managerial, building trades, or automotive skills. Vocational school does not include elementary, middle, or secondary school or college or university.

~~Video-Viewing Booth (Arcade Booth). Any booth, cubicle, stall, or compartment that is designed, constructed, or used to hold or seat patrons and is used for presenting motion pictures or view publications by any photographic, electronic, magnetic, digital, or other means or media (including, but not limited to film, video or magnetic tape, laser disc, cd-rom, books, magazines, or periodicals) for observation by patrons therein. A video-viewing booth shall not~~

~~mean a theater, movie house, playhouse, or a room or enclosure or portion thereof that contains more than six hundred (600) square feet. (Added 6/17/02 by Ord. No. 4801)~~

Warehouse. A warehouse is a structure, part thereof, or area used principally for the storage of goods and merchandise.

Warehousing, Storage, or Distribution Facility. An establishment that stores and transports products or equipment, including, but not limited to warehouses, fulfillment centers, moving companies, storage facilities, freight transportation, and truck terminals.

Welfare Agency. A welfare agency is an institution, public or private not-for-profit facility, that provides care and/or services concerning the welfare and improvement for persons of all ages.

Wholesale Establishment. A wholesale establishment is a business establishment engaged in selling to retailers or jobbers rather than consumers.

Wind-Energy Facility. An electric-generating facility, the purpose of which is to supply electricity, that consists of 1 or more wind turbines and other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines, and other appurtenant structures and facilities.

Wind-Energy Facility, Facility Owner. Any person who has an equity interest in the wind-energy facility.

Wind-Energy Facility, Hub Height. The distance measured from the surface of the tower foundation to the height of the wind turbine hub, to which the blade is attached.

Wind-Energy Facility, Landowner. The person who owns the property on which the wind-energy facility is located.

Wind-Energy Facility, Large. A wind-energy facility that includes one or more wind turbines with a turbine height of greater than 120 feet but not exceeding 510 feet.

Wind-Energy Facility, Nameplate Capacity. The maximum output rating of a wind generator.

Wind-Energy Facility, Non-Participating Landowner. Any landowner except those on whose property all or a portion of a wind-energy facility is located under an agreement with the facility owner or operator.

Wind-Energy Facility, Operator. The person responsible for the day-to-day operation and maintenance of the wind-energy facility.

Wind-Energy Facility, Small. A wind-energy facility that includes a wind turbine with a turbine height of 120 feet or less.

Wind-Energy Facility, Small Roof-Mounted. A small wind-energy facility that is attached to a structure's roof.

Wind-Energy Facility, Small Tower-Mounted. A small wind-energy facility that is mounted on a tower.

Wind-Energy Facility, Upwind Turbine. A turbine that has the rotor blades facing into the wind source direction.

Wind Turbine. A wind-energy-conversion system that converts wind energy into electricity through the use of a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer.

Wind Turbine Height. The distance measured from the surface of the tower foundation to the highest point of the turbine rotor plane.

Window. An opening in the wall of a building that is made of transparent material.

Yard. A yard is an open space, on the same lot with a building or structure, unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted in ~~Section~~ sec 15.4-5 of this Code.

Yard, Corner Side. A corner side yard is that area between the setback lines, the side lot line, and rear lot line, which area faces the street.

Yard, Front. In an interior lot, a ~~A~~ front yard is that yard, required or otherwise, extending along the full length of the front lot line between the side lot lines from the front line of the building or structure to the front lot line. In a corner lot, the front yard is that yard, required or otherwise, extending along the full length of the front lot line adjacent to both streets (public or private) from the front line of the building or structure to the front lot line.

Yard, Interior Side. An interior side yard which is located immediately adjacent to another lot or to any alley separating such side yard from another lot.

Yard, Rear. In an interior lot, A ~~a~~ rear yard is that yard, required or otherwise, extending along the full length of the rear lot line between the side lot lines from the rear line of the building or structure to the rear property line. In a corner lot, a rear yard is that yard, required or otherwise, between the front and corner side yard setback lines, the side lot line, and the rear lot line.

Yard, Side. A side yard is that yard, required or otherwise, extending along the side yard between the front yard and the rear yard from the side line of the building or structure to the side property line.

Zoning Code Administrator. The Zoning Code Administrator is the Town staff member designated by the Town Manager as the person responsible for interpreting and enforcing the zoning code. ~~Building Commissioner for the Town of Normal, Illinois, or such other person as designated by the Commissioner.~~

~~Zoning Board of Appeals. The Zoning Board of Appeals for the Town of Normal, Illinois.~~

Zoning District. A zoning district is a section or sections of incorporated territory of the Town of Normal for which the regulations and requirements governing use, lot and bulk or buildings and premises are uniform.

(Section 15.3-2 Amended 8/20/90 by Ordinance No. 3925)

SECTION 10: AMENDMENT “15.4-1 INTERPRETATION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.4-1 INTERPRETATION

- A. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements deemed necessary for the promotion of the public health, safety, and general welfare.
- B. This Code is not intended to abrogate any easement, covenant, or other private agreement; provided that where the requirements of this Code are more restrictive than

such easements, covenants, or private agreements, the requirement of the Code shall govern.

- C. To the extent that a building, structure or use not lawfully existing at the time of the adoption of this Code is in conflict with the requirements of the Code, said building, structure, or use shall remain unlawful hereunder.
- D. Where the conditions imposed by any provision of this Code are either more or less restrictive than conditions imposed by any other provisions of the Municipal Code or any other law, ordinance, resolution, rule or regulation applicable to property or to the use of property within the Town of Normal, the regulation which is more restrictive or which imposes the higher standard or requirement shall govern.

SECTION 11: AMENDMENT “15.4-2 APPLICATION OF CODE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.4-2 APPLICATION OF CODE

The regulations and requirements for the districts established by this Code are to apply uniformly to each class or kind of use, structure, or land. Whenever, in the course of applying and enforcing this Code, it is necessary or desirable to make any administrative decisions, then, unless other standards are provided in this Code, the decision is to be made so that the result will be neither contrary to the spirit, intent, and purpose of this Code nor injurious to the surrounding neighborhood.

- A. No person shall hereafter use or occupy a building, structure, or land or establish a use or construct, erect, place, structurally alter, or maintain any building, structure, or part thereof within the Town of Normal unless such use, building, structure, or land is in conformity with all the regulations herein specified for the district in which it is located.
- B. It shall be the duty, obligation, and responsibility of the owner of property within the Town of Normal to permit and maintain its use and occupancy only in strict accordance with the requirements of this Code.
- ~~C. Unless otherwise permitted, pursuant to a Special Use Permit or approved Final Plan for a planned unit development, no person shall use any part of a lot, yard or other open space or off-street parking or loading space required about or in connection with any use or structure for the purpose of complying with this code.~~

SECTION 12: AMENDMENT “15.4-3 GENERAL PROVISIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.4-3 GENERAL PROVISIONS

- A. Building Under Construction. Where a building permit has been lawfully issued prior to the effective date of this Code, and provided that construction is begun within ~~one hundred twenty (120)~~ days of the effective date of this Code and is diligently pursued, said building may be completed in accordance with approved plans and may be occupied by the use originally intended. Such buildings and uses shall be subject to the provisions of this Code pertaining to non-conforming buildings and uses if the building or use is non-conforming.

- B. Uses and Structures. The following uses are permitted in all districts: light poles, traffic regulatory signs, directional signs, street name signs, utility poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, railroad rights-of-way containing railroad tracks, public rights-of-way, and temporary buildings at construction sites, gas regulator stations with or without a structure to enclose equipment, sewage lift stations, and water wells and pumping stations, when located underground. Any lighting must comply with division 15.14. If a structure is used to enclose a gas regulator station, the site will be landscaped in a manner that screens the structure from public rights-of-way and residential zoning. Telecommunication antennas and telecommunication antenna facilities are not authorized unless placed on public rights-of-way pursuant to an agreement with the Town of Normal. (Amended 6/16/97 by Ord. No. 4456)(Amended 6/21/2010 by Ord. No. 5343)
- C. Height Regulations. The following uses and structures are exempted from the height regulations in this Code: ~~church~~ spires or other architectural features on a building primarily used for religious purposes, stand-alone unoccupied religious structures, belfries, cupolas, water tanks, flag poles, public monuments, farm buildings, ventilators, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Heights for signs shall be regulated by ~~D~~ division 15.13 of this Code. (Amended 6/16/97 by Ord. No. 4456)
- ~~D. Telecommunication Antennas and Telecommunication. Antenna facilities shall be permitted, subject to, and governed by Division 15 of this Code and to the extent not inconsistent with Division 15 such antennas and facilities shall comply with all other divisions of this code. (Amended 6/16/97 by Ord. No. 4456)~~

SECTION 13: AMENDMENT “15.4-4 ACCESSORY BUILDINGS AND USES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.4-4 ACCESSORY BUILDINGS AND USES

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

- A. Accessory uses shall be compatible with the principal use and shall not be established prior to the establishment of a principal use, except as permitted hereafter.
- ~~B. Accessory uses shall not include the raising or keeping of animals or fowl in such a manner as to violate Chapter 17 or Chapter 21 of the Town of Normal Municipal Code.~~
- C. Any accessory building or structure hereafter constructed, erected, placed, structurally altered or enlarged, except as otherwise permitted in this Code, shall be subject to the following bulk requirements:
1. No accessory building or structure shall be permitted within the required front or side yards ~~or of~~ a lot, as set forth in each district.
 2. No accessory building or structure shall be permitted nearer than ~~five (5)~~ feet to a building nor shall it be located nearer than ~~five (5)~~ feet from a side or rear lot line. No principal or accessory structure shall be located or placed on an easement. (Amended 11/20/95 by Ord. No. 4356)
 3. No accessory building or structure in a residential district shall exceed ~~one (1)~~ story or ~~fourteen (14)~~ 16 feet in height to the top of the roof structure (whichever is less). Accessory buildings or structures in all other districts may

be constructed to equal the maximum permitted height in that district. The foregoing height limits shall not apply to telecommunication antennas and telecommunication antenna facilities authorized pursuant to ~~D~~ division 15.15 of this Code. (Amended 6/16/97 by Ord. No. 4456)

4. In the R-1; ~~and~~ R-2 ~~and~~ R-4 zoning districts no detached garage or detached carport shall occupy more than ~~twenty-five (25%) percent~~ of the required rear yard, provided that in no instance shall the garage or carport exceed ~~seven hundred twenty (720)~~ square feet in size. No other accessory building or structure in a residential district shall exceed ~~three hundred (300)~~ square feet in size, and in no instance shall there be more than ~~two (2)~~ accessory structures, including garage or carport, in the R-1; ~~and~~ R-2 ~~and~~ R-4 zoning districts. (Amended 11/20/95 by Ord. No. 4356)
5. No mobile home or other portable structure or building shall be used as an accessory building or structure except when used incidentally to and temporarily for construction operations of a principal use; said buildings shall be removed prior to the occupancy of the principal use, ~~provided, however, lawn equipment storage buildings not exceeding one hundred forty-four (144) square feet in area are permitted and having a height of no more than twelve (12) feet to the highest point of the structure.~~ (Amended 11/20/95 by Ord. No. 4356)
6. ~~Any accessory building which is attached to a principal building shall be considered as a part of the principal building and shall be subject to all regulations governing the location of principal buildings.~~
7. ~~Antenna and antenna facilities shall be subject to and governed by Division 15 of the Code. (Amended 6/16/97 by Ord. No. 4456)~~
8. Temporary Construction Management and Sales Office. In the ~~R-1AA~~, R-1A, R-1B, R-2, R-3A, ~~and~~ R-3B; ~~and~~ R-4 zoning classification, a dwelling unit may be used as a temporary construction management and sales office as an accessory use to the subdivision or planned development in which it is located for a period not to exceed ~~two (2)~~ years. Use of a dwelling unit as a temporary office on construction sites will be permitted provided no sleeping or food facilities are established and/or used therein and provided said dwelling is so located as not to be in violation of any of the other Codes and Ordinances of the Town.
9. See also permitted obstructions in sec. 15.4-5.
10. ~~No incinerator shall be hereafter constructed, erected, placed, structurally altered, or enlarged in or within two thousand (2,000) feet of property zoned R-1AA, R-1A, R-2, R-3A, R-3B, or R-4. (Added 6/19/89)~~

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

1. Such home occupation shall be conducted entirely within a dwelling unit.
2. No special outside entrance shall be provided or used in connection with the home occupation;
3. ~~The total floor area devoted to such use shall not exceed twenty-five (25) percent of the gross floor area of the dwelling unit and not more than twenty-five (25) percent of the gross floor area of any story shall be devoted to such use;~~
4. There is used no sign, other than a nameplate not more than ~~one (1)~~ square foot in area, no other display and no activity that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than residential purposes;
5. There are no commodities sold or services rendered that require receipt and delivery of merchandise, goods or equipment by other than ordinary ~~mail residential delivery services~~;
6. There is no person other than members of the family residing in the dwelling unit employed or otherwise engaged in such home occupations; and

7. There are no accessory buildings used in whole or in part.

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

~~and an instructor of piano lessons in the home shall be permitted to instruct up to, but not more than five (5) pupils at a time, using not more than two pianos, and instructors of other musical instruments and dance shall be limited to one (1) pupil per lesson in the home. Beauty shops, barbershops and other similar activities are not within the classification of home occupations.~~

~~A. Garage, Estate, or Yard Sale. A person may use his dwelling for occasional sales to the public provided such sales occur no more than twelve (12) days per calendar year. (Amended 11/20/95 by Ord. No. 4356) Garage, estate, or yard sales may be held in residential zoning. Sales may be conducted as a Home Occupation, provided no more than ~~three (3)~~ such sales are held per year at any one residence, and such sales last a total of no more than ~~twelve~~ 12 days per year. (Amended 11/20/95 by Ord. No. 4356)~~

SECTION 14: AMENDMENT “15.4-5 LOTS AND YARDS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.4-5 LOTS AND YARDS

- A. General Lot and Yard Requirements. The following lot and yard regulations shall apply to all lots or tracts of land on which the structure is located.
1. The minimum yard space required for one structure or use shall not be considered as the yard of any other, including an adjoining structure or use.
 2. Required yards shall be located on the same lot as the principal building or use.
 3. No lot shall be divided, hereafter, into two or more lots and no part of a lot shall be sold unless resultant lots conform to all yard requirements in the district where the lots are located.
 4. In the following situations, there shall be maintained in all residential zoning districts, except the R-3B High Density Multiple-Family Residence District, a front yard of the average setback (as hereinafter defined) or the setback required in the district, whichever is greater.
 - a. Where the lot to be developed is a lot of record in a subdivision, which subdivision plat was filed for record prior to January 1, 1975; or
 - b. Where the lot to be developed is a lot of record in a subdivision, which subdivision plat is a re-subdivision, consisting of ~~three (3)~~ lots or less of a prior subdivision, which prior subdivision plat was filed for record prior to January 1, 1975.

Average setback is the total lineal distance of front yard setbacks established by buildings existing on lots having a frontage of ~~fifty (50%) percent~~ or more of the total frontage on one side of that portion of a street lying between any of the following intersecting ways or lines: streets, railroad tracts, drainage ways or zoning district boundary lines, divided by the number of developed lots on the same side of that portion of a street, lying between said intersecting ways or lines.

Structures built in violation of the average setback provision as it existed prior to amendment on November 18, 1985, shall be deemed lawful in respect to the average setback requirement.

5. On corner lots in all districts, except the B-2, General Business District, nothing shall be erected, placed, planted, or allowed to grow in the visibility triangle as defined by the Illinois Department of Transportation. ~~the following described triangle area in such a manner as to impede vision between a height of two and one-half (2 1/2) feet and ten (10) feet above the centerline grade of the intersecting streets. The triangle area is measured as follows: At the corner intersection property pin, measure back a distance of fifteen (15) feet, parallel with both street rights of way to form the legs of a restrictive triangle. Close the triangle with a line connecting the end point of each leg.~~ (Amended 11/20/95 by Ord. No. 4356)(Amended 1/20/04 by Ord. No. 4926)

B. Transitional Yard Requirements.

1. Front Yards. When the required front yard of a ~~parcel of land lot, hereafter rezoned to zoned~~ S-1, S-2, C-1, C-2, C-3, B-1, M-1, or M-2 is contiguous to or across the street or alley from property zoned ~~R-1AA, R-1A, R-1B, R-2, or R-3A and R-3B~~ or such a lot or a lot zoned ~~R-3A or R-3B~~ is contiguous to or across a street or alley from property zoned ~~R-1AA, R-1A, R-1B, or R-2~~, the following transitional yards shall be provided:
- a. The owner or developer of such ~~S-1, S-2, C-1, C-2, C-3, B-1, M-1 or M-2~~ zoned property shall provide along the entire width of such property a front yard ~~equal to or greater than~~ at a minimum equal to the required front yard for the adjoining ~~R-1AA, R-1A, R-1B, R-2, or R-3A or R-3B~~ zoned property.
 - b. The owner or developer of property zoned R-3A or R-3B shall provide along the entire width of such property a front yard ~~equal to or greater than~~ at a minimum equal to the required front yard in the adjoining ~~R-1AA, R-1A, R-1B or R-2~~ zoning district.
 - e. ~~Off-street parking in the front yard required by SEC. 15.4-5(B)(1)(a) and (b) shall be prohibited. (Amended 11/20/95 by Ord. No. 4356)~~
 - d. Transitional front yard requirements do not apply when the street is equal to or wider than three lanes or 30 feet.
2. Side and Rear Yards. When any portion of any lot zoned ~~S-1, S-2, C-1, C-2, C-3, B-1, M-1, or M-2~~ is contiguous to or across a street or alley from a lot zoned ~~R-1AA, R-1A, R-1B, R-2, or R-3A, or R-3B~~ or when any lot zoned for R-3A or R-3B is contiguous to or across a street or alley from property zoned ~~R-1AA, R-1A, or R-1B, or R-2~~ the following transitional yard requirements shall apply:
- a. If the contiguity is along a side yard, the owner or developer shall provide ~~ten (10)~~ feet in addition to the side yard otherwise required for the applicable zoning district.
 - b. If the contiguity is along the rear line, the owner or developer shall provide ~~fifteen (15)~~ feet of additional rear yard beyond what is otherwise required in the applicable zoning district.
 - e. ~~Said transitional yard(s) required by SEC. 15.4-5(B)(2)(a) and (b) of this Code shall be screened in accordance with the requirements stated in SEC. 15.4-7(C).~~
 - d. Transitional side and rear yard requirements do not apply when the street is equal to or wider than 3 lanes or 30 feet.
3. Building Height Restrictions. Where any lot zoned ~~S-1, S-2, C-2, C-3, B-1, B-2, M-1 or M-2~~ is contiguous to or across a street or alley from any lot zoned ~~R-1AA, R-1A, R-1B, R-2, or R-3A, R-3B or R-4, or when any lot zoned R-3 is contiguous to a lot zoned R-1 or R-2,~~ the height of buildings on said lots shall not exceed the height permitted on such adjoining residentially zoned lots.
- a. See sec. 15.7-4 for height restrictions specific to properties within the Parking Impact Zone.
 - b. Transitional height restrictions do not apply when the street is equal to

or wider than 3 lanes or 30 feet.

- C. Permitted Obstructions in ~~Required~~ Yards. No obstructions shall be allowed in any yard required by this Code, with the exception of those listed in Table 15.4-5(C) below. The table includes the locations in which the obstructions are permitted. ~~However, the following shall not be considered to be obstructions when located in required yards specified~~ Permitted obstructions are not considered to be accessory structures. In all cases, permitted obstructions are subject to the requirements to maintain visibility at intersections contained in ~~SEC. sec.~~ sec. 15.4-5(A)(6) of this Code. Special provisions pertaining to permitted obstructions follow.

1. ~~In All Required Yards. Sills, belt cornices, and other architectural features extending eighteen (18) inches or less into the yard; free-standing night lights of not more than one-half (1/2) foot candle power; awnings or canopies projecting into a yard not more than twenty-five (25) percent of the required yard depth; steps, lamps, and fire escapes necessary for access to buildings or lots; chimneys projecting two (2) feet or less into the yard; arbors and trellises; flag poles; trees and shrubs; in the Agriculture District, any agricultural use other than buildings or structures; fences (black vinyl coated chain-link or other decorative fencing material) up to 8 feet in height on properties utilized for gas well heads, electric power stations or sub-stations, telephone switching stations, and other similar utility uses. (Amended 2/15/10 by Ord. No. 5327)~~
2. ~~In Required Front Yards or Corner Side Yards. Bay windows projecting three (3) feet or less into the yard; unroofed terraces, decks or balconies not projecting over ten (10) feet into the yard; eaves and gutters; fuel, air and water pumps in conjunction with automobile service stations, provided they shall be set back at least thirteen (13) feet back from the front property line; canopy over fuel pumps in accordance with SEC. 15.14-7(A)(7) and SEC. 15.14-7(H)(7) of this code; advertising signs, devices, and nameplates in accordance with Division 13 of this Code; fences and walls not exceeding four (4) feet in height in the required front yard and six (6) feet in the required corner side yard, except that a maximum height of eight (8) feet is allowed in the M-1 and M-2 districts and further except the maximum height of a fence in the corner side yard of a non-manufacturing district shall not exceed four (4) feet where the yard adjoining the corner side yard is a front yard. The maximum fence height shall be measured from the established grade of the fence owner's property. (Amended 1/20/04 by Ord. No. 4926)(Amended 2/21/05 by Ord. No. 4997)~~
3. ~~In Required Side Yards. Eaves and gutters projecting two (2) feet or less; off street parking spaces in commercial districts; air conditioning equipment; refuse storage areas (dumpsters); fences and walls not to exceed six (6) feet in height in residential districts and eight (8) feet in height in all other districts. The maximum fence height is measured from the established grade of the fence owners property. (Amended 10/16/89)(Amended 11/20/95 by Ord. No. 4356)~~
4. ~~In Required Rear Yards. Off street parking spaces; detached residential garages or carports; swimming pools, tennis courts, and other similar recreational facilities; storage buildings containing three hundred (300) square feet or less of floor area; covered decks, screened porches and residential sunroom additions not exceeding three hundred twenty (320) square feet, and extending no more than ten (10) feet into the required rear yard; central air conditioning equipment; refuse storage areas (dumpsters); terraces and decks; bay windows projecting three (3) feet or less into the yard; eaves and gutters; provided that eaves and gutters of accessory buildings are not closer than two (2) feet from a lot line; fences and walls not exceeding six (6) feet in height in residential districts and eight (8) feet in height in all other districts. The maximum fence height shall be measured from the established grade of the~~

~~fence owners' property. As used herein, sunroom means a structure in which the enclosing walls are composed of not less than seventy-five (75) percent glazing material. (Amended 11/20/95 by Ord. No. 4356) (Amended 1/21/03 by Ord. No. 4853)~~

5. General. Unless otherwise stated, permitted obstructions may be no closer than 5 feet from any property line.
6. Architectural Features. Architectural features include bay windows, chimneys, eaves, gutters, sills, and cantilevered projections from a building. These features must leave at least a 3-foot minimum side yard setback. In other yards, these features may project no more than 3 feet from the structure.
7. Awnings, Canopies, and Port Cocheres. These may project no more than 25% into the required yard.
8. Balconies and Terraces, both unroofed. These may project no more than 10 feet into the front, corner side, or rear yard.
9. Decks and Porches, Covered or Uncovered. May extend no more than 25% into the required setback.
10. Fences
 - a. Location.
 - (1) Can be on property line except when adjacent to a sidewalk, in which case must be at least 12 inches off.
 - (2) May not create a visibility conflict at driveways or intersections, as described in sec. 15.4-5(A).
 - b. Height. See Table 15.4-5(C) below.
 - (1) Properties in B-1 directly adjacent to an R district are restricted to fences 6 feet in height with a further restriction if the direct adjacency is to an R front yard, in which case the height is limited to 4 feet.
 - (2) Properties utilized for gas well heads, electric power stations or substations, telephone switching stations, and other similar utility uses may have fences in all yards up to 8 feet in height. Such fences must be black vinyl coated chain link or other decorative fencing material.
11. Pumps: Fuel, Air, Water. Must be screened in the same manner as parking as set forth in division 15.14.
12. Table 15.4-5(C): Permitted Obstructions in Yards
See also sec. 15.4-4 and sec. 15.4-5 for additional provisions for each of the listed items below.

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

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

other than buildings or structures	A	-	-	-	-	-	-	-	-	-	-	-	-	-
Antennas, Telecommunication	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	15.15
Arbors & Trellis	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Architectural Features (no closer than 2 feet from property line)	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Athletic Courts	R	R	R	R	R	R	R	R	R	R	R	R	R	-
Automated Teller Machine	-	-	-	-	A	A	A	A	A	A	A	A	A	15.14
Awnings, Canopies and Port Cocheres (up to 25% into required setback)	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Balcony or Terrace, Unroofed	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	F, C, R	-	-	-	-
Canopy, Automobile Service Station or	-	-	-	-	-	A	A	A	A	A	-	A	A	15.14

Drive-Through														
Carports or Detached Garages	R	R	R	R	R	R	R	R	R	R	R	R	R	-
Compost Pile	R	R	R	R	R	R	R	R	R	R	R	R	R	-
Decks or Porches, Covered or Uncovered	A	A	A	A	A	A	A	A	A	A	A	A	A	-
EV Charging Station/Unit	R	R	R	R	A	A	A	A	A	A	A	A	A	-
Fences; 4'	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Fences; 6'	R	R	R	R	-	-	-	-	-	-	-	-	-	Not when adjacent to R front yard
Fences, 8'	S, R	-	-	-	S, R	S, R	S, R	S, R	S, R	S, R	A	A	A	15.4-5(C)
Flag Poles	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Garden, Rain	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Gazebo, Pergola, Hoophouse	R	R	R	R	R	R	R	R	R	R	R	R	R	-
Landscape														

ping	A	A	A	A	A	A	A	A	A	A	A	A	-
Lights, Yard (residential)	A	A	A	A	A	A	A	A	A	A	A	A	15.3-2
Mechanical Equipment	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	15.14
Off-Street Parking	-	S, R	S, R	A	A	A	A	A	A	R	A	A	15.7-2 15.14-7 15.17
Pumps; Fuel, Air, Water	-	-	-	-	-	-	-	-	A	-	A	A	15.14
Rain Barrel	S, R	S, R	S, R	S, R	-	-	-	-	-	-	-	-	-
Refuse & Recycling Storage	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	S, R	-
Sheds, Storage Buildings	R	R	R	R	R	R	R	R	R	R	R	R	-
Signs, Freestanding or Monument	A	A	A	A	A	A	A	A	A	A	A	A	15.13
Solar Energy Installations, Ground-Mounted	A	R	R	R	A	A	A	A	A	-	A	A	15.15.1 15.16
Steps or Stairs to Second Floor or Higher,	A	R	R	S, R	S, R	S, R	S, R	S, R	S, R	R	S, R	S, R	15.10

Uncovered															
Swimming Pools, Hot Tub (Residential)	R	R	R	R	R	-	-	-	-	-	-	-	-	-	15.16
Wind Energy Installations	-	-	-	-	A (small & large)	A (small)	-	A (small)	A (small)	-	A (small)	A (small & large)	-	15.15.2	

- D. Outdoor Lighting. All outdoor lights shall comply with ~~D~~ivision 14. Lighting shall not cause any direct or reflected glare beyond the lot. Light fixtures shall be recessed or shaded to prevent glare beyond the lot. All fixtures shall be shielded and directed away from any residentially zoned lots or public right-of-way, so as to prevent glare beyond the lot. (Amended 1/19/99 by Ord. No. 4576)(Amended 1/20/04 by Ord. No. 4926)
- E. Refuse and/or Recycling Storage Areas. For all uses for which a dumpster is required, refuse and/or recycling storage areas (dumpsters) shall be screened with an opaque fence ~~wood~~ or masonry enclosure fence on all sides except that area which must remain unobstructed in order to allow garbage pick-up. Fences may not be chain link. (Amended 11/20/95 by Ord. No. 4356)

SECTION 15: AMENDMENT “15.4-6 NON-CONFORMITIES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.4-6 NON-CONFORMITIES

If within the districts established by this Code or amendments that may later be adopted, there exist lots, structures, uses of land or structures, and characteristics of use which were lawful before this Code was passed or amended but which would be prohibited, regulated, or restricted, it is the intent of this Code to permit these non-conformities to continue until they are removed but not to encourage their survival under the terms of this Code. It is further the intent of this Code that non-conformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district, except as provided in sec. 15.4-6(F) ~~subsection G~~. (Amended 4/15/91)

Non-conforming uses are declared by this Code to be incompatible with permitted uses in the districts involved. A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of structure and land in combination shall not be extended or enlarged after passage of this Code by attachment on a building or by the addition of other uses of a nature which would be prohibited generally in the district involved, except as provided in sec. 15.4-6(F) ~~subsection G~~. (Amended 4/15/91)

- A. Non-conforming Lots of Record. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected

on a lot of record which becomes non-conforming as to lot area or lot width or both by the adoption or subsequent amendment of this Code or in any other residential district a building and customary accessory buildings may be erected on a lot of record which becomes non-conforming as to lot width by the adoption of subsequent amendment of this Code, provided that the building, housing, mechanical, electrical, plumbing and other construction standards and requirements can be met and provided further that if such non-conforming lot of record is at the time of adoption of this code or hereafter vacant and is contiguous with one or more other vacant conforming or non-conforming lots of record which are in common ownership or unified control, then such contiguous lots of record or at least such portion thereof as is necessary to meet or exceed the minimum lot area and width requirements of the district in which they are located shall be used and developed only as a single lot. Any person who conveys property or terminates the unified control of such contiguous lots of record so as to frustrate the purpose of the foregoing proviso shall be deemed to have violated the provisions of this ordinance.

- B. Non-conforming Uses of Land. Where at the time of passage of this Code or subsequent more restrictive amendment thereto, a lawful use of land exists which would not be permitted by the regulations imposed, the use may be continued so long as it remains otherwise lawful, provided:
1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Code.
 2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Code.
 3. If any such non-conforming use of land ceases for any reason for a period of more than ~~thirty~~(30) consecutive days, any subsequent use of such land shall conform to the regulations specified by this Code for the district in which such land is located.
 4. No additional structure not conforming to the requirements of this Code shall be erected in connection with such non-conforming use of land.
- C. Non-conforming Structures. Where a lawful structure exists at the effective date of adoption or amendment of this Code that could not be built under the terms of this Code by reasons of restrictions on the area, lot coverage, height, yards, its location on the lot or other zoning requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
 2. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than ~~fifty (50%) percent~~ of its fair cash market value prior to the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Code.
 3. Should such non-conforming structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
- D. Non-conforming Uses of Structures. If a lawful use involving individual structures with a fair cash market value cost of \$1,000 or more, or of structure and land in combination, exists at the effective date of adoption or amendment of this Code that would not be allowed in the district under the terms of this Code, the lawful use may be continued as long as it remains otherwise lawful, subject to the following provisions:
1. No existing structure devoted to a use not permitted by this Code in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

2. Any non-conforming use may be extended throughout any parts of a building which was manifestly arranged or designed for such use at the time of adoption or amendment of this Code, but no such use shall be extended to occupy any land outside such building.
 3. When a non-conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for ~~six (6)~~ consecutive months or for ~~eighteen (18)~~ months during any ~~three (3)~~ year period (except when government action impedes access to the premises) the structure, or structure and premise in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
 4. Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than ~~fifty (50%)~~ percent of the fair cash market value at the time of destruction.
- E. Non-conforming Off-Street Parking and Loading Areas.
- ~~1. In any district where off-street parking or loading areas of four (4) or more spaces are provided, such areas and private drives or access ways from the public right-of-way to or through these parking areas, shall be required to fully comply with the design and construction requirements SEC. 15.7-2 of this Code for off-street parking and loading by August 1, 1984. (Amended 9/19/88)~~
 2. In any residential zoning district, all off-street parking areas of ~~three (3)~~ or fewer spaces and private drives or access ways from the public right-of-way to or through these parking areas, shall be required to fully comply with the design, construction, and maintenance standards provided in ~~SEC. sec.~~ 15.7-2 of this Code, but only in the event a building permit is required for alteration of an existing garage or construction of a new garage accessory to the residential use. Also, gravel driveways cannot be expanded. This subsection is subject to the common drive exception in ~~SEC. sec.~~ 15.7-2(G)(2)(b)(1) of this Code. (Added 9/19/88)
- F. Repairs and Maintenance. On any non-conforming structure or portion of a structure containing a non-conforming use, ordinary repairs, or repair or replacement of non-bearing walls, fixtures, wiring or plumbing may be made to an extent not exceeding ~~fifty (50%)~~ percent of the fair cash market value of the non-conforming structure provided that the cubic content existing when it became non-conforming shall not be expanded.

SECTION 16:AMENDMENT “15.4-7 MISCELLANEOUS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.4-7 MISCELLANEOUS

- A. Principal Building on a Lot. Except in the case of ~~the~~ planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record or other lot in a zoning district except in the B-1, S-2, M-1, and M-2 districts. In these districts, more than one principal building is permitted, provided that yards as measured from the closest building, bulk and other requirements of this Code shall be met for each structure as though it were on an individual lot.
- B. Access for Buildings. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all

structures shall be so located on lots as to provide safe and convenient access for rescue and fire protection vehicles.

C. Landscaping Provisions:

1. Screening required in SEC. 15.4-5(B) of this Code shall conform to the following requirements: (Amended 1/20/04 by Ord. No. 4926)
 - a. All fences shall be decorative solid wood; walls shall be masonry or concrete. All fences and walls shall be six (6) feet in height and form a solid screen.
 - b. All planting screens required by this Code shall consist of plants at least thirty (30) inches in height when planted and shall be maintained in a healthy condition and so pruned as to provide maximum density from the ground to a height of at least six (6) feet at maturity.
 - c. All berms shall be at least four (4) feet in height. Such berm shall be landscaped with a variety of planting materials in such a manner so as to be consistent with the intent of required screenings.
 - d. All plant materials used in required screens may be either evergreen or deciduous varieties. Other materials may be used upon approval of the Council either by specific reference thereto in a Special Use Permit ordinance or resolution approving a planned unit development or ordinance, resolution, motion or other corporate action approving a site plan.
2. Whenever in this Code general landscaping is required, such landscaping shall conform to the following provisions:
 - a. For all proposed developments, except for land zoned R-1AA, R-1A, R-1B, R-2 and R-4, a landscaping plan shall be submitted at the time an application for a Building Permit is made.
 - b. The following types of materials are deemed inappropriate for the purposes of this Section and shall not be used in fulfilling this landscaping requirement: permanent pavement surfacing materials such as concrete and bituminous surfaces; artificial trees, shrubs, grass or flora; and crushed limestone and comparable materials; grass, absent of any other plant materials.
3. All landscaping and screening required by this Code shall conform to the following requirements:
 - a. Materials used in fulfilling landscaping requirements shall conform to the standards and requirements of all applicable Town Codes, ordinances, and regulations, including but not limited to Chapter 8, Division 7 of the Municipal Code.
 - b. Failure to properly maintain any required landscaping or screening in a healthy condition, to replace dead plantings or maintain other screening materials shall be deemed a violation of the requirements of this Code and the owner of the property on which such landscaping or screening is located shall be responsible for the maintenance and replacement and may be punished in accordance with the penalty provisions contained herein for failure to maintain or replace same. In addition to these provisions, the Town, after written notice to the owner responsible, may replace such landscaping or screening materials in a manner and at a time to be specified in the notice at the expense of the Town. The Town shall recover the cost of replacement where the owner responsible fails to do so by bringing suit, in the name of the Town, against the person neglecting to maintain or replace the aforementioned landscaping materials and/or screening.

SECTION 17: AMENDMENT “15.5-1 ESTABLISHMENT OF DISTRICTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.5-1 ESTABLISHMENT OF DISTRICTS

In order to carry out the intent, purposes and provisions of this Code, the Town of Normal is hereby divided into the following districts:

Agricultural District

A Agriculture District

Residence Districts

~~R-1AA Single-Family Residence District~~

R-1A Single-Family Residence District

R-1B Single-Family Residence District

R-2 Mixed Residence District

R-3A Medium Density Multiple-Family Residence District

R-3B High Density Multiple-Family Residence District

~~R-4 Mobile Home Residence District~~

Special Public Interest Districts

S-1 University District

S-2 Public Lands and Institutions District

S-3 Historic and Cultural District

Business Districts

C-1 Office District

C-2 Neighborhood Shopping District

C-3 Community Regional Shopping District

B-1 General Business District

B-2 Central Business District

Manufacturing Districts

M-1 Restricted Manufacturing District

M-2 General Manufacturing District

SECTION 18: AMENDMENT “15.5-2 ZONING MAP” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.5-2 ZONING MAP

The location and boundaries of the districts provided in this Code as of ~~the 28th day of~~ December 28, 1978, the effective date of the ordinance adopting this Zoning Code (Chapter 15 of the Municipal Code of the Town of Normal, Illinois, 1969, as amended) are hereby established as shown on the Zoning Map, Town of Normal, and such map and all notations,

references and other information shown thereon shall be the boundaries of the districts provided herein. Amendments to such map shall be by ordinance duly adopted by the corporate authority.

Annually, not later than ~~the 31st day of~~ March 31 of each year, the corporate authority shall, by resolution, cause the publication in pamphlet form of a revised Zoning Map, Town of Normal, indicating to the extent practicable all changes made during the preceding calendar year. The original Zoning Map, Town of Normal, shall be the final authority on the zoning status of land, buildings and other structure and land uses within the Town of Normal as of the effective date of the ordinance adopting this Code. The original Zoning Map, Town of Normal, or after the publication and effective date of an annual Revised Zoning Map, Town of Normal, the latest Revised Zoning Map of the Town of Normal in effect on a specific date shall raise a rebuttable presumption as to the zoning status of land, building or other land uses within the Town of Normal as of said date, rebuttable solely and exclusively by the provision of an ordinance duly adopted by the corporate authority after the effective date of this Code (or after the effective date of the Zoning Map, Town of Normal or after the effective date of any revision thereto).

~~Two~~One copies of the Zoning Map and thereafter, ~~one~~two copies of the current annual revision thereto ~~is~~are to be kept available for public inspection, ~~one~~ in the office of the Town Clerk, ~~the other in the office of the Building Commissioner.~~ ~~Each s~~Such map shall be identified by the signature of the Mayor, attested by the Town Clerk and bearing the seal of the Town under the words: "This is to certify that this Zoning Map supersedes and replaces the Zoning Map adopted on (day of adoption of the map being replaced) and is part of Chapter 15 of the Municipal Code of the Town of Normal, Illinois, 1969, as amended."

- A. Rules for Interpretation. Where uncertainty exists with respect to the boundaries of districts shown on the Zoning Map, the following rules shall apply:
1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
 2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
 3. Boundaries indicated as approximately following corporation limits shall be construed as following such corporate limits;
 4. Boundaries indicated as following railroad lines shall be construed to lie midway between the main tracks of such railroad lines;
 5. Boundaries indicated as approximately following the center line of streams, canals, creeks, or other bodies of water shall be construed to follow such center lines;
 6. Boundaries indicated as parallel to an extension of features indicated in (1) through (5) above shall be so construed.
 7. Where a district boundary divides a lot in single ownership at the time of the passage of this Code, the ~~Zoning Code Administrator~~Building Commissioner, upon request of such property owner submitted within ~~thirty~~ (30) days of the adoption of this Code, may extend the least restrictive portion to such lot to the entire lot.
 8. Where, due to the scale, lack of detail, illegibility, or where physical features existing on the ground are at variance with those shown on the Zoning Map and there exists any uncertainty, contradiction or conflict as to the intended location of any boundary as shown thereon, the ~~Zoning Code Administrator~~Building Commissioner shall make an interpretation of said map upon request of any person and within a reasonable period. Any person aggrieved by such interpretation may appeal such interpretation to the Zoning Board of Appeals.
- B. Annexed Land and Reverted Public Lands. The following shall apply to all property which is hereafter annexed by the Town of Normal, or any publicly owned land which is transferred to private ownership.
1. All annexed property, without further action of the Town Council, shall

automatically assume the classification of A-Agriculture unless and until otherwise classified by amendment.

2. Whenever any street, alley or other public way is vacated by the Town of Normal, the zoning district adjoining each side of such street shall automatically, and without further action of the Town Council, be extended to the centerline of such street, alley or other public way existing prior to such vacation.

- C. Replacement of the Zoning Map. In the event that the Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Town Council may by resolution adopt a new Zoning Map which shall supersede the prior map.

SECTION 19: **AMENDMENT** “15.6-1 PREAMBLE” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.6-1 PREAMBLE

These Principal Uses and District Standards are intended to govern the use of land, buildings, and structures and to establish bulk and off-street parking and loading requirements applicable thereto. It is essential that each new use of land, buildings, or structures become an integral part of the overall function and pattern of community development. All development subject to the provisions of this Code, except as provided hereinafter for ~~P~~planned ~~U~~unit ~~D~~developments, as provided in ordinances authorizing special use permits or pursuant to variations granted by the Zoning Board of Appeals or corporate authority, shall conform to the standards of the district in which it is located.

SECTION 20: **AMENDMENT** “15.6-2 A-AGRICULTURE DISTRICT” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.6-2 A-AGRICULTURE DISTRICT

- A. Intent. The intent of the A-Agriculture District is to govern the use of land, buildings, and structures within areas of the Town where soil, topographic, and other conditions are best suited for the pursuit of agriculture or where essential community facilities or utilities do not yet or are not reasonably expected to serve the property. These regulations are further intended to provide for the protection and conservation of natural resources; to prevent or minimize conflicts between agriculture and non-agricultural land uses; to act as a holding zone for annexed land prior to timely development; and to facilitate orderly and efficient urban development by preventing a scattered and indiscriminate pattern of urban growth.

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

1. The suitability of the property for agricultural uses.
2. The extent to which the property and adjoining properties exhibit indicators of urbanization, such as land subdivision, change in land use, or substantial increases in property values.

3. The impact of agricultural use upon the property and upon adjacent properties.
4. Potential public benefit derived from preservation of natural resources on or under the property.
5. The extent to which the property can be effectively served by existing or proposed public facilities and utilities.

C. Permitted and Special-Uses.

1. In the A-Agriculture District, no buildings or land shall be used except for one or more of the ~~following~~ specified uses in Table 15.6-2(C) below, unless otherwise provided in this Code.

- ~~a. Agriculture~~
- ~~b. Farm~~
- ~~c. Roadside stands for sale of agricultural products~~
- ~~d. Telecommunication antenna and related telecommunication antenna facilities. (Amended 6/16/97 by Ord. No. 4456)~~

2. Special Uses. The ~~following~~ special uses listed in Table 15.6-2(C) below may be permitted, subject to the conditions and standards stated in division 15.10 of this Code.

- ~~a. Agriculture & Horticultural Fairs, Displays & Shows & Exhibits~~
- ~~b. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)~~
- ~~c. Cannabis Craft Grower, as set forth under Division 20~~
- ~~d. Cannabis Cultivation Center, as set forth under Division 20~~
- ~~e. Cemeteries~~
- ~~f. Country Clubs & Private Golf Courses~~
- ~~g. Extraction, Loading, Storage, Washing & Hauling of Sand, Gravel & Topsoil~~
- ~~h. Nurseries & Greenhouses~~
- ~~i. Riding Stables~~
- ~~j. Veterinary Hospitals~~

3. Table 15.6-2(C): Agricultural District Allowed Uses Table

Key: P - Permitted Use, S - Special Use

Land Use	Permitted	Reference
Agriculture	P	-
Agriculture & Horticultural Fairs, Displays, and Shows/Exhibits	S	15.10
Animal Boarding, Hospital, or Shelter (with or without outdoor component)	S	15.10
Aquaculture, Aquaponics	S	15.10
Bed and Breakfast	S	15.10
Cannabis Craft Grower	S	15.20
Cannabis Cultivation Center	S	15.10
Cemeteries	S	15.10
Country Clubs & Private Golf Courses	S	15.10
Farm, Row Crop	P	-
Forestry or Horticulture	P	-
Handling of Earthen Materials	S	15.10
Hatcheries, Fish or Poultry	S	15.10
Nurseries & Greenhouses	S	15.10

Riding Stables	S	15.10
Roadside Stands for Sale of Agricultural Products	P	-
Solar Energy Systems, Private, Roof-Mounted	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	S	15.15.1
Solar Energy Systems, Commercial, Roof- or Ground-Mounted	S	15.15.1
Telecommunication Antenna Facilities	P	15.15
Urban Agriculture	P	-
Urban Gardens	P	-
Other Uses Consistent with Purpose of District	-	-

- D. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in ~~sec. SEC.~~ 15.10-4 of this Code.
1. Lot Size and Width. Lots shall contain a minimum of ~~five (5)~~ acres and shall have a minimum lot width of ~~three hundred (300)~~ feet.
 2. Yards.
 - a. Front Yard. ~~Fifty (50)~~ feet minimum.
 - b. Side Yard. ~~Fifty (50)~~ feet minimum each.
 - c. Corner Side Yard. ~~Fifty (50)~~ feet minimum.
 - d. Rear Yard. ~~Fifty (50)~~ feet minimum.
 - e. For General Yard Regulations that are applicable see ~~sec. SEC.~~ 15.4-5 of this Code.
 3. Building Height. Not to exceed ~~thirty-five (35)~~-feet or ~~two (2)~~ stories, whichever is lower. For exemptions from these height regulations, see ~~sec. SEC.~~ 15.4-3(C) of this Code.
 4. Number of Principal Buildings. Except in the case of planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record.
- E. Signs. All signs shall conform to the requirements contained in ~~D~~ivision 15.13 of this Code.
- F. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in ~~D~~ivision 15.7 of this Code.

SECTION 21: REPEAL “15.6-3 R-1AA SINGLE-FAMILY RESIDENCE DISTRICT” of the Normal Temporary is hereby *repealed* as follows:

R E P E A L

~~15.6-3 R-1AA SINGLE-FAMILY RESIDENCE DISTRICT~~ (*Repealed*)

- A. Intent. The intent of this R-1AA Residence District is to provide for the establishment of areas characterized by large-lot single-family dwellings intended for occupancy by families and related recreational, religious, and cultural facilities that serve the immediately surrounding residents, as well as those living in the district. The R-1AA district provides for up to approximately two dwelling units per acre.

- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-1AA Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
1. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the uses which might lawfully occur on the property so zoned.
 2. The adequacy of public services, including police and fire protection and solid waste collection, serving the property and the impact permitted uses would have upon these services.
 3. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunities and a variety of housing types.
 4. The existence of vacant properties in the vicinity that are developable for uses compatible to those permitted in this district.
 5. The impact any natural disasters, including flooding, would have upon permitted uses.
 6. The impact the permitted uses would have upon the environment including noise, air, or water pollution.
 7. The potential impact existing or permitted uses in the vicinity would have upon uses authorized in the R-1AA District and the impact such uses, if developed on the property would have upon existing uses in the vicinity.
 8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.
- C. Permitted Uses. In the R-1AA Residence District, no building or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.
1. Agriculture
 2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
 3. Dwellings, Single Family
- D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.
1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
 2. Cemeteries
 3. Churches & Other Places of Public Worship
 4. Country Clubs & Private Golf Courses
 5. Day Care Centers in Churches
- E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.
1. Lot Size and Width. Lots shall contain a minimum of twenty-two thousand five hundred (22,500) square feet and shall have a minimum lot width of one hundred twenty-five (125) feet.
 2. Yards.
 - a. Front Yard. Forty (40) feet minimum or the average setback, whichever is greater.
 - b. Side Yards. Twenty (20) feet minimum each.
 - c. Corner Side Yards. Thirty-five (35) feet minimum.
 - d. Rear Yard. Sixty (60) feet minimum.
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
 - f. With the exception of driveways leading to off-street parking, private sidewalks, front stoops and porches, the remainder of the front and corner side yards shall be landscaped. (Added 1/20/04 by Ord. No. 4926)
 3. Building Height. Not to exceed thirty-five (35) feet or two (2) stories, whichever is lower. For exemptions from these height regulations, see SEC.

15.4-3(C) of this Code.

- F. Signs. All signs shall conform to the requirements contained in Division 13 of this code.
- G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7.

SECTION 22: AMENDMENT “15.6-4 R-1A SINGLE-FAMILY RESIDENCE DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-4 R-1A SINGLE-FAMILY RESIDENCE DISTRICT

- A. Intent. The intent of this R-1A Residence District is to provide primarily for the establishment of areas characterized by moderate-sized lots and single-family detached dwellings intended for occupancy by families. In addition to these dwellings, related recreational, religious, and cultural facilities intended to serve the immediately surrounding residents are allowed where such facilities are found to be compatible with surrounding residential development. The R-1A district allows densities of up to approximately four dwelling units per acre.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-1A Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
 - 1. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 - 2. The adequacy of public services, including police and fire protection and solid waste collection, serving the property and the impact permitted uses would have upon these services.
 - 3. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunities and a variety of housing types.
 - 4. The existence of vacant properties in the vicinity that are developable for uses compatible to those permitted in this district.
 - 5. The impact any natural disasters, including flooding, would have upon permitted uses.
 - 6. The impact the permitted uses would have upon the environment including noise, air, or water pollution.
 - 7. The potential impact existing or permitted uses in the vicinity would have upon uses authorized in the R-1A District and the impact such uses, if developed on the property would have upon existing uses in the vicinity.
 - 8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.
- C. Permitted and Special Uses.
 - 1. Permitted Use. In the R-1A Residence District, no building or land shall be used except for one or more of the ~~following specified~~ uses specified in Table 15.6-4(C) below, unless otherwise provided in this Code.
 - a. ~~Agriculture~~
 - b. ~~Day-Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)~~
 - c. ~~Dwellings, Single-Family~~
 - 2. Special Uses. The ~~following~~ special uses listed in Table 15.6-4(C) below may be permitted subject to the conditions and standards stated in ~~D~~ivision 15.10 of this Code.

- a. ~~Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)~~
- b. ~~Cemeteries~~
- c. ~~Churches & Other Places of Public Worship~~
- d. ~~Country Clubs & Private Golf Courses~~
- e. ~~Day Care Centers in Churches~~

3. Table 15.6-4(C): Residential Districts Allowed Uses Table
 Key: P - Permitted Use, S - Special Use

Land Use	R-1A	R-1B	R-2	R-3A	R-3B	Reference
Agriculture	P	P	P	P	P	15.10
Assisted Living Facility, Nursing Home	-	-	-	S	-	15.10
Bed and Breakfast	S	S	S	S	S	15.10
Cemeteries	S	S	-	-	-	15.10
Churches & Other Places of Public Worship	S	S	S	S	S	15.10
Country Clubs and Private Golf Courses	-	-	-	S	S	15.10
Day Care Center	-	-	S	S	S	15.10
Day Care Home	P	P	P	P	P	-
Day Care in Church	S	S	S	S	S	15.10
Dwellings, Multiple-Family	-	-	-	P	P	-
Dwellings, Single-Family	P	P	P	-	-	-
Parking Lot	-	-	-	S	S	15.10
Rooming Houses	-	-	-	S	P	15.10
Solar Energy Systems, Private, Roof-Mounted	P	P	P	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	P	P	P	S	S	15.15.1
Other Uses Consistent with Purpose of District	-	-	-	-	-	-

- D. Bulk Regulations. The following bulk regulations shall apply to all permitted uses. Bulk regulations relating to special uses are listed in ~~sec.-SEC:~~ 15.10-4 of this Code.
1. Lot Size and Width. Lots shall contain a minimum of ~~ten thousand (10,000)~~ square feet and shall have a minimum lot width of ~~seventy (70)~~ feet.
 2. Yards.
 - a. Front Yard. ~~Thirty (30)~~ feet minimum or the average setback, whichever is greater.
 - b. Side Yards. ~~Eight (8)~~ feet minimum each.
 - c. Corner Side Yard. ~~Thirty (30)~~ feet minimum.
 - d. Rear Yard. ~~Forty (40)~~ 35 feet minimum; except a residence may have a residential room addition no larger than 320 square feet in size that extends no more than 10 feet into the 35-foot setback.
 - e. For General Yard Regulations that are applicable, see ~~sec.-SEC:~~ 15.4-5 of this Code.
 - f. With the exception of driveways leading to off-street parking, private

sidewalks, front stoops and porches, the remainder of the front and corner side yards shall be landscaped. (Added 1/20/04 by Ord. No. 4926)

3. Building Height. Not to exceed the following:
 - a. ~~thirty-five (35)~~ feet or ~~two (2)~~ stories, whichever is lower; or:
 - b. For houses built before 1980, an attic space may be converted to third-floor living space subject to building code requirements;

For exemptions from these height regulations, see sec. SEC: 15.4-3(C) of this Code.

4. Parking Impact Zone. See sec. 15.7-4 for more permissive bulk requirements, including building height and setbacks, that pertain to properties located within the Parking Impact Zone.
 5. Number of principal buildings. Except in the case of planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record.
- E. Signs. All signs shall conform to the requirements contained in division Division 15.13 of this Code.
 - F. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in division Division 15.7 of this Code.

SECTION 23:AMENDMENT “15.6-5 R-1B SINGLE-FAMILY RESIDENCE DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-5 R-1B SINGLE-FAMILY RESIDENCE DISTRICT

- A. Intent. The intent of this R-1B Residence District is to provide primarily for the establishment of areas of higher density single-family detached dwellings. Densities of approximately ~~six~~ 6 dwelling units per acre are allowed. This district may be applied to newly developed areas, as well as the older residential areas of the Town.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-1B Residence District zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
 1. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 2. The adequacy of public services, including police and fire protection and solid waste collection, serving the property and the impact permitted uses would have upon these services.
 3. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunities and a variety of housing types.
 4. The existence of vacant or re-developable properties in the vicinity that are developable for uses compatible to those permitted in this district.
 5. The impact any natural disasters, including flooding, would have upon permitted uses.
 6. The impact the permitted uses would have upon the environment including noise, air, or water pollution.
 7. The potential impact existing or permitted uses in the vicinity would have upon uses authorized in the R-1B ~~D~~district and the impact such uses, if developed on the property would have upon existing uses in the vicinity.

8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted and Special Uses.

1. Permitted Uses. In the R-1B Residence District, no building or land shall be used except for one ~~(+)~~ or more of the ~~following specified~~ uses specified in Table 15.6-5(C) below, unless otherwise provided in this Code.

- a. ~~Agriculture~~
- b. ~~Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)~~
- c. ~~Dwellings, Single Family~~

2. Special Uses. The ~~following~~ special uses listed in Table 15.6-5(C) below may be permitted subject to the conditions and standards stated in division Division 15.10 of this Code.

- a. ~~Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)~~
- b. ~~Cemeteries~~
- c. ~~Churches & Other Places of Public Worship~~
- d. ~~Country Clubs & Private Golf Courses~~
- e. ~~Day Care Centers in Churches~~

3. Table 15.6-5(C): Residential Districts Allowed Uses Table

Key: P - Permitted Use, S - Special Use

Land Use	R-1A	R-1B	R-2	R-3A	R-3B	Reference
Agriculture	P	P	P	P	P	15.10
Assisted Living Facility, Nursing Home	-	-	-	S	-	15.10
Bed and Breakfast	S	S	S	S	S	15.10
Cemeteries	S	S	-	-	-	15.10
Churches & Other Places of Public Worship	S	S	S	S	S	15.10
Country Clubs and Private Golf Courses	-	-	-	S	S	15.10
Day Care Center	-	-	S	S	S	15.10
Day Care Home	P	P	P	P	P	-
Day Care in Church	S	S	S	S	S	15.10
Dwellings, Multiple-Family	-	-	-	P	P	-
Dwellings, Single-Family	P	P	P	-	-	-
Parking Lot	-	-	-	S	S	15.10
Rooming Houses	-	-	-	S	P	15.10
Solar Energy Systems, Private, Roof-Mounted	P	P	P	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	P	P	P	S	S	15.15.1
Other Uses Consistent with Purpose of District	-	-	-	-	-	-

D. Bulk Regulations. The following bulk regulations shall apply to all permitted residential uses. Bulk regulations relating to special uses are listed in sec. SEC: 15.10-4 of this Code.

1. Lot Size and Width. Lots shall contain a minimum of ~~six thousand six hundred (6,600)~~ square feet and shall have a minimum lot width of ~~sixty (60)~~ feet.
2. Yards.
 - a. Front Yard. ~~Twenty-five (25)~~ feet minimum or the average setback, whichever is greater.
 - b. Side Yards. ~~Six (6)~~ feet minimum each. (Amended 11/20/95 by Ord. No. 4356)
 - c. Corner Side Yard. ~~Twenty-five (25)~~ feet minimum.
 - d. Rear Yard. ~~Thirty-five (35)~~ 30 feet minimum, except a residence may have a residential room addition no larger than 320 square feet in size that extends no more than 10 feet into the 30-foot setback.
 - e. For General Yard Regulations that are applicable see ~~sec. SEC.~~ 15.4-5 of this Code.
 - f. With the exception of driveways leading to off-street parking, private sidewalks, front stoops and porches, the remainder of the front and corner side yards shall be landscaped. (Added 1/20/04 by Ord. No. 4926)
3. Building Height. Not to exceed the following:
 - a. ~~thirty-five (35)~~ feet or ~~two (2)~~ stories, whichever is lower; or
 - b. for houses built before 1980, an attic space may be converted to third-floor living space subject to building code requirements;

For exemptions from these height regulations, see ~~sec. SEC.~~ 15.4-3(C) of this Code.
4. Parking Impact Zone. See sec. 15.7-4 for more permissive bulk requirements, including building height and setbacks, that pertain to properties located within the Parking Impact Zone.
5. Number of principal buildings. Except in the case of planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record.
- E. Signs. All signs shall conform to the requirements contained in ~~division Division~~ 15.13 of this Code.
- F. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in ~~division Division~~ 15.7 of this Code.

SECTION 24:AMENDMENT “15.6-6 R-2 MIXED RESIDENTIAL DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-6 R-2 MIXED RESIDENTIAL DISTRICT

- A. Intent. The intent of this R-2 Residence District is to accommodate development characterized by a mixture of housing types at a high single-family and low multiple-family structural density. Densities of up to approximately 14 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling types in order to extend the economic lift of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and structural density.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-2 Residence District zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:

1. The availability of permanent open spaces, including public parks, golf courses, schools, and similar such uses in proximity to the subject property.
2. The distance the subject property is from primary service facilities and activity centers, including schools, commercial centers, cultural nodes, and places of employment.
3. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the permitted uses which might lawfully occur on the property so zoned.
4. The relationship of the subject property to the various aspects of the Town's transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.
5. The adequacy of public services including schools, police and fire protection and solid waste collection, serving the property and the impact the permitted uses would have upon these services.
6. The potential impact existing or permitted uses in the vicinity would have upon land uses authorized in the R-2 District and the impact such uses, if developed, would have upon existing uses in the vicinity.
7. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunity and a variety of housing types.
8. The impact any natural disasters, including flooding would have upon the permitted uses.
9. The impact the permitted uses would have upon the environment including noise, air, and water pollution.
10. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted and Special Uses.

1. Permitted Uses. In the R-2 Residence District, no building or land may be used except for one or more of the following specified uses specified in Table 15.6-6(C) below, unless otherwise provided in the Code.

- a. Agriculture
- b. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
- c. Dwelling, Two-Family
- d. Dwellings, Single-Family

2. Special Uses. The following special uses listed in Table 15.6-6(C) below may be permitted subject to the conditions and standards stated in division Division 15.10 of this Code.

- a. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
- b. Churches & Other Places of Public Worship
- c. Day Care Centers

3. Table 15.6-6(C): Residential Districts Allowed Uses Table

Key: P - Permitted Uses, S - Special Uses

Land Use	R-1A	R-1B	R-2	R-3A	R-3B	Reference
Agriculture	P	P	P	P	P	15.10
Assisted Living Facility, Nursing Home	-	-	-	S	-	15.10
Bed and Breakfast	S	S	S	S	S	15.10
Cemeteries	S	S	-	-	-	15.10
Churches & Other Places of Public Worship	S	S	S	S	S	15.10
Country Clubs and Private Golf	-	-	-	S	S	15.10

Courses						
Day Care Center	-	-	S	S	S	15.10
Day Care Home	P	P	P	P	P	-
Day Care in Church	S	S	S	S	S	15.10
Dwellings, Multiple-Family	-	-	-	P	P	-
Dwellings, Single-Family	P	P	P	-	-	-
Parking Lot	-	-	-	S	S	15.10
Rooming Houses	-	-	-	S	P	15.10
Solar Energy Systems, Private, Roof-Mounted	P	P	P	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	P	P	P	S	S	15.15.1
Other Uses Consistent with Purpose of District	-	-	-	-	-	-

- D. Bulk Regulations. The following bulk requirements shall apply to all permitted residential uses. Bulk requirements relating to special uses are listed in sec. SEC. 15.10-4 of this Code.
1. Lot Size and Width. Lots shall be a minimum size sized as follows:
 - a. Dwellings, single-family. ~~Six thousand six hundred (6,600)~~ square feet and ~~sixty (60)~~ feet in width.
 - b. Dwellings, two-family. ~~Seven thousand five hundred (7,500)~~ square feet and ~~seventy-five (75)~~ feet in width, except, however, where a lot of record contains ~~one (1)~~ side yard of ~~zero (0)~~ feet, then the lot must contain ~~three thousand seven hundred and fifty (3,750)~~ square feet and ~~thirty seven and one-half (37.5)~~ feet in width. (Amended 9/16/91) (Amended 11/16/92 by Ord. 4091)
 - c. Day Care Centers. In accordance with Department of Children and Family Service licensing standards.
 2. Yards.
 - a. Front Yard. ~~Twenty-five (25)~~ feet minimum or the average setback, whichever is greater.
 - b. Side Yards. ~~Six (6)~~ feet minimum each except a lot of record meeting or exceeding all bulk requirements of this district may contain ~~one (1)~~ side yard of at least ~~six (6)~~ feet and ~~one (1)~~ side yard of ~~zero (0)~~ feet, provided that side yard of ~~zero (0)~~ feet abuts another lot with a side yard of ~~zero (0)~~ feet and the ~~two (2)~~ lots share the same side yard of ~~zero (0)~~ feet. (Amended 9/16/91)(Amended 11/16/92 by Ord. 4091)
 - c. Corner Side Yard. ~~Twenty-five (25)~~ feet minimum.
 - d. Rear Yard. ~~Thirty-five (35)~~ 30 feet minimum; except a residence may have a residential room addition no larger than 320 square feet in size that extends no more than 10 feet into the 30-foot setback.
 - e. For General Yard Regulations that are applicable see sec. SEC. 15.4-5 of this Code.
 - f. With the exception of driveways leading to off-street parking, private sidewalks, front stoops and porches, the remainder of the front and corner side yards shall be landscaped. (Added 1/20/04 by Ord. No. 4926)
 3. Building Height. Not to exceed the following:
 - a. ~~thirty-five (35)~~ feet or ~~two (2)~~ stories, whichever is lower; or
 - b. for houses built before 1980, an attic space may be converted to third-

floor living space subject to building code requirements:

For exemptions from these height regulations see ~~sec. SEC:~~ 15.4-3(C) of this Code.

4. Parking Impact Zone. See sec. 15.7-4 for more permissive bulk requirements, including building height and setbacks, that pertain to properties located within the Parking Impact Zone.

5. Number of Principal Buildings. Except in the case of planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record.

E. Signs. All signs shall conform to the requirements contained in ~~division Division~~ 15.13 of this Code.

F. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in ~~division Division~~ 15.7 of this Code.

SECTION 25: AMENDMENT “15.6-7 R-3A MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-7 R-3A MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT

- A. Intent. The intent of this R-3A Residence District is to facilitate the development of residential districts for primarily multiple-family residences, which may generally serve as a zone of transition between non-residential districts and residential districts of more moderate density. This district is further intended to provide for the needs of persons desiring the apartment type of dwelling at densities from 12 to 18 dwelling units per acre.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-3A Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
1. The availability of permanent open spaces, including public parks, golf courses, schools, and similar such uses in proximity to the subject property.
 2. The relationship of the subject property to the various aspects of the Town's transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.
 3. The distance the subject property is from primary service facilities and activity centers, including schools, commercial centers, cultural nodes and places of employment.
 4. The adequacy of public services including schools, police and fire protection, and solid waste collection, serving the property and the impact the permitted uses would have upon these services.
 5. The capacity of existing and proposed community facilities and utilities including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 6. The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact uses authorized in the district would have upon these surrounding areas.
 7. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunity and a variety of housing types.

8. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
 9. Impact any natural disasters, including flooding, would have upon the permitted uses.
 10. The conformance of the proposal with the Town's Comprehensive Plan and Official Map.
- C. Permitted and Special Uses.
1. Permitted Uses. In the R-3A Residence District, no building or land shall be used except for one or more of the ~~following specified~~ uses specified in Table 15.6-7(C) below, unless otherwise provided in this Code.
 - a. ~~Agriculture~~
 - b. ~~Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)~~
 - c. ~~Dwelling, Multiple-Family~~
 - d. ~~Dwelling, Two-Family~~
 2. Special Uses. The ~~following~~ special uses listed in Table 15.6-7(C) below may be permitted subject to the conditions and standards stated in division Division 15.10 of this Code.
 - a. ~~Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)~~
 - b. ~~Churches & Other Places of Public Worship~~
 - c. ~~Commercial Parking Lot (Added 1/16/01 by Ord. No. 4707)~~
 - d. ~~Country Clubs & Private Golf Courses~~
 - e. ~~Day Care Centers~~
 - f. ~~Nursing & Retirement Homes~~
 - g. ~~Rooming Houses~~
 - h. ~~Therapeutic Care Homes~~
 3. Table 15.6-7(C): Residential Districts Allowed Uses Table
Key: P - Permitted Uses, S - Special Uses

Land Use	R-1A	R-1B	R-2	R-3A	R-3B	Reference
Agriculture	P	P	P	P	P	15.10
Assisted Living Facility, Nursing Home	-	-	-	S	-	15.10
Bed and Breakfast	S	S	S	S	S	15.10
Cemeteries	S	S	-	-	-	15.10
Churches & Other Places of Public Worship	S	S	S	S	S	15.10
Country Clubs and Private Golf Courses	-	-	-	S	S	15.10
Day Care Center	-	-	S	S	S	15.10
Day Care Home	P	P	P	P	P	-
Day Care in Church	S	S	S	S	S	15.10
Dwellings, Multiple-Family	-	-	-	P	P	-
Dwellings, Single-Family	P	P	P	-	-	-
Parking Lot	-	-	-	S	S	15.10
Rooming Houses	-	-	-	S	P	15.10
Solar Energy Systems, Private, Roof-Mounted	P	P	P	P	P	15.15.1
Solar Energy Systems, Private,						

Ground-Mounted	P	P	P	S	S	15.15.1
Other Uses Consistent with Purpose of District	-	-	-	-	-	-

D. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in sec. SEC. 15.10-4 of this Code.

1. Lot Size and Width. Lots shall have a minimum size ~~be sized~~ as follows:
 - a. Dwellings, Two-Family. 7,500 square feet and 75 feet in width, except, however, where a lot of record contains 1 side yard of 0 feet, then the lot must contain 3,750 square feet and 37.5 feet in width. ~~Eight thousand (8,000) square feet and eighty (80) feet in width; however, when one side yard of zero (0) feet is proposed, then the lot must contain four thousand (4,000) square feet and forty (40) feet in width. (Amended 11/20/95 by Ord. No. 4356)~~
 - b. Dwellings, Multiple-Family. Seventy (70) feet in width and with density controlled by compliance with bulk requirements, including building height and setbacks, parking, and minimum green space.
 - (1) ~~Efficiency unit. One thousand five hundred (1,500) square feet per dwelling unit.~~
 - (2) ~~One-bedroom unit. Two thousand (2,000) square feet per dwelling unit.~~
 - (3) ~~Two or more bedroom units. Two thousand four hundred (2,400) square feet per dwelling unit.~~
 - c. Day Care Centers. In accordance with Department of Children and Family Service licensing standards.
2. Yards.
 - a. Front Yard. ~~Twenty-five (25) feet~~ minimum or the average setback, whichever is greater, or as otherwise provided in the Parking Impact Zone. (Added 10/15/01 by Ord. No. 4751).
 - b. Side Yards. Side yards ~~ten (10) feet~~ minimum each except for a ~~two (2) family lot that contains one (1) side yard of ten (10) feet and one (1) side yard of zero (0) feet~~ provided that the side yard of ~~zero (0) feet is and~~ abutting or adjoining lot share the same side yard of ~~zero (0) feet.~~ (Amended 11/20/95 by Ord. No. 4356)
 - c. Corner Side Yard. ~~Twenty-five (25) feet~~ minimum.
 - d. Rear Yard. ~~Thirty (30) feet~~ minimum, except as otherwise provided in the Parking Impact Zone. (Added 10/15/01 by Ord. No. 4751).
 - e. For ~~G~~general ~~Y~~yard ~~R~~regulations that are applicable see sec. SEC. 15.4-5 of this Code.
3. Building Height.
 - a. Not to exceed 40 thirty-five (35) feet or 3 two (2) stories, whichever is lower; ~~or:~~
 - b. For houses built before 1980, an attic space may be converted to third-floor living space subject to building code requirements;
 - c. Within the Parking Impact Zone, the building height is permitted up to 4 stories or 45 feet, whichever is less.

For exemptions from these height regulations see sec. SEC. 15.4-3(C) of this Code.

For transitional height restrictions, see sec. 15.4-5 of this Code.

4. Parking Impact Zone. See sec. 15.7-4 for more permissive bulk requirements, including building height and setbacks, that pertain to properties located within the Parking Impact Zone.

5.

Number of Principal Buildings. Except in the case of planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record.

- E. Signs. All signs shall conform to the requirements contained in ~~D~~division 15.13 of this Code.
- F. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in ~~division~~ ~~Division~~ 15.7 of this Code.
- G. ~~Development~~ Community Design Standards. The provisions set forth in ~~division~~ ~~Division~~ 15.14 shall apply to any proposal for development in the R-3A District. (Added 1/20/04 by Ord. No. 4926)

SECTION 26: AMENDMENT “15.6-8 R-3B HIGH DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.6-8 R-3B HIGH DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT

- A. Intent. The intent of this R-3B Residential District is to allow for areas of highly concentrated multiple-family residential development. This district provides for more intense land usage in areas where lower-density development is deemed neither appropriate nor economical. It is further intended for this district to provide apartment type dwellings in mid-rise structures for those persons desiring to live in such an environment. Allowing densities of up to 72 dwelling units per acre, this district may be applied to areas best suited for such intense residential usage, principally on the fringes of the central business district and Illinois State University. It may also be applied to other areas in the Town where comparable physical arrangements of land uses are present.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the R-3B Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
 - 1. The availability of permanent open spaces, including public parks, golf courses, schools, and similar such uses in proximity to the subject property.
 - 2. The relationship of the subject property to the various aspects of the Town's transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.
 - 3. The distance the subject property is from primary service facilities and activity centers, including schools, commercial centers, cultural nodes and places of employment.
 - 4. The adequacy of public services including schools, police and fire protection, and solid waste collection, serving the property and the impact the permitted uses would have upon these services.
 - 5. The capacity of existing and proposed community facilities and utilities including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 - 6. The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact uses permitted in this district would have upon such surrounding uses.
 - 7. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunity and a variety of housing types.
 - 8. The impact the permitted uses would have upon the environment, including

- noise, air, and water pollution.
- 9. The impact any natural disasters, including flooding, would have upon the permitted uses.
- 10. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted and Special Uses.

1. Permitted Uses. In the R-3B Residence District, no building or land shall be used except for one or more of the ~~following specified~~ uses specified in Table 15.6-8(C) below, unless otherwise provided in this Code.

- ~~a. Agriculture~~
- ~~b. Day Care Centers~~
- ~~c. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)~~
- ~~d. Dwelling, Multiple-Family~~
- ~~e. Rooming Houses~~
- ~~f. Therapeutic Care Homes~~

2. Special Uses. The ~~following~~ special uses listed in Table 15.6-8(C) below may be permitted, subject to the conditions and standards stated in division Division 15.10 of this Code.

- ~~a. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)~~
- ~~b. Churches & Other Places of Public Worship~~
- ~~c. College, University Classroom (Added 2/20/95 by Ord. No. 4289)~~
- ~~d. Commercial Parking Lot (Added 1/16/01 by Ord. No. 4707)~~
- ~~e. Convenience Established in Multiple-Family Buildings~~
- ~~f. High-Rise Building~~
- ~~g. Office Building~~

3. Table 15.6-8(C): Residential Districts Allowed Uses Table
 Key: P - Permitted Uses, S - Special Uses

Land Use	R-1A	R-1B	R-2	R-3A	R-3B	Reference
Agriculture	P	P	P	P	P	15.10
Assisted Living Facility, Nursing Home	-	-	-	S	-	15.10
Bed and Breakfast	S	S	S	S	S	15.10
Cemeteries	S	S	-	-	-	15.10
Churches & Other Places of Public Worship	S	S	S	S	S	15.10
Country Clubs and Private Golf Courses	-	-	-	S	S	15.10
Day Care Center	-	-	S	S	S	15.10
Day Care Home	P	P	P	P	P	-
Day Care in Church	S	S	S	S	S	15.10
Dwellings, Multiple-Family	-	-	-	P	P	-
Dwellings, Single-Family	P	P	P	-	-	-
Parking Lot	-	-	-	S	S	15.10
Rooming Houses	-	-	-	S	P	15.10
Solar Energy Systems, Private, Roof-Mounted	P	P	P	P	P	15.15.1
Solar Energy Systems, Private,						

Ground-Mounted	P	P	P	S	S	15.15.1
Other Uses Consistent with Purpose of District	-	-	-	-	-	-

D. Site Plan Review. Site ~~P~~plan ~~R~~review and approval by the Town Council, after a legislative public hearing and recommendation by the Normal Planning Commission, in accordance with ~~sec. SEC.~~ 15.8-3 of this Code shall be required for all development ~~which fulfills one or more on the following criteria: on a lot 1 acre or larger. (Amended 11/20/95 by Ord. No. 4356)~~

~~1. The development of land on a tract one (1) acre or larger. (Amended 11/20/95 by Ord. No. 4356)~~

E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in ~~sec. SEC.~~ 15.10-4 of this Code.

1. Lot Size and Width. Lots shall ~~be sized~~ have a minimum size as follows:
 - a. Dwellings, multiple-family. ~~Six thousand (6,000) square feet and sixty (60) feet in width.~~
 - b. ~~Therapeutic Care Homes. Four hundred (400) square feet per occupant. Minimum Width: Sixty (60) feet.~~ Day Care Centers: In accordance with Department of Children and Family Services licensing standards.
 - c. Other. No minimum.

2. Yards.

- a. Front Yard. ~~Twenty (20) feet~~ minimum, except as otherwise provided in the Parking Impact Zone. (Added 10/15/01 by Ord. No. 4751)
- b. Side Yards. ~~Nine (9) feet~~ minimum.
- c. Corner Side Yards. ~~Twenty (20) feet~~ minimum.
- d. Rear Yard. ~~Twenty-five (25) feet~~ minimum, except as otherwise provided in the Parking Impact Zone. (Added 10/15/01 by Ord. No. 4751)
- e. For ~~G~~general ~~Y~~yard ~~R~~regulations that are applicable see ~~sec. SEC.~~ 15.4-5 of this Code.

3. Building Height. Maximum heights permitted are as follows: ~~For exemptions from these height regulations see SEC. 15.4-3(C) of this Code.~~

- a. Day Care centers, rooming houses, ~~therapeutic care homes,~~ fraternities and sororities. ~~Thirty-five (35) feet or three (3) stories,~~ whichever is lower.
- b. Dwellings, multiple-family. ~~Sixty-five (65) feet or six (6) stories,~~ whichever is lower.

For exemptions from these height regulations see sec. 15.4-3(C) of this Code. For transitional height restrictions, see sec. 15.4-5 of this code.

4. Parking Impact Zone. See sec. 15.7-4 for more permissive bulk requirements, including building height and setbacks, that pertain to properties located within the Parking Impact Zone.

5. Number of Principal Buildings. Except in the case of planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record.

F. Signs. All signs shall conform to the requirements contained in ~~division Division~~ 15.13 of this Code.

G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in ~~division Division~~ 15.7 of this Code.

H. ~~Development~~ Community Design Standards. The provisions set forth in ~~division Division~~ 15.14 shall apply to any proposal for development in the R-3B District.

(Added 1/20/04 by Ord. No. 4926)

SECTION 27: REPEAL “15.6-9 R-4 MOBILE HOME RESIDENCE DISTRICT” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.6-9 R-4 MOBILE HOME RESIDENCE DISTRICT~~ (*Repealed*)

- A. Intent. The intent of this R-4 Residence District is to provide for the establishment of mobile home subdivisions, wherein individual lots are provided for ownership in a manner and at a density deemed appropriate, safe and compatible to surrounding land uses and densities and in conformance with the Subdivision Code, Chapter 16 of the Municipal Code of the Town of Normal.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the R-4 Residence zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
 - 1. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 - 2. The relationship of the subject property to the various aspects of the Town's transportation system, including pedestrian ways, bicycle paths, major and collector streets and public transit.
 - 3. The adequacy of public services including police and fire protection, solid waste collection, and public schools that would serve the property and the impact the permitted uses would have upon these.
 - 4. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunities and a variety of housing types.
 - 5. The compatibility of uses authorized in the district with existing and permitted uses on surrounding properties.
 - 6. The impact any natural disasters, including flooding, will have upon the permitted uses.
 - 7. The impact the permitted uses would have upon the natural environment including noise, air, and water pollution.
 - 8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.
- C. Permitted Uses. In the R-4 Residence District, no building or land shall be used except for one or more of the following specified uses, unless otherwise provided in this Code.
 - 1. Agriculture
 - 2. Day Care Home (Added 2/20/95 by Ord. No. 4290, Effective 7/1/95)
 - 3. Dwellings, Mobile Home
 - 4. Single-Family Manufactured Unit (Amended 11/20/95 by Ord. No. 4356)
- D. Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code.
 - 1. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
 - 2. Cemeteries
 - 3. Day Care Centers in Churches
- E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in SEC. 15.10-4 of this Code.
 - 1. Lot Size and Width. Lots shall contain six thousand six hundred (6,600) square feet and shall have a minimum lot width of sixty (60) feet.

- 2. Yards.
 - a. Front Yard. Twenty-five (25) feet minimum.
 - b. Side Yards. Two side yards having a combined width of not less than twelve (12) feet with neither less than five (5) feet in width.
 - c. Corner Side Yard. Twenty-five (25) feet minimum.
 - d. Rear Yard. Thirty-five (35) feet minimum.
 - e. For General Yard Regulations that are applicable see SEC. 15.4-5 of this Code.
- 3. Building Height. Not to exceed thirty-five (35) feet or two (2) stories, whichever is lower. For exemptions from these height regulations, see SEC. 15.4-3(C) of this Code.
- F. Signs. All signs shall conform to the requirements contained in Division 13 of this Code.
- G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code.

SECTION 28: AMENDMENT “15.6-10 SPECIAL PUBLIC INTEREST DISTRICTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-10 SPECIAL PUBLIC INTEREST DISTRICTS

- A. Intent. It is the intent of these regulations to permit the creation of Special Public Interest ~~SPECIAL PUBLIC INTEREST(S)~~ ~~d~~Districts:
 - 1. In general areas officially designated as having special and substantial public interest in protection of existing or proposed character, or of principal views of, from, or through such areas;
 - 2. Surrounding individual buildings or grounds where there is special and substantial public interest in protecting such buildings and their visual environment; or
 - 3. In other cases where special and substantial public interest requires modification of existing zoning regulations or repeal and replacement of such regulations for the accomplishment of special public purposes for which the district was established.

It is further intended that such ~~SPECIAL PUBLIC INTEREST~~Special Public Interest (S) ~~d~~Districts and the regulations established therein shall be in accord with and promote the purposes set forth in the Town's Comprehensive Plan and other officially adopted plans of the Town and shall encourage land use and development in substantial accord with the physical design set forth therein.
- B. Effect of S District Designation. Such S districts designated by amendment of the Zoning Map supplant district or districts existing at the time of creation of a particular S district.
- C. Preparation of Recommendations for Specific S Zoning. Recommendations for specific S district zoning classification shall be prepared by the Planning Commission on its own initiative or at the direction of the Council. Each recommendation shall identify the proposed zoning classification by the S prefix and a number identifying the particular district and shall contain information and recommendations as indicated below concerning the regulations proposed for such district classification:
 - 1. Statement of Intent. The recommendation shall include a statement of intent, specifying the nature of the special and substantial public interest involved and the objectives to be promoted by special regulations and/or procedures, within the district as a whole, or within subareas of the district, if division into such subareas is reasonably necessary for achievement of regulatory purposes.

2. Proposed Regulations. The recommendation shall include regulations designed to promote the special purposes of the district, as set forth in the statement of intent. In particular, such regulations may require submission of detailed site plans, building plans and elevations, and maps indicating the relation of proposed development to surrounding or otherwise affected property in terms of location, amount, character, and continuity of open space; protection of desirable principal views; convenience of access through and between buildings or in other locations where appropriate for public purposes and where such access will reduce pedestrian congestion on public streets; separation of pedestrian and vehicular traffic; signs; lighting; mixtures of proposed uses and other matters as appropriate to determinations related to special public interest of the district and the objectives to be promoted.

The regulations may require special approval of such plans by the Planning Commission, Town Council, or other officials or agencies of the Town.

SECTION 29: AMENDMENT “15.6-11 S-1 UNIVERSITY DISTRICT” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.6-11 S-1 UNIVERSITY DISTRICT

- A. Intent. The intent of this S-1 University District is to allow for the establishment and expansion of Illinois State University colleges, universities, or theological schools. It shall be applied to property owned, or leased, and used by Illinois State University for its a college, university, or theological school for educational or education related activities. While providing for flexibility in land usage, this district recognizes the multi-building, multi-acre, traffic-generating character of universities and the profound influence such a school may have upon surrounding neighborhoods and public facilities and utilities. This district is not to serve as a substitute for comprehensive, cooperative, campus-community planning but rather it is intended to foster better relations and mutual problem solving between the two.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the S-1 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
 1. The relationship of the subject property to the various aspects of the Town's transportation system including pedestrian ways, bicycle paths, major and collector streets, parking facilities, and public transit and the probable impact the permitted uses will have upon this system.
 2. The capacity of existing and proposed community facilities and utilities including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 3. The potential impact existing or permitted uses in the vicinity would have upon this proposed university use and the impact uses authorized in the district would have upon the surrounding permitted or existing uses.
 4. The extent to which the permitted uses will promote balanced growth in the community.
 5. The impact uses authorized in the district would have upon the environment, including noise, air, and water pollution.
 6. The impact any natural disasters, including flooding, would have upon uses authorized in the district.
 7. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted and Special Uses.

1. Permitted Uses. In the S-1 University District, no building or land shall be used except for one or more of the ~~following specified~~ uses specified in Table 15.6-11(C) below, unless otherwise provided in this Code.

- a. Agriculture
- b. Arena, Stadium
- c. Art Gallery, Museum
- d. Auditorium
- e. Book, Stationery Store
- f. Bowling, Billiard Center
- g. Business School
- h. Churches & Other Places of Public Worship
- i. College, University Classroom
- j. Computer Data Processing Center
- k. Dance Studio
- l. Day Care Centers
- m. Dormitory Residence Hall
- n. Exhibition Hall, Exposition Hall
- o. Farm
- p. Fieldhouse
- q. Golf Course, Public
- r. Greenhouse
- s. Heating, Physical Plant
- t. Ice Rink
- u. Junior College Classroom Building
- v. Laboratory
- w. Library
- x. Office Building, Office
- y. Park
- z. Parking Lot
- aa. Planetarium
- ab. Police Station
- ac. Radio, T.V. Station
- ad. Recreation Center
- ae. Rooming Houses
- af. School, Elementary
- ag. School, High
- ah. School, Junior High
- ai. Specialty School
- aj. Swimming Facility
- ak. ~~Telecommunication Antenna and Related Telecommunication Antenna Facilities (Added 6/16/97 by Ord. No. 4445)~~
- al. Theater
- am. ~~Other uses similar to the above, provided such uses are consistent with the purpose of this district.~~

2. Special Uses. No special uses are permitted in this district.

3. Table 15.6-11(C): Special Public Interest Districts Allowed Uses Table
Key: P - Permitted Uses, S - Special Uses Note: The district allows for the establishment and maintenance of public uses, publicly regulated uses, and private uses that display an inherent relationship to the public interest. The district provides for parcels of substantial size where such uses are necessary in order that adequate community services may be rendered and where, through site selection and planning, uses are compatible with the surrounding area.



Land Use	S-1	S-2	Reference
Agriculture	P	P	-
Airport, Heliport	P	P	-
Arena, Stadium	P	P	-
Art Gallery, Museum	P	P	-
Assisted Living Facility, Nursing Home	P	P	-
Auditorium	P	P	-
Churches & Other Places of Public Worship	P	P	-
Community Center	P	P	-
Convention Center	P	P	-
Correctional Institutions, Detention/Rehabilitation Centers	P	P	-
Detention Basins, Public	P	P	-
Dormitory	P	P	-
Dwelling, Multi-family, residents 55 years of age and older	P	P	-
Educational Facilities	P	P	-
Electrical Power Plants, Sub-Stations	P	P	-
Fieldhouse	P	P	-
Fire Station	P	P	-
Gas Company Plant, Facilities	P	P	-
Golf Course, Public	P	P	-
Gymnasium	P	P	-
Hospital	P	P	-
Legislative Hall	P	P	-
Library	P	P	-
Memorial Structures, Monuments	P	P	-
Office, Public Use	P	P	-
Park, Public	P	P	-
Parking Lot, Public	P	P	15.10
Police Station	P	P	15.10
Public Works, Streets, Sewers, Fleet, Refuse, Recycling	P	P	-
Radio, T.V. Station	P	P	-
Recreational Facilities, Public, Indoor/Outdoor Aquatics, Athletic Facilities	P	P	-
Sanitary Landfill	P	P	-
School Administrative Offices, Maintenance, Transit Garages	P	P	-
School System Warehouses; Governmental Warehouses	P	P	-

School, Elementary, Junior, High	P	P	-
Solar Energy Systems, Private, Roof-Mounted	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	P	S	15.15.1
Solar Energy System, Commercial	-	S	15.15.1
Student Residence Hall	P	P	-
Swimming Facility	P	P	-
Telecommunication Antenna and Facilities	P	P	15.15
Telephone Exchange	P	P	-
Utilities (Water, Sewer, Storm, Gas, Electric, Fiber, Cable, Phone)	P	P	-
Welfare Agency	P	P	-
Wind-Energy Facilities, Large	P	S	15.15.2
Wind-Energy Facilities, Small	P	P	15.15.2
Zoo	P	P	-
Other Uses Consistent with Purpose of District	-	-	-

- D. Bulk Regulations. The following bulk requirements shall apply to all permitted uses.
1. Lot Size and Width. No minimum.
 2. Yards. No minimum, although the General Yard Regulations contained in ~~sec. SEC.~~ 15.4-5 of this Code shall apply.
 3. Building Height. No maximum height requirement.
 4. Day Care Centers. In accordance with Department of Children and Family Service licensing standards.
- E. Signs. All signs shall conform to the requirements contained in ~~division Division~~ 15.13 of this Code.
- F. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in ~~division Division~~ 15.7 of this Code.

SECTION 30: AMENDMENT “15.6-12 S-2 PUBLIC LANDS AND INSTITUTIONS DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-12 S-2 PUBLIC LANDS AND INSTITUTIONS DISTRICT

- A. Intent. The intent of this S-2 Public Lands and Institutions District is to allow for the establishment and maintenance of public uses, publicly regulated uses, and private uses that display an inherent relationship to the public interest. The creation of such a district shall be provided for parcels of substantial size where such community serving uses are necessary in order that adequate community services may be rendered and where, through proper site selection and planning, such uses are compatible with the surrounding area.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the S-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.

1. The extent to which the uses authorized in the district are necessary for the proper provision of community services.
2. The potential impact existing or permitted uses in the vicinity would have upon the public uses and impact the permitted uses would have upon these surrounding uses.
3. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the uses authorized in the district.
4. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
5. The impact any natural disasters, including flooding, would have upon the permitted uses.
6. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted and Special Uses.

1. Permitted Uses. In the S-2 Public Lands and Institutions District, no building or land shall be used except for one ~~(+)~~ or more of the ~~following specified~~ uses specified in Table 15.6-12(C) below, unless otherwise provided in this Code.

- a. Agriculture
- b. Airport, Heliport
- e. Arena, Stadium
- d. Art Gallery, Museum
- e. Auditorium
- f. Churches & Other Places of Public Worship
- g. College, University Classroom
- h. Community Center
- i. Convention Center
- j. Correctional Institutions, Detention Centers & Rehabilitation Centers
- k. Dormitory
- l. Dwelling, Multi-family provided such dwelling unit is restricted to residents 55 years of age and older with no more than 20 percent of the dwelling units occupied by a grandfamily (Added 5/18/09 by Ord. No. 5265)
- m. Electric Power Plants & Substations
- n. Fieldhouse
- o. Fire Station
- p. Gas Company Plants and Facilities
- q. Golf Course, Public
- r. Gymnasium
- s. Hospital
- t. Ice Rink
- u. Junior College Classroom Building
- v. Legislative Hall
- w. Library
- x. Nursing & Retirement Homes
- y. Office Building, Office
- z. Park
- aa. Parking Lot
- ab. Police Station
- ae. Radio, T.V. Station
- ad. Recreation Center
- ae. Sanitary landfill
- af. School Administrative Offices
- ag. School Bus Garages and/or repair shops, Public Transit Garages
- ah. School System Warehouses; Governmental Warehouses and Storage Areas

- ai. School, Elementary
- aj. School, High
- ak. School, Junior High
- al. Student Residence Hall
- am. Swimming Facility
- an. Telecommunication Antenna and Related Telecommunication Antenna Facilities (Added 6/16/97 by Ord. No. 4456)
- ao. Telephone Exchange
- ap. Water Filtration/Treatment Plants & Elevated & Underground storage Tanks
- aq. Welfare Agency
- ar. Zoo
- as. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

(Amended 6/17/96 by Ord. No. 4395)

2. Special Uses. The special uses listed in Table 15.6-12(C) below may be permitted, subject to the conditions and standards stated in division 15.10 of this Code. No special uses are permitted in this district.

3. Table 15.6-12(C): Special Public Interest Districts Allowed Uses

Key: P - Permitted Use, S - Special Use

Note: The district allows for the establishment and maintenance of public uses, publicly regulated uses, and private uses that display an inherent relationship to the public interest. The district provides for parcels of substantial size where such uses are necessary in order that adequate community services may be rendered and where, through site selection and planning, uses are compatible with the surrounding area.

Land Use	S-1	S-2	Reference
Agriculture	P	P	-
Airport, Heliport	P	P	-
Arena, Stadium	P	P	-
Art Gallery, Museum	P	P	-
Assisted Living Facility, Nursing Home	P	P	-
Auditorium	P	P	-
Churches & Other Places of Public Worship	P	P	-
Community Center	P	P	-
Convention Center	P	P	-
Correctional Institutions, Detention/Rehabilitation Centers	P	P	-
Detention Basins, Public	P	P	-
Dormitory	P	P	-
Dwelling, Multi-family, residents 55 years of age and older	P	P	-
Educational Facilities	P	P	-
Electrical Power Plants, Sub-Stations	P	P	-
Fieldhouse	P	P	-
Fire Station	P	P	-

Gas Company Plant, Facilities	P	P	-
Golf Course, Public	P	P	-
Gymnasium	P	P	-
Hospital	P	P	-
Legislative Hall	P	P	-
Library	P	P	-
Memorial Structures, Monuments	P	P	-
Office, Public Use	P	P	-
Park, Public	P	P	-
Parking Lot, Public	P	P	15.10
Police Station	P	P	15.10
Public Works, Streets, Sewers, Fleet, Refuse, Recycling	P	P	-
Radio, T.V. Station	P	P	-
Recreational Facilities, Public, Indoor/Outdoor Aquatics, Athletic Facilities	P	P	-
Sanitary Landfill	P	P	-
School Administrative Offices, Maintenance, Transit Garages	P	P	-
School System Warehouses; Governmental Warehouses	P	P	-
School, Elementary, Junior, High	P	P	-
Solar Energy Systems, Private, Roof-Mounted	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	P	S	15.15.1
Solar Energy System, Commercial	-	S	15.15.1
Student Residence Hall	P	P	-
Swimming Facility	P	P	-
Telecommunication Antenna and Facilities	P	P	15.15
Telephone Exchange	P	P	-
Utilities (Water, Sewer, Storm, Gas, Electric, Fiber, Cable, Phone)	P	P	-
Welfare Agency	P	P	-
Wind-Energy Facilities, Large	P	S	15.15.2
Wind-Energy Facilities, Small	P	P	15.15.2
Zoo	P	P	-
Other Uses Consistent with Purpose of District	-	-	-

D. Site Plan Review and Approval by the Town Council. Site plan approval is required
~~After a legislative public hearing and recommendation by the Normal Planning~~

- ~~Commission~~, in accordance with ~~sec. SEC.~~ 15.8-3 of this Code, ~~shall be required~~ for all developments in the ~~D~~district. (Amended 11/20/95 by Ord. No. 4356)
- E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses.
1. Lot Size and Width. No minimum.
 2. Yards. No minimum, although the ~~G~~general ~~Y~~yard ~~R~~regulations contained in ~~sec. Section~~ 15.4-5 of this Code shall apply.
 3. Building Height. No maximum, but see sec. 15.4-5 of this Code for transitional height restrictions.
 4. Number of Principal Buildings. There is no limit on the number of principal buildings in the S-2 district.
- F. Signs. All signs shall conform to the requirements contained in ~~division Division~~ 15.13 of this Code.
- G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in ~~division Division~~ 15.7 of this Code.
- H. ~~Development Standards~~Community Design Standards. The provisions set forth in ~~division Division~~ 15.14 shall apply to any proposal for development in the S-2 ~~D~~district. (Added 1/20/04 by Ord. No. 4926)

SECTION 31: AMENDMENT “15.6-13 S-3 HISTORIC AND CULTURAL DISTRICT” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.6-13 S-3 HISTORIC AND CULTURAL DISTRICT

- A. Intent. In addition to those general purposes set forth in ~~division Division~~ 15.2 of this Code, it is hereby declared a matter of public policy that the protection, enhancement, perpetuation, and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of the citizens of the Town. This S-3 Historic and Cultural District shall be applied as an overlay or a combined district. This technique retains the list of uses allowed in the present zoning classification that the S-3 District overlays. The purpose of the S-3 Historic and Cultural District is to:
1. effect and accomplish the protection, enhancement, and perpetuation of such improvements and of such districts that represent or reflect elements of the Town’s cultural, social, economic, political, and architectural history;
 2. safeguard the Town’s historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
 3. stabilize and improve property values;
 4. foster civic pride in the beauty and noble accomplishments of the past;
 5. protect and enhance the Town’s attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry;
 6. strengthen the economy of the Town; and
 7. promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the Town.
- B. Zoning Map Amendment Guidelines.
1. Any portion of the Town classified in a S-3 Historic and Cultural District shall also be classified in one ~~(+)~~ or more of other districts established in ~~D~~division 15.6 of this Code. The official zoning map shall designate any land classified in a S-3 District by a combination of symbols, e.g. ~~S-3/R-1A~~, S-3/R-1A, S-3/R-1B, S-3/R-2, S-3/R-3A, S-3/R-3B, etc.
 2. In a S-3 Historic and Cultural District, all the regulations of the underlying Agriculture District, Residential District, Special Public Interest District,

Business/Commercial District or Manufacturing District established by ~~D~~division 15.6 of this Code shall apply, except insofar as such regulations are in conflict with the special regulations applicable to the S-3 Historic and Cultural District, and in the event of such a conflict, the regulations governing such S-3 District shall apply. All permitted uses or special uses otherwise allowable in the underlying Agriculture District, Residence District, Special Public Interest District, Business District or Manufacturing District shall continue to be allowable uses except as provided in division 15.16 ~~Division 12, SEC. 15.12-1(E)~~ of this Code.

- C. Bulk Regulations. The following bulk regulations shall apply to all permitted uses.
1. Lot Regulations. To the extent that existing patterns of platting or lotting contribute to the character of the S-3 Historic and Cultural District, it is the intent of this ~~S~~section to encourage continuations of such patterns and prevent future fragmentation of land ownership likely to have adverse effects on such character. Therefore, lots or portions of lots existing at the time such lots or portions thereof are classified into the S-3 Historic and Cultural District may be combined but, subject to the general provisions cited in sec. 15.4-3 ~~SEC. 15.4-3~~ of this Code, it shall be unlawful for any such existing lot or combinations of lots of portions thereof in single ownership at the time of such zoning to the S-3 District to be reduced in width, depth, or area without the approval by the Preservation Commission of either a Certificate of Appropriateness in accordance with division 15.16 ~~SEC. 12-1(E)(20) through SEC. 15.12-1(E)(24)(k)~~ of this Code or Certificate of Economic Hardship in accordance with division 15.16 ~~SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26)~~ of this code.
 2. Yard Regulations. Subject to the general provisions cited in sec. 15.4-3 ~~SEC. 15.4-3~~ of this Code, it shall be unlawful for front yards, side yards, rear yards, or portions thereof existing at the time that such yards are classified into the S-3 Historic and Cultural District to be reduced in width, depth, or area without the approval by the Preservation Commission of either a Certificate of Appropriateness in accordance with division 15.16 ~~SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26)~~ of this Code.
 3. Height Regulations.
 - a. Existing Buildings or Structures. Subject to the general provisions cited in division 15.4-3 ~~SEC. 15.4-3~~ of this Code, it shall be unlawful for the height of buildings or structures or portions thereof existing at the time that such buildings or structures or portions thereof are classified into the S-3 Historic and Cultural District to be altered without the approval by the Preservation Commission of either a Certificate of appropriateness in accordance with ~~SEC. 15.12-1(E)(24)(k)~~ division 15.16 of this Code or a Certificate of Economic Hardship in accordance with division 15.16 ~~SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26)~~ of this Code.
 - b. New Buildings or Structures. Subject to the general provisions cited in sec. 15.4-3 ~~SEC. 15.4-3~~ of this Code, it shall be unlawful for any building or structure to be constructed or erected in the S-3 Historic and Cultural District to any height above grade without the approval by the Preservation Commission of either a Certificate of Appropriateness in accordance with division 15.16 ~~SEC. 15.12-1(E)(20) through SEC. 15.12-1(E)(24)(k)~~ of this Code or a Certificate of Economic Hardship in accordance with division 15.16 ~~SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26)~~ of this Code.
- D. Site Plan Review. No building permit for any building or structure or for any exterior improvement or addition to any building or structure in the S-3 Historic and Cultural District shall be issued by the Zoning Code Administrator unless and until:
1. The construction plans and specifications for such building or structure or

addition thereto have been reviewed by the Preservation Commission and until a Certificate of Appropriateness has been approved by the Preservation Commission as provided by ~~division 15.16-SEC. 15.12-1(E)(20) through SEC. 15.12-1(E)(24)(k)~~ of this Code, or

2. A Certificate of Economic Hardship has been approved by the Preservation Commission in accordance with ~~division 15.16-SEC. 15.12-1(E)(25) through SEC. 15.12-1(E)(26)~~ of this Code.

(SEC. 15.6-13 Amended 8/20/1990 by Ord. No. 3925)

SECTION 32: AMENDMENT “15.6-14 C-1 OFFICE DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-14 C-1 OFFICE DISTRICT

- A. Intent. The intent of this C-1 Office District is to accommodate office buildings primarily. Related retail, service, institution, and multiple family uses commonly associated with office use are allowed to a limited extent. This district may be applied as a transitional-use buffer between residential uses and uses which would be incompatible with residential districts. The prime characteristics of this district are the low intensity of land coverage and the absence of such nuisance factors as noise, air pollutant emission, and glare.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the C-1 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
 1. The degree to which the permitted uses serve as a buffer between uses of lower and higher intensity that if adjacent could prove incompatible.
 2. The potential impact existing or permitted uses in the vicinity would have upon the uses authorized in the district and the impact the permitted uses would have upon these uses.
 3. The adequacy of public services, including police and fire protection, serving the property and the impact the permitted uses would have upon these services.
 4. The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems to serve the permitted uses which might lawfully occur on the property so zoned.
 5. The extent to which the permitted uses will promote balanced growth and sound economic development in the community.
 6. The impact any natural disasters, including flooding, would have upon the permitted uses.
 7. The impact the permitted uses would have upon the environment; including noise, air, and water pollution.
 8. The conformance of the proposal to the Comprehensive Plan and Official Map.
- C. Permitted and Special Uses.
 1. Special Uses. In the C-1 Office District, no building or land may be used except for one or more of the ~~following specified~~ uses specified in Table 15.6-14(C) below, unless provided in this Code.
 - a. ~~Agriculture~~
 - b. ~~Ambulatory Surgical Treatment Center or Surgi-Center (Added 5/15/00 by Ord. No. 4653)~~
 - c. ~~Art Gallery, Museum~~

- d. Bank
 - e. Barber, Beauty Shop when located in an Office Building
 - f. Birthing Center (Added 6/19/00 by Ord. No. 4657)
 - g. Book Stationery Store
 - h. Business School
 - i. Computer Data Processing Center
 - j. Dairy Store when located in an Office Building
 - k. Day Care Centers
 - l. Delicatessen when located in an Office Building
 - m. Diagnostic Imaging Center (Added 6/19/00 by Ord. No. 4657)
 - n. Diagnostic Laboratory Testing Center (Added 6/19/00 by Ord. No. 4657)
 - o. Drug Store when located in an Office Building
 - p. Dry Cleaning pick-up store when located in an Office Building
 - q. Dwelling Units when located above the first story
 - r. Health Club
 - s. Market, Grocery Store when located in an Office Building
 - t. News Stand when located in an Office Building
 - u. Nursery School
 - v. Office Building, Office
 - w. Post-surgical Recovery Care Center (Added 6/19/00 by Ord. No. 4657)
 - x. Radio, T.V. Station
 - y. Restaurant, when located in an Office Building
 - z. Shoe Repair Shop when located in an Office Building
 - aa. Specialty Food Store when located in an Office Building
 - ab. Specialty School
 - ae. Tobacco Shop, when located in an Office Building
 - ad. Travel Bureau
 - ae. Vocational School
 - af. Other uses similar to the above, provided such uses are consistent with the purpose of the district.
2. Special Uses. The following special uses listed in Table 15.6-14(C) below may be permitted subject to the conditions and standards stated in division Division 15.10 of this Code.
- a. High-rise buildings:
 - b. Telecommunication Antenna and related telecommunication antenna facilities. (Added 6/16/97 by Ord. No. 4456)

3. Table 15.6-14(C): C-1, C-2, and C-3 Districts Allowed Uses

Key: P - Permitted Use, S - Special Use

Land Use	C-1	C-2	C-3	Reference
Agriculture	P	P	P	-
Animal Boarding, Hospital, or Shelter (with outdoor Component)	-	-	-	-
Animal Boarding, Hospital, or Shelter (without outdoor component)	-	-	P	-
Car Wash	-	P	-	-
Churches & Other Places of Public Worship	S	S	S	15.10
Day Care Center	P	-	-	-
Dwelling Units, Above the first floor	P	-	-	-
Educational Facilities	P	-	P	-

Entertainment, Indoor	-	-	P	-
Entertainment, Outdoor	-	-	P	15.10
Finance Institution (Banks, Credit Unions, Title Companies)	P	P	P	-
Garden Center	-	-	P	-
Hotel/Motel	-	-	P	-
Medical, Offices, Laboratories, Diagnostics, Services, Rehab	P	-	-	-
Museum/exhibition hall	P	P	P	-
Office, Professional	P	P	P	-
Personal Services Establishment, General	-	P	P	-
Recreational; Indoor	-	P	P	-
Recreational; Outdoor	-	-	S	15.10
Restaurant, Eating and Drinking Establishment	-	P	P	-
Retail Goods Establishment	-	S	P	15.10
Solar Energy Systems, Private, Roof-Mounted	P	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	S	S	S	15.15.1
Solar Energy System, Commercial, Roof- or Ground-Mounted	-	-	-	15.15.1
Telecommunication Antenna and Facilities	S	S	S	15.10
Tobacco/Vape Shops	-	-	P	22.20
Vehicle Rental	-	-	P	-
Wind-Energy Facilities, Small, Private	P	-	P	15.15.2
Other Uses Consistent with Purpose of District	-	-	-	-

- D. Bulk Regulations. The following bulk regulations shall apply to all permitted uses. Bulk requirements relating to special uses are listed in sec. SEC. 15.10-4 of this Code.
1. Lot Size and Width. No minimum.
 2. Yards.
 - a. Front Yard. ~~Twenty (20)~~ feet minimum.
 - b. Side Yards. Two side yards having a combined width of ~~fifteen (15)~~ feet with neither side yard less than ~~five (5)~~ feet in width. ~~In addition to this minimum, one (1) additional foot of side yard must be maintained for each two (2) feet of building height over thirty (30) feet.~~
 - c. Corner Side Yard. A side yard abutting a street shall be a minimum of ~~twenty (20)~~ feet.
 - d. Rear Yard. ~~Twenty (20)~~ feet minimum.
 - e. For General Yard Regulations that are applicable see sec. SEC. 15.4-5 of this Code.
 3. Building Height. Not to exceed 2 stories or 35 feet ~~sixty-five (65) feet or six stories~~, whichever is lower.

~~4. Floor Area. The total floor area of all buildings on a lot shall not exceed forty (40) percent of the net lot area.~~

~~5. Number of Principal Buildings. Except in the case of planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record.~~

- E. Signs. All signs shall conform to the requirements contained in ~~division~~ ~~Division~~ 15.13 of this Code.
- F. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in ~~division~~ ~~Division~~ 15.7 of this Code.
- G. ~~Development~~ Community Design Standards. The provisions set forth in ~~division~~ ~~Division~~ 15.14 shall apply to any proposal for development in the C-1 District. (Added 1/20/04 by Ord. No. 4926)

SECTION 33:**AMENDMENT** “15.6-15 C-2 NEIGHBORHOOD SHOPPING DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-15 C-2 NEIGHBORHOOD SHOPPING DISTRICT

- A. Intent. The intent of this C-2 Neighborhood Shopping District is to provide establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of a surrounding residential neighborhood. While intended to provide for convenience shopping, certain business types that might tend to be a nuisance to surrounding residential development are excluded. To these ends, the C-2 regulations are designed to further protect adjacent property by: (1) applying specific size standards to permitted uses, and (2) establishing bulk and placement requirements that are comparable to residential district standards. Neighborhood shopping centers should be located at the intersection of two major streets or at the intersection of a major and a collector and designed to serve approximately one square mile of residential development; a neighborhood shopping center is ordinarily built around a supermarket as the principal tenant. The minimum area to be zoned C-2 (1.5 acres) is sufficient in size to prevent spot zoning and still meet the anticipated needs for convenience shopping. The maximum area to be zoned C-2 (7 acres) is intended to prevent the development of a shopping center that serves an area much larger than a neighborhood.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to the C-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration.
1. A C-2 District at any one location shall not be less than ~~one and one-half (1.5)~~ acres or more than ~~seven (7)~~ acres in size.
 2. The relationship of the subject property to the various aspects of the Town’s transportation system, including major and collector streets, pedestrian ways, and bicycle paths and the impact the permitted uses would have upon this system.
 3. The extent to which surrounding zoning and land usage provides a transition from this more intense use to lower density residential development.
 4. The capacity of existing and proposed community facilities and utilities, including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 5. The availability of other convenience shopping and service facilities in the anticipated service area and the extent to which the uses authorized in the district fulfill unmet needs for convenience shopping.

- 6. The impact the permitted uses would have upon the existing or permitted uses in the vicinity and the effect these uses would have upon the uses authorized in the district.
- 7. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
- 8. The impact any natural disasters, including flooding, would have upon the permitted uses.
- 9. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted and Special Uses.

1. Permitted Uses. In the C-2 Neighborhood Shopping District, no building or land shall be used except for one ~~(1)~~ or more of the ~~following specified~~ uses specified in Table 15.6-15(C) below, unless otherwise provided in this Code.

- a. ~~Agriculture~~
- b. ~~Art & School Supply Store~~
- c. ~~Bakery & Donut Shops (Retail Sales Only)~~
- d. ~~Bank~~
- e. ~~Barber, Beauty Shop~~
- f. ~~Book, Stationery Store~~
- g. ~~Candy & Ice Cream Shops~~
- h. ~~Car Wash (Added by Ord. No. 4141, 5/17/93)~~
- i. ~~Dairy Store~~
- j. ~~Dance Studio~~
- k. ~~Delicatessen~~
- l. ~~Drug Store~~
- m. ~~Dry Cleaners~~
- n. ~~Florist Shop~~
- o. ~~Gift Shop~~
- p. ~~Hardware Store~~
- q. ~~Health Club~~
- r. ~~Hobby, Toy Shop~~
- s. ~~Household Goods, Sales & Repair~~
- t. ~~Laundry~~
- u. ~~Liquor Store~~
- v. ~~Market, Grocery Store~~
- w. ~~News Stand~~
- x. ~~Office Building, Office~~
- y. ~~Pet Store~~
- z. ~~Photographic Studios~~
- aa. ~~Restaurants~~
- ab. ~~Shoe Repair Shop~~
- ac. ~~Specialty Food Store~~
- ad. ~~Tailor, Dress Making Shop~~
- ae. ~~Tobacco Shop~~
- af. ~~Travel Bureau~~
- ag. ~~Other uses similar to the above, provided such uses are consistent with the purposes of this district~~

2. Special Use. The ~~following~~ special uses listed in Table 15.6-15(C) below may be permitted subject to the conditions and standards stated in division ~~Division~~ 15.10 of this Code.

- a. ~~Telecommunication Antenna and related telecommunication antenna facilities. (Added 6/16/97 by Ord. No. 4456)~~

3. Table 15.6-15(C): C-1, C-2, and C-3 Districts Allowed Uses

Key: P - Permitted Uses, S - Special Uses

					Referenc

Land Use	C-1	C-2	C-3	e
Agriculture	P	P	P	-
Animal Boarding, Hospital, or Shelter (with outdoor Component)	-	-	-	-
Animal Boarding, Hospital, or Shelter (without outdoor component)	-	-	P	-
Car Wash	-	P	-	-
Churches & Other Places of Public Worship	S	S	S	15.10
Day Care Center	P	-	-	-
Dwelling Units, Above the first floor	P	-	-	-
Educational Facilities	P	-	P	-
Entertainment, Indoor	-	-	P	-
Entertainment, Outdoor	-	-	P	15.10
Finance Institution (Banks, Credit Unions, Title Companies)	P	P	P	-
Garden Center	-	-	P	-
Hotel/Motel	-	-	P	-
Medical, Offices, Laboratories, Diagnostics, Services, Rehab	P	-	-	-
Museum/exhibition hall	P	P	P	-
Office, Professional	P	P	P	-
Personal Services Establishment, General	-	P	P	-
Recreational; Indoor	-	P	P	-
Recreational; Outdoor	-	-	S	15.10
Restaurant, Eating and Drinking Establishment	-	P	P	-
Retail Goods Establishment	-	S	P	15.10
Solar Energy Systems, Private, Roof-Mounted	P	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	S	S	S	15.15.1
Solar Energy System, Commercial, Roof- or Ground-Mounted	-	-	-	15.15.1
Telecommunication Antenna and Facilities	S	S	S	15.10
Tobacco/Vape Shops	-	-	P	22.20
Vehicle Rental	-	-	P	-
Wind-Energy Facilities, Small, Private	P	-	P	15.15.2
Other Uses Consistent with Purpose of District	-	-	-	-

D. Site Plan Review and Approval by the Town Council. Site Plan approval is required
~~After a legislative public hearing and recommendation by the Normal Planning Commission, in accordance with sec. SEC. 15.8-3 of this Code shall be required for~~

all developments in the district. (Amended by Ord. No. 4142, 5/17/93)(Amended 11/20/95 by Ord. No. 4356)

- E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses.
1. Lot Size and Width. No minimum.
 2. Yards.
 - a. Front and Corner Side Yards. ~~Fifty (50) feet except that off-street parking may be permitted to within twenty-five (25) feet of a front or corner side yard lot line.~~
 - b. Side and Rear Yards. ~~Fifty (50) feet except that off-street parking may be permitted to within ten (10) feet of a side or rear lot line.~~
 - c. For General Yard Regulations that are applicable see sec. SEC. 15.4-5 of this Code.
 3. Building Height. Not to exceed ~~two (2) stories or 35 twenty-five (25) feet,~~ whichever is lower.
 4. ~~Floor Area. The total floor area of all buildings on a lot shall not exceed thirty (30) percent of the net lot area.~~
 5. Number of Principal Buildings. Except in the case of planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record.
- F. Signs. All signs shall conform to the requirements contained in division Division 15.13 of this Code.
- G. Off-Street Parking and Loading Regulations. All off-street parking and loading must comply with the provisions set forth in division 15.7-Division 14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
- H. ~~Development~~ Community Design Standards. The following general development standards and the provisions set forth in division-Division 15.14 shall apply to any proposal for development in the C-2 District. (Amended 1/20/04 by Ord. No. 4926)
1. One of the following types of screening along the side and rear lot lines abutting areas zoned or developed for residential use shall be provided:
 - a. Solid fence or masonry wall with no apertures, running parallel and adjacent to applicable side and rear lot lines, and not less than ~~six (6)~~ feet in height, nor more than ~~ten (10)~~ feet.
 - b. Dense evergreen hedge running parallel and adjacent to applicable side and rear lot lines; said hedge shall be at least ~~three (3)~~ feet in height when planted and not less than ~~six (6)~~ feet at mature height.
(Subsection I Amended 1/20/04 by Ord. No. 4926)
- I. Hours of Operations. Hours of business shall be limited to ~~6:00~~ a.m. to ~~11:00~~ p.m. and stated in all rental agreements.

SECTION 34: AMENDMENT “15.6-16 C-3 COMMUNITY/REGIONAL SHOPPING DISTRICT” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.6-16 C-3 COMMUNITY/REGIONAL SHOPPING DISTRICT

- A. Intent. The intent of this C-3 Community/Regional Shopping District is to facilitate the development of community- and region-serving retail trade centers. The development contemplated in this district has such distinguishing characteristics as: (1) unified site planning and development which promotes a safe and conducive atmosphere for large volumes of shoppers, (2) site accessibility such that the high volumes of traffic generated create a minimal congestion and adverse impact upon surrounding land use, (3) unified architectural treatment of buildings rather than an assemblage of separate,

conflicting store and structural types, and (4) a trade area that includes the entire community at a minimum and may include the entire county and surrounding areas outside the county. While recognizing the potential monetary benefits accruing from the development of a large shopping center within the Town and the flexibility necessary for such a development, these regulations are intended to insure that a proper location be selected and site planning be performed to better accomplish the purposes of zoning.

B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the C-3 zoning classification, the Planning Commission and the Town Council may apply the following guidelines to the proposal under consideration.

1. A C-3 District at any one location shall not be less than ~~ten (10)~~ acres in size.
2. The relationship of the subject property to the Town's transportation system and the impact the permitted uses would have upon this system. The volumes of traffic generated by development in this district necessitates its location near or adjacent to the intersection of two major streets or a collector street and a major street.
3. The compatibility of uses authorized in the district with existing or permitted uses in the area and the impact the permitted uses would have upon such uses.
4. The extent ~~to~~ of which surrounding zoning and land usage provides adequate transition from this intense use to uses of lesser intensity.
5. The capacity of existing and proposed community facilities and utilities, including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
6. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
7. The impact any natural disasters, including flooding, would have upon the permitted uses.
8. The conformance of the proposal to the Town's Comprehensive Plan and Official Map.

C. Permitted and Special Uses.

1. Permitted Uses. In the C-3 Community/Regional Shopping District, no building or land shall be used except for one ~~of the following specified uses~~ or more of the uses specified in Table 15.6-16(C) below, unless otherwise provided in this Code.

- a. ~~Agriculture~~
- b. ~~Amusement Center~~
- e. ~~Appliance Repair Shop~~
- d. ~~Appliance Store~~
- e. ~~Art & School Supply Store~~
- f. ~~Art Gallery, Museum~~
- g. ~~Bakery & Donut Shops (Retail Sales Only)~~
- h. ~~Bank~~
- i. ~~Barber, Beauty Shop~~
- j. ~~Book, Stationery Store~~
- k. ~~Bowling, Billiard Center~~
- l. ~~Candy & Ice Cream Shops~~
- m. ~~Clothing Store~~
- n. ~~Dairy Store~~
- o. ~~Dance Studio~~
- p. ~~Delicatessen~~
- q. ~~Department Store~~
- r. ~~Drug Store~~
- s. ~~Dry Cleaners~~
- t. ~~Dry Good Store~~
- u. ~~Florist Shop~~
- v.

- ~~w. Furniture Repair Store~~
- x. Furniture Store
- y. Garden Supply Store
- z. Gift Shop
- aa. Hardware Store
- ab. Health Club
- ac. Hobby, Toy Shop
- ad. Household Goods, Sales & Repair
- ae. Ice Rink
- af. Jewelry Store
- ag. Laundry
- ah. Leather Goods Shop
- ai. Liquor Store
- aj. Mail Order Store
- ak. Market, Grocery Store
- al. Motel, Hotel
- am. Motion Picture Theater
- an. Motor Vehicle Parts & Accessory Sales
- ao. Music Store
- ap. News Stand
- aq. Office Building, Office
- ar. Optical Goods Sales
- as. Pet Store
- at. Photographic Studios
- au. Photographic Supply Sales
- av. Restaurants
- aw. Roller Rink
- ax. Rug, Floor Covering Store
- ay. Shoe Repair Shop
- az. Shoe Store
- ba. Sporting Goods Sales
- bb. Tailor, Dress Making Shop
- bc. Theater
- bd. Tobacco Shop
- be. Travel Bureau
- bf. Variety Store
- bg. Vocational School
- bh. Wallpaper, Paint Store
- bi. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

2. ~~Special Uses. The following special uses may be permitted subject to the conditions and standards stated in Division 10 of this Code~~The special uses listed in Table 15.6-16(C) below may be permitted subject to the conditions and standards stated in division 15.10 of this Code.

(+) High-Rise Building

~~Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)~~

3. Table 15.6-16(C): C-1, C-2, and C-3 Districts Allowed Uses

Key: P - Permitted Uses, S - Special Uses

Land Use	C-1	C-2	C-3	Reference
Agriculture	P	P	P	-
Animal Boarding, Hospital, or Shelter (with				

outdoor Component)	-	-	-	-
Animal Boarding, Hospital, or Shelter (without outdoor component)	-	-	P	-
Car Wash	-	P	-	-
Churches & Other Places of Public Worship	S	S	S	15.10
Day Care Center	P	-	-	-
Dwelling Units, Above the first floor	P	-	-	-
Educational Facilities	P	-	P	-
Entertainment, Indoor	-	-	P	-
Entertainment, Outdoor	-	-	P	15.10
Finance Institution (Banks, Credit Unions, Title Companies)	P	P	P	-
Garden Center	-	-	P	-
Hotel/Motel	-	-	P	-
Medical, Offices, Laboratories, Diagnostics, Services, Rehab	P	-	-	-
Museum/exhibition hall	P	P	P	-
Office, Professional	P	P	P	-
Personal Services Establishment, General	-	P	P	-
Recreational; Indoor	-	P	P	-
Recreational; Outdoor	-	-	S	15.10
Restaurant, Eating and Drinking Establishment	-	P	P	-
Retail Goods Establishment	-	S	P	15.10
Solar Energy Systems, Private, Roof-Mounted	P	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	S	S	S	15.15.1
Solar Energy System, Commercial, Roof- or Ground-Mounted	-	-	-	15.15.1
Telecommunication Antenna and Facilities	S	S	S	15.10
Tobacco/Vape Shops	-	-	P	22.20
Vehicle Rental	-	-	P	-
Wind-Energy Facilities, Small, Private	P	-	P	15.15.2
Other Uses Consistent with Purpose of District	-	-	-	-

D. Site Plan Review. Site Plan approval is required, in accordance with sec. 15.8-3 of this Code, for all developments in the district unless the planned unit development process is utilized. ~~In accordance with the requirements and procedures stated in SEC. 15.8-3, public site plan review and approval by the Town Council, after a public hearing and recommendation by the Planning Commission shall be required for all new or~~

~~expanded development in the C-3 District.~~

- E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses.
1. Lot Size and Width. No minimum.
 2. Yards.
 - a. Front and Corner Side Yards. ~~Fifty (50) feet except that off-street parking is permitted within twenty-five (25) feet of a front lot line.~~
 - b. Side and Rear. ~~Twenty-five (25) feet except that parking may be permitted to within ten (10) feet of a side or rear lot line.~~
 - c. For General Yard Regulations that are applicable see ~~sec. SEC:~~ 15.4-5 of this Code.
 3. Building Height. Not to exceed ~~four (4) stories or forty-five (45) feet, whichever is lower. For exemptions from these height regulations see sec. 15.4-3(C) of this Code. For transitional height restrictions, see sec. 15.4-5 of this Code.~~
- a. ~~Floor Area. The total floor area of all buildings on a lot shall not exceed thirty (30) percent of the lot area.~~
2. ~~Number of Principal Buildings. Except in the case of planned unit developments, special uses and developments that require site plan review, not more than one principal building shall be located on a lot of record.~~
- F. Signs. All signs shall conform to the requirements contained in ~~division Division~~ 15.13 of this Code.
- G. Off-Street Parking and Loading Regulations. All off-street parking and loading must comply with the provisions set forth in ~~division 15.7-Division 14~~ of this Code. (Amended 1/20/04 by Ord. No. 4926)
- H. ~~Development~~ Community Design Standards. The provisions set forth in ~~division Division~~ 15.14 of this Code shall apply to any proposal for development in the C-3 ~~D~~district. (Amended 1/20/04 by Ord. No. 4926)
- I. The Town Council may waive any portion of the standards, requirements, or procedures for this ~~S~~section of the Code, provided that such waivers are not contrary to the spirit, purpose, and intent of this Code and in accordance with all applicable ~~F~~federal and ~~S~~state ~~L~~laws.

SECTION 35: AMENDMENT “15.6-17 B-1 GENERAL BUSINESS DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-17 B-1 GENERAL BUSINESS DISTRICT

- A. Intent. The intent of ~~the this B-1~~ General Business District is to provide for certain types of commercial activities that have a functional relationship to the major street system, and in some instances, an economic relationship to the central business district or to commercial and regional shopping areas. Such activities will include retail, service, amusement establishments and wholesale suppliers. Customers in this district will generally use an automobile or a form of public transit to reach a desired

establishment, although new development will be designed to facilitate visitors on bicycles and on foot as well. ~~Since there is little essential interdependence of activities, each establishment must accommodate customers within its own parking area.~~ The automobile and truck traffic this district generates and the adverse effects from this traffic combine to make these business areas incompatible with residential development; this district should only be used along the fringe of a neighborhood and not within it. The avoidance of undue traffic congestion, the promotion of safe traffic flow, and the protection of surrounding properties from adverse impacts are major considerations in the application of the district.

B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the B-1 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:

1. The relationship of the subject property to the Town's transportation system and the impact the permitted uses would have upon these systems; traffic congestion and safety are of primary concern.
2. The potential impact the uses authorized in the district would have upon any existing or permitted uses in the surrounding area.
3. The extent to which the permitted uses contribute to an undesirable pattern of ~~strip commercial~~ development; including the resultant that results in numerous curb cuts and piecemeal development on small lots.
4. The capacity of existing and proposed community facilities and utilities, including water and sewer systems, to serve the permitted uses which lawfully occur on the property to zoned.
5. The adequacy of public service, including police and fire protection, serving the property and the impact the permitted uses would have upon these services.
6. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
7. The impact any natural disasters, including flooding, would have upon the permitted uses.
8. The conformance of the proposal to the Comprehensive Plan and Official Map.

C. Permitted and Special Uses.

1. Permitted Uses. In the B-1 General Business District, no building or land ~~may~~ shall be used except for one or more of the ~~following specified uses~~ uses specified in Table 15.6-17(C) below, unless otherwise provided in this Code:

- a. ~~Adult Hotels/Motels (Added 6/17/02 by Ord. No. 4801)~~
- b. ~~Adult Lingerie Modeling Studios (Added 6/17/02 by Ord. No. 4801)~~
- c. ~~Adult Media Stores (Added 6/17/02 by Ord. No. 4801)~~
- d. ~~Adult Modeling Shops (Added 6/17/02 by Ord. No. 4801)~~
- e. ~~Adult Motion Picture Theater (Added 6/17/02 by Ord. No. 4801)~~
- f. Agriculture
- g. Agricultural Implement, Sales & Repair
- h. Agricultural Supply Store
- i. Ambulance Service
- j. Amusement Center
- k. Appliance Store
- l. Arena, Stadium
- m. Art & School Supply Store
- n. Art Gallery, Museum
- o. Athletic Club, Indoor
- p. Auction House
- q. Automobile Service Station
- r. Automobile, Truck Sales
- s. Bakery
- t.

~~Bakery & Donut Shops (Retail Sales Only)~~
~~u. Ballroom, Dance Hall~~
~~v. Bank~~
~~w. Barber, Beauty Shop~~
~~x. Boat Sales~~
~~y. Book, Stationery Store~~
~~z. Bowling, Billiard Center~~
~~aa. Bus Passenger Terminal~~
~~ab. Business School~~
~~ac. Candy & Ice Cream Shops~~
~~ad. Car Wash~~
~~ae. Churches & Other Places of Public Worship~~
~~af. Clothing Store~~
~~ag. Clubs, Private~~
~~ah. Computer Data Processing Center~~
~~ai. Contractor's Shop except such use shall not be permitted in the P1
Corridor (Amended 6/20/05 by Ord. No. 5013)~~
~~aj. Dairy Store~~
~~ak. Dance Studio~~
~~al. Day Care Centers~~
~~am. Delicatessen~~
~~an. Department Store~~
~~ao. Drug Store~~
~~ap. Dry Cleaners~~
~~aq. Dry Good Store~~
~~ar. Dwelling Units when located above the first story~~
~~as. Exhibition Hall, Exposition Hall~~
~~at. Florist Shop~~
~~au. Food Locker Plants~~
~~av. Funeral Parlor~~
~~aw. Fur Store~~
~~ax. Furniture Repair Store~~
~~ay. Furniture Store~~
~~az. Garden Supply Store~~
~~ba. Gift Shop~~
~~bb. Gymnasium~~
~~bc. Hardware Store~~
~~bd. Health Club~~
~~be. Hobby, Toy Shop~~
~~bf. Household Goods, Sales & Repair~~
~~bg. Ice Rink~~
~~bh. Indoor Tennis Club~~
~~bi. Jewelry Store~~
~~bj. Laundry~~
~~bk. Leather Goods Shop~~
~~bl. Liquor Store~~
~~bm. Lumberyard, Building Materials Storage~~
~~bn. Mail Order Store~~
~~bo. Market, Grocery Store~~
~~bp. Media Shops (Added 6/17/02 by Ord. No. 4801)~~
~~bq. Miniature Golf Course~~
~~br. Mini-warehouse (with or without dwelling unit for superintendent)
except such use shall not be permitted in the P1 Corridor (Deleted
9/20/04 by Ord. No. 4967, to be reinstated 5/1/05 unless further
action taken prior to 5/1/05)(Date extended to 8/1/05 by Ord. No.~~

5005)(Amended 6/20/05 by Ord. No. 5013)(Amended 6/20/05 by Ord. No. 5013)

- bs. Mobile Home, Recreational Vehicle Rental and Sales
- bt. Motel, Hotel
- bu. Motion Picture Theater
- bv. Motor Vehicle Parts & Accessory Sales
- bw. Motor Vehicle Repairs, Paint Shop
- bx. Motor Vehicle Sales
- by. Motor Vehicle Storage
- bz. Music Store
- ca. News Stand
- cb. Newspaper, Magazine Printing & Publishing
- cc. Night Club
- cd. Nurseries & Greenhouses
- ce. Nursery School
- cf. Office Building, Office
- cg. Optical Goods Sales
- ch. Parking Lot
- ci. Pet Store
- cj. Photographic Studios
- ck. Photographic Supply Sales
- cl. Print Shop
- cm. Radio, T.V. Station
- cn. Recreation Center
- co. Recreational Vehicle Sales
- cp. Restaurant Supplies & Services
- cq. Restaurants
- cr. Retail Lumber Sales
- cs. Roller Rink
- ct. Rug, Floor Covering Store
- cu. Sex Shops (Added 6/17/02 by Ord. No. 4801)
- cv. Sexually Oriented Entertainment Business (Added 6/17/02 by Ord. No. 4801)
- cw. Shoe Repair Shop
- cx. Shoe Store
- cy. Specialty School
- cz. Sporting Goods Sales
- da. Supper Club
- db. Swimming Facility
- dc. Tailor, Dress Making Shop
- dd. Taxidermist Shop (Added 11/20/95 by Ord. No. 4356)
- de. Theater
- df. Tobacco Shop
- dg. Trailer Rental and Sales
- dh. Travel Bureau
- di. Truck Freight Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
- dj. Truck Stop
- dk. Truck Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
- dl. Variety Store
- dm. Veterinary Hospitals
- dn. Video Rental Stores (Added 11/20/95 by Ord. No. 4356)
- do. Vocational School
- dp. Wallpaper, Paint Store

- ~~dq. Warehouse, Mini (with or without dwelling unit for Superintendent)~~
- ~~dr. Wholesale Distributors~~

~~ds. Other uses similar to the above, provided such uses are consistent with the purpose of this district.~~

~~(Renumbered 6/17/02 by Ord. No. 4801)~~

2. Special Use. The following special uses listed in Table 15.6-17(C) below may be permitted subject to the conditions and standards stated in division ~~Division~~ 15.10 of this Code.

- ~~a.~~
- ~~b. Cannabis Craft Grower, as set forth under Division 20~~
- ~~c. Cannabis Dispenser, as set forth under Division 20~~
- ~~d. Cannabis Infuser, as set forth under Division 20~~
- ~~e. Dwelling, Multiple Family (Added 7/21/03 by Ord. No. 4881)~~
- ~~f. Gun Range, Indoor (Added 6/17/13 by Ord. No. 5495)~~
- ~~g. High-Rise Building~~
- ~~h. Kennels (Added 7/15/02 by Ord. No. 4805)~~
- ~~i. Mobile Home Parks~~
- ~~j. Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)~~
- ~~k. Remote Controlled Racetracks (Added 1/17/06 by Ord. No. 5047)~~
- ~~l. Tourist Cabins, Recreational Vehicle & Tourist Camps~~

3. Table 15.6-17(C): Business Districts Allowed Uses

Key: P - Permitted Use, S - Special Use

Land Use	B-1	B-2	Reference
Adult Uses	P	-	15.6-22
Agriculture	P	-	-
Animal Boarding, Hospital, or Shelter (with outdoor component)	S	-	-
Animal Boarding, Hospital, or Shelter (without outdoor component)	P	-	-
Bed and Breakfast	S	S	-
Cannabis (Craft Grower, Dispenser, Infuser)	S	-	15.20
Car Wash	P	-	-
Churches, or other places of Public Worship	P	P	-
Contractor's Shop	P	-	15.6-22
Day Care Center	P	P	-
Day Care in Church	P	S	-
Dwelling Units, Above the first floor	P	P	-
Dwelling Units, First Floor	S	-	-
Educational Facilities	P	P	-
Entertainment, Indoor	P	P	-
Entertainment, Outdoor	P	S	-
Financial Institution (Banks, Credit Unions, Title Company)	P	P	-
Funeral Home/Crematory	P	S	-
Garden Center	P	-	-

Gun Range, Indoor	S	-	-
Hotel/Motel	P	P	-
Medical, Offices, Laboratories, Diagnostics, Services, Rehabilitation	P	P	-
Mobile Home Park	S	-	-
Museum/exhibition hall	P	P	-
Newspaper, Magazine Printing & Publishing	P	-	-
Office, Professional	P	P	-
Parking Lot	P	P	-
Personal Services Establishment	P	-	-
Radio/TV	P	-	-
Recreational, Indoor	P	P	-
Recreational, Outdoor	S	-	-
Restaurant, Eating and Drinking Establishment	P	P	-
Retail Goods Establishment	P	P	-
Retail Sales, Recreational Equipment (ATVs, Boats, Campers, RVs)	P	-	-
Services, Professional, Entertainment, Lodging	P	P	-
Solar Energy Systems, Private, Roof-Mounted	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	S	-	15.15.1
Solar Energy System, Commercial, Roof- or Ground-Mounted	-	-	15.15.1
Storage, Self-Service	P	-	15.6-22
Telecommunication Antenna and Facilities	S	S	15.15
Tobacco/Vape Shop	P	P	22.20
Transportation Terminal	P	P	-
Truck Stop, Terminal, Services	P	-	15.6-22
Vehicle Body Shop	P	-	-
Vehicle Fueling Station	P	-	-
Vehicle Sales	P	-	-
Vehicle Service and Repair Shop	P	-	-
Wind, Small	P	-	-
Other Uses Consistent with Purpose of District	-	-	-

D. Site Plan Review.

1. In accordance with the requirements and procedures stated in sec. SEC. 15.8-3, public site plan review and approval by the Town Council after legislative

public hearing and recommendation by the Planning Commission shall be required for all development which fulfills one ~~(+)~~ or more of the following criteria.

- a. The development of land consisting of ~~five (5)~~ acres or more.
 - b. The development of land which is an expansion of an existing structure or use and which, if a new development, would be permitted only when processed under the site plan review procedures contained herein.
- E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in ~~sec. 15.10-4 SEC. 15.10-4~~ of this Code.
1. Lot Size and Width. No minimum.
 2. Yards.
 - a. Front Yard. ~~Twenty-five (25)~~ feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - b. Side Yards. ~~Two (2)~~ side yards having a combined width of ~~fifteen (15)~~ feet with neither side yard less than ~~five (5)~~ feet.
 - c. Corner Side Yard. ~~Twenty-five (25)~~ feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - d. Rear Yard. ~~Twenty (20)~~ feet minimum.
 - e. For General Yard Regulations that are applicable, see ~~sec. SEC. 15.4-5~~ of this Code.
 3. Building Height. Not to exceed ~~sixty-five (65)~~ feet or ~~six 6~~ stories, whichever is lower. For exemptions from these height regulations see sec. 15.4-3(C) of this Code. For transitional height restrictions, see sec. 15.4-5 of this Code.
 4. ~~Day Care Centers. In accordance with Department of Children and Family Service licensing standards.~~
 5. Number of Principal Buildings. There is no limit on the number of principal buildings in the B-1 district.
- F. Signs. All signs shall conform to the requirements contained in ~~division Division 15.13~~ of this Code.
- G. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in ~~division Division 15.7~~ of this Code. including those specific to the Parking Impact Zone.
- H. Separation Requirements for Sexually Oriented Entertainment Business. No lot line of any lot to be occupied by any Sexually Oriented Entertainment Business Establishment shall be located closer than ~~one thousand (1,000)~~ feet to the lot line of any other lot occupied by a Sexually Oriented Entertainment Business Establishment, and no lot line of any lot to be occupied by any Sexually Oriented Entertainment Business Establishment shall be located closer than ~~thirteen hundred and twenty (1,320)~~ feet to the lot line of any other lot used for an amusement center, an amusement park, a day care center, children's home, children's museum, orphanage, agency operated family home, agency operated group home, child care facility, foster care home, hobby shop or toy store, institutional home for the care of children, nursery school or preschool, elementary school, junior high school, senior high school, park, playground, gymnasium, recreation center, a miniature golf course, a place of worship, a religious education facility, a residential dwelling, a hospital, a skating rink or a zoo. (Added 6/17/02 by Ord. No. 4801)
- I. ~~Development~~ Community Design Standards. The provisions set forth in ~~division Division 15.14~~ of this Code shall apply to any proposal for development in the B-1 ~~D~~district. (Added 1/20/04 by Ord. No. 4926)

SECTION 36:**AMENDMENT** “15.6-18 B-2 CENTRAL BUSINESS DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-18 B-2 CENTRAL BUSINESS DISTRICT

- A. Intent. The intent of this B-2 Central Business District is to provide for a variety of retail stores and shops, offices and services in the central business area of the Town. This area has historically served ~~as a the~~ major retail marketing function of the community ~~and at the time of adoption of this Code displays the highest concentration of commercial development~~. In this district each establishment contributes to the whole shopping area by adding to the variety of goods available and to comparison shopping opportunities. This essential inter-dependence of activities is given precedence over any desire to require automobile parking spaces adjacent to each building although provisions are made for the cooperative development of off-street parking facilities by public and private interests.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the B-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
1. The relationship of the subject property to the Town’s transportation systems and the impact the permitted uses would have upon these systems. Potential conflicts between pedestrians and motorized traffic are of major concern.
 2. The extent to which surrounding zoning and land usage provides adequate transition from this intense business use to uses of lesser intensity.
 3. The potential impact the uses authorized in the district would have upon any existing or permitted uses, especially residential, in the surrounding area.
 4. The extent to which the subject property is a logical extension of the central business area.
 5. The capacity of existing and proposed community facilities and utilities, including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.
 6. The adequacy of public services including police and fire protection, serving the property and the impact the permitted uses would have upon these services.
 7. The impact any natural disasters, including flooding, would have upon the permitted uses.
 8. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
 9. The conformance of the proposal to the Comprehensive Plan and Official Map.
- C. Permitted ~~and Special~~ Uses.
1. Permitted Uses. In the B-2 Central Business District, no building or land shall be used except for one or more of the ~~following specified~~ uses specified in Table 15.6-18(C) below, unless otherwise provided in this Code.
- a. ~~Appliance Repair Shop~~
 - b. ~~Appliance Store~~
 - e. ~~Art & School Supply Store~~
 - d. ~~Art Gallery, Museum~~
 - e. ~~Athletic Club, Indoor~~
 - f. ~~Bakery~~
 - g. ~~Bakery & Donut Shops (Retail Sales Only)~~
 - h. ~~Ballroom, Dance Hall~~
 - i. ~~Bank~~

- j. Barber, Beauty Shop
- k. Bicycle Shop
- l. Book, Stationery Store
Bowling, Billiard Center
- m.
- n. Candy & Ice Cream Shops
- o. Churches & Other Places of Public Worship
- p. Clothing Store
- q. Clubs, Private
- r. Computer Data Processing Center
- s. Dance Studio
- t. Day Care Center
- tt. Delicatessen
- v. Department Store
- w. Drug Store
- x. Dry Cleaners
- y. Dwelling Units when located above the first story
- z. Educational Facilities
- aa. Electronic Equipment Sales & Service
- ab. Exhibition Hall, Exposition Hall
- ac. Florist Shop
- ad. Funeral Parlor
- ae. Fur Store
- af. Furniture Repair Store
- ag. Furniture Store
- ah. Garden Supply Store
- ai. Gift Shop
- aj. Hardware Store
- ak. Health Club
- al. Hobby, Toy Shop
- am. Hotel-Motel/Conference Center
- an. Household Goods, Sales & Repair
- aø. Jewelry Store
- ap. Laundry
- aq. Leather Goods Shop
- ar. Library
- as. Linen Supply House
- at. Liner Housing, including first floor dwelling units or a combination of dwelling units and other permitted uses. (Added 9/19/2011 by Ord. No. 5397)
- au. Liquor Store
- av. Mail Order Store
- aw. Market, Grocery Store
- ax. Motion Picture Theater
- ay. Music Store
- az. News Stand
- ba. Newspaper, Magazine Printing & Publishing
- bb. Night Club
- bc. Nursery School
- bd. Office Building, Office
- be. Optical Goods Sales
- bf. Parking Lot
- bg. Pet Store
- bh. Photographic Studios
- bi. Photographic Supply Sales

- bj. Post Office
- bk. Print Shop
- bl. Professional Service Office
- bm. Radio, T.V. Station
Recreation Center
- bn.
- bo. Restaurants
- bp. Rug, Floor-Covering Store
- bq. Salon, Spa
- br. Shoe Repair Shop
- bs. Shoe Store
- bt. Specialty Food Store
- bu. Sporting Goods Sales
- bv. Supper Club
- bw. Tailor, Dress-Making Shop
- bx. Theater
- by. Tobacco Shop
- bz. Transportation Terminal
- ea. Travel Bureau
- eb. Variety Store
- ec. Video Rental Store
- ed. Wallpaper, Paint Store
- ee. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

(Entire Subsection C Amended 2/18/02 by Ord. No. 4772)

2. Special Uses. The following special uses listed in Table 15.6-18(C) below may be permitted subject to the conditions and standards stated in division Division 15.10 of this Code.
 - a. Bed and Breakfast (Added 7/19/99 by Ord. No. 4606)
 - b. Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)
 - e. Vehicle Fueling Station (Added 2/18/02 by Ord. No. 4772)

3. Table 15.6-18(C): Business Districts Allowed Uses

Key: P - Permitted Uses, S - Special Uses

Land Use	B-1	B-2	Reference
Adult Uses	P	-	15.6-22
Agriculture	P	-	-
Animal Boarding, Hospital, or Shelter (with outdoor component)	S	-	-
Animal Boarding, Hospital, or Shelter (without outdoor component)	P	-	-
Bed and Breakfast	S	S	-
Cannabis (Craft Grower, Dispenser, Infuser)	S	-	15.20
Car Wash	P	-	-
Churches, or other places of Public Worship	P	P	-
Contractor's Shop	P	-	15.6-22
Day Care Center	P	P	-
Day Care in Church	P	S	-
Dwelling Units, Above the first floor	P	P	-

Dwelling Units, First Floor	S	-	-
Educational Facilities	P	P	-
Entertainment, Indoor	P	P	-
Entertainment, Outdoor	P	S	-
Financial Institution (Banks, Credit Unions, Title Company)	P	P	-
Funeral Home/Crematory	P	S	-
Garden Center	P	-	-
Gun Range, Indoor	S	-	-
Hotel/Motel	P	P	-
Medical, Offices, Laboratories, Diagnostics, Services, Rehabilitation	P	P	-
Mobile Home Park	S	-	-
Museum/exhibition hall	P	P	-
Newspaper, Magazine Printing & Publishing	P	-	-
Office, Professional	P	P	-
Parking Lot	P	P	-
Personal Services Establishment	P	-	-
Radio/TV	P	-	-
Recreational, Indoor	P	P	-
Recreational, Outdoor	S	-	-
Restaurant, Eating and Drinking Establishment	P	P	-
Retail Goods Establishment	P	P	-
Retail Sales, Recreational Equipment (ATVs, Boats, Campers, RVs)	P	-	-
Services, Professional, Entertainment, Lodging	P	P	-
Solar Energy Systems, Private, Roof-Mounted	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	S	-	15.15.1
Solar Energy System, Commercial, Roof- or Ground-Mounted	-	-	15.15.1
Storage, Self-Service	P	-	15.6-22
Telecommunication Antenna and Facilities	S	S	15.15
Tobacco/Vape Shop	P	P	22.20
Transportation Terminal	P	P	-
Truck Stop, Terminal, Services	P	-	15.6-22
Vehicle Body Shop	P	-	-
Vehicle Fueling Station	P	-	-

Vehicle Sales	P	-	-
Vehicle Service and Repair Shop	P	-	-
Wind, Small	P	-	-
Other Uses Consistent with Purpose of District	-	-	-

- D. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements for special uses are listed in sec. SEC: 15.10-4 of this Code.
1. Lot Size and Width. No minimum.
 2. Yards. See division 15.17 ~~None required.~~
 3. Building Height. Building height must conform to the requirements contained in division ~~Division~~ 15.17 of this Code, except liner housing which may be constructed at a height equivalent to the adjoining structure. (Amended 4/17/89)(Amended 1/20/04 by Ord. No. 4926)(Amended 9/19/2011 by Ord. No. 5397)
- E. Signs. All signs shall conform to the requirements contained in division 15.17 ~~Division 13~~ of this Code.
- F. Off-Street Parking and Loading. All off-street parking and loading shall conform to the requirements contained in division ~~Division~~ 15.7 of this Code.
- G. ~~Development~~ Community Design Standards. All development in the B-2 District must conform to the requirements contained in division ~~Division~~ 15.17 of this Code. (Amended 1/20/04 by Ord. No. 4926)

SECTION 37: AMENDMENT “15.6-19 M-1 RESTRICTED MANUFACTURING DISTRICT” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.6-19 M-1 RESTRICTED MANUFACTURING DISTRICT

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

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

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

C. Permitted and Special Uses.

1. Permitted Uses. In the M-1 Restricted Manufacturing District, no building or land shall be used except for one or more of the ~~following specified~~ uses specified in Table 15.6-19(C) below, unless otherwise provided in this Code.

- a. ~~Agriculture~~
- b. ~~Agricultural Implement, Sales & Repair~~
- e. ~~Agricultural Supply Store~~
- d. ~~Ambulance Service~~
- e. ~~Auction House~~
- f. ~~Automobile, Truck Sales~~
- g. ~~Bagged Mineral Products~~
- h. ~~Bakery~~
- i. ~~Bicycle Manufacture~~
- j. ~~Boat Manufacture~~
- k. ~~Boat Sales~~
- l. ~~Car Wash~~
- m. ~~Churches and Other Places of Public Worship~~
- n. ~~Clubs, Private~~
- o. ~~Contractor's Shop except such use shall not be permitted in the PI Corridor (Amended 6/20/05 by Ord. No. 5013)~~
- p. ~~Cordate, Rope, Twine & Net Manufacture~~
- q. ~~Electrical & Electronic Machinery Manufacture~~
- r. ~~Electrical Appliance Manufacture~~
- s. ~~Fleet Fueling Depot (Added 4/17/95 by Ord. No. 4309)~~
- t. ~~Food Locker Plants~~
- u. ~~Footwear Manufacture~~
- v. ~~Furniture, Fixture, Bedding Manufacture~~
- w. ~~Indoor Tennis Club~~
- x. ~~Instrument Manufacture~~
- y. ~~Jewelry Manufacture~~
- z. ~~Kennels, with or without dwelling unit for superintendent (Added 7/15/02 by Ord. No. 4805)(Amended 8/18/03 by Ord. No. 4884)~~
- aa. ~~Knitting Mills, all fabrics absent of any dye process~~
- ab. ~~Linen Supply House~~
- ae. ~~Lumberyard, Building Materials Storage~~
- ad. ~~Manufacture of Products from Cork or Wood~~
- ae. ~~Manufacture of Products from Plastic~~
- af. ~~Manufacture of Products from Processed Fur~~
- ag. ~~Mobile Home, Recreational Vehicle Rental and Sales~~
- ah. ~~Motor Vehicle Repairs, Paint Shop~~
- ai.

- Motor Vehicle Sales
 - aj. Motor Vehicle Storage
 - ak. Musical Instrument Manufacture
 - al. Newspaper, Magazine Printing & Publishing
 - am. Nurseries & Greenhouses
 - an. Office Use (Added by Ord. 4099, 12/21/92)
 - ao. Photographic, Optical Goods Manufacture
 - ap. Pottery, China, Earthenware Manufacture
 - aq. Print Shop
 - ar. Radio, Radar Site
 - as. Recreational Vehicle Sales
 - at. Retail Lumber Sales
 - au. Snack Food Manufacture
 - av. Soft Drink, Carbonated Water Industry
 - aw. Sporting Goods Manufacture
 - ax. Storage, Canned or Bottled Food & Soft Drinks
 - ay. Storage; Fibre Products
 - az. Storage; Flour, Starch & Sugar
 - ba. Storage; Heavy Machinery & Equipment
 - bb. Storage; Ice
 - be. Storage; Loose or Bagged Processed Food
 - bd. Storage; Non-Hazardous Chemicals or Plastic Products
 - be. Storage; Packaged Foodstuff
 - bf. Storage; Packaged Mineral Products
 - bg. Storage; Packaged Tobacco Products
 - bh. Storage; Paper, Paper Products
 - bi. Storage; Rolled Paper
 - bj. Storage; Wood Products, Furniture
 - bk. Taproom in Brewery holding a Class P Liquor License (Added 1/17/2017 by Ord. No. 5677)
 - bl. Taxidermist Shop (Added 11/20/95 by Ord. No. 4356)
 - bm. Textile Manufacture; absent of any dye process
 - bn. Toys, Sporting Goods Manufacture
 - bo. Trailer Rental and Sales
 - bp. Truck Freight Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
 - bq. Truck Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
 - br. Veterinary Clinics (Added 7/15/02 by Ord. No. 4805)
 - bs. Warehouse; General
 - bt. Warehouse; Mini (with or without dwelling unit for Superintendent) except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
 - bu. Watch, Clock Manufacture
 - bv. Wearing Apparel Manufacture
 - bw. Wholesale Distributors
 - bx. Wooden, Cone Containers Manufacture
 - by. Other uses similar to the above, provided such uses are consistent with the purpose of this district.
- (Items 37 through 71 renumbered 12/21/92 by Ord. 4099)(Items 19 through 72 renumbered 4/17/95 by Ord. No. 4309)(Items 25 through 75 renumbered by Ord. No. 4805)(Items 62 through 76 renumbered 1/17/17 by Ord. No. 5677)

2. Special Uses. The following special uses listed in Table 15.6-19(C) below

may be permitted, subject to the conditions and standards stated in division 15.10 of this Code.

Division

a:

- ~~b. Cannabis Cultivation Center, as set forth under Division 20~~
- ~~e. Cannabis Infuser, as set forth under Division 20~~
- ~~d. Cannabis Processor, as set forth under Division 20~~
- ~~e. Cannabis Transporter, as set forth under Division 20~~
- ~~f. Coal Storage~~
- ~~g. Concrete Batch Plant~~
- ~~h. Extraction, Loading, Storage, Washing & Hauling of Sand, Gravel & Topsoil~~
- ~~i. Gun Range, Indoor (Added 6/17/13 by Ord. No. 5495)~~
- ~~j. Remote Controlled Racetracks (Added 1/17/06 by Ord. No. 5047)~~
- ~~k. Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)~~

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

a. Notes.

- (1) M-1 Light Manufacturing: Uses engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products which does not include the use of highly flammable material, or toxic matter. Uses are engaged in processes that have a minimal impact on the environment and adjacent properties. See division 15.15.2.
- (2) M-2 Heavy Manufacturing: Uses engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from unprocessed or raw materials, which may include the use of highly flammable material, or toxic matter. Uses may be engaged in processes that are likely to have a substantial impact on the environment or on adjacent properties. Typical uses include, but are not limited to, chemical processing, grain milling, metal casting, metal smelting, motor vehicle assembly, motor vehicle wrecking, petroleum refining, rendering, tire assembly, and asphalt, brick, concrete, or tile manufacturing.

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

Land Use	M-1	M-2	Reference
Agriculture	P	P	-
Asphalt Plant	-	S	15.10
Auction House	P	-	-
Animal Boarding, Hospital, or Shelter (with outdoor component)	S	-	-
Animal Boarding, Hospital, or Shelter (without outdoor component)	P	-	-
Building Products Sales, Distribution, Wholesale	P	P	-
Cannabis (Craft Grower, Cultivation, Infuser, Processor, Transporter)	S	S	15.20
Clubs, Private	P	-	-

Concrete Plant	-	S	15.10
Contractor's Shop	P	P	15.6-22
Extraction, loading, storage (gravel, sand, and soil)	-	S	-
Gun Range, Indoor	S	-	15.6-22
Machinery and Equipment Sales and Rental	P	P	-
Manufacture, All Goods, Products, Materials, Equipment	P	P	-
Motor, Small Engine Repair, Service, and Sales	P	-	-
Nurseries & Greenhouses	P	-	-
Office, Professional	P	-	-
Recreational Equipment Sales	P	-	-
Solar Energy Systems, Private, Roof-Mounted	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	S	P	15.15.1
Solar Energy Systems, Commercial, Roof- or Ground-Mounted	S	S	15.15.1
Storage, All Goods, Products, Materials, Equipment	P	P	-
Storage Area, Outdoor	P	P	-
Taproom in Brewery Class P Liquor	S	-	-
Taxidermist Shop	P	-	-
Telecommunication Antenna and Facilities	S	S	-
Trailer Rental & Sales	P	P	-
Transportation Terminal, Truck or Rail	P	P	15.15
Treatment Plants, All Goods, Products, Materials, Equipment	S	P	-
Truck Freight Terminal	S	P	15.6-22
Vehicle Fueling, Charging	P	-	-
Vehicle Repair Shop, Passenger Vehicles	P	-	-
Vehicle Repair Shop, Commercial and Large Vehicles	P	P	-
Vehicle Sales	P	-	-
Vehicle Storage	P	-	-
Warehouse and Logistics	P	P	-
Wholesale Distributors	P	P	-

Wind-Energy Facilities, Large	-	S	-
Wind-Energy Facilities, Small	S	S	-
Other Uses Consistent with Purpose of District	-	-	15.15.2

- D. Site Plan Review. Site ~~P~~lan ~~R~~review and approval by the Town Council, after a legislative public hearing and recommendation by the Normal Planning Commission, in accordance with ~~sec. SEC:~~ 15.8-3 of this Code shall be required for all development which fulfills one or more of the following criteria:
1. The development of land to be used for a permitted use, any part of which is within ~~five hundred (500)~~ feet of ~~an R-1AA, R-1A, or R-1B residence~~ any R district boundary line.
 2. The development of land which is an expansion of an existing structure or use and which, if new development, would be permitted only when processed under the site plan review procedures contained herein.
- (Subsection (E) Amended 11/20/95 by Ord. No. 4356)(Amended 4/15/96 by Ord. No. 4385)
- E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in ~~sec. SEC:~~ 15.10-4 of this Code.
1. Lot Size and Width. No minimum.
 2. Yards.
 - a. Front. ~~Twenty-five (25)~~ feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - b. Side Yards. ~~Two (2)~~ side yards with a combined width of fifteen (15) feet with neither side yard less than five (5) feet.
 - c. Corner Side Yard. ~~Twenty-five (25)~~ feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - d. Rear. ~~Twenty (20)~~ feet minimum.
 - e. For ~~G~~eneral ~~Y~~ard ~~R~~egulations that are applicable see ~~sec. SEC:~~ 15.4-5 of this Code.
 3. Building Height. Not to exceed ~~35 forty-five (45)~~ feet or ~~2 four (4)~~ stories, whichever is lower. For exemptions from height regulations see ~~sec. SEC:~~ 15.4-3(C) of this Code. For transitional height restrictions, see sec. 15.4-5 of this Code.
 4. Number of principal buildings. There is no limit on the number of principal buildings in the M-1 district.
- F. Signs. All signs shall conform to the requirements contained in ~~division Division~~ 15.13 of this Code.
- G. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in ~~division Division~~ 15.7 of this Code.
- H. If outside accessory storage exists on a lot in an M-1 district which coincides with the lot line of an adjacent residence district or is adjacent to an alley or street which separates such M-1 district and residential district, screening shall be provided with planting of trees and shrubs or a densely planted compact hedge maturing to not less than ~~five (5)~~ feet of such lot line.
- I. ~~Development~~ Community Design Standards. The provisions set forth in ~~division Division~~ 15.14 shall apply to any proposal for development in the M-1 ~~D~~ district. (Added 1/20/04 by Ord. No. 4926)

SECTION 38: AMENDMENT “15.6-20 M-2 GENERAL MANUFACTURING” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-20 M-2 GENERAL MANUFACTURING

- A. Intent. The intent of this M-2 General Manufacturing District is to provide for the more intense types of industrial and manufacturing uses which generally exhibit higher levels of objectionable external effects. This district should not be located adjacent to residential districts, and its contiguity to commercial and business areas should, wherever possible, be avoided. Uses permitted in this district will provide for those basic industries needed to expand employment opportunities within the Town.
- B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property in the M-2 zoning classification, the Planning Commission and Town Council may apply the following guidelines to the proposal under consideration:
1. The relationship of the subject property to various aspects of the transportation system, including rail, air, highway, and street, and pedestrian, and the impact the proposal would have upon these systems. Truck traffic and its impact is of major concern generally, as well as the ~~effect~~ effect on vehicular travel times.
 2. The extent to which surrounding zoning and land usage provides an adequate transition from these industrial uses to uses of lesser intensity and the degree to which the uses authorized in the district serve as a buffer between other districts which exhibit more objectionable effects and uses of lower intensity.
 3. The capacity of existing and proposed public utilities to the site, including water and sewer systems to serve the permitted uses which might lawfully occur on the property so zoned.
 4. The adequacy of public services, including police and fire protection, serving the property in question and the impact the permitted uses would have upon these services.
 5. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.
 6. The impact any natural disasters, including flooding, would have upon the permitted uses.
 7. The conformance of the proposal to the Comprehensive Plan and the Official Map.
- C. Permitted and Special Uses.
1. Permitted Uses. In the M-2 General Manufacturing District, no building or land ~~may shall~~ be used except for one or more of the ~~following specified~~ uses specified in Table 15.6-20(C) below, unless otherwise provided in this Code.
 - ~~a. Agriculture~~
 - ~~b. Agricultural Products & Storage~~
 - ~~c. Aircraft Manufacture & Assembly~~
 - ~~d. Bagged Mineral Products~~
 - ~~e. Bakery~~
 - ~~f. Bicycle Manufacture~~
 - ~~g. Boat Manufacture~~
 - ~~h. Concrete Batch Plant~~
 - ~~i. Contractor's Shop except such use shall not be permitted in the P1 Corridor (Added 5/17/99 by Ord. No. 4593) (Amended 6/20/05 by Ord. No. 5013)~~
 - ~~j. Cordage, Rope, Twine & Net Manufacture~~
 - ~~k. Cotton: Spinning & Weaving~~
 - ~~l. Dairy Products Manufacture~~
 - ~~m. Distilling, Rectifying, Blending Spirits~~
 - ~~n. Drugs, Pharmaceutical Manufacture~~
 - ~~o. Electrical & Electronic Machinery Manufacture~~
 - ~~p. Electrical Appliance Manufacture~~
 - ~~q. Food Locker Plants~~

- r. Footwear Manufacture
- s. Furniture, Fixture, Bedding Manufacture
- t. Glass Manufacture
- u. Grain Elevator
- v. Health Clubs and Private Recreation (Added 10/20/2014 by Ord. No. 5562)
- w. Instrument Manufacture
- x. Jewelry Manufacture
- y. Kennel, With or Without Dwelling Unit for Superintendent
- z. Knitting Mills, all Fibers
- aa. Lumberyard, Building Materials Storage
- ab. Machinery Manufacture
- ac. Manufacture of Grain Mill Products
- ad. Manufacture of Products from Cork or Wood
- ae. Manufacture of Products from Processed Fur
- af. Manufacture of Products from Processed Leather
- ag. Manufacture of Transport Equipment, Component Parts Only
- ah. Metal Products Manufacture
- ai. Motor Powered Equipment Repair and Sales and Services Shop (Added 2/21/2000 by Ord No. 4640)
- aj. Motor Vehicle Manufacture & Assembly
- ak. Motor Vehicle Storage
 - al. Newspaper, Magazine Printing & Publishing
- am. Photographic, Optical Goods Manufacture
- an. Plastic & Plastic Products Manufacture
- ao. Pottery, China, Earthenware Manufacture
- ap. Radio, Radar Site
- aq. Rail Terminal
- ar. Retail Lumber Sales
- as. Rubber, Rubber Products Manufacture
- at. Snack Food Manufacture
- au. Soft Drink, Carbonated Water Industry
- av. Sporting Goods Manufacture
- aw. Storage, Canned or Bottled Food & Soft Drinks
- ax. Storage; Fibre Products
- ay. Storage; Flour, Starch & Sugar
- az. Storage; Heavy Machinery & Equipment
- ba. Storage; Ice
- bb. Storage; Loose or Bagged Agricultural Products
- bc. Storage; Metal, Metal Products
- bd. Storage; Non-Hazardous Chemicals or Plastic Products
- be. Storage; Packaged Foodstuff
- bf. Storage; Packaged Mineral Products
- bg. Storage; Packaged Tobacco Products
- bh. Storage; Paper, Paper Products
- bi. Storage; Petroleum Products
- bj. Storage; Seeds, Beans, Nuts & Silage
- bk. Storage; Wood, Paper, Products
 - bl. Textile Manufacture; absent of any dye process
- bm. Toys, Sporting Goods Manufacture
- bn. Truck Freight Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
- bo. Truck Terminal except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)
- bp. Warehouse; General
- bq.

Warehouse; Mini (with or without Dwelling Unit for Superintendent) except such use shall not be permitted in the P1 Corridor (Amended 6/20/05 by Ord. No. 5013)

- br. Watch, Clock Manufacture
- bs. Wearing Apparel Manufacture
- bt. Wholesale Distributors
- bu. Wooden, Cone Containers Manufacture
- bv. Wool, Worsted; Spinning & Weaving
- bw. Other uses similar to the above, provided such uses are consistent with the purpose of this district.

2. Special Uses. The following special uses listed in Table 15.6-20(C) below may be permitted subject to the conditions and standards stated in division 15.10 of this Code.

- a. Asphalt Batch Plant
- b. Cannabis Craft Grower, as set forth under Division 20
- e. Cannabis Cultivation Center, as set forth under Division 20
- d. Cannabis Infuser, as set forth under Division 20
- e. Cannabis Processor, as set forth under Division 20
- f. Cannabis Transporter, as set forth under Division 20
- g. Coal Storage
- h. Extraction, Loading, Storage, Washing & Hauling of Sand, Gravel & Topsoil
- i. Remote Controlled Racetracks (Added 1/17/06 by Ord. No. 5047)
- j. Telecommunication Antenna and related telecommunication antenna facilities (Added 6/16/97 by Ord. No. 4456)

3. Table 15.6-20(C): Manufacturing Districts Allowed Uses

a. Notes.

- (1) M-1 Light Manufacturing: Uses engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products which does not include the use of highly flammable material, or toxic matter. Uses are engaged in processes that have a minimal impact on the environment and adjacent properties.
- (2) M-2 Heavy Manufacturing: Uses engaged in manufacturing, assembly, fabrication, packaging, storage, handling, or other industrial processing of products from unprocessed or raw materials, which may include the use of highly flammable material, or toxic matter. Uses may be engaged in processes that are likely to have a substantial impact on the environment or on adjacent properties. Typical uses include, but are not limited to, chemical processing, grain milling, metal casting, metal smelting, motor vehicle assembly, motor vehicle wrecking, petroleum refining, rendering, tire assembly, and asphalt, brick, concrete, or tile manufacturing.

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

Land Use	M-1	M-2	Reference
Agriculture	P	P	-
Asphalt Plant	-	S	15.10
Auction House	P	-	-
Animal Boarding, Hospital, or Shelter (with outdoor component)	S	-	-
Animal Boarding, Hospital, or Shelter	P	-	-

(without outdoor component)			
Building Products Sales, Distribution, Wholesale	P	P	-
Cannabis (Craft Grower, Cultivation, Infuser, Processor, Transporter)	S	S	15.20
Clubs, Private	P	-	-
Concrete Plant	-	S	15.10
Contractor's Shop	P	P	15.6-22
Extraction, loading, storage (gravel, sand, and soil)	-	S	-
Gun Range, Indoor	S	-	15.6-22
Machinery and Equipment Sales and Rental	P	P	-
Manufacture, All Goods, Products, Materials, Equipment	P	P	-
Motor, Small Engine Repair, Service, and Sales	P	-	-
Nurseries & Greenhouses	P	-	-
Office, Professional	P	-	-
Recreational Equipment Sales	P	-	-
Solar Energy Systems, Private, Roof-Mounted	P	P	15.15.1
Solar Energy Systems, Private, Ground-Mounted	S	P	15.15.1
Solar Energy Systems, Commercial, Roof- or Ground-Mounted	S	S	15.15.1
Storage, All Goods, Products, Materials, Equipment	P	P	-
Storage Area, Outdoor	P	P	-
Taproom in Brewery Class P Liquor	S	-	-
Taxidermist Shop	P	-	-
Telecommunication Antenna and Facilities	S	S	-
Trailer Rental & Sales	P	P	-
Transportation Terminal, Truck or Rail	P	P	15.15
Treatment Plants, All Goods, Products, Materials, Equipment	S	P	-
Truck Freight Terminal	S	P	15.6-22
Vehicle Fueling, Charging	P	-	-
Vehicle Repair Shop, Passenger Vehicles	P	-	-
Vehicle Repair Shop, Commercial and	P	P	-

Large Vehicles			
Vehicle Sales	P	-	-
Vehicle Storage	P	-	-
Warehouse and Logistics	P	P	-
Wholesale Distributors	P	P	-
Wind-Energy Facilities, Large	-	S	-
Wind-Energy Facilities, Small	S	S	-
Other Uses Consistent with Purpose of District	-	-	15.15.2

D. Site Plan Review.

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

E. Bulk Regulations. The following bulk requirements shall apply to all permitted uses. Bulk requirements relating to special uses are listed in ~~sec. SEC.~~ 15.10-4 of this Code.

1. Lot Size and Width. No minimum.
2. Yards.
 - a. Front. ~~Twenty-five (25)~~ feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - b. Side Yards. ~~Five (5)~~ feet minimum.
 - c. Corner Side Yard. ~~Twenty-five (25)~~ feet minimum. (Amended 1/20/04 by Ord. No. 4926)
 - d. Rear. ~~Twenty (20)~~ feet minimum.
 - e. For ~~G~~general ~~y~~Yard ~~R~~regulations that are applicable see ~~sec. SEC.~~ 15.4-5 of this Code.
3. Building Height. Not to exceed ~~forty-five (45)~~85 feet ~~or four stories;~~ whichever is lower For exemptions from these height regulations see sec. 15.4-3(C) of this Code. For transitional height restrictions, see sec. 15.4-5 of this Code.
4. Number of Principal Buildings. There is no limit on the number of principal buildings in the M-2 district.

F. Signs. All signs shall conform to the requirements contained in ~~division Division~~15.13 of this Code.

G. Off-Street Parking and Loading Regulations. All off-street parking and loading shall conform to the requirements contained in ~~division Division~~15.7 of this Code.

H. Screening. If outside accessory storage exists on a lot in an M-2 district which coincides with the lot line of an adjacent residence district or is adjacent to an alley or

street which separates such M-2 district and residential district, screening shall be provided with planting of trees and shrubs or a densely planted compact hedge maturing to not less than ~~five (5)~~ feet in ~~two (2)~~ years, parallel to and within ~~three (3)~~ feet of such lot line.

~~Development~~ Community Design Standards. The provisions set forth in division

- I. ~~Division~~ 15.14 shall apply to any proposal for development in the M-2 District. (Added 1/20/04 by Ord. No. 4926)

SECTION 39: AMENDMENT “15.6-21 FORM BASED OVERLAY DISTRICT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.6-21 FORM BASED OVERLAY DISTRICT

- A. Intent. In addition to those general purposes set forth in division ~~Division~~ 15.2 of this Code, it is the purpose and design of the Form Based Overlay District to foster land development that sets careful and clear controls on building form, public spaces, streetscapes, building architecture, and the relationship of the building on the lot. This Form Based Overlay District shall be applied as an overlay or a combined district. This technique retains the list of uses allowed in the present zoning classification that the Form Based Overlay District overlays unless such uses are modified by the adopting ordinance. The purpose of the Form Based Overlay District is to:
1. regulate how lots and buildings relate to public spaces and the surrounding neighborhood;
 2. govern building form and placement of the building in relation to the lot and street;
 3. stabilize and improve property values;
 4. require certain building elements to enhance public places;
 5. encourage architectural character that incorporates the best urban practices;
 6. protect and enhance the Town’s attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry; and
 7. strengthen the economy of the Town.
- B. Zoning Map Amendment Guidelines.
1. Any portion of the Town classified in a FB Form Based Overlay District shall also be classified in one ~~(+)~~ or more of other districts established in ~~D~~ division 15.6 of this Code. The official zoning map shall designate any land classified in a FB District by a combination of symbols, e.g. ~~FB/R-1AA~~, FB/R-1A, FB/R-1B, FB/R-2, FB/R-3A, FB/R-3B, etc.
 2. In a FB Form Based Overlay District, all the regulations of the underlying Agriculture District, Residential District, Special Public Interest District, Business/Commercial District or Manufacturing District established by division ~~Division~~ 15.6 of this Code shall apply, except insofar as such regulations are in conflict with the special regulations applicable to the FB Form Based Overlay District, and in the event of such a conflict, the regulations governing such FB Form Based Overlay District shall control. All permitted uses or special uses otherwise allowable in the underlying Agriculture District, Residence District, Special Public Interest District, Business District or Manufacturing District shall continue to be allowable uses except as provided in the Form Based Code developed for the particular FB Overlay District.
- C. Form Based Code. Designation of an area as a FB Form Based Overlay District shall

include the establishment of a Form Based Code for that district. Such Code shall be incorporated into the designating ordinance by reference and shall be kept on file in the Office of the Town Clerk. Such Code shall include the following elements:

1. A regulating plan which provides specific information on permitted development for each building site and how each lot relates to public spaces and the surrounding neighborhood.
2. Building envelope standards which establish basic parameters governing building form, building placement (in three dimensions) and required or permitted building elements.
3. Architectural standards which govern a building's architectural elements and sets parameters for allowable materials, configurations, and construction techniques.
4. Streetscape standards which establish the relationship between public space and buildings and set the parameters for landscaping and other amenities on or near each building site.

D. ~~Site Plan~~ Zoning Code Administrator Review. No building permit for any building or structure or for any exterior improvement or addition to any building or structure in the FB Form Based Overlay District shall be issued ~~by the Zoning Administrator~~ unless and until the construction plans and specifications for such building or structure or addition thereto have been reviewed by the ~~Community Design Review Committee~~ Zoning Code Administrator in the process set forth in ~~division~~ Division 15.14 of this Code, and found to be in compliance with the Form Based Code applicable to such site.

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

E. Overlay Districts.

1. P-1 Overlay Corridor.

- a. Intent. In addition to those general purposes set forth in division ~~Division~~ 15.2 of this Code, it is the purpose and design of the P-1 Corridor to enhance the visual character and economic value of the Town's major commercial corridors by prohibiting uses that have an industrial appearance. This P-1 Corridor shall be applied as an overlay district. This technique retains the list of uses allowed in the present zoning classification that the P-1 Corridor overlays with the exceptions listed in B below.
- b. P-1 Corridor. The P-1 Corridor is a zoning overlay district as depicted on the Town of Normal Zoning Map and pertains to all lots immediately adjacent to the identified roadways. In this corridor, the following uses are prohibited regardless of the underlying zoning classification: Adult Hotels/Motels, Adult Lingerie Modeling Studios, Adult Media Stores, Adult Modeling Shops, Adult Motion Picture Theater, Contractor's Shop, ~~Remote Controlled Race Tracks~~, Sex Shops, Sexually Oriented Entertainment Business, Truck Freight Terminal, Truck Stop, Truck Terminal, and Mini Warehouse. The P-1 Corridor designation does not otherwise affect the regulations of the underlying zoning classification.

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

2. South Uptown District Overlay. The South Uptown District Overlay is a zoning overlay district as depicted on the Town of Normal Zoning Map and subject to the Form Based Code for the District as set forth in the designating Ordinance No. 4940, passed and approved on the 15th day of March, 2004. A copy of the regulating Form Based Code is on file in the Office of the Town Clerk. (Added 6/20/11 by Ord. No. 5388)

3.

Optional Main Street Form Based Overlay District. The Main Street Form Based Overlay District is a zoning overlay district as depicted on the Town Zoning Map. The property within the district may be, but is not required to be used and developed in accordance with the regulating Form Based Code for the District as set forth in the Designating Ordinance No. 5388 passed and approved on the 20th day of June, 2011. A copy of the Regulating Form Based Code is on file in the Office of the Town Clerk. Each property owner may elect to use and develop property within the district subject to the Code. If an owner makes such election the property within the district shall be subject to the Form Based Code regulations rather than zoning regulations of the underlying zoning district, except the sign regulations set forth in chapter 15 shall continue to apply to property subject to the Form Based Code.

4. Parking Impact Zone. The Parking Impact Zone is an overlay zoning regulation district as depicted on the Town of Normal Zoning Map and is subject to the regulations provided in sec.15.7-4 of this Code. (Added 6/20/11 by Ord. No. 5388)

SECTION 40: **REPEAL** “15.6-22 P-1 OVERLAY CORRIDOR” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.6-22 P-1 OVERLAY CORRIDOR~~ (*Repealed*)

- A. Intent. In addition to those general purposes set forth in Division 2 of this Code, it is the purpose and design of the P-1 Corridor to enhance the visual character and economic value of the Town’s major commercial corridors by prohibiting uses that have an industrial appearance. This P-1 Corridor shall be applied as an overlay district. This technique retains the list of uses allowed in the present zoning classification that the P-1 Corridor overlays with the exceptions listed in B below.
- B. P-1 Corridor. The P-1 Corridor is a zoning overlay district as depicted on the Town of Normal Zoning Map and pertains to all lots immediately adjacent to the identified roadways. In this corridor, the following uses are prohibited regardless of the underlying zoning classification: Adult Hotels/Motels, Adult Lingerie Modeling Studios, Adult Media Stores, Adult Modeling Shops, Adult Motion Picture Theater, Contractor’s Shop, Remote Controlled Racetracks, Sex Shops, Sexually Oriented Entertainment Business, Truck Freight Terminal, Truck Stop, Truck Terminal, and Mini Warehouse. The P-1 Corridor designation does not otherwise affect the regulations of the underlying zoning classification.

~~(SEC. 15.6-22 Added 6/20/05 by Ord. No. 5013)(Amended 9/19/05 by Ord. No. 5027)
(Amended 1/17/06 by Ord. No. 5047)~~

SECTION 41: **REPEAL** “15.6-23 SOUTH UPTOWN DISTRICT OVERLAY” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.6-23 SOUTH UPTOWN DISTRICT OVERLAY~~ (*Repealed*)

~~The South Uptown District Overlay is a zoning overlay district as depicted on the Town of~~

Normal Zoning Map and subject to the Form Based Code for the District as set forth in the designating Ordinance No. 4940, passed and approved on the 15th day of March, 2004. A copy of the regulating Form Based Code is on file in the Office of the Town Clerk. (Added 6/20/11 by Ord. No. 5388)

SECTION 42: REPEAL “15.6-24 OPTIONAL MAIN STREET FORM BASED OVERLAY DISTRICT” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.6-24 OPTIONAL MAIN STREET FORM BASED OVERLAY DISTRICT~~ (*Repealed*)

~~The Main Street Form Based Overlay District is a zoning overlay district as depicted on the Town Zoning Map. The property within the District may be, but is not required to be used and developed in accordance with the regulating Form Based Code for the District as set forth in the Designating Ordinance No. 5388 passed and approved on the 20th day of June, 2011. A copy of the Regulating Form Based Code is on file in the Office of the Town Clerk. [Regulating Form Based Code can also be found here.](#) Each property owner may elect to use and develop property within the District subject to the Code. If an owner makes such election the property within the District shall be subject to the Form Based Code regulations rather than zoning regulations of the underlying zoning district, except the sign regulations set forth in Chapter 15 shall continue to apply to property subject to the Form Based Code. By making such election an owner also agrees, for all new construction with more than 7,500 square feet on the ground floor, to achieve enough LEED points to attain at least LEED “Certified” status. As used herein, LEED means the most current version of the Leadership in Energy and Environmental Design rating systems published by the United States Green Building Council. A copy of the most current versions of such publication shall be kept on file in the Office of the Town Clerk. An election pursuant to this Section shall be made by execution of the following form or a form in substantially the following format:~~

~~ELECTION TO SUBJECT PROPERTY TO THE NORMAL MAIN STREET FORM BASED ZONING OVERLAY DISTRICT AND OBTAIN LEED CERTIFIED STATUS FOR ANY NEW CONSTRUCTION WITH MORE THAN 7,500 SQUARE FEET ON THE GROUND FLOOR~~

~~As Owner(s) of the following described property, I (we) elect to subject such Property to the Normal Main Street Form Based Zoning Overlay District and Obtain LEED certified status for any new construction with more than 7,500 square feet on the ground floor:~~

~~_____

_____~~

~~PARCEL NO. _____.~~

~~Done this _____ day of _____, _____.~~

~~-~~

~~_____~~

Owner

Owner

-

STATE OF ILLINOIS)
)ss
COUNTY OF MCLEAN)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ and _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this _____ day of _____, _____.

Notary Public

(SEC. 15.6-24 Added 6/20/11 by Ord. No. 5388)

SECTION 43: **REPEAL** “15.6-25 PARKING IMPACT ZONE” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.6-25 PARKING IMPACT ZONE (Repealed)~~

~~The Parking Impact Zone is an overlay zoning regulation district as depicted on the Town of Normal Zoning Map and is subject to the regulations provided in SEC. 15.7-4 of this Code. (Added 6/20/11 by Ord. No. 5388)~~

SECTION 44: **AMENDMENT** “DIVISION 15.7 - OFF-STREET PARKING AND LOADING REGULATIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

DIVISION 15.7 - OFF-STREET PARKING AND LOADING REGULATIONS

The following regulations are established to increase safety and lessen congestion in the public streets, to provide adequate but not excessive off-street parking facilities for commercial and residential properties, to set standards for the requirement of off-street parking and loading unique to the particular needs of the district in which the use is located according to the anticipated amount of traffic generated by such uses, and to reduce the on-street storage of

vehicles in targeted areas of the community. In connection with any building hereafter erected or substantially altered or enlarged, or any parking lot hereafter installed, there shall be provided off-street parking and loading areas meeting all the minimum requirements of this ~~S~~section and the landscaping provisions of ~~division~~~~Division~~ 15.14 (Community Design Standards). (Amended 9/21/09 by Ord. No. 5293)

SECTION 45: AMENDMENT “15.7-1 GENERAL PROVISION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.7-1 GENERAL PROVISION

- A. Permissive Parking and Loading Facilities. Nothing in this section shall be deemed to prevent the voluntary establishment of off-street parking and loading facilities beyond those required by this Code to serve any new or existing uses of land or buildings, provided that there is adherence to all regulations herein governing the location, design and operation of such facilities.
- B. Damage or Destruction. When any building, structure or use which is in existence on the effective date of this ordinance is restored and continued in operation after being damaged or destroyed by fire, collapse, explosion, or other cause, to the extent that the cost of restoration does not exceed ~~fifty percent~~(50%) of the fair cash market value, there shall be required only off-street parking and loading facilities equivalent to any maintained at the time of such damage or destruction. However, in no case shall it be necessary to restore or maintain off-street parking or loading facilities in excess of those required by this Code.
- C. Existing Uses. Whenever the existing use of a building or structure erected prior to the effective date of this Code shall hereafter be changed to a new use, additional off-street parking or loading facilities shall be required for such use only in the event the floor area, seating capacity, number of dwelling units or some other factor affecting off-street parking requirements is increased and then only to the extent required by the additional floor area, seating capacity, number of dwelling units, or other factor affecting the parking requirements.
- D. Parking and Loading Area Plan. No application for a building permit for a new, enlarged, or altered structure or improvement shall be issued, unless there is included within the application a plan showing the location, layout, and critical dimensions of all off-street parking and loading facilities. Such plan shall be drawn to scale and show vehicular access and circulation patterns.

SECTION 46: AMENDMENT “15.7-2 OFF-STREET PARKING” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.7-2 OFF-STREET PARKING

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

1. Major Recreational Equipment.

a. Time limitations and locations.

- (1) From November 1 through March 31, major recreational equipment parked or stored outside of a garage must be behind the front building line of the principal structure on the lot.
- (2) From April 1 through October 31, major recreational equipment parked or stored outside of a garage may be parked or stored in front of the front building line of the principal structure on the lot provided it is stored on a hard surface driveway or off-street parking space.
- (3) Major recreational equipment may never be parked or stored in a corner side yard.
- (4) Major recreational equipment must always be parked or stored at least 5 feet from a side or rear lot line.
- (5) Major recreational equipment may never be parked in the public right-of-way.

b. Hard surface requirement.

- (1) When parked in front of the front building line of the principal structure on the property, major recreational equipment must be on a hard surface.
- (2) If the major recreational equipment is a self-propelled vehicle, not stored on a trailer (such as a motor-home), it must be parked on a hard-surface whether it is parked in front of or behind the front line of the principal structure on the property.
- (3) Camping trailers, boats on trailers, and other items of major recreational equipment stored on trailers do not need to be on a hard surface if such major recreational equipment is stored or parked to the rear of the front building line of the principle structure on the property.

c. Use. At no time shall such parked or stored major recreational equipment be occupied or used for dining, sleeping or housekeeping purposes while parked or stored in a residence district except for a period of not to exceed 14 days in one calendar year, provided, however, that such mobile home, travel trailer, pick-up coach, motor-home or camping trailer may be used only for sleeping purposes during such 14 day period.

d. Screening. Not required.

2. Domestic Utility Trailers (single-axle maximum – see definition for size limitation)

a. Time limitations and locations.

- (1) A domestic utility trailer may be parked in a rear yard or side yard. Domestic utility trailers may not be parked in a front yard or corner side yard.
- (2) A domestic utility trailer may never be parked or stored in a corner side yard.
- (3) A domestic utility trailer must always be parked or stored at least 5 feet from a side or rear lot line.
- (4) There is no time period applied to a domestic utility trailer.
- (5) A domestic utility trailer may never be parked in the public right-of-way.

b. Hard surface requirement. None.

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

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

~~C. Storage of Major Recreational Equipment. Any owner of major recreational equipment or domestic utility trailer may park or store such equipment in a residence district subject to the following conditions:~~

~~±:~~

~~At no time shall such parked or stored equipment be occupied or used for dining, sleeping or housekeeping purposes while parked or stored in a residence district except for a period of not to exceed fourteen (14) days in one calendar year, provided, however, that such mobile home, travel trailer, pick-up coach, motor-home or camping trailer may be used only for sleeping purposes during such fourteen (14) day period.~~

- ~~2. During the period from November 1 through April 1, if the major recreational equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front building line of the principal structure on the lot. (Amended 11/20/95 by Ord. No. 4356)~~
- ~~3. Major recreational equipment or domestic utility trailer must be parked a minimum of five (5) feet from a side or rear yard lot line.~~
- ~~4. No major recreational equipment or domestic utility trailer may be parked or stored in a corner side yard at anytime.~~
- ~~5. If parked to the front of the front building line of the principal structure on the property, major recreational equipment must be on a hard surface.~~
- ~~6. If the major recreational equipment is a self-propelled vehicle, not stored on a trailer, (such as a motor-home), it must be parked on a hard surface whether it is parked to the front or rear of the front line of the principal structure on the property. Camping trailers, domestic utility trailers, boats on trailers, and other items of major recreational equipment stored on trailers do not need to be on a hard surface if such major recreational equipment is stored or parked to the rear of the front building line of the principle structure on the property.~~
- ~~7. Domestic utility trailers may be parked in a rear yard or side yard in a location not visible from the street. Domestic utility trailers may not be parked in a front yard or corner side yard.~~

~~(SEC. 15.7-2(A) & (B) Amended 12/17/01 by Ord. No. 4760 — Effective 4/1/02)(SEC. 15.7-2(B) Amended 7/15/02 by Ord. No. 4804)~~

D. Location.

1. Except as provided in ~~S~~subsection 2 below, required off-street parking spaces in residence districts shall be located on the same lot as the use served.
2. Parking spaces required in the R-3A and R-3B ~~Z~~zoning ~~D~~districts and in all non-residential districts shall be located on the same lot or on an adjoining lot, provided however that where ~~ten (10)~~ or more parking spaces are required:
 - a. Such parking spaces may be provided on a lot located not more than ~~five hundred (500)~~ feet as one walks from the lot requiring said parking.
 - b. ~~When such~~ Such lot ~~shall be is not~~ owned by the owner of the use requiring the parking, the owner of the use requiring the parking should have control of the parking spaces or in the case of Non-Residential Districts controlled by a minimum five (5) year lease on such lot.
 - c. No parking spaces permitted by subsection (a) above, shall be located in a residence district, except when such spaces are located in an R-3A or R-3B Residence District and are required for uses in the R-3A and R-3B Zoning Districts.

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

3. ~~Accessory~~ With the exception of those located within the Parking Impact Zone (sec. 15.7-4), off-street parking spaces shall not be located in the following locations:
 - a. In Single-Family and Two-Family Residential Zoning Districts, ~~accessory~~ off-street parking spaces shall not be located in the front yard, side yard, or corner side yard, except on a ~~driveway or a parking pad constructed of a hard surface, such as asphalt or concrete, located behind the required front yard setback with the following exceptions and in compliance with the following:~~
 - (1) A turnaround pad may be constructed on properties taking access from roadways designated as minor arterial or arterial by the Town Engineer, provided the turnaround pad is:

(A)

- A minimum of ~~5.3~~ feet from the property lines;
- (B) A maximum length of 16 feet measured from the existing driveway edge to the far end of the turnaround pad;
- (C) Constructed perpendicular to the existing driveway; and
- (D) Constructed to maintain at least 50% ~~percent~~ greenspace in the required yard in which the turnaround is located; ~~and~~
- ~~(E) Used only for the vehicular turning, not storage.~~

(Subsection (a) Amended 11/17/08 by Ord. No. 5221)

- (2) A parking pad may be located adjacent to a single-car driveway in the side yard or corner side yard, provided the parking pad is (a) at least 3 feet from the property line; and (b) not within a drainage easement.
- (3) Where a parking pad adjacent to a single-car driveway will encroach into a drainage easement or encroach into the minimum side yard setback of 3 feet, the parking pad may be located adjacent to the single-car driveway in the front yard.
- (4) A parking pad may be located in a side yard or rear yard adjacent to a two-car or three-car driveway if all of the following conditions are met:
 - (A) The pad is at least 3 feet from the side-yard property line;
 - (B) The pad is not located within a drainage easement;
 - (C) The pad is no larger than 9 feet wide or 20 feet long;
 - (D) When added to a two-car driveway, the ~~The~~ edge of the pad facing the driveway entrance is tapered to meet the existing ~~curb cut driveway apron at its narrowest width.~~
 - (E) When added to a three-car driveway, the edge of the pad facing the driveway entrance is tapered to meet the driveway apron at its narrowest width.

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

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

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

- b. In all other districts in the required front yard or corner side yard unless otherwise authorized in this Code;
- ~~e. It shall be unlawful for any person to park a motor vehicle or for the owner of a lot to permit such vehicle to remain parked at a location where off-street parking spaces would be prohibited by this section. When any vehicle shall be parked in violation of any provision of this section, the person in whose name the vehicle is registered shall be prima facie responsible for such violation and subject to the penalties therefore. Defenses to the prima facie case shall be limited to a showing that the vehicle was not parked illegally or that the individual was not the registered owner at the time of the alleged violation.~~

E. Exemptions.

1. Permitted business and office uses in the B-2 Central Business District need not provide off-street parking spaces. In no instance shall this exemption apply to residential dwelling uses.
2. Parking Impact Zone provisions in sec. 15.7-4 include exemptions from location and design.

- F. Computation. When computation of the required number of off-street parking spaces results in a requirement of a fractional space, a fraction of less than one-half ~~(1/2)~~ shall be disregarded and a fraction of one-half ~~(1/2)~~ or more shall be counted as one space.

- G. Collective Provision. Two ~~(2)~~ or more buildings or uses may collectively provide the required off-street parking, in which case the number of parking spaces provided shall not be less than the sum of the separate requirements for each such building or use.
- H. Design, Construction and Maintenance Standards for All Driving, Parking, and Storage Surfaces.
1. Open and Enclosed Spaces. ~~Accessory Off-street off-street~~ parking spaces may be open to the sky or enclosed or partially in a structure.
 2. Surfacing.
 - a. Prior to surfacing any open, off-street parking area, private drive, or access way from the public right-of-way to or through such parking area, the owner, developer, or contractor shall obtain a permit from the Town. A permit shall not be required for resurfacing or repairing existing hard surfaced parking areas, private drives, or access ways. A permit shall not be required for the surfacing of any open off-street parking area, private drive, or access way from the public right-of-way to or through such parking area in connection with any single-family residential use or two-family residential use. A permit shall be issued upon compliance with the following:
 - (1) Submission and Town approval of ~~three (3)~~ sets of construction plans and specification showing compliance with construction standards imposed by the Town. Duplicate plans and specifications are not required where the Town has on file previously submitted plans and specifications meeting this requirement.
 - (2) Payment of a permit fee in the amount of \$25.00 plus \$1.00 per proposed parking space.
 - b. All off-street parking areas and private drives or access ways from the public right-of-way to or through these parking areas, which parking areas, private drives, or accessways are accessory to single-family residential or two-family residential use, shall be hard surfaced-improved with a minimum of ~~six (6)~~ inches of crushed aggregate base and ~~two (2)~~ inches of bituminous concrete surface or ~~four (4)~~ inches of P.C. concrete surface. (Amended 9/19/88)
 - (1) Existing unimproved private drives or access ways referenced above may not be expanded unless the existing and new private drive or access way are hard surfaced.
 - (2) Existing unimproved private drives or access ways referenced above must be hard surfaced per code prior to the issuance of a building permit to replace an existing garage or to build a new garage, subject to the exception below.
 - (3) Exception. Where a garage exists utilizing a common driveway and the garage is replaced with a new garage, ~~the an existing~~ gravel driveway may continue if the adjoining property owner will not contribute to the cost of the hard surfaced driveway. (Added by Ord. 3784, 6/20/88)
 - c. All off-street parking areas and private drives or accessways from the public right-of-way to or through these parking areas, which parking areas, private drives, or accessways are necessary to non-single-family residential use or non-two-family use, shall be improved with a minimum of ~~eight (8)~~ inches of crushed aggregate base and ~~three (3)~~ inches of bituminous concrete surface or ~~five (5)~~ inches of P.C. concrete surface, except off-street parking areas in the M-1 and M-2 Manufacturing Zoning Districts used or designated for the storage of landscaping materials such as mulch and rock, the storage of manufacturing and construction materials, and the seasonal parking of trailers, RVs, and boats. Such gravel areas must parking-of-equipment-and-multi-unit trucks may be improved with a minimum of ~~eight (8)~~ inches of crushed aggregate CA6 gradation or equal. The limited exception for certain parking areas in the M-1 and M-2 ~~Z~~ zoning ~~D~~ districts shall not apply to customer or

employer parking areas in said ~~D~~districts nor to areas in which vehicular circulation is frequent. (Amended 9/19/88)

- d. All construction of parking areas, private drives, or accessways from the public right-of-way to or through these parking areas shall be in accordance with the State of Illinois Department of Transportation's latest Standards for Road and Bridge Construction, which includes, but is not limited to, trench backfill for utility cuts crossing any parking area, driveway, or accessway. Such Standards for Road and Bridge Construction are adopted by reference. Three ~~(3)~~ copies of such standards are on file in the office of the Town Clerk and are available for public use, inspection, and examination. Where the word "engineer" is used in such standards, it shall mean a designated agent or employee of the Town. The Town shall have the right to approve any of the following waivers or impose any of the additional conditions in connection with the surfacing of any parking area, driveway, or accessway:
 - (1) Variations in the state road and bridge standards for asphalt plant equipment, operation, mix, and recycled material, if approved in writing prior to construction;
 - (2) The Permittee shall be responsible for setting stakes for line and grade;
 - (3) The subgrade and any base course shall be test rolled and approved in accordance with the following procedure. Trucks shall be loaded as follows: 27,000-~~lbs.~~ pounds on ~~two~~(2) axles and 45,000-~~lbs.~~ pounds on ~~three~~(3) axles with the tolerance not to exceed ~~ten percent~~ (10%). The truck shall make a pass over the entire length of the parking lot, a distance of approximately ~~ten~~(10) feet apart. Any areas which show rutting, cracking, or rolling of the compacted subgrade upon test rolling will not be accepted. The areas that fail shall be reconstructed and test rolled again prior to acceptance.
 - e. Material used for surfacing shall be from a source approved by the Illinois Department of Transportation, and the ~~C~~contractor shall furnish proctors and marshall values as approved by the ~~S~~state.
 - ~~f. Each operation in the construction of a parking lot, driveway, or accessway shall be inspected and approved, including, but not limited to, subgrade, aggregate base, and surface construction, before the next operation starts. Contractor shall notify the Town at least 24 hours before each of the operations is to be checked. The Town may impose a \$15.00 reinspection fee where Town reinspection is caused by substantial failure to meet construction standards.~~
3. Drainage. All parking areas shall be pitched and drained so as to prevent the flow of water from such areas directly onto adjoining property. All off-street parking areas or more than ~~four~~(4) spaces shall provide storm water storage facilities as required by ~~C~~chapter 7 of this Code.
4. Screening and Landscaping. See division 15.14.
 - ~~a. All lots with off-street parking areas containing more than four (4) parking spaces that adjoin a lot zoned R-1AA, R-1A, R-1B or R-4 shall be screened the entire length of the property line where such contiguity exists with either a solid fence, wall or landscaping in accordance with SEC. 15.4-7(C).~~
 - ~~b. All off-street parking areas must comply with Division 14 of this Code.~~
 - ~~c. Plantings of trees and shrubs in containers shall not be considered as meeting the requirements of this Section of the Code. (Amended 1/20/04 by Ord. No. 4926)~~
5. Size and Access.
- a. All off-street parking facilities shall be provided with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.

(1)

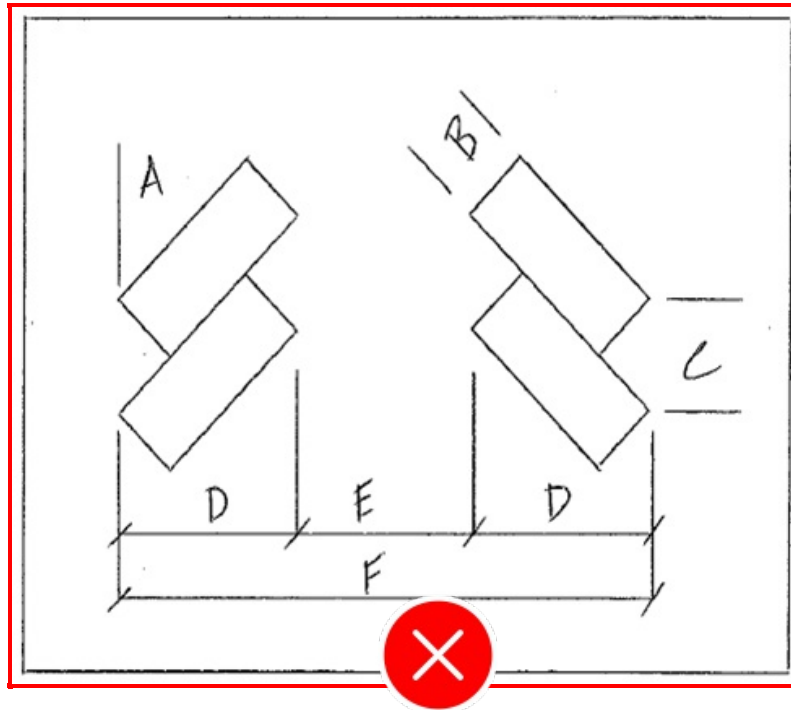
Each required parking space for single-family detached or single-family attached residences shall open directly upon ~~an aisle~~, a driveway connecting to, ~~or~~ a public-way of such width and design as to provide safe and efficient means of vehicular access and egress to such parking space at all times.

(2) Each required parking space in a multifamily or commercial development shall open directly upon an aisle within a private parking lot.

b. Each off-street space shall be marked on the ground to delineate its exact location. In no case shall the dimensions of such parking space or means of access be less than the following, with the exception of those located within the Parking Impact Zone (sec. 15.7-4):

Parking Angle	Stall Width	Curb Length	Stall Depth	Aisle Width: 1-Way	Aisle Width: 2-Way	Unit Depth: 1-Way	Unit Depth: 2-Way
0°	8'	20'	N/A	12'	20'	N/A	N/A
0°	8' 6"	22' 6"	N/A	12'	20'	N/A	N/A
0°	9'	22' 6"	N/A	12'	20'	N/A	N/A
30°	8'	16'	21'	10'	20'	52'	62'
30°	8' 6"	17'	21' 6"	10'	20'	53'	63'
30°	9'	18'	22'	10'	20'	54'	64'
45°	8'	11' 6"	20'	12'	20'	52'	60'
45°	8' 6"	12'	20' 6"	12'	20'	53'	61'
45°	9'	12' 6"	21'	12'	20'	54'	62'
60°	8'	9' 6"	17'	18'	20'	52'	54'
60°	8' 6"	10'	17' 6"	18'	20'	53'	55'
60°	9'	10' 6"	18'	18'	20'	54'	56'
90°	8'	8'	20'	25'	25'	65'	65'
90°	8' 6"	8' 6"	20'	24'	24'	64'	64'
90°	9'	9'	20'	23'	23'	63'	63'

Two feet of car overhang may count toward the stall depth when the parking space is adjacent to a curb, except when the space is adjacent to a green space that is a 10-foot parking lot screen. Such overhang shall not encroach over an ADA sidewalk route. ~~Parking Space & Aisle Design Standards— Fifty percent (50%) of the required spaces may be eighteen (18) feet in length where adjacent to a drive aisle of at least twenty-three (23) feet. (Added 6/16/2014 by Ord. No. 5548)~~



~~Angle parking other than the above shall be sized according to specifications required by the Building Commissioner.~~

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

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

beyond the curb to allow for the overhang of the vehicle.

~~a. Lighting. Any off-street parking area with four (4) or more spaces and accessory to a business or commercial use that is located within forty (40) feet of a residence district, shall extinguish such lighting within one-half hour after the close of business. Other lot lighting shall comply with Division 14 of this Code. (Amended 11/20/95 by Ord. No. 4356)(Amended 1/19/99 by Ord. No. 4576)(Amended 1/20/04 by Ord. No. 4926)~~

7. Best Management Practices. All new parking lots with 300 or more parking spaces are required to employ Best Management Practices to improve the quality of stormwater runoff in a manner approved by the Public Works Director. (Added 9/21/09 by Ord. No. 5293)
8. Required Number of Off-Street Parking Spaces. There shall be provided for each building, structure, and use hereafter erected, structurally altered or enlarged, the minimum number of off-street parking spaces in accordance with the following:

Classification of Property Use	Required Parking Ratio or Assessment
Assembly Properties	
Art Gallery, Museum	1 space per 400 square feet of gross floor area
Auditorium	1 space per 160 square feet of gross floor area
Churches, Places of Public Worship	1 space per every 3 seats in Sanctuary
Entertainment, Outdoor	1 space per 200 square feet of gross floor area
Exhibition Hall	1 space per 200 square feet of gross floor area
Legislation Hall	1 space per 200 square feet of gross floor area
Library	1 space per 400 square feet of gross floor area
Multi-Tenant or Mixed Use Business	1 space per 200 square feet of gross floor area
Recreation, Indoor	1 space per 75 square feet of gross floor area
Recreation, Outdoor	60 spaces per 9 holes, 5 spaces per tennis court
Restaurant, Eating Establishment	1 space per 100 square feet of gross floor area
Transportation Terminal	1 space per 200 square feet of gross floor area
Educational	
Educational Facilities	1 space per 600 square feet of gross floor area
Schools, Elementary, Junior High, High School	1 space per 400 square feet of gross floor area
Institutional Properties	

Assisted Living, Nursing Home	1 space per 250 square feet of gross floor area
Correctional, Detention, Rehabilitation Centers	1 space per 1500 square feet of gross floor area
Day Care Center	1 space per 600 square feet of gross floor area
Fire or Police Station	1 space per 300 square feet of gross floor area
Group Home, Agency Operated	2 spaces, plus 1 space for every 4 roomers
Hospital	1 space per 250 square feet of gross floor area
Institutional Not Otherwise Classified	1 space per 250 square feet of gross floor area
Residential Properties	
Bed and Breakfast Establishment	2 spaces, plus 1 space for every 2 lodging rooms
Hotels or Motels	1 space per dwelling or lodging unit
Multiple-Family Dwellings, Efficiency/One Bedroom	1.5 spaces per dwelling unit
Multiple-Family Dwellings, Two Bedrooms or more	2 spaces per dwelling unit
Multiple-Family Dwellings, Parking Impact Zone	0.75 spaces per bedroom per dwelling unit
Rooming Houses, Fraternities, Sororities	2 spaces, plus 1 space for every 2 roomers
Single-Family and Two-Family Dwellings	1 space per dwelling unit, not to exceed 4 spaces
Store (Retail or Service) Properties	
Retail Goods Establishment	1 space per 300 square feet of gross floor area
Personal Services Establishment	1 space per 300 square feet of gross floor area
Office Properties	
Offices, Professional	1 space per 300 square feet of gross floor area
Financial Institution	1 space per 300 square feet of gross floor area; vehicle spaces in the drive through count as parking spaces
Manufacturing/Industrial Properties	
Manufacture, All Goods, Products, Materials, Equipment	1 space per 600 square feet of gross floor area
Utilities	1 space per 1200 square feet of gross floor area, no less than 2

Storage Properties	
Storage, All Goods, Products, Materials, Equipment	1 space per 2400 square feet of gross floor area
Storage, Self Service	25' paved aisle serving all storage spaces; no parking spaces required

a. ~~Public Assembly Property:~~

~~Auction house. One (1) space for each one hundred fifty (150) square feet of gross floor area.~~

~~(2) Auditorium; Radio, TV station. One (1) space for each one hundred sixty (160) square feet of gross floor area.~~

~~(3) Bowling, billiard center, amusement center, Ice Rink; Roller Rink; Swimming Facility; Ballroom, dance hall, gymnasium; Exhibition hall, exposition hall; Arena, stadium; Funeral parlor; Indoor athletic club; Clubs, not elsewhere classified; Legislation hall, Heliport; Bus passenger terminal. One (1) space for each two hundred (200) square feet of gross floor area.~~

~~(4) Churches and other places of public worship. One (1) space for every three (3) seats in the sanctuary. (Amended 9/21/09 by Ord. No. 5293)~~

~~(5) Restaurant (specializing in food primarily for consumption on the premises). Restaurant, drive-in (specializing in quick food service for both consumption on the premises and carry-out). One (1) space for each seventy-five (75) square feet of gross floor area.~~

~~(6) Country Club. Sixty (60) spaces for every nine (9) holes of golf; five (5) spaces for every tennis court.~~

~~(7) Library; Museum, art gallery. One (1) space for each four hundred (400) square feet of gross floor area.~~

~~(8) Motion picture theatre. One (1) space for each eighty (80) square feet of gross floor area.~~

~~(9) Nightclub, supper club; Eating, drinking places not elsewhere classified; Theater. One (1) space for each one hundred (100) square feet of gross floor area.~~

~~(10) In buildings containing a mixture of commercial uses such as office, retail, and restaurant, the parking requirement shall be at least one (1) space per two hundred (200) square feet of gross floor area. (Added 9/21/09 by Ord. No. 5293)~~

~~(Entire Subsection 15.7-2(H)(1) amended 11/20/95 by Ord. No. 4356)~~

b. ~~Educational Property:~~

~~(1) Nursing School. One (1) space for each six hundred (600) square feet of gross floor area.~~

~~(2) Elementary School. One (1) space for each five hundred (500) square feet of gross floor area.~~

~~(3) Junior High School; High School; Vocational School; Business School; Specialty School; Schools not elsewhere classified; Junior College classroom building; College, university classroom building. One (1) space for each four hundred (400) square feet of gross floor area.~~

c. ~~Institutional Property:~~

~~(1) Nursing Home; Hospital; Institutional property not elsewhere classified. One (1) space for each two hundred fifty (250) square feet of gross floor area.~~

~~(2) Day Care Center. One (1) space for each six hundred (600) square~~

feet of gross floor area:

- (3) Correctional institutions, detention centers and rehabilitation centers. One (1) space for each one thousand five hundred (1,500) square feet

of gross floor area:

- (4) Therapeutic Group Care Home. Two (2) spaces plus one (1) space for each four (4) residents.

d. Residential Property:

- (1) Single-family and two-family dwellings. One (1) space per dwelling unit, except that no more than four (4) spaces shall be provided for each single-family dwelling or four (4) spaces for each two-family dwelling.
- (2) Multiple-family dwellings. One and one half (1.5) parking spaces for each efficiency/one bedroom dwelling unit; two (2) parking spaces for each dwelling unit with more than one bedroom, except in the Parking Impact Zone as set forth in SEC. 15.7-4; .75 parking spaces for each bedroom for each dwelling unit with more than two (2) bedrooms. (Amended 1/19/99 by Ord. No. 4576)(Amended 8/21/00 by Ord. No. 4666)(Amended 8/20/01 by Ord. No. 4742)(Amended 9/21/09 by Ord. No. 5293)
- (3) Hotels, motels, tourist homes and tourist courts. One (1) space per dwelling and/or lodging unit.
- (4) Rooming Houses, fraternities and sororities. Two (2) spaces plus one (1) space for each two (2) roomers.
- (5) Bed and Breakfast Establishments. Two (2) spaces plus one space for each lodging room. (Added 7/19/99 by Ord. No. 4606)

e. Store Property:

- (1) Market, grocery store; Specialty food store; Liquor store; Dairy Store; Delicatessen; Clothing store; Shoe store; Shoe repair store; Tailor; Dress making shop; Fur store; Dry goods store; Furniture store; Appliance store; Hardware store; Music store; Wallpaper, paint store; Rug, floor covering store; Furniture repair shop; Appliance repair shop; Book, stationery store; Newsstand, tobacco shop; Drug store; Jewelry store; Gift shop; Leather Goods shop; Florist shop; Optical Goods sales; Hobby, toy shop; Sporting Goods sales; Photographic supply sales; Garden supply store; Retail lumber sales; Pet store; Barber, beauty shop; Art supply, school supply store; Laundry, dry cleaners; Linen supply house; Restaurant supplies and services; Automobile service station; Motor vehicle repairs, paint shop; Motor vehicle sales; Motor vehicle parts and accessory sales; Boat sales; Car wash; Department store; Variety store; Mail order store; Trailer rental and sales. One (1) space for each three hundred (300) square feet of gross floor area.

f. Office Property:

- (1) General business Office. One (1) space per three hundred (300) square feet of gross floor area with a minimum of five (5) spaces. (Amended 11/20/95 by Ord. No. 4356)
- (2) Bank. One (1) space for each four hundred (400) square feet of gross floor area, plus extra (reservoir) parking spaces equal in number to fifteen percent (15%) of the number of vehicle spaces used for service customers.

g. Basic Industry, Utility, Defense Property:

- (1) Laboratories; Radio, radar site; Fire, police station; Telephone exchange; Computer, data-processing center. One (1) space for each three hundred (300) square feet of gross floor area.

(2) Utilities—Electric power plant and substation; Gas company plant and facilities; Water filtration and treatment plant. One (1) space for each one thousand two hundred (1,200) square feet of gross floor

area but no less than two (2) spaces shall be provided.

h. Manufacturing Property. Nonmetallie minerals, mineral products manufacture—glass manufacture; Pottery, china, earthenware manufacture; Food—dairy products manufacture; manufacture of grain mill products; Bakery; Snack foods manufacture; Food industries not elsewhere classified; Beverages; Tobacco, essential oils—distilling, rectifying, blending spirits; Soft drinks; carbonated water industry; Textiles—cotton, spinning, weaving; Textile manufacture; Knitting mills, all fibers; Cordage, rope, twine and net manufacture; Footwear, wearing apparel, leather, rubber—footwear manufacture; Wearing apparel manufacture; Rubber, rubber products manufacture; Wood, furniture, paper, printing—wooden, cane containers; cane manufacture; Wood, cork products manufacture; Furniture, fixture; bedding manufacture; Newspaper, magazine printing and publishing; Chemical, plastic, petroleum—plastic, plastic products manufacture; Pharmaceuticals manufacture; Asphalt products manufacture; Metal, metal products—metal products manufacture; Machinery manufacture; Electrical and electronic machinery manufacture; Electrical appliance manufacture; Vehicle assembly or manufacture—boat manufacture; Motor vehicle manufacture, assembly and repair; Aircraft manufacture and assembly; Manufacture of transport equipment; Other manufacturing—instrument manufacture; Photographic, optical goods manufacture; Watch, clock manufacture; Jewelry manufacture; Musical instruments manufacture; Toys; sporting goods manufacture; Other manufacturing not elsewhere classified. One (1) space for each six hundred (600) square feet of gross floor area.

i. Storage Property:

(1) Agricultural products storage—seeds, beans, nuts, silage storage in bulk; Loose or bagged agricultural products storage; Riding stables (including commercial riding stables); Grain elevators; Agricultural products storage; Processed food, tobacco storage, packaged foodstuff storage—canned or bottled food or soft drink storage; Loose or bagged processed food storage; Food locker plants; Bulk sugar storage; Bulk flour or starch storage; Packaged tobacco product storage; Petroleum products and alcoholic beverage storage; Wood and paper products storage—lumberyard, building materials storage; Wood products, furniture storage; Fiber products storage; Rolled paper storage; Paper, paper products storage; Chemical or plastic product storage—non-hazardous chemical or plastic product storage; Plastic, plastic product storage; Metal, metal products storage—metal parts storage; Heavy machinery and equipment storage; Electrical appliance and supply storage; Finished metal products storage; Vehicle storage—automobile dealer storage; Heavy machinery and equipment storage; Bagged mineral product storage; Packaged mineral product storage; Freight terminal; Ice storage. One (1) space for each two thousand four hundred (2,400) square feet of gross floor area. (Amended 11/20/95 by Ord. No. 4356)

(2) General Item Storage:

(A) General Compartmentalized Warehouse Storage. One (1) space for each compartment when compartmentalized or multi-occupied, and one (1) space for each two thousand

four hundred (2,400) feet of gross floor area when under one user, whichever is greater.

~~(B) Mini-Warehouse Storage. No parking spaces are required,~~

~~however, a minimum 25' aisle shall be provided that serves all storage spaces.~~

~~(Subsection (b) amended 11/20/95 by Ord. No. 4356)~~

~~j. Outdoor Dining in Required Parking:~~

- ~~(1) A restaurant operator may use up to 10% of required parking spaces for outdoor dining from April 1 through October 31 of each year.~~
- ~~(2) The use of parking spaces for outdoor dining may not impede the use of required ADA parking spaces or the flow of traffic through the site.~~
- ~~(3) The use of parking spaces for outdoor dining must comply with all regulations promulgated by the city manager for the use of those spaces.~~

~~(Subsection (10) Added 02/21/2022 by Ord. No. 5901)~~

SECTION 47: **AMENDMENT** “15.7-3 OFF-STREET LOADING” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.7-3 OFF-STREET LOADING

- A. Location. All loading berths shall be off-street and shall be located on the same lot as the building to be served. No permitted loading berth shall be located within 25 feet of the nearest point of intersection of any ~~two~~ 2 street lot lines, nor shall it be located in a required front, corner or side yards. (Amended 11/20/95 by Ord. No. 4356)
- B. Size. Unless otherwise specified in this ordinance or amendment thereto, a loading berth shall be at least ~~10~~ ten feet in width by at least 25 feet in length, exclusive of aisle and maneuvering space, and shall have vertical clearance of at least 14 feet. (Amended 11/20/95 by Ord. No. 4356)
- C. Access. Each loading berth shall be served by appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements as determined by the Traffic Engineer. (Amended 11/20/95 by Ord. No. 4356)
- D. Surfacing. All open loading berths shall be improved with a minimum of ~~eight~~ (8) inches of crushed aggregate base and ~~two~~ (2) inches of bituminous concrete surface or ~~six~~ (6) inches of P.C. concrete surfaces provided, ~~however, areas in the M-1 and M-2 Manufacturing Districts used or designated for the parking of equipment and multi-unit trucks may have an eight (8) inch crushed aggregate base and bituminous surface treatment class A-3.~~
- E. Off-Street Loading Berths. Loading spaces accessory to designated uses shall be provided in off-street locations. Each off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. Space allocated to any off-street loading space shall not, while so allocated, be used to satisfy the space requirements of any off-street parking facilities or portions thereof. (Amended 11/20/95 by Ord. No. 4356)

SECTION 48: **AMENDMENT** “15.7-4 PARKING IMPACT ZONE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.7-4 PARKING IMPACT ZONE

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

B. Designation. Property in the following area is designated as a Parking Impact Zone:

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

C. Conformance with Other Code Sections. Except as specifically set forth in this ~~S~~section, all other Zoning Code and Municipal Code ~~S~~sections remain in full force and effect in the Parking Impact Zone. In the event of conflict or ambiguity in application of the Zoning Code, the Zoning ~~C~~Code Administrator is directed to give priority to code provisions that require a greater number of off-street parking spaces and allow greater lot density for residential use within the Parking Impact Zone.

D. Side Yard Parking. In the Parking Impact Zone, off-street parking spaces may be constructed in the side yard and corner side yard in derivation of ~~sec. SEC. 15.4-5(C) and sec. SEC. 15.7-2(C)(3)~~. All corner side yard parking areas shall be surrounded by vegetation to minimize visual impact of the parking area from the street.

E. Below Grade Parking. In the Parking Impact Zone, off-street parking spaces may be constructed below grade in the front yard in derivation of ~~sec. SEC. 15.4-5(C) and sec. SEC. 15.7-2(C)(3)~~ provided that the required front yard be provided above grade and landscaped with vegetation.

F. Dimension of Parking Spaces and Driving Aisles. In the Parking Impact Zone, parking spaces are permitted to have a minimum width of ~~eight~~ feet (~~8'~~), minimum depth of ~~17~~seventeen feet (~~17'~~), and a minimum aisle dimension of no less than ~~21~~twenty-one feet (~~21'~~) in derivation of ~~sec. SEC. 15.7-2(G)(5)~~. Stacked spaces shall have a minimum length of ~~34~~thirty-four feet (~~34'~~). The foregoing shall not apply to parking spaces required for persons with disabilities.

G. Through Lots. In the Parking Impact Zone, off-street parking areas may be constructed in one of the front yards of through-lots, in derivation of ~~sec. SEC. 15.7-2(C)(3) and sec. SEC. 15.4-5(C)~~. Any front yard parking shall be screened by vegetation to minimize the visual impact of the parking area from the street.

~~H. Front Yard Parking. In the Parking Impact Zone, in areas zoned R-3B, off-street parking may be constructed in the front yard, outside of the required front yard setback as measured from the property line, in derivation of SEC. 15.7-2(C)(3) and SEC. 15.4-5(C). Any front yard parking shall comply with Division 14 in regard to screening space and number of plantings. This subsection shall apply only to multiple family dwelling units constructed prior to October 2001. (Added 10/15/01 by Ord. No. 4751) (Amended 9/21/09 by Ord. No. 5293)~~

I. Parking Pads in the Front Yard. In the Parking Impact Zone, in areas zoned R-1A, ~~R-~~

- ~~1A~~A, R-1B, or R-2, parking pads may be constructed in the front yard in front of the building, and may have a minimum width of ~~eight~~ eight feet (~~8'~~) in derivation of ~~sec.~~ SEC. 15.7-2(C)(3), and provided that one-half (~~1/2~~) of the required front or corner side yard is maintained in a landscaped condition.
- J. Shared Parking Areas. In the Parking Impact Zone, adjoining property owners may agree to join parking lots and/or waive the requirements of parking blocks placed to prevent the protrusion of vehicles over property lines.
- K. Special Uses. In the Parking Impact Zone, Temporary Parking Lots ~~the following~~ shall be permitted as ~~S~~special ~~U~~ses with the issuance of a Special Use Permit pursuant to ~~division~~ SEC. 15.10 of this Code.:
- ~~1. Temporary Parking Lots. A special use may be granted for a period of not to exceed five years for temporary parking lots which do not comply with Town requirements regarding surfacing or drainage in derivation of SEC. 15.7-2(G)(2) and SEC. 15.7-2(G)(3). Any such special use permit shall be conditioned upon the lot being constructed to meet all off-street parking requirements or the area returned to vegetation at the end of the five-year period. In determining whether to grant a special use permit under this Section, the Zoning Board of Appeals shall consider whether the proposed parking area will create drainage problems for the street or neighboring properties, and whether the surface proposed is likely to have significant potholes and ruts when used in its expected manner. The temporary lot shall be constructed with a non-porous or semi-porous surface not consisting of gravel. The Zoning Board of Appeals is encouraged to maximize parking opportunities in this area in preference to other considerations listed in SEC. 15.10-5(A)(2).~~
 - ~~2. Expanded Parking Lots. A special use may be granted for an expansion of a currently existing off-street parking area for an area not to exceed one-third the size of the existing parking area, which said expanded area does not comply with Town requirements regarding drainage in derivation of SEC. 15.7-2(G)(3). In determining whether to grant a special use permit under this Section, the Zoning Board of Appeals shall consider whether the proposed expanded parking area will create drainage problems for the street or neighboring properties. The Zoning Board of Appeals is encouraged to maximize parking opportunities in this area in preference to other considerations listed in SEC. 15.10-5(A)(2).~~
- L. Stacking of Vehicles. In the Parking Impact Zone, off-street residential parking areas may provide for stacking of vehicles in which one parked vehicle may block another parked vehicle in derivation of ~~sec.~~ SEC. 15.7-2(G)(5). However, no more than two vehicles may be stacked in one space.
- M. Multiple Curb Cuts. In the Parking Impact Zone, multiple curb cuts on residential properties ~~may will~~ be permitted in derivation of ~~sec.~~ SEC. 8.3-3(B)(7) of the Municipal Code of the Town of Normal.
- N. First Floor Parking. In the Parking Impact Zone, in the B-1 ~~Z~~oning ~~D~~istrict, parking is permitted as a commercial use on the first floor of a building in derivation of ~~sec.~~ SEC. 15.6-17 of the Municipal Code of the Town of Normal. Such parking must be screened by a combination of masonry or decorative fencing and dense planting material. (Amended 9/21/09 by Ord. No. 5293)
- O. Building Height. Except for properties zoned R-1A, R-1B, or R-2 in the Parking Impact Zone, the greater of the height allowed in the underlying zoning district or ~~4~~four stories or ~~forty-five feet~~ (~~45'~~) feet will be permitted in derivation of other applicable code sections.
- P. In the Parking Impact Zone in areas zoned R-3A Medium Density Multiple Family Residence District and District R-3B High Density Multiple Family Residence District, the required front yard may be reduced from the required minimum setback to the greater of ~~ten~~ (~~10~~) feet minimum or the width of a public utility easement located in said front yard, provided that the rear yard set back is increased a distance equal to the distance that the front yard set back is reduced. The purpose of this section is to permit

the construction of High Density Multiple Family Residence District dwelling units closer to the street and use the distance gained for additional rear yard motor vehicle parking or rear yard open space.

- Q. Density. Except for properties zoned R-1A, R-1B, or R-2 within the Parking Impact Zone, lot density shall be controlled by building height allowed within the Parking Impact Zone, required number of off-street parking spaces and required yards within the underlying zoning district. The following code sections shall not apply within the Parking Impact Zone:
1. Transitional yard requirements set forth in sec.~~SEC.~~ 15.4-5(B);
 2. Minimum lot size per dwelling unit as required in the underlying zoning district regulations;
 3. Maximum net density, maximum floor area, minimum open space, and minimum common recreational space required in R-3A and R-3B Planned Unit Developments as set forth in sec.~~SEC.~~ 15.9-14.

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

SECTION 49: AMENDMENT “15.8-1 PURPOSE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.8-1 PURPOSE

It is the intent of the Site Plan Rreview provisions to facilitate the coherent development of the community through the review of specific and detailed plans for parcels of land which either, because of their location or because of the anticipated impact of the proposed uses thereon, may create land use conflicts with adjacent land uses or zoning classifications.

SECTION 50: AMENDMENT “15.8-2 PROCEDURE FOR SITE PLANS REQUIRING A LEGISLATIVE PUBLIC HEARING” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.8-2 PROCEDURE FOR SITE PLANS REQUIRING A LEGISLATIVE PUBLIC HEARING

Prior to the issuance of a building permit for property for which a site plan review requiring legislative public hearing is required, an owner or developer shall complete the following review procedure:

- A. The owner or developer of a lot or tract of land that qualifies for public site plan review shall file an application for approval of the site plan with the Town Clerk. Two ~~Twenty (20)~~ paper copies of the site plan, a digital copy, and the filing fee provided in sec.~~SEC.~~ 15.12-6 shall accompany the application. The paper copies shall be in 11 x 17 unless otherwise directed by Town staff. The Town Planner shall circulate electronic copies to the Planning Commission prior to the consideration of said plan by the commission. The Town Planner shall include an electronic copy of said plan with the staff reports in the Town Council packet.

~~The Town Clerk shall refer seven (7) copies of the site plan to the Planning Commission prior to the consideration of said plan by the Commission. The Clerk shall refer seven (7) copies of said plan to the President and Board of Trustees of the Town of Normal prior to the consideration of said plan by said Board.~~

- B. The Planning Commission shall give notice and hold a legislative public hearing on the site plan, in the manner provided in sec. SEC. 15.12-1(D)(3)(b).

If variations to the bulk, sign and off-street parking and loading regulations of this Code would otherwise be necessary for the development proposal, such proposal shall be exempt for the administrative public hearing on the variation request and such review procedure shall be deemed to occur simultaneously with the Planning Commission's review of the plan. Land uses proposed to be included in a development requiring a legislative public hearing site plan review which would otherwise be allowed by special use permit only are exempted from the administrative public hearing normally required for such special use permit applications and the Planning Commission shall consider the standards for granting a special use and make a recommendation to the Council on the granting of such site plan approval, special use and variation and the legislative public hearing.

- C. The President and Board of Trustees, upon receiving the report and recommendation of the Planning Commission, as an exercise of the legislative discretion vested in the Corporate Authority of the Town of Normal, may approve or deny the site plan. If an application for a site plan is not acted upon finally by the President and Board of Trustees within ~~three (3)~~ months of the date upon which such application is received by the President and Board of Trustees, it shall be deemed to have been denied unless extended by agreement of the applicant and President and Board of Trustees.
- D. No application for site plan review which has been denied wholly or in part by the President and Board of Trustees shall be re-submitted for a period of one year from the date of such denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the President and Board of Trustees.

SECTION 51: AMENDMENT “15.8-3 GENERAL CONDITIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.8-3 GENERAL CONDITIONS

- A. Approval of a site plan by the Town Council is required before a building permit is issued. Construction and use of the premises must be in strict accordance with the approved site plan and no occupancy permit shall be issued for any building or structure that is not in conformance with an approved site plan.
- B. Minor changes in the location, siting, and height of structures may be authorized by the Zoning Code Administrator~~Building Commissioner~~; however, no such change may involve a change in the character of the development, or a substantial increase in the intensity of use, reductions of parking spaces that result in a new or more severe variance, or a change to landscaping that would result in noncompliance with division 15.14 requirements.
- C. It shall be unlawful for the owner of property to which an approved site plan applies to use or permit the use or occupancy of such property in any way except as proposed on the site plan.
- D. Non-minor changes in the location, siting, and height of structures and changes in the character of the development or a substantial increase in the intensity of use, reduction of parking spaces, or landscaping shall be made by the Town Council. The Council

may require the Planning Commission to conduct an additional legislative public hearing and submit a recommendation on such proposed changes or deviations. (Added by Ord. 3783, 6/20/88)

SECTION 52: **AMENDMENT** “15.8-4 CONTENT OF SITE PLANS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.8-4 CONTENT OF SITE PLANS

All requests for site plan review, other than those initiated by the Town Council or by the Town Staff shall only be accepted when filed on the proper application forms. Such application shall conform to the submission requirements listed in ~~sec. SEC.~~ 15.14-5 and shall generally require submission of a sketch plan of the proposed development, drawn to scale, showing the location and dimensions of all existing and proposed buildings, structures, driveways and curb-cuts, parking areas with spaces marked and numbered, refuse storage areas, light poles or fixtures, and location of landscaping and/or screening. The information requested with such application is deemed to be a minimum and applicants may be requested to supply additional information for staff review prior to hearings on their requests. (Amended 1/20/04 by Ord. No. 4926)

SECTION 53: **AMENDMENT** “15.8-5 RECOMMENDATION AND DECISION ON SITE PLAN” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.8-5 RECOMMENDATION AND DECISION ON SITE PLAN

In making its recommendation, the Town staff, the Planning Commission and, in making its legislative determination, the Town Council shall be guided by those purposes for which this Code was adopted and shall endeavor to accomplish those standards and objectives for which this Code is designed and may consider:

- A. The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.
- B. The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.
- C. The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.
- D. The extent to which the proposed development is essential or especially appropriate in view of the available alternatives within the Town.
- E. The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.

SECTION 54:**AMENDMENT** “15.9-1 INTENT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-1 INTENT

The purpose of the ~~planned unit development~~ ~~Planned Unit Development~~ ~~R~~regulations is to encourage and allow more creative and imaginative design for land development than is possible under the more conventional zoning regulations. The ~~planned unit development~~ ~~Planned Unit Development~~ also provides for more efficient use of the land and thus may result in more economical land development. Preservation of natural site qualities, better urban amenities, more open spaces, and a higher quality project are also intended results of the ~~P~~planned ~~U~~unit ~~D~~development process.

The process is intended to be an alternative to the conventional subdivision of land and lot by lot development contemplated by the subdivision regulations of ~~C~~chapter 16 of the Municipal Code of the Town of Normal and the district regulations of this ~~C~~chapter. The following objectives may be attained through the use of the ~~P~~planned ~~U~~unit ~~D~~development process:

- A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this and the Subdivision Code.
- B. Permanent preservation of common open space and recreation areas and facilities.
- C. A pattern of development to preserve natural vegetation, topographic and geologic features.
- D. The prevention and/or control of soil erosion and surface flooding.
- E. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.
- F. An efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings and other facilities.
- G. A land use which promotes the public health, safety, comfort, morals, and welfare.
- H. A combination and coordination of architectural styles, building forms, and building relationships with a possible mixing of different urban uses in an innovative overall design.
- I. Innovations in residential, commercial, and industrial development so that growing demands of the population may be met by greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings.
- J. The combination of a number of review and approval procedures into a single plan review and approval process.
- K. The use of public input and participation in the design and development of innovative and creative land use proposals.

The ~~P~~planned ~~U~~unit ~~D~~development is intended to provide for projects incorporating a single type of a variety of related uses which are planned, developed, and maintained as a unit. The ~~P~~planned ~~U~~unit ~~D~~development should provide amenities not otherwise required by law and often establishes facilities and open space greater than the minimum required by law. Such development may consist of conventionally subdivided lots, provided that the requirements of the Town’s subdivision ordinance are met with respect to each lot included and provided further that the platted lots are maintained in unified control, unsubdivided property maintained in separate ownership but unified control.

The ~~P~~planned ~~U~~unit ~~D~~development may permit the transfer of dwelling units from one portion of the tract to another and will permit the clustering of dwelling units in one or more locations

upon the tract. The uses permitted within the ~~P~~planned ~~U~~unit ~~D~~development shall be the same as those authorized in the zoning district in which it is located unless otherwise provided by the allowable exceptions with provisions of this Code.

The unique and substantially different character of ~~P~~planned ~~U~~unit ~~D~~developments requires that they be processed under a special plan review procedure. Planned ~~U~~unit ~~D~~developments are of a different character than conventional subdivisions or other projects requiring site plan review, requiring the establishment herein of specific and additional procedures, standards and exceptions to govern the recommendations of the Planning Commission and the action by the Town Council.

A person, by choosing to develop property as a planned unit development, elects to submit a contemplated development proposal to a legislative and discretionary review by the Planning Commission and Town Council.

SECTION 55: **AMENDMENT** “15.9-2 DESIGNATION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-2 DESIGNATION

It is the intent of this Code that the ~~P~~planned ~~U~~unit ~~D~~development review procedure be conducted as a substitute for subdivision review as under Chapter 16, Subdivision Regulation of the Municipal Code of the Town of Normal, and as a substitute for administrative staff site plan review, legislative public hearing site plan review, site plan review required under the Special Use Permit procedure, or procedure for obtaining a zoning variation.

SECTION 56: **AMENDMENT** “15.9-3 CONFORMANCE WITH TOWN PLANS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-3 CONFORMANCE WITH TOWN PLANS

All planned unit developments shall be designed in such a manner as to conform to the provisions of the Town of Normal major street plans, trunk sewer extension plans, water distribution system plans, and storm drainage plans.

SECTION 57: **AMENDMENT** “15.9-4 PLANNED UNIT DEVELOPMENT REVIEW PROCESS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-4 PLANNED UNIT DEVELOPMENT REVIEW PROCESS

- A. Procedure. Before developing a tract of land within the corporate limits of the Town as a planned unit development, the owner or developer shall comply with the following ~~P~~planned ~~U~~unit ~~D~~development ~~R~~review ~~P~~process consisting of: the ~~P~~pre-~~A~~application

Conference, the Preliminary Development Plan, and the Final Development Plan.

- B. Pre-Application Conference. Prior to the submission of a Preliminary Development Plan, the owner or developer of a Planned Unit Development shall request and participate in a Pre-Application Conference with representatives of the Town

Council, Planning Commission and Town staff. At or before the Pre-Application Conference, the owner shall prepare and submit to the Town staff a sketch plan drawn to scale of the proposed planned development.

The general outline of the proposed Planned Unit Development, as evidenced schematically by the sketch plan, is to be considered at this meeting. Thereafter, the Zoning Code Administrator shall furnish the applicant with written comments regarding the proposed development including recommendations to inform or assist the applicant prior to the preparation and submission of an application for approval of a Preliminary Development Plan. Additional Pre-Application Conferences may be held with the mutual consent of the applicant and the Zoning Code Administrator. It is intended that the proposal submitted will be in preliminary conceptual form and that following the anticipated review and comments, the developer will proceed with preparing detailed plans for all or a portion of the site for submission as a Preliminary Development Plan.

There are not particular requirements for submission of materials, other than the sketch plan at a pre-application conference. However, the more information — sketch plans, site information, adjacent land uses, proposed density — the developer has, the more feedback he may get from the conference. In addition, the more formalized the nature of the information the Town staff has available to them at such a conference, the further both parties can proceed at this stage.

- C. Preliminary Development Plan.

1. Submission. The owner or developer shall submit to the Town Clerk, 25 copies of a Preliminary Development Plan in the form and content required in ~~sec. SEC.~~ 15.9-9. The filing fee established in ~~sec. SEC.~~ 15.12-6 shall accompany the application.
2. Scheduling and Notification of Public Hearing. Upon receipt of a Preliminary Development Plan and required filing fee, the Town Clerk shall schedule and give notice of a legislative public hearing before the Planning Commission in the manner prescribed by ~~sec. SEC.~~ 15.13-1. The legislative public hearing shall be scheduled not later than at the first regularly scheduled Planning Commission meeting occurring more than 24 days after the filing date of the Preliminary Development Plan.
3. Distribution of Preliminary Development Plan for Review and Comment. The Town Clerk shall route one or more copies of the Preliminary Development Plan to various Town staff members for review and comment. One copy of the plan shall be provided to each member of the Planning Commission and each member of the Town Council prior to their respective consideration and review of the plan.
4. Legislative Public Hearing and Recommendation. The Planning Commission shall conduct a legislative public hearing on the Preliminary Development Plan during which it shall determine the extent to which the plan conforms or fails to conform with the standards of this Division and shall, not later than ninety (90) days after the adjournment of the legislative public hearing, transmit its recommendation on the plan to the Town Council. The Planning Commission may recommend approval of a Preliminary Development Plan with an approval recommendation conditioned upon the making of one or more changes in the proposal, which such changes shall be enumerated in the Commission's transmittal to the Town Council or may transmit the plan to

the Council without recommendation. Should the Planning Commission fail to act within ~~ninety~~ (90) days from the adjournment of the public hearing or fail to adjourn the public hearing within 120 days of its commencement, the plan shall be submitted to the Council without recommendation.

5. Council Approval or Rejection of a Proposed Preliminary Development Plan.

Within ~~thirty~~ (30) days after receipt of the Planning Commission recommendation or within 180 days from the filing date of the ~~P~~preliminary ~~D~~development ~~P~~plan, whichever occurs first, the Town Council shall approve or reject the proposed ~~P~~preliminary ~~D~~development ~~P~~plan. Failure of the Council to act within the prescribed time period shall constitute approval of the ~~P~~preliminary ~~P~~plan.

6. Extension of Time Period by Mutual Consent. Time periods for review by the Planning Commission or Council may be extended by mutual consent of the owner or developer and the Planning Commission or Council. Any such extension shall stay the running of all subsequent time periods.

7. Extension of Preliminary Development Plans. Approved ~~P~~preliminary ~~D~~development ~~P~~plans or portions thereof on which no ~~F~~final ~~D~~development ~~P~~plan has been submitted for review and approval shall expire and be of no force or effect ~~two~~ (2) years after this approval, except:

- a. The filing of a ~~F~~final ~~D~~development ~~P~~plan and necessary supporting documents pursuant to ~~sec.-SEC.~~ 15.9-11 shall extend the life of a remaining valid preliminary development plan for ~~one~~ 1 year; or
- b. If the life of a ~~P~~preliminary ~~D~~development ~~P~~plan is extended by action of the ~~C~~orporate authorities.

D. Utility Plat - Submission and Review Procedure. Before developing any land subject to the planned unit development regulations of this Code, an owner or developer shall comply with the following utility plat submission, review and approval procedures:

1. Prerequisites. Approval and continuing validity of a ~~P~~preliminary ~~D~~development ~~P~~plan;
2. Submission. Within ~~two~~ (2) years from the approval of a ~~P~~preliminary ~~D~~development ~~P~~plan, or within ~~one~~ (1) year after the extension of a ~~P~~preliminary ~~D~~development ~~P~~plan pursuant to ~~sec.-SEC.~~ 15.9-4(C)(7)(a) or ~~sec. 15.9-4(C)(7)(b)~~, the owner or developer shall submit ~~three~~ (3) sets utility plans containing engineering plans and specifications for all public improvements proposed in or necessary to serve lots and structures depicted in an approved preliminary development plan or portion thereof, which plans and specifications shall be in the form and include the content required by ~~S~~ec. 1.05 of [A Manual Of Practice For The Design Of Public Improvements In The Town Of Normal](#).
3. Review and Approval.
 - a. The utility plat shall be reviewed and approved or disapproved by the Town Engineer.
 - b. The Town Engineer may require the owner or developer to submit such additional data, plans, specifications or materials as may be necessary to completely and accurately determine the extent of compliance or non-compliance with the Town's public improvement design standards and accepted engineering practice and to demonstrate that the proposed manner of construction and installation will meet or exceed all Town ~~P~~public ~~I~~improvement ~~C~~onstruction standards.
 - c. The utility plat shall be approved by the Town Engineer if it meets or exceeds the Town's subdivision, public improvement design standards and otherwise demonstrates good and accepted engineering design and practice.
 - d. Approval or disapproval by the Town Engineer shall be in writing

and shall make reference to the utility plat.

- E. Utility Installation and Inspection Procedures. The owner or developer of property desiring to install public utilities in an area depicted on a proposed or approved preliminary development plan or approved or proposed final development plan shall perform such installation in accordance with the following procedures:
1. Prerequisites to Installation.
 - a. For Installations Before Final Development Plan Approval:
 - (1) Approval and continuing validity of an approved preliminary development plan;
 - (2) Approval of a utility plan for any and all public utilities which are to be installed or the installation of which is to be commenced prior to the approval of a final development plan;
 - b. For Installations After Final Development Plan Approval:
 - (1) Approval of a final development plan;
 - (2) Posting of a ~~F~~final ~~D~~development ~~P~~plan, ~~P~~public ~~I~~improvement ~~P~~payment, ~~P~~performance and ~~W~~workmanship ~~B~~bond and security therefor, in the amount and form specified in ~~sec. SEC~~: 16.3-4 of the Subdivision Code for all public improvements depicted in, adjacent to or necessary to serve lots, out-lots or structures depicted in an area for which the final development plan approval has been obtained.
 2. Inspection. During installations of utilities, either before or after final development plan approval, the owner or developer shall comply with the requirements of ~~S~~sec. 1.15 of [A Manual Of Practice For The Design Of Public Improvements In The Town Of Normal](#) by which the Town Engineer or his ~~D~~designate shall make periodic inspections. Failure to make such requests and install or maintain such installations in a manner that permits inspection shall constitute grounds for rejecting or revoking preliminary or final development plan approval, forfeiting pledged security and, in addition, shall constitute a violation of this ~~C~~chapter.
 3. Plan Review, Inspection, and Testing Fee. The cost incurred by the Town for review of utility plans and specifications as required by ~~sec. SEC~~: 16.2-3 of the Subdivision Code and the inspection and testing of utilities as required by ~~S~~sec. 1.15 of [A Manual Of Practice For The Design Of Public Improvements In The Town Of Normal](#), shall be paid by the owner or developer. Such costs shall be equal to the actual cost incurred by the Public Works Department in labor, materials, transportation and overhead for such reviews, inspection and testing as calculated by the Town Engineer. At the time such plans and specifications are filed with the Town Engineer, the owner or developer shall pay to the Town a fee of ~~Two Percent (2%)~~ of the costs as estimated by the Town Engineer of such required land improvements. Said fee shall be applied as credit against the actual costs incurred by the Public Works Department for review of such plans and the inspection and testing of such utilities. The balance of the actual costs shall be paid to the Town by the owner or developer at the time such review and inspection has been completed by the Public Works Department. All utilities to be installed under the provisions of this Code and shall be inspected by the Public Works Department during the course of construction.
- F. Final Development Plan.
1. Submission. Within ~~two (2)~~ years from the approval of a ~~P~~preliminary ~~D~~development ~~P~~plan or ~~one (1)~~ year from the most recent Council action extending the life of an approved ~~P~~preliminary ~~D~~development ~~P~~plan, the owner or developer shall submit to the Town Clerk ~~1 large format mylar, 1 large format paper, and 8 11x17 paper~~~~twenty-five (25)~~ copies of a ~~F~~final ~~D~~development ~~P~~plan, in a form and providing all the information, data, and

- supporting material required by ~~sec. SEC-~~16.3-3 of the Subdivision Code and retaining the design characteristics of the approved ~~P~~preliminary ~~D~~development ~~P~~plan.
2. Distribution of Final Development Plan for Review and Comment. The Town Clerk shall route one or more copies of the ~~F~~final ~~D~~development ~~P~~plan to Town staff members for review and comment. One copy of the ~~F~~final ~~D~~development ~~P~~plan shall be provided to each member of the Town Council prior to their consideration of the plan.
 3. Town Council Review, Referral and Approval or Disapproval. Within ~~thirty~~ (30) days from the submission of a ~~F~~final ~~D~~development ~~P~~plan and supporting materials, the Town Council shall review the final development plan to determine the extent to which it conforms with the approved ~~P~~preliminary ~~P~~plan and approved public improvement plans and specifications and shall further review the supporting material to determine its conformance with the requirements of this Code. If the final development plan substantially conforms with the approved preliminary development plan and public improvement plans and specifications and if the supporting material meets all Code requirements, then the Council shall approve the ~~F~~final ~~D~~development ~~P~~plan by ~~R~~resolution within ~~thirty~~ (30) days from the date of its review. If the ~~F~~final ~~D~~development ~~P~~plan does not in some way substantially conform with the approved preliminary development plan or if the supporting material does not conform with all Code requirements, then the Council, within ~~thirty~~ (30) days from the date of its review, shall take one of the following actions:
 - a. By ~~R~~resolution, approve the ~~F~~final ~~D~~development ~~P~~plan;
 - b. By ~~R~~resolution, approve the ~~F~~final ~~D~~development ~~P~~plan, with conditions;
 - c. By ~~R~~resolution, disapprove the ~~F~~final ~~D~~development ~~P~~plan;
 - d. Refer the ~~F~~final ~~D~~development ~~P~~plan to the Planning Commission for legislative public hearing, at which time and place the Planning Commission shall determine the extent to which the revised final development plan conforms or fails to conform with the standards of this Code. The Planning Commission shall, not later than ~~ninety~~ (90) days after the adjournment of the legislative public hearing, transmit its recommendation on the revised ~~F~~final ~~D~~development ~~P~~plan to the Town Council. Within ~~sixty~~ (60) days from the receipt of the Planning Commission's recommendation with respect to the revised final development plan, the Town Council shall, by ~~R~~resolution, approve or disapprove the plan.
 4. Recording. Within ~~seven~~ (7) days from the date of adoption of a ~~R~~resolution approving the ~~F~~final ~~D~~development ~~P~~plan, or within ~~seven~~ (7) days from the date on which the last event referred to in this Code or characterized in the ~~R~~resolution as a pre-requisite to recording of the ~~F~~final ~~D~~development ~~P~~plan occurs, whichever is later, the Town Clerk shall record a Notice of Approval of the ~~F~~final ~~P~~plan together with the legal description of the property subject to the Final Plan in the office of the Recorder of Deeds of McLean County, Illinois. (Amended 4/15/96 by Ord. No. 4385)
 5. Changes in the Final Development Plan.
 - a. Minor changes in the location, setting, height or character of the buildings and structures may be authorized by the Zoning ~~Code~~ Administrator, if required by engineering or other circumstances not foreseen at the time of adoption of the ~~R~~resolution approving the ~~F~~final ~~D~~development ~~P~~plan.
 - b. No change authorized by this subsection may cause any of the following:

- (1) A change in the use or character of the development;
- (2) An increase in overall coverage of structures;
- (3) An increase in the intensity of use of over ~~ten (10%) percent~~;
- (4) An increase in any dimension of a building or structure by more than ~~five (5%) percent~~ in any direction;
- (5) A reduction in approved open space of ~~five (5%) percent~~ or more;
- (6) A reduction in off-street parking and loading space of ~~five (5%) percent~~ or more; or
A reduction in required pavement widths of ~~five (5%) percent~~
- (7) or more.

c. Non-minor Changes. Decisions concerning approval or disapproval or modifications of proposed non-minor changes in a ~~F~~final ~~D~~development ~~P~~plan shall be by the Town Council after the Planning Commission has conducted an additional legislative public hearing and submitted a recommendation on such proposed change.
(Amended 11/20/95 by Ord. No. 4356)

G. Revocation of Approved Planned Unit Development.

1. The President and Board of Trustees may consider an approved final planned unit development plan subject to revocation if construction falls more than ~~two (2)~~ years behind the schedule filed with the final development plan or if development exceeds ~~five (5)~~ years.
2. The owner of property in a planned unit development plan or the owner of any portion thereof may petition for revocation of such planned unit development plan in whole or in part.
3. Upon initiation by the President and Board of Trustees or the owner of property in an approved planned unit development requesting vacation of such planned unit development in whole or in part, the Town Council shall refer such item to the Town Planning Commission for public hearing and recommendation. Notice of such hearing shall be provided by the Planning Commission in the manner set forth for legislative public hearings by the Planning Commission. Additionally, the Planning Commission shall provide personal notice to all persons having an ownership interest in such planned unit development. Such personal notice shall be provided based on ownership recorded with the Recorder of Deeds of McLean County. Personal notice shall be by regular U.S. mail or personal delivery at least ~~five (5)~~ days prior to the public hearing on revocation.
4. The Planning Commission shall conduct a legislative public hearing and make a recommendation to the Town Council regarding revocation of the planned unit development.
5. Upon receipt of the Planning Commission recommendation, the Town Council shall take up and consider the petition to revoke in whole or in part the subject planned unit development. The Town Council may approve, deny, in whole or in part, revocation of the subject planned unit development. The Town Council may impose reasonable conditions on such revocation in order to advance the health, safety, and welfare of the citizens.
6. In the event the Town Council revokes an approved planned unit development plan, in whole or in part, then the Town Clerk shall file a notice of such revocation with the McLean County Recorder of Deeds.
7. Revocation of an approved planned unit development plan shall preclude any additional construction pursuant to such revoked plan, except construction determined necessary by the Town to wind up the development and put the same in a safe and sanitary condition. Any security posted to guarantee installation of required public improvements shall continue in effect until all

approved public improvements are completed, all wind up construction is completed, and all claims against such security are resolved.

8. Upon revocation of an approved planned unit development plan, the property for which such plan is revoked shall retain its zoning district classification absent such plan.

(Subsection G Added 12/17/90 by Ordinance No. 3944)

SECTION 58: **AMENDMENT** “15.9-5 PAYMENT, PERFORMANCE AND WORKMANSHIP GUARANTEES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-5 PAYMENT, PERFORMANCE AND WORKMANSHIP GUARANTEES

Either prior to the approval of the final development plan or prior to its recording and within the time framework, if any, specified in the ~~R~~resolution of approval, the owner or developer shall post, secure and file with the Town Clerk a ~~F~~final ~~D~~development ~~P~~plan ~~U~~utility ~~I~~improvement ~~P~~payment, ~~P~~performance and ~~W~~workmanship ~~B~~bond with appropriate evidence of security and file and establish an ~~A~~adjacent ~~S~~substandard ~~R~~roadway ~~I~~improvement ~~G~~guarantee and security in the manner, amount and form described respectively in ~~sec. SEC.~~ 16.3-4(A) and ~~sec. SEC.~~ 16.3-4(B) of the Subdivision Code. Such bond and security shall guarantee not only completion of public improvements but also common area improvements, whether public or private, including but not limited to the following: sanitary sewers, storm sewers, watermains, streets, bridges, culverts, railroad crossings, lighting, pedestrian ways, parking, drainage ways, utility poles, landscaping, and recreational facilities. (Amended 12/17/90 by Ord. 3943)

SECTION 59: **AMENDMENT** “15.9-6 SUBMISSION OF RECORD DRAWINGS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-6 SUBMISSION OF RECORD DRAWINGS

After installation, and within ~~nine~~(9) months of the Town’s acceptance for maintenance but prior to final release of the bond, the owner or developer shall submit record drawings of the public improvement plans in the form and with the content required by ~~S~~sec. 1.16 of [A Manual Of Practice For The Design Of Public Improvements In The Town Of Normal](#).

SECTION 60: **AMENDMENT** “15.9-7 ACCEPTANCE FOR MAINTENANCE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-7 ACCEPTANCE FOR MAINTENANCE

After the developer has complied with the requirements of ~~S~~sec. 1.16 and 1.17 of [A Manual Of Practice For The Design Of Public Improvements In The Town Of Normal](#) and within 30 days after the Town Engineer’s written recommendation for acceptance, the Town Council

shall, by resolution, accept for maintenance all public improvements within, adjacent to or serving lots or outlots depicted on a final development plan for a planned unit development.

SECTION 61: **AMENDMENT** “15.9-8 FINAL SECURITY RELEASE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-8 FINAL SECURITY RELEASE

- A. Final Development Plan Public Improvement Payment, Performance and Workmanship Bond. One year after the date on which a ~~R~~resolution accepting a final development plan for maintenance is adopted, unless a material or workmanship claim is submitted to the surety company or escrow agent, the security for ~~F~~final ~~D~~development ~~P~~plan ~~P~~public ~~I~~improvement, ~~P~~payment, ~~P~~performance and ~~W~~workmanship ~~B~~bonds shall expire and may be released upon certification of satisfactory condition by the Town Engineer.
- B. Adjacent Substandard Roadway Improvement Guarantees and Security. The adjacent substandard roadway improvement guarantee and security shall expire pursuant to ~~sec. SEC.~~ 16.3-4(B) of the Subdivision Code unless the Town Engineer has earlier certified completion of improvements to adjacent substandard roadways, and the security, plus interest at ~~7% percent~~ per annum may be released without further action by the Town Council.

SECTION 62: **AMENDMENT** “15.9-9 PRELIMINARY DEVELOPMENT PLAN AND SUPPORTING MATERIAL” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-9 PRELIMINARY DEVELOPMENT PLAN AND SUPPORTING MATERIAL

- A. General. The owner or developer submitting a ~~P~~preliminary ~~D~~development ~~P~~plan shall submit all information required by this ~~S~~section in the form specified. Failure of an owner or developer to provide this information in the form required shall be sufficient grounds for the Town to refuse to accept the filing of a ~~P~~preliminary ~~D~~development ~~P~~plan or to reject the ~~P~~preliminary ~~D~~development ~~P~~plan at any stage in the review and approval process and, in addition, shall constitute a violation of this Code.
- B. Required Form and Content of a Preliminary Development Plan and Supporting Material. Plans, drawings, surveys, maps, schematics, and comparable material shall be submitted in the form as specified in ~~S~~sec. 1.05 of [A Manual Of Practice For The Design Of Public Improvements In The Town Of Normal](#).
 - 1. Identification and Description.
 - a. Name of the planned unit development, not duplicating the name of any other planned unit development or subdivision, the final plan or plat of which has been recorded in McLean County, Illinois.
 - b. Legal description of all property included in the ~~P~~preliminary ~~D~~development ~~P~~plan, including a reference to the ~~S~~section, ~~T~~township and ~~R~~range.
 - c. Name, address and phone number of the owner or owners of record of all property within the ~~P~~preliminary ~~D~~development ~~P~~plan.
 - d. Name, address and phone number of the developer of the proposed

- planned unit development.
- e. Disclosure of the legal relationship, if any, between the owner and developer, including any of the following:
 - (1) Agent of owner;
 - (2) Purchaser under a contract for sale with owner, contingent or otherwise;
 - (3) Unrecorded owner;
 - (4) Contract purchaser.
 - f. Name, address and phone number of the engineering firm preparing the boundary survey.
 - g. Name, address and phone number of the Registered Professional Engineer and/or ~~L~~andscape ~~A~~rchitect preparing any part of the ~~P~~reliminary ~~D~~evelopment ~~P~~lan or supporting material.
 - h. Name, address and phone number of attorney(s) representing the owner(s) and/or developer(s).
 - i. Total acreage in the ~~P~~reliminary ~~D~~evelopment ~~P~~lan.
 - j. The source of all topographical data.
2. Survey Maps and Drawings Indicating Existing Conditions. A Registered Illinois Land Surveyor or Registered Professional Engineer shall prepare graphic presentations of the following:
- a. Boundary lines of the ~~P~~lanned ~~U~~nit ~~D~~evelopment with accurate distances and angles with a permissible error of closure of 1 in 5000 prepared and certified accurate by a Registered Illinois Land Surveyor.
 - b. Topographic map depicting existing contours at vertical intervals of not more than 2 feet, with reference to U.S. Geological Survey Datum.
 - c. Location and perimeter of any area designated as a special flood hazard area as defined in ~~chapter~~ ~~Chapter~~ 28. If the property included in the preliminary development plan is not in a special flood hazard area, the engineer shall so certify on the preliminary development plan.
 - d. The existing zoning and zoning district lines within the area encompassed by the ~~P~~reliminary ~~D~~evelopment ~~P~~lan and within 50 feet thereof.
 - e. Specific identification, location and dimensions, if applicable, of the following located within or within 50 feet of the area included in the ~~P~~reliminary ~~D~~evelopment ~~P~~lan:
 - (1) Rights-of-way;
 - (2) Lots of ~~R~~ecord;
 - (3) Street;
 - (4) Roadways;
 - (5) Drainageways (whether improved or unimproved);
 - (6) Walkways;
 - (7) Sidewalks;
 - (8) Public ~~E~~asements;
 - (9) Private ~~E~~asements;
 - (10) Railroad rights-of-way;
 - (11) Section ~~E~~lines;
 - (12) Corporate ~~E~~limit ~~E~~lines;
 - (13) Parks, ~~S~~chools and ~~O~~ther ~~P~~ublic ~~E~~lands;
 - (14) Buildings and ~~S~~tructures to ~~R~~emain;
 - (15) Buildings and ~~S~~tructures to be ~~R~~emoved.
 - (16) FEMA floodplain/floodway
 - (17) Bikeways/Constitution Trail

- (18) Stream buffers
- (19) Identification, location, size, gradient and invert elevation of sanitary sewers, storm sewers, drainage culverts, catch basins and sanitary and storm sewer manholes located within the area included in the preliminary development plan, the area within 100 feet of the perimeter of the area included in the preliminary development plan or located elsewhere if such constitutes the nearest existing sanitary sewer, storm sewer,

drainage culvert, catch basin, sanitary sewer manhole or storm sewer manhole serving the area included in the preliminary development plan;

- (20) Identification and location of water mains, including all valves and hydrants and any other underground utilities located within the area included in the preliminary development plan, the area within 100 feet of the perimeter of the area included in the preliminary development plan or located elsewhere if such constitutes the nearest existing water main, valve or hydrant or other underground utility serving the area included in the preliminary development plan;
- (21) Location of or reference to location of existing monuments or survey markers used in preparation of the boundary line survey map and bench marks;
- (22) Location map drawn to any scale showing an area bounded by the nearest major or collector street, but not less than 2 miles beyond the boundaries of the area included in the preliminary development plan.
- (23) All other submission materials required in sec. ~~SEC.~~ 15.14-5.
(Added 1/20/04 by Ord. No. 4926)

3. Surveys, Maps, Plans and Drawings of Proposed Conditions. A Registered Land Surveyor or Registered Professional Engineer shall prepare graphic presentations of the following:

- a. Rights-of-~~W~~ay;
- b. Interior and ~~E~~xterior ~~S~~treets;
- c. Interior and ~~E~~xterior ~~R~~oadways;
- d. Street and ~~R~~oadway ~~N~~ames;
- e. Alleys;
- f. Walkways;
- g. Sidewalks;
- h. Public ~~E~~asements;
- i. Private ~~E~~asements;
- j. Lots;
- k. Outlots;
- l. Setback lines along the perimeter of the ~~P~~lanned ~~U~~nit ~~D~~evelopment;
- m. Public Parks or areas to be designated as ~~E~~common ~~R~~ecreation ~~S~~pace;
- n. Other areas proposed for dedication or reservation to the public;
- o. Railroad ~~E~~crossings and rights-of-way;
- p. Bridges;
- q. Size, location, type of construction and proposed use of all proposed buildings and structures (if known);
- r. FEMA floodplain/floodway;
- s. Bikeways/Constitution Trail;
- t. Storm water detention areas;

- u. Stream buffers;
 - v. Identification, location and size of any of the following required or proposed:
 - (1) Water mains;
 - (2) Valves;
 - (3) Hydrants;
 - (4) Street lights.
 - w. Identification, location, size, gradient, invert elevation, and typical cross-section of any of the following required or proposed in the area included in the preliminary development plan:
 - (1) Drainage ways, improved;
 - (2) Drainage ways, unimproved;
 - (3) Flood routes.
 - x. Identification, location, size gradient, surface elevation, and invert elevation of any of the following required or proposed in the preliminary development plan:
 - (1) Sanitary sewers;
 - (2) Storm sewers;
 - (3) Sanitary manholes;
 - (4) Storm sewer inlets and manholes;
 - (5) Sump pump drainage systems.
 - y. Direction of storm water runoff from each lot and out-lot proposed or required in the preliminary development plan.
 - z. Location and composition of all screening material;
 - aa. General landscaping plan;
 - ab. Parking plan and direction of traffic flow;
 - ac. Location and dimensions of curb cuts;
 - ad. Sign and lighting plan;
 - ae. Location and dimension of any other physical improvements.
 - af. All other submission materials required in sec. SEC: 15.14-5. (Added 1/20/04 by Ord. No. 4926)
4. The ~~P~~preliminary ~~D~~development ~~P~~plan shall contain the name and seal or seals of the professional engineer or engineers preparing all or any portion of the ~~P~~preliminary ~~D~~development ~~P~~plan. All waivers requested of the Town's codes and ordinances shall be listed on the ~~P~~preliminary ~~D~~development ~~P~~plan. Approval of the ~~P~~preliminary ~~D~~development ~~P~~plan shall not constitute waiver of any applicable Town codes and ordinances unless the waiver is specifically approved by the President and Board of Trustees.

SECTION 63: AMENDMENT “15.9-10 PUBLIC IMPROVEMENT ENGINEERING PLANS AND SPECIFICATIONS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.9-10 PUBLIC IMPROVEMENT ENGINEERING PLANS AND SPECIFICATIONS

- A. General. The owner or developer submitting public improvement engineering plans and specifications shall submit all the information required by this ~~S~~section in the form specified. Failure of an owner or developer to provide this information in the form required shall be sufficient grounds for the Town to refuse to accept the filing of public improvement engineering plans and specifications, to reject the plans and

- specifications at any stage in the review and approval process, to reject a **F**final **D**development **P**plan depicting lots or outlots served by such public improvements.
- B. Minimum Material to Be Submitted. Engineering plans and specifications shall be submitted for all public improvements proposed in or necessary to serve lots depicted in an approved **P**preliminary **D**development **P**plan or portion thereof. Such materials shall include, without limitation, plans, profiles, standard details, and special details drawn in sufficient detail and supported with sufficient data to make possible a complete and accurate determination of the extent of compliance or non-compliance with the Town's subdivision public improvement design standards and sufficient to permit construction and installation of the proposed improvements without additional or supporting engineering data.
- C. Required Form and Content of Public Improvement Engineering Plans and Specifications. Public improvement engineering plans, specifications, drawings, schematics and comparable material shall be submitted in the form and content as specified in **S**sec. 1.05 of [A Manual Of Practice For The Design Of Public Improvements In The Town Of Normal](#).

SECTION 64:**AMENDMENT** "15.9-11 FINAL DEVELOPMENT PLAN AND SUPPORTING MATERIAL" of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.9-11 FINAL DEVELOPMENT PLAN AND SUPPORTING MATERIAL

- A. General. The owner or developer submitting a final development plan shall submit all information required by this **S**section in the form specified. Failure of an owner or developer to provide this information in the form required shall be sufficient grounds for the Town to refuse to accept the filing of a **F**final **D**development **P**plan or to reject the final development plan in any stage of the review and approval process.
- B. Area Included in a Final Development Plan.
1. A final development plan shall not include any area not included in an approved and then valid preliminary development plan.
 2. A final development plan shall not depict any public or private improvements or lots served by, which are to be served by, or which under this Code require service by public or private improvements unless the utility plat for such public and private improvements has been submitted, reviewed, and approved.
- C. Required Form of Final Development Plans and Supporting Documents. Final development plans, certificates, and comparable material shall be submitted in the form as specified in **S**sec. 1.05 of [A Manual Of Practice For The Design Of Public Improvements In The Town Of Normal](#).
- D. Required Content of Final Development Plans.
1. Identification and Description.
 - a. The name of the planned unit development, not duplicating the name of any subdivision or planned unit development, a **F**final **P**plat or **F**final **D**development **P**plan of which has been recorded in McLean County, Illinois.
 - b. The legal description of all property included within the **F**final **D**development **P**plan, including a reference to the **S**section, **T**ownship, and **R**range.
 - c. Name and address of the owner or owners of record of all property within the **F**final **D**development **P**plan.
 - d. Name and address of the developer of the proposed planned unit development.
 - e. Name and address of the Registered Land Surveyor, Registered

Professional Engineer and Landscape Architect preparing the final development plan.

- f. Total acreage in the ~~F~~final ~~D~~development ~~P~~plan.
2. Lots, Outlots, Public and Private Improvements. A Registered Land Surveyor, Registered Professional Engineer or Landscape Architect or ~~C~~contractor shall prepare graphic representations of the following:
- a. Rights-of-way, including the names of any streets or roadways depicted.
 - b. Private streets, designating pavement width and street names.
 - c. Public easements.
 - d. Proposed lots of record consecutively numbered and keyed (on a supplemental sheet) to the lot numbering system used on the approved ~~P~~preliminary ~~D~~development ~~P~~plan.
 - e. Outlots, numbered consecutively and keyed (on a supplemental sheet) to the numbering system used on the approved ~~P~~preliminary ~~D~~development ~~P~~plan.
 - f. Minimum front yard setback lines and setback lines along the perimeter of the planned unit development.
 - g. Boundaries of the ~~P~~planned ~~U~~unit ~~D~~development; all of which shall be drawn to meet or exceed the following standards:
 - (1) Error of closure of boundary lines survey shall not exceed 5,000 (1 foot for each 5,000 feet of perimeter survey);
 - (2) Angular error shall not exceed plus or minus 20 seconds;
 - (3) Lot line dimensions shall be shown in feet and hundredths; and
 - (4) Angles occurring in any lot line between corners shall be shown in degrees, minutes and seconds.
 - h. Field references to:
 - (1) The nearest established street lines and official monuments which shall be accurately described in the plat by location, size and elevation;
 - (2) Township and section lines if the same are within the boundary of the final development plan or within 100 feet therefrom, referenced accurately to the lines of the subdivision by distances and angles; and
 - (3) All monuments placed at block corners, angle points and at intermediate points installed in such a manner that they may be located by a registered surveyor.
 - i. Railroad rights-of-way.
 - j. Public parks or areas to be designated as ~~C~~common ~~R~~recreation ~~S~~space and depiction of improvements to be made to the park or ~~C~~common ~~R~~recreation ~~S~~space.
 - k. Railroad crossings and rights-of-way.
 - l. Bridges.
 - m. Other areas dedicated or reserved to the public.
 - n. Location, width and type of surface material of all proposed sidewalks, pedestrian ways, driveways, parking areas and service areas.
 - o. Size, location, height, number of stories and type of construction and proposed use of permanent buildings and structures.
 - p. Size and location of proposed parking areas with arrangement of bays and aisles and with indication of the total number of spaces and direction of traffic flow.
 - q. Location and dimensions of curb cuts.
 - r. Detailed lighting plan with location, height and type of fixture of all

- street lights and parking area illumination sources.
 - s. Detailed screening plan indicating size, location and composition of all proposed screening materials.
 - t. Detailed landscaping plan indicating size, location and species of plant and landscaping materials.
 - u. Detailed sign plan.
 - v. All other submission materials required in sec. SEC: 15.14-5. (Added 1/20/04 by Ord. No. 4926)
3. Private restrictions and trusteeships and their periods of existence and all specific restrictive covenants and association standards applicable to the ~~P~~lanned ~~U~~nity ~~D~~evelopment must be submitted with the ~~F~~inal ~~D~~evelopment ~~P~~lan and must be filed with the Town Clerk and Recorder of Deeds. A certified copy of any subsequent changes to the covenants or restrictions or any additional by-laws or rules promulgated must also be filed with the Town Clerk.
 4. Certificates. The ~~F~~inal ~~D~~evelopment ~~P~~lan shall be accompanied by the following certificates which can be found in the Manual of Practice duly and appropriately executed:
 - a. Owner's, with Notary - (Exhibits A1, A2, and A3);
 - b. Surveyor's - (Exhibit B);
 - c. Drainage - (Exhibit C); and
 - d. County Clerk's - (Exhibit D).

SECTION 65: AMENDMENT “15.9-12 PAYMENT, PERFORMANCE AND WORKMANSHIP GUARANTEES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-12 PAYMENT, PERFORMANCE AND WORKMANSHIP GUARANTEES

A. Final Development Plan Public Improvement Payment, Performance and Workmanship Bond.

1. Nature of the Obligation. Any owner or developer of a planned unit development shall submit a ~~F~~inal ~~D~~evelopment ~~P~~lan ~~P~~ublic ~~I~~mprovement ~~P~~ayment, ~~P~~erformance and ~~W~~orkmanship ~~B~~ond obligating the signer(s) to do each of the following:
 - a. Install all public improvements depicted on or in an approved preliminary development plan, engineering plans and specifications or final development plan in accordance with the approved ~~U~~tility ~~P~~lat.
 - b. Pay all plan review and inspection fees.
 - c. Prepare and submit to the Town one complete set of plans and specifications showing such required utilities as actually installed in the manner described in sec. SEC: 16.3-5 of the Subdivision Code.

In each case within ~~two~~(2) years following the approval of the final development plan by the President and Board of Trustees of the Town and prior to acceptance of the improvements for maintenance. In addition, the execution of the developer's ~~F~~inal ~~D~~evelopment ~~P~~lan ~~P~~ublic ~~I~~mprovement ~~P~~ayment, ~~P~~erformance and ~~W~~orkmanship ~~B~~ond shall obligate the signer(s) to guarantee the improvements against faulty materials and workmanship for a period of one year following acceptance of the improvements for maintenance by the President and Board of Trustees of the Town.

2. Penal Amount of Bond and Security.

a. Penal Amount. The penal amount of the ~~F~~final ~~D~~development ~~P~~plan ~~P~~ublic ~~I~~mprovement ~~P~~ayment and ~~P~~erformance and ~~W~~orkmanship ~~B~~bond shall be the higher of the following:

- (1) If some or all of the improvements have been installed, inspected, and approved, then ~~one hundred and five percent (105%)~~ of the Town Engineer's written estimate of the cost of installing all public improvements not then installed and inspected, and ~~five percent (5%)~~ of the Town Engineer's

estimate for all the improvements installed as a retainage until acceptance of the improvements by the Town plus ~~five percent (5%)~~ of the Town Engineer's estimate for all improvements installed as a ~~one (1)~~ year guarantee for the materials and workmanship of all improvements. Also, the developer must pay all plan review and inspection fees not paid, prepare all as-built plans and specifications not then submitted.

- (2) If none of the improvements have been installed, then ~~one hundred and five percent (105%)~~ of the Town Engineer's written estimate of the cost of installing all public improvements, guaranteeing the materials and workmanship of all the improvements. Also, the developer must pay all plan review and inspection fees not paid and prepare as-built plans and specifications not then submitted.

b. Security. The ~~F~~final ~~D~~development ~~P~~plan ~~P~~ublic ~~I~~mprovement ~~P~~ayment, ~~P~~erformance and ~~W~~orkmanship ~~B~~bond shall be secured in one of the following ways:

- (1) By posting a corporate surety bond with the owner or developer as ~~P~~principal and an insurance company duly authorized to do business in the State of Illinois as surety in a penal amount not less than that specified in ~~sec. SEC. 16.3-4(A)(2)(a)~~ of the Subdivision Code. The owner or developer shall keep such corporate surety bond in full force and effect until ~~one (1)~~ year after official action by the President and Board of Trustees of the Town of Normal accepting the ~~P~~lanned ~~U~~nit ~~D~~development for maintenance or until such later date as any written claim against the surety by the Town is finally resolved.
- (2) By posting a cash escrow account in a local bank or savings and loan association in the amount specified in ~~sec. SEC. 16.3-4(A)(2)(a)~~ as adjusted by any releases authorized pursuant to ~~sec. SEC. 16.3-4(A)(4)~~ of the Subdivision Code.
- (3) By posting an irrevocable letter of credit in the amount specified in ~~sec. SEC. 16.3-4(A)(2)(a)~~ of the Subdivision Code from a local bank or savings and loan association naming the Town as a beneficiary thereof.
- (4) By posting a corporate surety bond with the contractor for the owner or developer as principal and an insurance company duly authorized to do business in the State of Illinois as surety in a penal amount equal to the owner's or developer's obligations as specified in ~~sec. SEC. 16.3-4(A)(2)(a)~~ of the Subdivision Code. The contractor for the owner or developer shall keep such corporate surety bond in full force and effect until ~~one (1)~~ year after official action by the President and Board of Trustees of the Town of Normal accepting the

planned unit development for maintenance or until such later date as any written claim against the surety by the Town is finally resolved.

3. Form of Bond and Security Documents. The final development plan shall be accompanied by the following forms, which are found in the Manual of Practice, duly and appropriately executed:

a. The form of the ~~F~~final ~~D~~development ~~P~~plan ~~P~~public ~~I~~improvement ~~P~~payment, ~~P~~performance and ~~W~~workmanship ~~B~~bond secured by corporate surety is as provided in Exhibit F or F-1.

b.

The form of the ~~F~~final ~~D~~development ~~P~~plan ~~P~~public ~~I~~improvement ~~P~~payment, ~~P~~performance and ~~W~~workmanship ~~B~~bond secured by cash escrow is provided in Exhibit G.

c. The form of the ~~F~~final ~~D~~development ~~P~~plan ~~P~~public ~~I~~improvement ~~P~~payment, ~~P~~performance and ~~W~~workmanship ~~B~~bond secured by an irrevocable letter of credit is as provided in Exhibit H.

4. Releases from Escrow Accounts Posted as Security. As installation of public improvements progresses, and is inspected and approved by the Town Engineer, releases from such escrow accounts, including interest accumulated thereon may be authorized by the Town Engineer in writing, based upon his estimate of the cost for work completed, inspected and approved, provided however, no release shall be made which would reduce the escrow account to an amount less than ~~10% percent~~ of the Town Engineer's original estimate of the cost of installing all public improvements, paying all plan review and inspection fees and preparing as-built plans until all public improvements in the ~~P~~planned ~~U~~unit ~~D~~development have been accepted for maintenance by the President and Board of Trustees of the Town, at which time the escrow account shall be released to an amount of not less than ~~5% percent~~ of the Town Engineer's original estimate of cost. Funds then remaining in the escrow account may be released one year after official action by the President and Board of Trustees of the Town of Normal accepted the ~~P~~planned ~~U~~unit ~~D~~development for maintenance or on such later date as any written claim against the escrow account by the Town is finally resolved.

B. Adjacent Substandard Roadway Improvement and Security.

1. Nature of the Obligation. Any owner or developer developing a planned unit development bordering on one or more roadways is obligated to contribute one-half the cost of improving such roadway or roadways on all streets; the obligation shall endure for ~~ten (10)~~ years from the date of the final development plan is recorded unless:

a. The developer builds the half of the street adjacent to his development, in which case the developer shall have no obligation; or

b. The Town obtains the right-of-way and ~~A~~adjacent ~~S~~substandard ~~R~~roadway ~~I~~improvement ~~G~~guarantee and Security for the roadway opposite the development, in which case the developer's obligation shall be limited to ~~five (5)~~ years from the date the final plan is recorded.

2. Guarantee and Security.

a. Security. The ~~A~~adjacent ~~S~~substandard ~~R~~roadway ~~I~~improvement ~~G~~guarantee shall be secured in one of the following ways:

- (1) By posting a corporate surety bond with the owner or developer as ~~P~~principal and an insurance company duly authorized to do business in the State of Illinois as surety in a penal amount not less than that determined by ~~sec. SEC.~~ 16.3-4(B)(1) of the Subdivision Code. The owner or developer shall keep such corporate surety bond in full force and effect until one year after official action by the President

- and Board of Trustees of the Town of Normal accepting the street for maintenance or until such later date as any written claim against the surety by the Town is finally resolved.
- (2) By posting a cash reserve account with the Town of Normal in the amount determined by ~~sec. SEC.~~ 16.3-4(B)(1) as adjusted by releases authorized pursuant to ~~sec. SEC.~~ 16.3-4(A)(4) of the Subdivision Code.
 - (3) By posting an irrevocable letter of credit in the amount determined by ~~sec. SEC.~~ 16.3-4(B)(1) of the Subdivision Code from a local bank or savings and loan association naming the Town as beneficiary thereof.
- b. Form of Guarantee. The final development plan shall be accompanied by the following, which are found in The Manual of Practice, duly and appropriately executed:
- (1) The form of the ~~A~~adjacent ~~S~~ubstandard ~~R~~oadway ~~I~~mprovement ~~G~~uarantee and ~~S~~ecurity secured by corporate surety is as provided in Exhibit I.
 - (2) The form of the ~~A~~adjacent ~~S~~ubstandard ~~R~~oadway ~~I~~mprovement ~~G~~uarantee secured by cash escrow is as provided in Exhibit J.
 - (3) The form of the ~~A~~adjacent ~~S~~ubstandard ~~R~~oadway ~~I~~mprovement ~~G~~uarantee and ~~S~~ecurity secured by an irrevocable letter of credit is as provided in Exhibit K.

SECTION 66: AMENDMENT “15.9-13 AS-BUILT PLANS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-13 AS-BUILT PLANS

- A. General. After completion, inspection, and approval of all public improvements but prior to acceptance of the public improvements for maintenance, the owner or developer shall submit all information required by this ~~S~~ection in the form specified. Failure of an owner or developer to provide this information in the form required shall be sufficient grounds for the Town to refuse to release the owner or developer from his or its ~~F~~inal ~~D~~evelopment ~~P~~lan ~~P~~ublic ~~I~~mprovement ~~P~~ayment, ~~P~~erformance and ~~W~~orkmanship ~~B~~ond; ~~A~~adjacent ~~S~~ubstandard ~~R~~oadway ~~I~~mprovement ~~G~~uarantee or to release the security or reserve for such bond, bonds or guarantee, and shall constitute a violation of this Code.
- B. Required Form. As-built plans shall consist of photographic reproductions of abelene, tracing cloth or mylar, with a maximum size of 24²² inches by 36 inches²².
- C. Required Content. As-built plans shall provide the content required for utilities (specified in ~~sec. SEC.~~ 16.3-2(D) of the Subdivision Code) but shall accurately depict the plans, profiles, standard details and special details as actually installed, inspected and approved, rather than as proposed.

SECTION 67: AMENDMENT “15.9-14 SPECIFIC REGULATIONS FOR RESIDENTIAL PLANNED UNIT DEVELOPMENTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-14 SPECIFIC REGULATIONS FOR RESIDENTIAL PLANNED UNIT DEVELOPMENTS

- A. Intent. It is the intent of this Section to provide specific additional regulations for ~~P~~planned ~~U~~nit ~~D~~evelopments located in residential zoning districts.
- B. Permitted Uses in a Residential Planned Unit Development. In addition to the lawfully authorized uses permitted in each zoning district, the following additional uses are permitted in a ~~R~~residential ~~P~~planned ~~U~~nit ~~D~~evelopment:
 - 1. Residential Planned Unit Developments in the ~~R-1AA~~, R-1A, ~~and~~ R-1B, ~~and~~ ~~R-2~~ Zoning Districts.
 - a. Semi-detached single-family dwelling units (~~one~~(1) dwelling unit joined to ~~one~~(1) other dwelling unit by a party wall);
 - b. Attached single-family dwelling units, townhouses and row houses in groups of no more than ~~five~~(5) dwelling units per building;
 - c. Uses authorized in the underlying zoning district by special use permit or after site plan review.
 - ~~2. Residential Planned Unit Developments in the R-2 District. Same as in the R-1 District.~~
 - 3. Residential Planned Unit Developments in the R-3A and R-3B Districts.
 - a. Semi-detached single-family dwelling units (~~one~~(1) dwelling unit joined to ~~one~~(1) other dwelling unit by a party wall);
 - b. Attached single-family dwelling units, townhouses and row houses in groups of no more than ~~five~~(5) dwelling units per building;
 - c. Multi-family dwellings or apartment dwellings;
 - d. Uses authorized in the underlying zoning district by special use permit or after site plan review.
 - ~~4. Detached single-family mobile homes (R-4 Zoning District only).~~
 - ~~5. Detached single-family manufactured units (R-4 Zoning District only). (Amended 11/20/95 by Ord. No. 4356)~~
- C. Minimum Land Area Requirement for a Residential Planned Unit Development.
 - 1. In ~~R-1AA~~, R-1A and R-1B ~~P~~planned ~~U~~nit ~~D~~evelopments – ~~five~~(5) acres.
 - 2. In R-2 ~~P~~planned ~~U~~nit ~~D~~evelopments – ~~five~~(5) acres.
 - 3. In R-3 ~~P~~planned ~~U~~nit ~~D~~evelopments – ~~one~~(1) acre.
- D. Minimum Dwelling Unit Requirement. No ~~R~~residential ~~P~~planned ~~U~~nit ~~D~~evelopment shall contain less than ~~five~~(5) dwelling units.
- E. Density, Floor Area and Common Recreation Space and Requirements For Residential Planned Unit Developments Outside of the Parking Impact Zone. In accordance with the following table:

Zoning District	Maximum Net Density (Dwelling Units/Acres)	Maximum Floor Area (% of Land Area)	Minimum Open Space (% of Floor Area)	Minimum Common Recreation Space (% of Floor Area)
R-1A	4.00	20.0%	380%	18%
R-1B	8.00	34.8%	210%	14%
R-2	10.00	40.0%	180%	13%
R-3A	23.00	52.8%	140%	12%
R-3B	58.00	80.0%	85%	10%

Zoning District	Maximum Net Density (Dwelling Units/Acres)	Maximum Floor Area (% of Land Area)	Minimum Open Space (% of Floor Area)	Minimum Common Recreation Space (% of Floor Area)
R-1AA	2.00	10.0%	800%	25%
R-1A	4.00	20.0%	380%	18%
R-1B	8.00	34.8%	210%	14%
R-2	10.00	40.0%	180%	13%
R-3A	23.00	52.8%	140%	12%
R-3B	58.00	80.0%	85%	10%
R-4	8.00	34.8%	210%	14%

- F. Minimum Off-Street Parking Requirements. Two ~~(2)~~ parking spaces for each dwelling unit, unless the property is in the Parking Impact Zone. Then, the provisions of the Parking Impact Zone shall apply.
- G. Architectural Plans. When townhouses (rowhouses) are proposed as a part of a ~~P~~planned ~~U~~unit ~~D~~development in the ~~R-1AA~~, R-1A, R-1B and R-~~2~~ Districts, building elevations and architectural renderings shall be required with submission of the preliminary development plan.
- H. R-3A and R-3B Planned Unit Developments within the Parking Impact Zone. Within the Parking Impact Zone, R-3A and R-3B ~~PUDs~~ ~~planned unit developments~~ shall not have a maximum net density, maximum floor area, minimum open space, or minimum common recreational space. Such ~~PUDs~~ ~~planned unit developments~~ shall meet the minimum green space requirement as set forth in ~~sec. SEC. 15.14-7(D)~~ and minimum parking requirements and setbacks established in ~~sec. SEC. 15.7-4~~.

(Entire SEC. 15.9-14 Amended 9/20/10 by Ord. No. 5349)

SECTION 68: AMENDMENT “15.9-15 SPECIFIC REGULATIONS FOR COMMERCIAL PLANNED UNIT DEVELOPMENTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-15 SPECIFIC REGULATIONS FOR COMMERCIAL PLANNED UNIT DEVELOPMENTS

- A. Intent. It is the intent of these requirements to provide additional specific regulations for ~~P~~planned ~~U~~unit ~~D~~developments located in commercial or business districts.
- B. Permitted Uses. Uses authorized in the underlying zoning district by special use permit or after site plan review.
- C. Minimum Land Area Requirement for a Commercial Planned Unit Development. One ~~(+)~~ acre.
- D. Minimum Use Requirement. No ~~C~~commercial ~~P~~planned ~~U~~unit ~~D~~development shall contain less than ~~three (3)~~ commercial uses.
- E. Maximum Floor Area Requirement. Thirty-one percent ~~(31%)~~ of the gross land area in the ~~P~~planned ~~U~~unit ~~D~~development.
- F. Minimum Landscaped Open Space Requirement. Fifteen percent ~~(15%)~~ of the gross land area in the ~~P~~planned ~~U~~unit ~~D~~development.

- G. Minimum Off-Street Parking Requirement. Four and one-half (~~4.5~~) parking spaces for every ~~one thousand~~ (1,000) square feet of gross floor area.

SECTION 69: AMENDMENT “15.9-16 SPECIFIC REGULATIONS FOR INDUSTRIAL PLANNED UNIT DEVELOPMENT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.9-16 SPECIFIC REGULATIONS FOR INDUSTRIAL PLANNED UNIT DEVELOPMENT

- A. Intent. It is the intent of these requirements to provide additional specific regulations for ~~P~~planned ~~U~~nit ~~D~~evelopments located in the Industrial or Manufacturing Zoning District.
- B. Permitted Uses. Uses authorized in the underlying zoning district by special use permit or after site plan review.
- C. Minimum Land Area Requirement for an Industrial Planned Unit Development. Two (~~2~~) acres.
- D. Minimum Use Requirement. No ~~I~~ndustrial ~~P~~planned ~~U~~nit ~~D~~evelopment shall contain less than ~~three~~ (3) industrial uses.
- E. Maximum Floor Area Requirement. Fifty percent (~~50%~~) of the gross land area in the ~~P~~planned ~~U~~nit ~~D~~evelopment.
- F. Minimum Landscaped Open Space Requirement. Ten percent (~~10%~~) of the gross land area in the ~~P~~planned ~~U~~nit ~~D~~evelopment.
- G. Minimum Off-Street Parking Requirement. One (~~1~~) parking space for every ~~six hundred~~ (600) square feet of gross floor area.

SECTION 70: AMENDMENT “15.9-17 SPECIFIC REGULATIONS FOR A C-1 MULTI-USE OFFICE PARK (One Normal Plaza PUD)” of the Normal Temporary is hereby *amended* as follows:

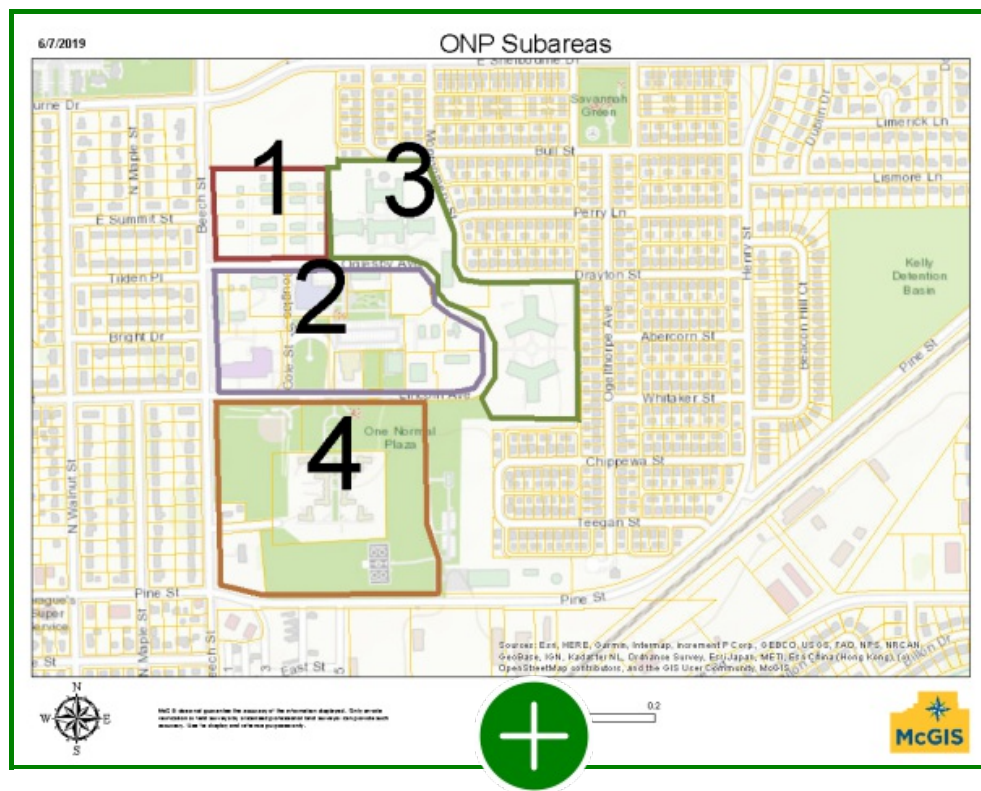
AMENDMENT

15.9-17 SPECIFIC REGULATIONS FOR A C-1 MULTI-USE OFFICE PARK (One Normal Plaza PUD)

- A. Purpose. The purpose of the C-1, Multi-Use Office Park Planned Unit Development is to accommodate the redevelopment and encourage the re-use of an existing set of structures on a site that has been vacated by the previous tenant and/or owner. These provisions only pertain to the C-1 Multi-Use Office Park PUD approved before June 4, 2020 – the One Normal Plaza PUD.
- B. The multi-use office park has a controlled environment; it is not merely a free-standing office building, but a cluster of structures having characteristics of the planned unit development. In some respects, the multi-use office park may be similar to the shopping center and the industrial park, in that there are elements of shared parking, directional signage, extensive landscaped areas, and overall project coherence. Depending on its size and level of employment, the multi-use office park may include corollary uses such as a retail store, bank, restaurant, conference center and residential uses. Flexibility is a factor in multi-use office park design. The grouping and use of buildings may be designed to meet special requirements for a single tenant or to provide for multiple tenants.

C. Subareas. Because the properties and buildings in the One Normal Plaza PUD are suited to and have a history of different types of land uses, the overall PUD is divided into 4 subareas each with its own land use restrictions and design standards. The 4 subareas are shown in [Figure 15.9-17\(C\) below](#). ~~Illustration 1.~~

1. Subarea 1 is the area on the north side of the PUD containing the 8 historic “boys dormitories” and more recent, detached garages. This area is almost entirely residential in nature.
 2. Subarea 2 is the area inside the Lincoln/Oglesby loop road and contains a mixture of institutional, industrial, and residential structures. Land uses inside this area include an educational institution, a community center, a swimming facility, a software company, and residences.
 3. Subarea 3 is the area east and north east of Subarea 2. Land uses within this subarea include an educational institution, several nonprofits, and small personal service businesses.
 4. Subarea 4 is the area on the south side of Lincoln. This subarea includes a large public park space, several small-scale personal service businesses, and a small educational institution.
5. [Figure 15.9-17\(C\): Map of One Normal Plaza PUD Subareas](#)



D. Permitted and Special Uses. Land uses listed as special uses shall be processed and approved as part of an amendment to the **P**lanned **U**nity **D**evelopment.

Notes: (1) Entertainment (indoor), Restaurant, Eating and Drinking Establishment uses shall not exceed 20,000 square feet in aggregate. (2) In Sub-Area 2, Arcade and Billiard uses shall not exceed 5,000 square feet each. Key: P - Permitted use without limit, PL - Permitted use limited to 5,000 square feet, S - Special use

Land Use	Sub-Area 1	Sub-Area 2	Sub-Area 3	Sub-Area 4
Assisted Living, Nursing Homes	-	P	P	-
Auditorium	-	P	-	-

Bed and Breakfast	S	S	-	-
Churches and Other Places of Public Worship	-	P	P	PL
Community Center	-	P	-	-
Day Care Center	-	PL	PL	PL
Day Care Home	-	P	-	-
Dwelling, Single-Family	P	P	-	P
Dwelling, Two-Family (max. of 2 unrelated individuals)	P	P	-	P
Dwellings, Multifamily (max. of 2 unrelated individuals)	-	P	-	-
Educational Facilities	-	P	P	PL
Entertainment, Indoor	-	PL	PL	-
Financial Institution (Banks, Credit Unions, Title Company)	-	PL	PL	PL
Home-based businesses per the restrictions in sec. 15.4-(D)	P	-	-	-
Legislative Hall	-	P	-	-
Library	-	P	-	-
Medical, Offices, Laboratories, Diagnostics, Services, Rehab	-	P	P	PL
Museum/Exhibition Hall	-	P	P	PL
Office, Professional	-	P	-	-
Park	-	P	P	P
Parking Lot	-	P	P	P
Personal Services Establishment, General	-	PL	PL	PL
Police Station	-	P	P	-
Recreational, Indoor	-	P	PL	PL
Restaurant, Eating and Drinking Establishment	-	PL	-	PL
Retail Goods Establishment	-	PL	-	-

1. Subarea 1:

a. Permitted Uses:

- (1) Dwelling, Single Family
- (2) Dwelling, Two-Family (Limited to a max. of 2 unrelated individuals)
- (3) Home-based businesses per the restrictions in Sec. 15.4-(D):

b. Special Uses:

- (1) Bed & Breakfast

2. Subarea 2:

a. Permitted Uses, No Space Limitation:

- (1) Ambulatory Surgical Treatment Center or Surgi-Center
- (2) Art Gallery/Museum
- (3) Auditorium
- (4) Birthing Center

- (5) Churches and Other Places of Public Worship
- (6) Community Center
- (7) Computer Data-Processing Center
- (8) Day Care, Home
- (9) Diagnostic Imaging Center
- (10) Diagnostic Laboratory Testing Center
- (11) Dwellings, Single Family
- (12) Dwellings, Two Family (Limited to a max. of 2 unrelated individuals)
- (13) Dwellings, Multifamily (Limited to a max. of 2 unrelated individuals)
- (14) Educational Facilities
- (15) Legislative Hall
- (16) Library
- (17) Nursing, Retirement, and Therapeutic Homes
- (18) Office Building, Office
- (19) Park
- (20) Parking Lot
- (21) Police Sub-Station
- (22) Post-surgical Recovery Care Center
- (23) Recreation Center
- (24) Swimming Facility
- (25) Welfare Agency

b. Permitted Uses, Maximum 5,000 s.f.

- (1) Antique Shop
- (2) Apparel, Shoe, and Accessory Store
- (3) Arcade*
- (4) Art, Craft, and Education Supplies
- (5) Art studio
- (6) Bank
- (7) Barber Shop, Beauty Salon, and Spa
- (8) Billiard Hall*
- (9) Book, Magazine, and Newspaper Store
- (10) Camera and Photo Supply Store
- (11) Convenience Store
- (12) Day Care Center
- (13) Drug Store/Pharmacy
- (14) Dry Cleaning, Laundry, and Laundromat
- (15) Eating and Drinking Establishments* (drive-throughs prohibited)
- (16) Electronic Service and Repair
- (17) Fitness, Dance Studio, and Gym*
- (18) Flower Shop
- (19) Gift, Novelty, and Souvenir Shop
- (20) Grocery Store
- (21) Hardware Store
- (22) Hobby and Toy Shops
- (23) Jewelry Sales and Repair
- (24) Locksmith
- (25) Luggage and Leather Goods
- (26) Mailing Services
- (27) Music Store
- (28) Office Supply
- (29) Optical Goods Shop
- (30) Pet Grooming and Supplies Shop
- (31) Photocopying and Printing
- (32) Photography Studio and Supplies (on-site processing permitted)

- (33) Real Estate Rental and Tenant Services
- (34) Specialty Food Market (Bakery, Butcher, Fish Market, Produce, Dairy, etc.)
- (35) Sporting Goods Sales and Rental
- (36) Tailor, Seamstress, or Shoe Repair
- (37) Tanning Salon
- (38) Tobacco Shop
- (39) Training Center
- (40) Travel Agency and Tour Operator

The uses above with an asterisk are limited to an overall, aggregated limit of 20,000 s.f.

e. Special Uses:

- (1) Bed & Breakfast

3. Subarea 3:

a. Permitted Uses, No Space Limitation:

- (1) Ambulatory Surgical Treatment Center or Surgi-Center
- (2) Art Gallery, Museum
- (3) Birthing Center
- (4) Churches and Other Places of Public Worship
- (5) Computer Data Processing Center
- (6) Diagnostic Imaging Center
- (7) Diagnostic Laboratory Testing Center
- (8) Educational Facilities
- (9) Nursing, Retirement, and Therapeutic Homes
- (10) Office Building, Office
- (11) Park
- (12) Parking Lot
- (13) Police Sub-Station
- (14) Post-surgical Recovery Care Center
- (15) Welfare Agency

b. Permitted Uses, Maximum 5,000 s.f.

- (1) Art studio
- (2) Bank
- (3) Barber Shop, Beauty Salon, and Spa
- (4) Day Care Center
- (5) Dry Cleaning, Laundry, and Laundromat
- (6) Electronic Service and Repair
- (7) Fitness, Dance Studio
- (8) Locksmith
- (9) Mailing Services
- (10) Photocopying and Printing
- (11) Photography Studio and Supplies (on-site processing permitted)
- (12) Real Estate Rental and Tenant Services
- (13) Tailor, Seamstress, or Shoe Repair
- (14) Tanning Salon
- (15) Training Center
- (16) Travel Agency and Tour Operator

4. Subarea 4:

a. Permitted Uses, No Space Limitation:

- (1) Park
- (2) Dwelling, Single Family
- (3) Dwelling, Two Family (Limited to a max. of 2 unrelated individuals)

b. Permitted Uses, Maximum 5,000 s.f.

- (1) Ambulatory Surgical Treatment Center or Surgi-Center

- (2) Art Gallery, Museum
- (3) Art studio
- (4) Bank
- (5) Barber, Beauty Shop, Spa
- (6) Birthing Center
- (7) Churches and Other Places of Public Worship
- (8) Computer Data Processing Center
- (9) Day Care Center
- (10) Diagnostic Imaging Center
- (11) Diagnostic Laboratory Testing Center
- (12) Dry Cleaning, Laundry, and Laundromat
- (13) Eating and Drinking Establishments
- (14) Educational Facilities
- (15) Electronic Service and Repair
- (16) Fitness, Dance Studio
- (17) Locksmith
- (18) Mailing Services
- (19) Office Building, Office
- (20) Parking Lot
- (21) Photocopying and Printing
- (22) Photography Studio and Supplies (on-site processing permitted)
- (23) Post-surgical Recovery Care Center
- (24) Real Estate Rental and Tenant Services
- (25) Tailor, Seamstress, or Shoe Repair
- (26) Tanning Salon
- (27) Training Center
- (28) Travel Agency and Tour Operator
- (29) Welfare Agency

E. Bulk Regulations.

1. Subarea 1.

- a. Lot Size and Width: Lot sizes and widths are fixed at the current dimensions as of June 2020. Subdivision is not permitted.
- b. Green Space: Interior lots (Lots 103, 104, 107, and 108 – addressed as 602 604, 606 1/2 and 608 Oglesby) to maintain existing green space, which is all but the house, the 2-car garage, and the parking areas described in sec. See. 15.9-17(E)(1)(g). Corner lots (Lots 102, 105, 106, and 109 – addressed as 602, 604 1/2-, 606, and 608 1/2 Oglesby) to maintain open space remaining outside of the house and garages as permitted in sec. See. 15.9-17(E)(1)(g). “Green space” in Subarea 1 may include no more than 50% of nonvegetated space for things such as pools and impermeable landscape elements.
- c. Setbacks: To match existing.
- d. Building Height: Primary residential structure and detached garages to match existing.
- e. Building Style: Were a structure to be rebuilt, it would need to be rebuilt to exactly match the existing structures within Subarea 1.
- f. Fences and Walls: To match existing masonry and metal fences and walls within Subarea 1.
- g. Parking.
 - (1) The 4 interior lots and 2 corner lots on the south are limited to one 2-car garage and adjacent 2-car driveway and a single-car driveway or circular driveway adjacent to the house.
 - (2) The 2 corner lots on the north end are limited to two 2-car garages, adjacent 2-car driveways, and a single-car driveway adjacent to the house. Circular driveways not permitted on lots with a second

detached garage.

2. Subarea 2.
 - a. Lot Size and Width: No minimums
 - b. Green Space: 50% green space minimum (See definition of Landscape in [sec. 15.3-2](#) ~~Sec. 15.14-4~~)
 - c. Setbacks: Setbacks should be flexible with priority given to green space along public streets and adjacent to the public parking lot.
 - d. Building Height: maximum of 35 feet or 2 stories, whichever is taller.
 - e. Building Style: New construction and building additions must complement the architectural style of the existing structures within this Subarea.
 - f. Fences and Walls: Design must complement fences and walls within Subarea 1.
3. Subarea 3.
 - a. Lot Size and Width: No minimums
 - b. Green Space: 50% green space minimum (See definition of Landscape in [sec. 15.3-2](#) ~~Sec. 15.14-4~~)
 - c. Setbacks: Setbacks should be flexible with priority given to green space along public streets and adjacent to residential properties.
 - d. Building Height: maximum of 35 feet or 2 stories, whichever is taller.
 - e. Building Style: Building additions must complement the architectural style of the existing structures within this Subarea.
 - f. Fences and Walls: Design must complement fences and walls within Subarea 1.
4. Subarea 4.
 - a. Lot Size and Width: No minimums
 - b. Green Space: 60% green space minimum per lot. (See definition of Landscape in [sec. 15.3-2](#) ~~Sec. 15.14-4~~).
 - c. Setbacks: Setbacks should be flexible with priority given to green space along public streets and adjacent to residential properties.
 - d. Building Height: Within Normandy Village, maximum building height must match existing cottages. Elsewhere in Subarea 4, the maximum height for residential structures is 2 stories, and the maximum height for non-residential structures is 1 story.
 - e. Building Style: Building additions and new construction within Normandy Village must match the style and architectural details of the existing architecture. New construction elsewhere in Subarea 4 must complement the overall architectural style within One Normal Plaza.
 - f. Fences and Walls. Fencing and/or walls are not permitted within Normandy Village unless required by the ~~S~~state for day care operation, in which case the fence standards from Subarea 1 apply. Fencing elsewhere in Subarea 4 is subject to the fence standards from Subarea 1.

F. Signs.

1. Subarea 1. See [sec. 15.4-4\(D\)\(4\)](#) ~~Sec. 15.4-4(D)(4)~~ for sign provisions pertaining to signs for home occupations.
2. Subarea 2.
 - a. Monument signs are the only permitted type of freestanding sign. Monument signs are limited to 6 feet height and 75 square feet in area. Each property may have one monument sign per vehicular entrance to the site.
 - b. Lighting of monument signs limited to downlighting or low-level landscape lighting. Lighting of wall signs limited to downlighting or backlighting.
 - c. Wall signs limited to 1 square foot per 1 linear foot of street frontage. Wall signs limited to individual pin letters or comparable. No internally lit box signs permitted.
3. Subarea 3.

- a. Monument signs are the only permitted type of freestanding sign. Monument signs are limited to 6 feet height and 75 square feet in area. Each property may have one monument sign per vehicular entrance to the site.
 - b. Lighting of monument signs limited to downlighting or low-level landscape lighting. Lighting of wall signs limited to downlighting.
 - c. Wall signs limited to 1 square foot per 1 linear foot of street frontage. Wall signs limited to individual pin letters. No internally lit box signs permitted.
4. Subarea 4.
- a. Pole signs are prohibited.
 - b. Low-rise signs are limited to 8 feet height and 75 square feet in area. Each property may have one monument sign per vehicular entrance to the site. Each building can have an identification sign no larger than 6 square feet in size and no more than 4 feet tall.
 - c. Lighting of monument signs limited to downlighting or low-level landscape lighting.
 - d. Wall signs are not permitted.
- G. Off-Street Parking and Loading. Parking regulations for Subarea 1 are included in ~~sec.~~~~See:~~ 15.9-17(E)(1). For Subareas 2, 3, and 4, there are no parking minimums. A multi-use office park is unique in its environment and characteristics, and it is not accurate to utilize generalized planning factors for these traffic and parking generators. All uses within multi-use office parks are traffic generators; however, they must accommodate the needs of those who use automobiles to visit them. The multi-use office park must accommodate needs of a variety of parker types; parking space needs must be considered in relation to use characteristics, building layout and site constraints. Parking demand will vary with the size of the multi-use office park and its activities. Parking facilities should be large enough to accommodate worker shift changes, if any, which is the peak time for parking. Because of differing uses located in a multi-use office park, planning ratios of total employee or gross floor area are unreliable for estimating parking needs. In order to evaluate parking space needs, number of employees and building use should be accounted for on a site-specific basis. A definitive parking space needs estimate for each use in a multi-use office park can be derived using four variables:
- 1. Typical daily tenant-employee population;
 - 2. Typical daily tenant-caller population;
 - 3. Percent of tenant-employees being auto drivers; and
 - 4. Percent of tenant-callers being auto drivers.
- Based on the above guidelines, the final development plan for the multi-use office park shall reflect parking adequate to handle proposed uses.
- H. Business Operations.
- 1. Subarea 1. ~~Not applicable.~~ ~~N/A~~
 - 2. Subarea 2. Business operations with a public interface limited to 10 p.m. Sunday through Thursday and 11 p.m. Friday and Saturday.
 - 3. Subarea 3. Business operations with a public interface limited to 10 p.m.
 - 4. Subarea 4. Business operations with a public interface limited to 10 p.m. Sunday through Thursday and 11 p.m. Friday and Saturday.
- I. Any new construction that takes place within a C-1 Multi-Use Office Park Planned Unit Development shall meet all applicable regulations and standards contained in other sections of this ~~C~~chapter of the Municipal Code where ~~sec.~~~~See:~~ 15.9-17 of the code is silent.
- J. The Town Council may waive any portion of the standards, requirements, or procedures for this section of the Code, provided that such waivers are not contrary to the spirit, purpose and intent of this Code and in accordance with all applicable ~~F~~federal and ~~S~~state laws.

(Entire SEC 15.9-17 Amended 08/16/21 by ORD. No. 5874)

SECTION 71: AMENDMENT “15.10-1 PURPOSE” of the Normal

Temporary is hereby *amended* as follows:

AMENDMENT

15.10-1 PURPOSE

Recognized are certain uses of land which by their very nature and their unique characteristics cannot be permitted in a particular district or districts without special consideration being given to the characteristics of surrounding property, as well as the site itself and the impact such a use would have on adjoining or nearby property. The purpose of this section is to specify standards that shall be required to be met before the issuance of a special use permit. In addition to the underlying zoning district regulations and the general standards applicable to all **S**pecial **U**se requests, each **S**pecial **U**se shall meet the specific standards set forth for that particular use and any conditions imposed by the corporate authority in the ordinance granting the Special Use Permit.

Such **S**pecial **U**ses fall into two categories:

- A. Uses publicly operated or traditionally affected with a public interest.
- B. Uses entirely private in character, but of such a nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

SECTION 72: **AMENDMENT** “15.10-2 INITIATION OF SPECIAL USE APPLICATIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.10-2 INITIATION OF SPECIAL USE APPLICATIONS

The Town Council; the Town Staff, at the direction of the Town Council; any person having a freehold interest in land, or a possessory interest entitled to exclusive possession; or a contractual interest which may become a freehold interest or an exclusive possessory interest; and which is specifically enforceable may request to use such land for one or more of the **S**pecial **U**ses provided for in this Code in the zoning district in which the land is located.

SECTION 73: **AMENDMENT** “15.10-3 PROCESSING” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.10-3 PROCESSING

- A. Application for a Special Use. All requests for Special Use Permits other than those initiated by the Town Council or by the Town Staff at the direction of the Town Council shall only be accepted when filed on the proper application forms furnished by the office of the Town Clerk of the Town of Normal, which application form shall conform to the submission requirements listed in ~~sec. SEC.~~ 15.14-5 of this Code and which shall generally require the submission of a sketch plan showing the location and dimensions of all existing and proposed buildings, structures, driveways, parking areas with spaces marked and numbered, light poles or fixtures, landscaping indicating that which is to be planted and such existing landscaping as is to be retained. Where such

applications are required, the information requested on them is deemed to be a minimum and applicants may be required to supply additional information prior to hearings on their requests. ~~Such forms shall be filed in duplicate as~~ Two hard copies of such forms shall be filed as a prerequisite to the commencement of any action on the part of the Town. Hard copies may be in an 8.5x11 or 11x17 format unless otherwise instructed by Town staff. ~~except that if the site plan is filed on anything other than 8 1/2 x 11 inch paper, 18 copies rather than two (2) copies shall be submitted.~~ The Town Clerk shall, at such times as she is in receipt of completed applications for Special Use Permits, forward a copy of said application to the Zoning Board of Appeals. (Amended 1/20/04 by Ord. No. 4926)

- B. Hearing on Application. Upon receipt in proper form of the application and supporting material referred to above, the Zoning Board of Appeals shall hold a least ~~one (1)~~ administrative public hearing on the proposed Special Use in the manner provided in ~~sec. SEC. 15.12-1(c)(3)(b)~~. If variations to the bulk, sign and off-street parking and loading regulations of this Code would otherwise be necessary for the development proposal, such proposal shall be exempt from the administrative public hearing on the variation request and such review procedure shall be deemed to occur simultaneously with the Zoning Board of Appeals' administrative public hearing and recommendation on the Special Use Permit application.

SECTION 74: AMENDMENT "15.10-4 SPECIAL USE STANDARDS" of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.10-4 SPECIAL USE STANDARDS

The purpose of this ~~S~~section is to specify standards that shall be required to have been met before the issuance of a ~~S~~special ~~U~~use ~~P~~permit. In addition to the standards summarized in this ~~S~~section, each ~~S~~special ~~U~~use applicant shall show that the ~~S~~special ~~U~~use requested conforms specifically, or by necessary implication, to the general standards for evaluation of a ~~S~~special ~~U~~use as stated in ~~sec. SEC. 15.10-5(A)(2)~~ of this Code.

- A. Agricultural and Horticultural Fairs, Displays and Exhibits.
1. Minimum Fencing/Screening Required. In accordance with ~~sec. SEC. 15.4-7(C)~~ and ~~Division division 15.14~~ of this Code. (Amended 1/20/04 by Ord. No. 4926)
 2. Minimum Lot Size.
 - a. Area: 25 ~~A~~acres.
 - b. Width ~~(ft.)~~: 500 feet.
 3. Required Yards ~~(feet)~~.
 - a. Front:
 - (1) Major Street: 150 feet.
 - (2) Collector Street: 150 feet.
 - (3) Minor Street: 150 feet.
 - b. Side: 100 feet.
 - c. Rear: 100 feet.
 4. Maximum Height (whichever is lower).
 - a. Feet: 50.
 - b. Stories: 4.
 5. Additional Requirements. No motor vehicle racetrack shall be erected or operated. Off-street parking and loading spaces shall be provided for 30% ~~percent~~ of the peak daily attendance as adduced from testimony before the Zoning Board of Appeals. Access shall be located on a major or collector

street or road and roadway shall have a minimum surface improvement of A-3. ~~Two-Twenty (20)~~ copies of a site plan shall be submitted showing graphic scale, north point, site size in acres; existing physical features such as drainage easements, streams, marshes; proposed location and dimensions of buildings and structures; proposed utilities showing size, types, locations and elevations (including water mains, valves, hydrants, sanitary and storm sewers); proposed sidewalks and pedestrian ways; parking plan and direction of traffic flow; landscaping plan; location of refuse storage (dumpsters must be screened); sign and lighting plan; drainage plan, indicating direction of run-off flow, location of catch basins, storm sewers and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities; location and dimensions of curb cuts (must be 150 feet from intersection and 150 feet for any other curb-cut serving facility); location and dimension of any other proposed physical improvements.

B. Animal Boarding, Kennel, Hospital, or Shelter, including an outdoor component.

1. Location. Outdoor animal enclosures must be in the side yard or rear yard.
2. Minimum Fencing/Screening Required. Six-foot privacy fence required along the property line adjacent to the yard in which the outdoor animal enclosures are located.
3. Minimum Lot Size. None.
4. Required Yards. Same as underlying district.
5. Minimum Separation from R-1 and R-2 Zoning. Must have at least 500 feet separation from the outdoor animal enclosures to the nearest R-1 or R-2 property line. If a building is between the outdoor animal enclosure and the R-1 or R-2 properties, the separation may be reduced to 250 feet.
6. Additional Requirements. Animals may not be in the outdoor enclosures before 7 a.m. or after 7 p.m.

C. Antennas. See Telecommunication Antennas (Added 6/16/97 by Ord. No. 4456)

D. Asphalt Plant.

1. Minimum Fencing/Screening Required. In accordance with ~~sec. SEC~~ 15.4-7(C) and ~~division Division~~ 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: ~~Five (5)~~ acres.
3. Required Yards ~~(feet)~~.
 - a. Front yard: 100 foot minimum
 - b. Side yard: 50 foot minimum
 - c. Corner side yard: 100 foot minimum
 - d. Rear yard: 50 foot minimum
4. Maximum Height (whichever is lower).
 - a. Feet: Same requirements as the zoning district in which proposed use is located; however, this height limit shall not apply to unoccupied structures used in asphalt production or storage.
 - b. Stories: Same requirements as the zoning district in which proposed use is located.
5. Additional Requirements.
 - a. The proposed facility shall comply with the current regulations set forth by the Illinois Environmental Protection Agency (~~IEPA~~). All emissions from the proposed facility, including noise, smoke, and particulate matter, must meet standards set by the ~~Illinois Environmental Protection Agency IEPA~~. The Town must receive confirmation from the IEPA that these standards are being met within 90 days of the Town granting an occupancy permit.
 - b. The facility shall have a hard-surfaced driveway of at least 25 feet wide wherever any truck traffic is proposed. With the exception of

equipment and material storage areas, all parking and traffic circulation areas shall be hard surfaced.

- c. Hours of operation for loaded asphalt trucks entering and leaving the site are ~~6:00~~ a.m. until 7:30 p.m., Monday through Saturday.
- d. Expanded hours and Sunday operation may be allowed on an occasional basis (no more than 12 projects per year) provided such operation is registered in advance with the Town of Normal. During expanded hours and Sunday operation, the City Manager may impose additional restrictions reasonably related to health, safety, and welfare.

- e. ~~Twenty (20)~~ Two copies of a site plan shall be submitted showing graphic scale, north point, site size in acres; existing physical features such as drainage easements, streams, marshes; proposed location and dimensions of buildings and structures, proposed utilities, showing size, types location and elevations (including water mains, valves, hydrants, sanitary and storm sewers); landscaping plan; location of refuse storage (dumpsters must be screened); sign and lighting plan; finished topography of site at two foot contour intervals; drainage plan, indicating direction of run-off flow, location of catch basins, storm sewers, and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities; proposed location, dimensions and surface materials of all off-street parking, loading and driveway areas.

(Entire Section C Amended 8/20/07 by Ord. No. 5145)

E. Bed and Breakfast.

1. Minimum Fencing/Screening Required. In accordance with ~~sec. SEC.~~ 15.4-7(C) and ~~division Division~~ 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: 7000 ~~square: feet:~~ plus 500 ~~square: feet:~~ for each bed and breakfast room.
 - b. Width: 60 ~~feet.~~
3. Required Yards. Same requirement as the zoning district in which proposed use is to be located.
4. Maximum Height. Same requirement as the zoning district in which proposed use is to be located.
5. Signs. One wall sign not to exceed 16 ~~square: feet:~~. Design shall be compatible with building style and surrounding area.
6. Additional Requirements.
 - a. Any structure devoted to the bed and breakfast use must have: S-3 Historic/Cultural zoning and a Certificate of Appropriateness issued by the Normal Historic Preservation Commission.
 - b. Provide a maximum of ~~five (5)~~ guest rooms, for rent, limited to two adult guests per night.
 - c. Shall operate for more than ~~ten (10)~~ nights in a ~~twelve (12)~~ month period.
 - d. ~~Twenty (20)~~ Two copies of a site plan, drawn to scale, shall be submitted in accordance with ~~sec. SEC.~~ 15.14-5 and shall generally include location and dimension of all existing and proposed structures, building setbacks, location and type of screening and fencing, location of parking area, access drives, and recreation areas. Dumpsters serving bed and breakfast must be screened by solid fence or plantings on all sides except that area that must remain unobstructed in order to allow garbage pick up. Location and types of landscaping materials. The lighting plan submission shall comply with ~~sec. SEC.~~

15.14-5. (Amended 1/20/04 by Ord. No. 4926)

- e. Minimum of a ~~one~~(1) inch water service line shall be installed.
- f. Required to be licensed annually upon completion of an approved inspection by the Town's Inspection-Housing Department. Annual license fee shall be \$50.00.

(Entire Subsection (D) Added 7/19/99 by Ord. No. 4606)

F. Cannabis Business Facilities (Craft Grower, Cultivation Center, Dispenser, Infuser, Processor, Transporter). As required in division 15.20. (Added 08/21/23 by Ord. No. 5952)

G. Cemeteries.

- 1. Minimum Fencing/Screening Required. In accordance with sec. SEC: 15.4-7(C) and division Division 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
- 2. Minimum Lot Size.
 - a. Area: 2 ~~A~~ acres.
 - b. Width ~~(ft.)~~: 150 ~~feet~~.
- 3. Required Yards ~~(feet)~~.
 - a. Front: Same requirement as the zoning district in which proposed use is to be located.
 - (1) ~~Major Street:~~
 - (2) ~~Collector Street: Same requirement as the zoning district in which the proposed use is to be located.~~
 - (3) ~~Minor Street: Same requirements as the zoning district in which proposed use is to be located.~~
 - b. Side: Same requirements as the zoning district in which proposed use is to be located.
 - c. Rear: Same requirements as the zoning district in which proposed use is to be located.
- 4. Maximum Height (whichever is lower).
 - a. Feet: 30.
 - b. Stories: 2.
- 5. Additional Requirements. Water shall be available within 400 feet of all gravesites. Trash receptacles shall be located adjacent to roadways and not more than 200 feet apart. All roadways shall be a minimum of 14 feet in width and shall have a minimum surface improvement of class A-3 or equivalent with an ~~eight~~(8) inch crushed aggregate base. Any security lighting on premises shall be no greater than a residential street light (4,000 lumens) and shall have fixtures that direct light away from adjoining residential structures. Storage of any maintenance machinery or other equipment shall be within completely enclosed buildings. No rubbish shall be allowed to accumulate upon the site except within trash receptacles. Identification sign shall be no greater than 24 square feet in area and shall not be illuminated. ~~Two-Twenty~~ (20) copies of a site plan shall be submitted showing graphic scale, north point, site size in acres; existing physical features such as drainage easements, streams, marshes; proposed location and dimensions of buildings and structures; proposed utilities showing size, types, location and elevations (including water mains, valves, hydrants, sanitary and storm sewers); landscaping plans; location of refuse storage (dumpsters must be screened); sign and lighting plan; finished topography of site at 2 foot contour intervals; drainage plan, indicating direction of run-off flow, location of catch basins, storm sewers, and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities.

H. Churches, and Other places of Public Worship.

- 1. Minimum Fencing/Screening Required. In accordance with sec. SEC: 15.4-

7(C) and ~~division~~ Division 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)

2. Minimum Lot Size.
 - a. Area: 2 Acres in R-1A; 1 Acre in all other districts where allowed.
 - b. Width ~~(ft.):~~ 200 feet.
3. Required Yards ~~(feet)~~.
 - a. Front: Same requirement as the zoning district in which proposed use is to be located.
 - (1) ~~Major Street:~~
 - (2) ~~Collector Street: Same requirement as the zoning district in which the proposed use is to be located.~~
 - (3) ~~Minor Street: Same requirements as the zoning district in which proposed use is to be located.~~
 - b. Side: Same requirements as the zoning district in which proposed use is to be located.
 - c. Rear: Same requirements as the zoning district in which proposed use is to be located.
4. Maximum Height (whichever is lower).
 - a. Feet: 35.
 - b. Stories: 3.
5. Additional Requirements. Shall be located with access only from a major or collector street facility. Curb cuts must be located at least 150 feet from any intersection and 150 feet from any other curb cut serving facility. ~~Two~~ Twenty ~~(20)~~ copies of a site plan must be submitted showing graphic scale, north point, site size in acres; existing physical features such as drainage easements, building schematics, streams, marshes, proposed location and dimensions of buildings and structures; proposed utilities showing size, types, locations and elevations (including water mains, valves, hydrants, sanitary and storm sewers); proposed sidewalks; parking plan and direction of traffic flow; location and dimension of curb cuts; landscaping plan; location of refuse storage (dumpsters must be screened); sign and lighting plan; finished topography of site at 2 foot contour intervals; drainage plan, indicating direction of run-off flow, location of catch basins, storm sewers and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities.

I. Coal Storage.

1. Minimum Fencing/Screening Required. In accordance with ~~sec. SEC:~~ 15.4-7(C) and ~~division~~ Division 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: ~~Five (5)~~ acres.
 - b. Width ~~(ft.):~~ ~~Two Hundred (200)~~ feet.
3. Required Yards ~~(feet)~~.
 - a. Front: Same requirement as the zoning district in which proposed use is to be located.
 - (1) ~~Major Street:~~
 - (2) ~~Collector Street: Same requirement as the zoning district in which the proposed use is to be located.~~
 - (3) ~~Minor Street: Same requirements as the zoning district in which proposed use is to be located.~~
 - b. Side: Same requirements as the zoning district in which proposed use is to be located.
 - c. Rear: Same requirements as the zoning district in which proposed use is to be located.
4. Maximum Height (whichever is lower).

- a. Feet: Same requirement as the zoning district in which the proposed use is to be located.
 - b. Stories: Same requirement as the zoning district in which the proposed use is to be located.
5. Additional Requirements. Shall be located on a major or collector street facility that has been improved to meet the standard for its classification. Shall have on-site drainage retention facility designed and built in such a manner that all run-off from the coal storage area is effectively prohibited from entering the ground water table or surface waterways. The facility shall have a hard surfaced driveway of at least 25 feet in width at all locations where vehicular traffic is proposed. All loaded trucks leaving the site shall exit the facility at a single access point. Hours of operation may be from 7:30 ~~a.m.A.M.~~ to 3:30 ~~p.m.P.M.~~, no more than ~~six (6)~~ days a week.

~~Twenty (20)~~ Two copies of a site plan shall be submitted drawn to scale showing the graphic scale, north point, site size in acres, existing physical features such as drainage easements, streams, marches; proposed location and dimensions of buildings and structures; proposed utilities, showing size, types, locations and elevations (including watermains, valves, hydrants, sanitary and storm sewers); landscaping plan; screening plan, indicating height and type of screening materials to be used; location of refuse storage (dumpsters must be screened); sign and lighting plan; finished topography of site at ~~two (2)~~ foot contour intervals; drainage plan, indicating direction of run-off flow, location of catch basins, storm sewers, and retention area; land to be dedicated for streets and drainage right-of-way and easements for other utilities; proposed location, dimensions and surface materials of all off-street parking, loading and driveway areas.

J. College, University Classroom.

1. Minimum Fencing/Screening Required. In accordance with ~~sec. SEC.~~ 15.4-7(C) and ~~division Division~~ 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: 10,000 square feet
 - b. Width: 75 feet
3. Required Yards ~~(feet)~~.
 - a. Front: Same requirement as the zoning district in which proposed use is to be located.
 - ~~(1) Major Street:~~
 - ~~(2) Collector Street: Same requirement as the zoning district in which the proposed use is to be located.~~
 - ~~(3) Minor Street: Same requirement as the zoning district in which proposed use is to be located.~~
 - b. Side: Same requirement as the zoning district in which proposed use is to be located.
 - c. Rear: Same requirement as the zoning district in which the proposed use is to be located.
4. Maximum Height (whichever is lower).
 - a. Feet: Same requirement as the zoning district in which the proposed use is to be located.
 - b. Stories: Same requirement as the zoning district in which the proposed use is to be located.
5. Additional Requirements. Shall be located on a major or collector street facility. Two ~~Twenty (20)~~ copies of a site plan shall be submitted drawn to graphic scale and north point showing dimensions of lot, proposed location of buildings or structures, building schematics, proposed setbacks from front,

side and rear lot lines, parking plan, direction of traffic flow, location of curb cuts, landscape, sign and lighting plan, and location of refuse storage (dumpsters must be screened on all sides).

(Entire Section (H) added 4/17/95 by Ord. No. 4308)

K. Concrete Batch Plant.

1. Minimum Fencing/Screening Required. If lot coincides with the lot line of an adjacent residential district or is adjacent to an alley or street which separates such lot and residential district, screening shall be provided with densely planted evergreen trees at least ~~five~~(5) feet at planting and maturing to at least ~~twenty~~(20) feet. Planting shall be parallel to and within ~~ten~~(10) feet of such lot line. If the lot is not adjacent to a residential district or to an alley or street which separates such lot and residential district, the lot must comply with ~~division~~Division ~~15~~, 14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: ~~Three~~(3) acres.
 - b. Width (~~ft~~): ~~Two hundred~~(200) feet.
3. Required Yards (~~feet~~).
 - a. Front: Same requirement as the zoning district in which proposed use is to be located.
 - (1) ~~Major Street~~
 - (2) ~~Collector Street: Same requirement as the zoning district in which the proposed use is to be located.~~
 - b. Side: Same requirements as the zoning district in which proposed use is to be located.
 - c. Rear: Same requirements as the zoning district in which proposed use is to be located.
4. Maximum Height (whichever is lower).
 - a. Feet: Same requirements as the zoning district in which proposed use is located.
 - b. Stories: Same requirements as the zoning district in which proposed use is located.
5. Additional Requirements. Shall be located on a major or collector street facility that has been improved to meet the standard for its classification. The facility shall have a hard-surfaced driveway of at least 25 feet wide wherever any truck traffic is proposed; all loaded trucks leaving the site shall exit the facility at a single access point. Operation shall meet all applicable ~~Environmental Protection Agency~~ requirements. Hours of operation may be from ~~6:00~~ a.m. to 7:30 p.m., no more than six days a week, Monday through Saturday. Expanded hours and Sunday operation may be allowed on an occasional basis (no more than 12 occurrences per year) provided such operation is registered with the Town of Normal.

~~Twenty~~(20)Two copies of a site plan shall be submitted showing graphic scale, north point, site size in acres; existing physical features such as drainage easements, streams, marshes; proposed location and dimensions of buildings and structures, proposed utilities, showing size, types location and elevations (including water mains, valves, hydrants, sanitary and storm sewers); landscaping plan; location of refuse storage (dumpsters must be screened); sign and lighting plan; finished topography of site at two foot contour intervals; drainage plan, indicating direction of run-off flow, location of catch basins, storm sewers and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities; proposed location, dimensions and surface materials of all off-street parking, loading and driveway areas.

(Entire Section (I) added 6/19/95 by Ord. No. 4326)

~~L. Convenience Establishments within Multiple-Family Dwellings.~~

- ~~1. Minimum Fencing/Screening Required. In accordance with SEC. 15.4-7(C) and Division 14 of this Code. (Amended 1/20/04 by Ord. No. 4926)~~
- ~~2. Minimum Lot Size:~~
 - ~~a. Area: Same requirements as the zoning district in which proposed use is to be located.~~
 - ~~b. Width (ft.): Same requirements as the zoning district in which proposed use is to be located.~~
- ~~3. Required Yards (feet):~~
 - ~~a. Front:~~
 - ~~(1) Major Street: Same requirement as the zoning district in which proposed use is to be located.~~
 - ~~(2) Collector Street: Same requirement as the zoning district in which the proposed use is to be located.~~
 - ~~(3) Minor Street: Same requirements as the zoning district in which proposed use is to be located.~~
 - ~~b. Side: Same requirements as the zoning district in which proposed use is to be located.~~
 - ~~c. Rear: Same requirements as the zoning district in which proposed use is to be located.~~
- ~~4. Maximum Height (whichever is lower):~~
 - ~~a. Feet: Same requirement as the zoning district in which the proposed use is to be located.~~
~~Stories: Same requirement as the zoning district in which the proposed~~
~~b. use is to be located.~~
- ~~5. Additional Requirements. No such individual establishment shall occupy more than 5,000 square feet of floor area and total floor area so occupied in any one building shall not exceed ten (10) percent of total, gross floor area of multiple-family dwelling in which located. No outdoor advertising or signs shall be allowed. Establishments shall not have direct customer access from exterior of building. Twenty (20) copies of interior building plans shall be submitted showing location, dimensions, use and customer and service entrances to establishments in sufficient detail to allow Town Staff to determine if proposed establishments meet above stipulations.~~

M. Country Clubs and Private Golf Course.

1. Minimum Fencing/Screening Required. In accordance with sec. SEC. 15.4-7(C) and division ~~Division~~ 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: 15 ~~A~~a acres for Par 3; 40 ~~A~~a acres for 9-hole regulations; 75 ~~A~~a acres, for 18-hole regulation.
 - b. Width ~~(ft.):~~ 500 feet.
3. Required Yards ~~(feet)~~.
 - a. Front:
 - (1) Major Street: 50 feet.
 - (2) Collector Street: 50 feet.
 - (3) Minor Street: 50 feet.
 - b. Side: 50 feet.
 - c. Rear: 50 feet.
4. Maximum Height (whichever is lower).
 - a. Feet: 35.
 - b. Stories: 2.
5. Additional Requirements. Where a public right-of-way or private property

other than subject tract lies within ~~fifty~~(50) feet of a golf green or within ~~one hundred~~(100) feet of a fairway centerline, additional barriers may be required. Curb cut shall be located at least 150 feet from nearest intersection. ~~Two~~ Twenty(20) copies of a site plan shall be submitted showing graphic scale, north point; site size in acres; existing physical features such as drainage easements, streams, marshes; proposed location and dimensions of buildings and structures; building schematics, proposed utilities showing size, types, locations and elevations (including water mains, valves, hydrants, sanitary and storm sewers); parking plan and direction of traffic flow; landscaping plan; location of refuse storage (dumpsters must be screened); sign and lighting plan; drainage plan, indicating direction of run-off flow, location of catch basins, storm sewers and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities; location and dimensions of curb cuts; finished topography of site at 2 foot contour intervals, restaurant and cocktail lounge may be allowed as accessory to club house facility provided no outdoor advertising and signs shall be allowed.

N. Day Care Centers.

1. Minimum Fencing/Screening Required. In accordance with ~~sec. SEC.~~ 15.4-7(C) and ~~division~~ Division 15.14 of this Code. Children's outdoor play area must be enclosed by ~~four~~(4) foot high fence. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: 10,000 square feet.
 - b. Width ~~(ft.):~~ 75 feet.
3. Required Yards ~~(feet)~~.
 - a. Front:
 - (1) Major Street: 70 feet.
 - (2) Collector Street: 65 feet.
 - (3) Minor Street: 55 feet.
 - b. Side: Same requirements as zoning district in which proposed use is to be located.
 - c. Rear: Same requirements as the zoning district in which proposed use is to be located.
4. Maximum Height (whichever is lower).
 - a. Feet: 35.
 - b. Stories: 2.
5. Additional Requirements. Must be located on either a major or collector street facility. Shall have off-street area for loading and unloading children. Maneuvering room must be provided on tract for parking and loading area so as to preclude necessity of backing out onto public street facility. ~~Two~~ Twenty (20) copies of a site plan shall be submitted drawn to scale that shows location and dimension of all existing and proposed structures, location and type of screening and fencing, location of parking area, access drives and child loading/unloading area and location of playground areas. Dumpsters serving day care center must be screened by solid fence or plantings on all sides except that area that must remain unobstructed in order to allow garbage pick up.

O. Extraction, Loading, Storage, Washing and Hauling of Sand, Gravel or Topsoil.

1. Minimum Fencing/Screening Required. Six ~~(6)~~ foot wire mesh fence.
2. Minimum Lot Size.
 - a. Area: 3 ~~A~~ acres.
 - b. Width ~~(ft.):~~ None.
3. Required Yards ~~(feet)~~.
 - a. Front:

- (1) Major Street: 50 feet.
- (2) Collector Street: 50 feet.
- (3) Minor Street: 50 feet.
- b. Side: 50 feet.
- c. Rear: 50 feet.
- 4. Maximum Height (whichever is lower).
 - a. Feet: 45.
 - b. Stories: 4.
- 5. Additional Requirements. ~~Two~~ Twenty (20) copies of site plan shall be submitted showing graphic scale and north point indicating existing topography (at 2 foot contour intervals), water courses and drainage ways through the site, area to be excavated and finished grade after excavation is completed (at 2 foot contour intervals), erosion and sediment control devices, proposed locations for sorting, grading, crushing, and similar operations, locations of vehicular access and egress, and any proposed lighting. A surety bond or other such reasonable requirement of assurance that such a reclamation project will be completed may be required by the Town Council. Plans shall also be submitted indicating proposed reclamation of the area after termination of extraction activities.

P. Gun Ranges, Indoor.

- 1. Minimum Fencing/Screening Required. Same requirement as the zoning district in which proposed use is to be located.
- 2. Minimum Lot Size. Same requirement as the zoning district in which proposed use is to be located.
- 3. Required Yards (~~feet~~). Same requirement as the zoning district in which proposed use is to be located.
 - a. ~~Front:~~
 - b. ~~Side: Same requirement as the zoning district in which proposed use is to be located.~~
 - c. ~~Rear: Same requirement as the zoning district in which proposed use is to be located.~~
- 4. Maximum Height (whichever is lower).
 - a. Feet: Same requirement as the zoning district in which proposed use is to be located.
 - b. Stories: Same requirement as the zoning district in which proposed use is to be located.
- 5. Additional Requirements. Each applicant must submit plans and drawings signed by a design professional (licensed architect or engineer) that the range is designed to meet the standards listed in this Section.
 - a. Noise Abatement. The design must incorporate sound reduction techniques so that noise in an adjacent unit or adjacent property is not unreasonably disruptive.
 - b. Ventilation. HEPA filters are required for exhaust fans. Exhaust vents must be located away from other air intakes, including neighboring property.
 - c. Solid Lead. The application must provide a plan for the safe removal and disposal of lead and lead dust. Lead and lead dust may not be disposed of in either the storm or sanitary sewer system.
 - d. Containment. Bullet traps, range walls, floors and ceilings must capture all bullets. Bullet traps, floors, walls and ceilings must all be sufficiently strong to prevent bullets from leaving the range.
 - e. Security. The application must include a security plan which at a minimum contains a continuously operating video surveillance system located on all exterior entrances.

(Sub-Section N Added 6/17/13 by Ord. No. 5495)

Q. High-Rise Buildings:

1. Minimum Fencing/Screening Required. In accordance with SEC. 15.4-7(C) and Division 14 of this Code, except that where a side or rear lot line in the B-1 or C-3 District coincides with a lot line of an adjacent residence district, a dense compact planting screen of not less than five feet in height shall be required along the lot line. (Amended 1/20/04 by Ord. No. 4926)
2. Required Yards (feet):
 - a. Front:
 - (1) R-3B District: A minimum of 10 feet, except a minimum of 25 feet on a corner lot.
 - (2) B-2 District: No minimum requirement.
 - (3) B-1, C-1, C-3 Districts: A minimum of twenty-five feet.
 - b. Side:
 - (1) R-3B District: A minimum of 10 feet, except a minimum of 25 feet on a corner lot.
 - (2) B-1, B-2, C-1 and C-3 Districts: For all stories for residential use, a setback of 10 feet from the line is required, except that a minimum of 20 feet from a residential story wall to an adjacent high rise building wall must be maintained.
 - c. Rear:
 - (1) R-3B District: A minimum of 20 feet.
 - (2) B-2 District: No rear yard is required except a rear yard of 10 feet is required if any alley exists. A minimum of 20 feet from a residential story wall to an adjacent building wall must be maintained.
 - (3) B-1, C-1 and C-3 Districts: A minimum of twenty-five feet.
3. Maximum Height (whichever is lower):
 - a. Feet: No maximum.
 - b. Stories: No maximum.
4. Additional Requirements. Permitted and Special Uses shall be the same as in the applicable zoning districts. In the B and C Districts all residential use must be above the ground level story. In cases of combined commercial and residential use, the residential use is permitted only in stories above the commercial use, except that a restaurant or club is permitted on the topmost story. A minimum ratio of two stories of residential use to one story of commercial use must be maintained. A structure of four or more stories in height designed for commercial or residential use, or both, must provide elevator service to tenants above ground level story. In any applicable district, a minimum of 500 square feet of floor area per dwelling unit shall be provided. An efficiency dwelling unit or a lodging room may be considered 0.75 dwelling unit in determining compliance. Shall be located on a major or collector street facility; curb cut shall be located at least one hundred fifty (150) feet from the nearest intersection and if more than one (1) curb cut, all such curb cuts shall be spaced a minimum distance of one hundred and fifty (150) feet. Sidewalks four (4) feet in width shall be installed on at least one (1) side of all roadways. Twenty (20) copies of a site plan shall be submitted showing graphic scale, north point; site size in acres; existing physical features such as drainage easements, streams, marshes; proposed location and dimensions of buildings and structures; building schematics, proposed utilities showing size, types, locations and elevations (including water mains, valves, hydrants, sanitary and storm sewers); parking plan and direction of traffic flow; landscaping plan; location of refuse storage (dumpsters must be screened); sign and lighting plan; drainage plan, indicating direction of run-off flow, location of catch basins, storm sewers and water impoundment area, if any; land to be dedicated for streets and drainage right-of-way and easements

for other utilities; location and dimensions of curb cuts; and finished topography of site at two (2) foot intervals.

~~(Sub-section (O) Amended 11/20/95 by Ord. No. 4356)~~

R. Mobile Home Parks.

1. Minimum Fencing/Screening Required. In accordance with ~~sec. SEC.~~ 15.4-7(C) and ~~division Division~~ 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: 10 ~~A~~ acres.
 - b. Width ~~(ft.)~~: 400 ~~feet~~.
3. Required Yards ~~(feet)~~.
 - a. Front:
 - (1) Major Street: 75 ~~feet~~.
 - (2) Collector Street: 60 ~~feet~~.
 - (3) Minor Street: 50 ~~feet~~.
 - b. Side: Per ~~sec. 22.8-3. Section 22.8-7(8)(a)~~.
 - c. Rear: Per ~~sec. 22.8-3. Section 22.8-7(8)(a)~~.
4. Maximum Height (whichever is lower).
 - a. Feet: 25.
 - b. Stories: 2.
5. Additional Requirements. Shall be located on major or collector street facility. Curb cut shall be located at least 150 feet from nearest intersection; if more than ~~one (1)~~ curb cut, all such curb cuts shall be spaced a minimum distance of 150 feet. Sidewalks 4 feet in width shall be installed on at least ~~one (1)~~ side of all roadways. ~~Two Twenty (20)~~ copies of a site plan shall be submitted showing graphic scale, north point, site size in acres; existing physical features such as drainage easements, streams, marshes; landscaping and buffering plan; finished topography of site at 2 foot contour intervals; location and dimension of curb cuts; land to be dedicated for streets and drainage right-of-way and easements for other utilities. Above information shall be required in addition to that required for a ~~Mmobile Hhome Ppark~~ in ~~division SEC.~~ 22.8-2(2). Dumpsters must be screened on all sides except that area that must remain unobstructed in order to allow garbage pick up.

S. Multiple Family Dwelling in the B-1 General Business District.

- ~~1. Minimum Fencing/Screening Required. For lots adjacent to or within 100 feet of Single-Family Residence District a masonry wall at least six feet in height, or a decorative wood fence at least six feet in height must be maintained on the lot line between the multiple family dwellings and adjacent single family use.~~
2. Minimum Lot Size, one acre.
3. Required Yards.
 - a. For lots adjacent to or within 100 feet of Single-Family Residence District: In accordance with the R-3A Medium Density Multiple Family Residence District standards.
 - b. For other lots: In accordance with the R-3B High Density Multiple Family Residence District standards.
4. Building Heights. The greater of the height allowed in the Parking Impact Zone (~~sec. SEC.~~ 15.7-4) or the following:
 - a. For lots adjacent to or within 100 feet of Single-Family Residence District: In accordance with the R-3A Medium Density Multiple Family Residence District standards.
 - b. For other lots: In accordance with the R-3B High Density Multiple Family Residence District standards.
5. Off-Street Parking & Loading Regulations. Except as herein provided all off-

street parking shall conform to the requirements contained in division 15.7 of this Code.

- a. Parking shall be fully enclosed within a structure or comply with the following:
 - (1) Front and Corner Side Yard parking is prohibited unless provided in a parking deck or fully screened from public view.
 - (2) Side and Rear Yard Parking must be buffered with a five foot wide perimeter landscaped area.
 - (3) Surface Parking lots shall comply with division 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
- b. The following requirements apply to parking decks:
 - (1) The preferred location for parking decks is on the interior of lots.
 - (2) Decks fronting on a public street must contain retail space fronting the street. ~~Street facades must be substantially similar to the facades illustrated in Appendix E.~~

6. Landscaping Plan. A landscaping plan shall be submitted in compliance with division 15.14 of this Code. ~~Town zoning code requirements.~~
7. Signs. All signs shall conform to the requirements contained in division 15.13 of this Code for the R-3 zoning district except each commercial use shall be allowed a wall or building mounted sign not exceeding twenty-five square feet in total sign area.
8. Lighting. All lighting must conform with the provisions set forth in division 15.14 of this Code. ~~A lighting plan must be submitted in accordance with SEC. 15.14-5 and shall include the following:~~
 - a. ~~A foot candle calculation for the site and off-site light generated from the site.~~
 - b. ~~Cutsheets for all luminaries, poles, and luminaire mounting arms.~~
 - c. ~~Foot candle averages and maximum to minimum uniformity ratios.~~
 - d. ~~All proposed light locations and mounting heights.~~
 - e. ~~All light levels shall be shown as initial light levels.~~
 - f. ~~All outdoor lighting shall have fixtures that are fully shielded from adjoining residential property and public rights of way.~~
 - g. ~~All light level calculations must factor in existing light affecting the site from off-site lighting fixtures.~~

(Entire Sub-section 8 Amended 1/20/04 by Ord. No. 4926)

9. Appearance Review. All proposed development shall comply with the requirements of division 15.14 of this Code, provided however where these special use standards are stricter than the requirements of division 15.14, the special use standards shall control.
10. First Floor Commercial Use. Buildings shall be occupied by a "designated" B-1 use as follows: For buildings located on corner lots or through lots at least 50% of the total lineal building frontage on the street shall be occupied by a "designated" B-1 use. For buildings located on an interior lot 100-% of the total lineal building frontage on the street shall be occupied by a "designated" B-1 use. ~~As used herein "designated" B-1 use means any use permitted in the B-1 zoning district except the following uses:~~
 - a. Agriculture
 - b. Agricultural Implement, Sales & Repair
 - c. Agricultural Supply Store
 - d. Arena, Stadium
 - e. Auction House

- f. Automobile Service Station
- g. Automobile, Truck Sales
- h. Boat Sales
- i. Bus Passenger Terminal
- j. Car Wash
- k. Contractor's Shop
- l. Exhibition Hall, Exposition Hall
- m. Food Locker Plants
- n. Fur Store
- o. Ice Rink
- p. Lumberyard, Building Materials Storage
- q. Mini-warehouse (with or without dwelling unit for superintendent)
- r. Mobile Home, Recreational Vehicle Rental and Sales
- s. Motor Vehicle Repairs, Paint Shop
- t. Motor Vehicle Sales
- u. Motor Vehicle Storage
- v. Parking Lot
- w. Recreational Vehicle Sales
- x. Retail Lumber Sales
- y. Trailer Rental and Sales
- z. Truck Freight Terminal
- aa. Truck Stop
- ab. Truck Terminal
- ae. Warehouse; Mini (with or without dwelling unit for Superintendent)
- ad. Wholesale Distributors

11. Parkland. Parkland dedication or a fee in lieu shall be required for the residential dwelling unit uses as if the property is zoned R-3B or R-3A based on the applicable bulk standards per ~~Sections 3 and 4 above~~ sec. 15.10-4(S)(3) and sec. 15.10-4(S)(4).
12. School Land. School land dedication or a fee in lieu shall be required for the residential dwelling uses as if the property is zoned R-3B or R-3A based on the applicable bulk standards per ~~Sections 3 and 4 above~~ sec. 15.10-4(S)(3) and sec. 15.10-4(S)(4).
Additional Requirements. Two~~20~~ copies of a site plan shall be submitted, in accordance with sec. SEC: 15.14-5, and shall be drawn to scale, showing the north point dimensions of lot, proposed location of buildings or structure, setbacks from front, side and rear lot lines, parking plan, direction of traffic flow, location and dimensions of curb cuts, lighting plan, sign plan, landscaping and/or screening plan and location of refuse storage dumpsters and the other matters required by the foregoing standards. (Amended 1/20/04 by Ord. No. 4926)
13. accordance with sec. SEC: 15.14-5, and shall be drawn to scale, showing the north point dimensions of lot, proposed location of buildings or structure, setbacks from front, side and rear lot lines, parking plan, direction of traffic flow, location and dimensions of curb cuts, lighting plan, sign plan, landscaping and/or screening plan and location of refuse storage dumpsters and the other matters required by the foregoing standards. (Amended 1/20/04 by Ord. No. 4926)

(Entire Letter Q – Multiple Family Dwelling in the B-1 General Business District Added 7/21/03 by Ord. No. 4881)

T. Nurseries and Greenhouses.

1. Minimum Fencing/Screening Required. In accordance with sec. SEC: 15.4-7(C) and division~~Division~~15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: 2 A acres.
 - b. Width ~~(ft.):~~ 200 feet.
3. Required Yards ~~(feet)~~.
 - a. Front:
 - (1) Major Street: 100 feet.
 - (2) Collector Street: 100 feet.

- (3) Minor Street: 50 feet.
 - b. Side: 50 feet.
 - c. Rear: 50 feet.
 - 4. Maximum Height (whichever is lower).
 - a. Feet: 25.
 - b. Stories: 2.
 - 5. Additional Requirements. ~~Two~~ ~~Twenty~~ (20) copies of a site plan shall be submitted showing graphic scale, north point, site size in acres; existing physical features such as drainage easements, streams, marshes; proposed location and dimensions of buildings and structures, off-street parking and loading areas, traffic circulation, proposed location and dimensions of curb cuts; location of refuse storage (dumpsters must be screened); sign and lighting plan; drainage plan for parking and loading areas indicating direction of run-off flow, location of catch basins, storm sewers, and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities. The propagation of plants, shrubs, and trees is permitted in the required front yard, provided that sec. ~~SEC.~~ 15.4-5-(A)(6) of this Code is fully complied with.
- U. Nursing and Retirement Homes.
 - 1. Minimum Fencing/Screening Required. In accordance with sec. ~~SEC.~~ 15.4-7(C) and division ~~Division~~ 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
 - 2. Minimum Lot Size.
 - a. Area: ~~Ten Thousand~~ (10,000) square feet.
 - b. Width: ~~Sixty~~ (60) feet.
 - 3. Required Yards ~~(feet)~~.
 - a. Front:
 - (1) Major Street: 25 feet.
 - (2) Collector Street: 25 feet.
 - (3) Minor Street: 25 feet.
 - b. Side yards: ~~Ten~~ (10) feet minimum. (Amended 11/20/95 by Ord. No. 4356)
 - c. Rear yard: ~~Thirty~~ (30) feet minimum. (Amended 11/20/95 by Ord. No. 4356)
 - 4. Maximum Height (whichever is lower).
 - a. Feet: 35.
 - b. Stories: 2.
 - 5. Additional Requirements. ~~Two~~ ~~Twenty~~ (20) copies of a plot plan shall be submitted drawn to scale and north point showing dimensions of lot, proposed location of buildings or structures, proposed setbacks, from front, side and rear lot lines, parking plan, direction of traffic flow, location and dimensions of curb-cut(s), lighting plan, landscaping and/or screening plan, and location of refuse storage (dumpsters must be screened). Shall not have access to parking facilities from an alley unless said alley is of an all-weather pavement surface and has been designated by the Town as one-way in direction. All parking and maneuvering room shall be provided on the subject property; Said parking shall be illuminated with lighting fixtures that direct the light away from adjoining residential property and shall not increase the intensity of light within ~~ten~~ (10) feet of a Residence District boundary line by more than one-half ~~(1/2)~~ foot candle. A minimum of a ~~one~~ (1) inch water service line shall be installed if the property is not served by one at the time of application.
 - 6. Parking Lots, Temporary (Parking Impact Zone only). A special use may be granted for a period of not to exceed five years for temporary parking lots which do not comply with Town requirements regarding surfacing or drainage

in derivation of sec. 15.7-2(G)(2) and sec. 15.7-2(G)(3). Any such special use permit shall be conditioned upon the lot being constructed to meet all off-street parking requirements or the area returned to vegetation at the end of the five-year period. In determining whether to grant a special use permit under this section, the Zoning Board of Appeals shall consider whether the proposed parking area will create drainage problems for the street or neighboring properties, and whether the surface proposed is likely to have significant potholes and ruts when used in its expected manner. The temporary lot shall be constructed with a non-porous or semi-porous surface not consisting of gravel and does not need to comply with division 15.14 landscaping standards. The Zoning Board of Appeals is encouraged to maximize parking opportunities in this area in preference to other considerations listed in sec. 15.10-5(A)(2).

V. Offices:

1. ~~Minimum Fencing/Screening Required. In accordance with SEC. 15.4-7(C) and Division 14 of this Code. (Amended 1/20/04 by Ord. No. 4926)~~
2. ~~Minimum Lot Size:
 - a. ~~Area: 10,000 square feet.~~
 - b. ~~Width (ft.): 75.~~~~
3. ~~Required Yards (feet):
 - a. ~~Front:
 - (1) ~~Major Street: Same requirement as the zoning district in which proposed use is to be located.~~
 - (2) ~~Collector Street: Same requirement as the zoning district in which the proposed use is to be located.~~
 - (3) ~~Minor Street: Same requirements as the zoning district in which proposed use is to be located.~~~~
 - b. ~~Side: Same requirements as the zoning district in which proposed use is to be located.~~
 - c. ~~Rear: Same requirements as the zoning district in which proposed use is to be located.~~~~
4. ~~Maximum Height (whichever is lower):
 - a. ~~Feet: Same requirement as the zoning district in which the proposed use is to be located.~~
 - b. ~~Stories: Same requirement as the zoning district in which the proposed use is to be located.~~~~
5. ~~Additional Requirements. Shall be located adjacent to C-1, C-2, C-3, B-1 or B-2 district or adjacent to a conforming office structure. Shall be located on a major or collector street facility. Twenty (20) copies of a site plan shall be submitted drawn to graphic scale and north point showing dimensions of lot, proposed location of buildings or structures, building schematics, proposed setbacks from front, side and rear lot line, parking plan, direction of traffic flow, location and dimension of curbeuts, sign and lighting plan and location of refuse storage (dumpsters must be screened). The total floor area of all buildings on a lot shall not exceed thirty (30) percent of the net lot area. A minimum of twenty (20) percent of the net lot area shall be landscaped in accordance with SEC. 15.4-7(C)(2) and (3) of this Code.~~

W. Remote-Controlled Racetracks:

1. ~~Minimum Fencing/Screening Required. The racetrack shall be fully screened from public rights-of-way by dense landscaping. Such screening shall comply with SEC. 15.4-7(C) and Division 14 of this Code.~~
2. ~~Required Yards. The front, side, corner, and rear yards shall be the same as required in the Zoning District in which the proposed use is to be located.~~
3. ~~Additional Requirements. Twenty (20) copies of a Site Plan shall be~~

submitted, drawn to graphic scale and north point showing dimensions of lot; proposed location of buildings or structures; building schematics; proposed setbacks from front, side, corner, and rear lot lines; a parking plan; direction of traffic flow; location and dimension of curb cuts, sign and lighting plan; landscaping plan; and location of any refuse storage areas. Additional requirements include the following:

- a. If a viewing platform is proposed, the plans for such platform must be provided by a professional engineer or architect and shall include an occupant load to be posted on the platform. The platform shall be no more than twelve (12) feet in height. Barriers must be installed near the platform to protect the structure from any vehicular traffic when the structure is located in a parking lot. Only one (1) platform is permitted per racetrack.
- b. No permanent signs shall be permitted.
- c. One (1) parking space must be provided on site for fifty percent (50%) of the maximum platform occupant load. Such on site parking may not displace any Code required parking for other uses on the site.
- d. The racetrack operation shall be limited to 7:00 a.m. until 9:00 p.m.; Sunday through Thursday, and 7:00 a.m. until 10:00 p.m.; on Friday and Saturday.
- e. Erosion control plans and drainage plans shall be submitted meeting Town approval.
- f. No sound amplification shall be allowed.
- g. Public restrooms must be available within five hundred (500) feet of the racetrack.
- h. All remote-controlled racetrack improvements must be removed and the property restored with improvements and landscaping meeting Town Code within sixty (60) days following permanent cessation of racetrack operations.

(Sub-section U added 1/17/06 by Ord. No. 5047)

X. Riding Stables.

1. Minimum Fencing/Screening Required. In accordance with sec. SEC. 15.4-7(C) and division Division 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: 5 Acres.
 - b. Width ~~(ft.)~~: 400 feet.
3. Required Yards ~~(feet)~~.
 - a. Front:
 - (1) Major Street: 100 feet.
Collector Street: 100 feet.
 - (2)
 - (3) Minor Street: 100 feet.
 - b. Side: 100 feet.
 - c. Rear: 100 feet.
4. Maximum Height (whichever is lower).
 - a. Feet: 25.
 - b. Stories: 2.
5. Additional Requirements. Riding paths or trails across a public street or right-of-way shall not be permitted. A caretaker's or supervisor's residence is permitted as an accessory use. Two Twenty (20) copies of a site plan shall be submitted showing graphic scale, north point, site size in acres; existing physical features such as drainage easements, streams, marshes; proposed location and dimensions of buildings and structures; parking plan and direction of traffic flow; landscaping plan; location of refuse storage

(dumpsters must be screened); sign and lighting plan; drainage plan, indicating direction of run-off flow, location of catch basins, storm sewers and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities; location and dimensions of curb cuts; finished topography of site at 2 foot contour intervals and location of proposed riding trails and rings.

Y. Rooming House.

1. Minimum Fencing/Screening Required. Parking area shall comply with ~~division~~ ~~Division~~ 15.14 of this Code and shall also be screened along the rear of the property. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: ~~Four hundred (400)~~ square feet per roomer plus ~~twenty-four hundred (2,400)~~ square feet for supervisor's dwelling, if applicable.
 - b. Width ~~(ft.): Sixty (60)~~ feet.
3. Required Yards ~~(feet)~~.
 - a. Front: Same requirement as the zoning district in which proposed use is to be located.
 - (1) ~~Major Street:~~
 - (2) ~~Collector Street: Same requirement as the zoning district in which the proposed use is to be located.~~
 - (3) ~~Minor Street: Same requirements as the zoning district in which proposed use is to be located.~~
 - b. Side: Same requirements as the zoning district in which proposed use is to be located.
 - c. Rear: Same requirements as the zoning district in which proposed use is to be located.
4. Maximum Height (whichever is lower).
 - a. Feet: ~~Thirty-five (35)~~.
 - b. Stories: ~~Two (2)~~.
5. Additional Requirements. ~~Two~~ ~~Twenty (20)~~ copies of a plot plan shall be submitted drawn to scale and north point showing dimensions of lot, proposed location of buildings or structures, proposed setbacks from front, side and rear lot lines, parking plan, direction of traffic flow, location and dimensions of curb-cut(s), lighting plan, landscaping and/or screening plan, and location of refuse storage (dumpsters must be screened). Shall not have access to parking facilities from an alley unless said alley is of an all-weather pavement surface and has been designated by the Town as one-way in direction. All parking and maneuvering room shall be provided on the subject property; said parking shall be illuminated with lighting fixtures that direct the light away from adjoining residential property and shall not increase the intensity of light within ~~ten (10)~~ feet of a Residence District boundary line by more than one-half ~~(1/2)~~ foot candle. A minimum of a ~~one (1)~~ inch water service line shall be installed, if the property is not served by one at the time of application.

Z. Solar Energy Systems. As required in division 15.15.1. (Added 4/18/22 by Ord. No. 5908)

AA. Telecommunication Antennas and Related Telecommunication Facilities. As required in ~~sec. SEC:~~ 15.15-6. (Added 6/16/97 by Ord. No. 4456)

AB. Therapeutic Care Homes.

1. Minimum Fencing/Screening Required. In accordance with ~~sec. SEC:~~ 15.4-7(C) and ~~division~~ ~~Division~~ 15.14 of this Code. Outdoor recreation and/or play area must be enclosed by ~~four (4)~~ foot high fence. (Amended 1/20/04 by Ord. No. 4926)
2. Minimum Lot Size.
 - a. Area: ~~Four hundred (400)~~ square feet per occupant plus ~~twenty-four hundred (2,400)~~ square feet for supervisor's dwelling, if applicable.

- b. Width: ~~Sixty (60)~~ feet.
- 3. Required Yards ~~(feet)~~.
 - a. Front: Same requirement as the zoning district in which proposed use is to be located.
 - (1) Major Street:
 - (2) Collector Street: Same requirement as the zoning district in which the proposed use is to be located.
 - (3) Minor Street: Same requirements as the zoning district in which proposed use is to be located.
 - b. Side: Same requirements as the zoning district in which proposed use is to be located.
 - c. Rear: Same requirements as the zoning district in which proposed use is to be located.
- 4. Maximum Height (whichever is lower).
 - a. Feet: ~~Thirty-five (35)~~.
 - b. Stories: ~~Two (2)~~.
- 5. Additional Requirements. ~~Two~~ Twenty (20) copies of a plot plan shall be submitted drawn to scale and north point showing dimensions of lot, proposed location of buildings or structures, setbacks from front, side, and rear lot lines, parking plan, direction of traffic flow, location and dimensions of curb-cut(s), lighting plan, landscaping and/or screening plan, and location of refuse storage (dumpsters must be screened). All parking and maneuvering room shall be provided on the subject property; said parking shall be illuminated with

lighting fixtures that direct light away from adjoining residential property and shall not increase the intensity of light within ~~ten (10)~~ feet of a ~~R~~residence ~~D~~istrict boundary line by more than one-half ~~(1/2)~~ foot candle. A minimum of a ~~one (1)~~ inch water service shall be installed, if the property is not served by one at the time of application.

~~AC: Tourist Cabins, Travel Trailer and Tourist Camps:~~

- ~~1. Minimum Fencing/Screening Required. Forty-two (42) inch high fence enclosing outdoor swimming area. Camping pads or cabins shall be screened along any boundary abutting a public right-of-way.~~
- ~~2. Minimum Lot Size:~~
 - ~~a. Area: 1,200 square feet per cabin or camp site, exclusive of any common recreation area.~~
 - ~~b. Width (ft.): Sixty (60) feet.~~
- ~~3. Required Yards (feet):~~
 - ~~a. Front:~~
 - ~~(1) Major Street: 75.~~
 - ~~(2) Collector Street: 75.~~
 - ~~(3) Minor Street: 75.~~
 - ~~b. Side: 50.~~
 - ~~c. Rear: 50.~~
- ~~4. Maximum Height (whichever is lower):~~
 - ~~a. Feet: 15.~~
 - ~~b. Stories: 1.~~
- ~~5. Additional Requirements. Shall be screened with natural plant materials along any boundary adjoining a residence district property line; transitional yard regulations shall also apply. Each trailer, cabin or recreation vehicle shall be spaced no less than twenty (20) feet apart. Office shall provide eight (8) parking spaces; said parking area shall also include adequate provisions for parking and maneuvering of recreation vehicles and cars towing trailers. Camping and cabin area shall be illuminated for security purposes but with fixtures that direct light away from campsites and/or cabins. Roadways may have an eight (8) inch crushed aggregate base and bituminous surface class A-~~

~~3-or equivalent. Twenty (20) copies of a site plan shall be submitted showing graphic scale, north point, site size in acres; existing physical features such as drainage easements, streams, marshes; proposed location and dimensions of buildings and structures and campsites; proposed utilities showing size, types, locations and elevations (including watermains, valves, hydrants, sanitary and storm sewers); proposed sidewalks and pedestrian ways; parking plan and direction of traffic flow; landscaping plan; location of refuse storage (dumpsters must be screened); sign and lighting plan; drainage plan indicating direction of run-off flow; location of catch basins, storm sewers and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities; location and dimensions of curb cuts (must be located 150 feet from nearest intersection and 150 feet apart); and location and dimensions of any other proposed physical improvements.~~

~~AD. Veterinary Hospitals:~~

~~1. Minimum Fencing/Screening Required. In accordance with SEC. 15.4-7(C) and Division 14 of this Code. A six (6) foot mesh fence shall enclose outdoor animal areas. (Amended 1/20/04 by Ord. No. 4926)~~

~~2. Minimum Lot Size:~~

~~a. Area: One (1) Acre:~~

~~b. Width (ft.): Two hundred (200) feet:~~

~~3. Required Yards (feet):~~

~~a. Front:~~

~~(1) Major Street: Same requirement as the zoning district in~~

~~which proposed use is to be located.~~

~~(2) Collector Street: Same requirement as the zoning district in which the proposed use is to be located.~~

~~(3) Minor Street: Same requirements as the zoning district in which proposed use is to be located.~~

~~b. Side: 75:~~

~~c. Rear: 75:~~

~~4. Maximum Height (whichever is lower):~~

~~a. Feet: 25:~~

~~b. Stories: Two (2):~~

~~5. Additional Requirements. Shall be located at least 660 feet from a residencee district boundary line. Shall be located on a major or collector street facility. Twenty (20) copies of a site plan shall be submitted showing graphic scale and north point; proposed location and dimensions of buildings and structures; parking plan and direction of traffic flow; landscaping plan; location of refuse storage (dumpsters must be screened); sign and lighting plan; drainage plan for parking lot and other paved areas indicating direction of run-off flow, location of catch basins, storm sewers and water impoundment areas, if any; land to be dedicated for streets and drainage right-of-way and easements for other utilities; location and dimensions of curb cuts; location and dimensions of any other proposed physical improvements.~~

~~AE. Wind Energy Systems. As required in division 15.15.2. (Added 4/18/22 by Ord. No. 5909)~~

(Sections (H) through (U) relettered by Ord. No. 4326 on 6/19/95)(Sections (B) through (W) relettered by Ord. No. 4456 on 6/16/97)(Sections (E) through (X) relettered by Ord. No. 4606 on 7/19/99)(Sections (T) through (Z) relettered by Ord. No. 5047 on 1/17/06)(Sections (N) through (AA) relettered by Ord. No. 5495 on 6/17/13)

SECTION 75: AMENDMENT “15.10-5 DECISIONS” of the Normal

Temporary is hereby *amended* as follows:

AMENDMENT

15.10-5 DECISIONS

A. Action by the Zoning Board of Appeals.

1. Findings of Fact. No ~~S~~special ~~U~~use ~~P~~permit shall be recommended by the Zoning Board of Appeals until written ~~F~~findings of ~~F~~fact are made indicating:
 - a. The extent to which the specific special use standards specified in ~~sec.~~ ~~SEC.~~ 15.10-4 are met;
 - b. The extent to which the general special use standards enumerated in this ~~S~~section are met;
 - c. Recommendations, if any, of conditions deemed reasonably necessary to meet any or all of such general or specific special use permit standards.
2. General Standards. Standards applicable to all ~~S~~special ~~U~~use include the following:
 - a. Ingress and egress to property and proposed structures shall be located and designed in a manner which will maximize automotive and pedestrian safety and convenience, facilitate traffic flow and control and provide easy and adequate access in case of fire or other catastrophe;
 - b. Off-street parking and loading areas where required or provided, shall be located and designed in a manner which will maximize the items referred to in ~~P~~paragraph (a) above and will minimize any adverse economic, noise, glare or odor effects of the special use on adjoining or nearby properties;
 - c. Refuse and service areas, if provided, shall be located and designed in a manner so as to accomplish the objectives specified in ~~P~~paragraphs (a) and (b) above;
 - d. Utilities provided in connection with the special use shall be designed and located so as to encourage the efficient and economic utilization, extension and expansion of the public utility system;
 - e. Screening and buffering materials shall be sufficient to insure that the proposed special use will have no greater impact on surrounding land uses than other uses authorized as a matter of right;
 - f. Signs, if any, and proposed exterior lighting shall be located and designed to maximize traffic safety and compatibility and harmony with adjoining or nearby properties and so as to minimize glare, noise and adverse economic impact on surrounding properties or authorized land uses;
 - g. Required yards and open spaces shall be sufficient to insure that the proposed special use will have no greater impact on surrounding land uses than other uses authorized as a matter of right;
 - h. The site on which the special use is located shall be designed to make the proposed use generally compatible with adjoining or nearby properties;
 - i. The special use shall in all other respects conform to the applicable regulations of the district in which it is located and of the entire municipal code, including but not limited to ~~division~~ ~~Division~~ 15.14, except as such regulations may in each instance be modified by the President and Town Council pursuant to the recommendations of the Zoning Board of Appeals or as allowed for a ~~P~~planned ~~U~~unit

~~D~~development. (Amended 1/20/04 by Ord. No. 4926)

3. Hearing on Application. Upon receipt in proper form of an application and supporting material, the Zoning Board of Appeals shall hold at least ~~one (1)~~ administrative public hearing on the application for a Special Use Permit, in the manner provided in ~~sec. SEC:~~ 15.12-1(C)(3)(b).
 4. The President and Town Council must grant or deny any application for a Special Use Permit after receiving the report of findings and recommendation of the Zoning Board of Appeals including the recommended stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest.
- B. Protest. In case a written protest against any proposed special use permit signed and acknowledged by the owners of ~~twenty (20%) percent~~ of the frontage to be altered; the owners of ~~twenty (20%) percent~~ of the frontage directly opposite the frontage to be altered; or by the owners of ~~twenty (20%) percent~~ of the frontage immediately adjoining or across the alley therefrom is filed with the Town Clerk, the Special Use Permit cannot be passed except on the favorable vote of two-thirds (~~2/3~~) of all members of the Town Council.
- C. Refiling Period. No application for a ~~S~~pecial ~~U~~se which has been denied wholly or in part by the President and Town Council shall be resubmitted for a period of one year from the date of said denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the President and Town Council.
- D. Minor Changes. Minor changes in the location, siting, and height of structures may be authorized by the ~~Zoning Code Administrator~~ ~~Building Commissioner~~, however, no such change may involve a change in the character of the development, or a substantial increase in the intensity of use, reduction of parking spaces, or landscaping requirements.
- E. Non-minor Changes. Decisions concerning non-minor changes in the location, siting and height of structures, any change in the character of the development or a substantial increase in the intensity of use, reduction of parking spaces, or landscaping shall be made by the Town Council, after the Zoning Board of Appeals conducts an additional administrative public hearing and submits a recommendation on such proposed changes or deviations. In all non-minor changes, the Zoning Board of Appeals and the Town Council shall apply the standards set forth in this ~~D~~ivision for special uses. (Added by Ord. 3784, 6/20/88)(Amended by Ord. 3972, 4/15/91) (Amended by Ord. No. 4356, 11/20/95)

SECTION 76: AMENDMENT “15.11-1 BONUS PROVISIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.11-1 BONUS PROVISIONS

It is the intent of these bonus provisions to encourage certain types of development or the creation of specific amenities that are deemed in the public interest. More specifically, these bonus provisions are intended to encourage developments which allow for ample public open space, free flow of pedestrian traffic, abundant light and air, housing for the elderly, and other related elements that protect and promote the health, safety, and welfare of the community.

SECTION 77: AMENDMENT “15.11-2 FLOOR AREA BONUSES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.11-2 FLOOR AREA BONUSES

In the C-1, C-2 and B-2 ~~Z~~ zoning ~~D~~ districts, the normal maximum floor area as calculated by the percentages set forth in each district may be exceeded to the extent provided below, subject to the requirement that no normal maximum floor area be exceeded by more than ~~fifty (50) percent 50%~~. The open space in required front yards or side yard abutting a street shall be excluded in computing the bonuses allowed. Floor area bonuses apply to any structure located on the same lot as the amenity which gives rise to the bonus.

- A. Open Plaza Bonus. Ten ~~(10)~~ square feet of floor area in excess of the normal maximum floor area may be allowed for each square foot of open plaza. An open plaza is a non-publicly owned area which is:
1. Not bounded on more than one side by a building or structure.
 2. Open from the plaza level to the sky.
 3. Open for its entire width and accessible from a public right-of-way.
 4. Not less than ~~ten (10)~~ feet in depth, measured perpendicularly to the public right-of-way from which it is accessible.
 5. Not less than ~~forty (40)~~ feet in width, measured parallel to the public right-of-way from which it is accessible.
 6. A publicly usable pedestrian space developed with no less than ~~thirty (30) percent 30%~~ of its area landscaped in natural plant materials and provided with street furniture.
- B. Inner Arcade Bonus. Six ~~(6)~~ square feet of floor area in excess of the normal maximum floor area may be allowed for each square foot of inner arcade. An inner arcade is a non-publicly owned area which is:
1. Entirely within the face of the exterior wall of a building or structure.
 2. Not less than ~~twelve (12)~~ feet in height.
 3. Accessible to a public sidewalk directly, or through an outer arcade or open plaza, by an entrance not less than ~~twenty (20)~~ feet in width.
 4. Not less than ~~twenty (20)~~ feet in depth, measured perpendicularly to the public right-of-way from which it is accessible.
 5. Not less than ~~twenty (20)~~ feet in width, measured parallel to the public right-of-way from which it is accessible.
 6. Not more than ~~four (4)~~ feet above or below the elevation of the public right-of-way from which it is accessible.
 7. A publicly usable pedestrian space developed with no less than ~~thirty (30) percent 30%~~ of its area landscaped in natural plant materials and provided with street furniture.
- C. Outer Arcade Bonus. Five ~~(5)~~ square feet of floor area in excess of the normal maximum floor area may be allowed for each square foot of outer arcade. An outer arcade is a non-publicly owned area which extend for the entire dimension of a building measured parallel to a public right-of-way from which it is accessible, and which is:
1. Entirely open in its long dimension and accessible from a public sidewalk, open plaza or inner arcade, with the exception of structural columns not exceeding ~~five (5) percent 5%~~ of the total arcade area.
 2. Not less than ~~eight (8)~~ feet in depth, measured perpendicularly to the public right-of-way or accessible open space from which it is accessible.
 3. Not less than ~~ten (10)~~ feet in height.
 4. A publicly usable pedestrian space developed with no less than ~~thirty (30) percent 30%~~ of its area landscaped in natural plant materials and provided with street furniture.
- D. Elderly and Low and Moderate Income Housing Bonus. One ~~(1)~~ square foot of floor area in excess of the normal maximum floor area may be allowed for each ~~two (2)~~

square feet of living space designated for occupancy by elderly persons or low and moderate income families. Eligibility for this bonus provision will be determined by the project's qualification for federal or state funding in these categories.

- E. Covered Vehicle Parking Bonus. One ~~(1)~~ square foot of floor area in excess of the normal maximum floor area may be allowed for each ~~four (4)~~ square feet of covered vehicle parking. Such covered vehicle parking shall be below grade and enclosed.

SECTION 78: AMENDMENT “15.11-3 PARKING REQUIREMENT BONUS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.11-3 PARKING REQUIREMENT BONUS

In the R-3B, C-1 and B-2 zoning districts, the parking space requirements for dwelling units may be reduced to ~~one (1)~~ parking space for each dwelling unit designated for occupancy by elderly persons, when more than ~~eight (80) percent~~ 80% of the dwelling units in a particular development are designated for occupancy by elderly persons. Eligibility for this bonus provision will be determined by the project's qualification for federal or state funding in this category.

SECTION 79: AMENDMENT “15.12-1 ADMINISTRATION AND ENFORCEMENT” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.12-1 ADMINISTRATION AND ENFORCEMENT

- A. Zoning Enforcement Officer. The ~~Town Planner~~ Building Commissioner or such other person as designated by the City Manager shall be the Zoning Code Administrator and shall administer and enforce this Code. In furtherance of such authority, the Zoning Code Administrator may:

1. Interpret, construe and apply the provisions of this Code;
2. Notify in writing any person responsible for violating any of the provisions of this ordinance, indicating the nature of the violation and ordering the action necessary to correct it;
3. Order discontinuance of uses of land, buildings or structures; order removal of buildings or structures and alterations or structural changes thereof; order discontinuance of work being done; or take any other action authorized by this ordinance to insure compliance with or to prevent violation of its provisions;
4. Issue all building permits, and make and maintain records thereof;
5. Issue all certificates of occupancy, and make and maintain records thereof;
6. Enforce all ordinances granting Special Use Permits after they have been approved by the Town Council in accordance with ~~sec. SEC.~~ 15.10-5(A)(4) of this Code;
7. Conduct inspections of buildings, structures, and use of land to determine compliance with this Code;
8. Maintain permanent and current records pertaining to this Code, including but not limited to: maps, amendments, plans, special uses, variations, appeals and applications therefor, ~~and designate on the Zoning Map each amendment,~~

~~special use and variation;~~

9. Provide and maintain public information relative to all matters arising out of this Code;
10. Initiate, direct and review, from time to time, a study of the provisions of this Code, and make reports of his recommendations to the Planning Commission.

~~B. Special Use Permits. The City Clerk shall issue copies of ordinances granting Special Use Permits in accordance with Division 10 of this Code.~~

C. Zoning Board of Appeals.

1. Creation. The Zoning Board of Appeals of the Town of Normal, Illinois, which has been duly created by the President and Town Council, is the Zoning Board of Appeals referred to in this Code.
2. Jurisdiction.
 - a. To conduct administrative public hearings, make findings of fact, and decide duly initiated appeals from any administrative order, requirement, decision or determination made by the Commissioner of Buildings or his deputies or assistants in the enforcement of this Code in the manner provided in ~~sec. SEC.~~ 15.12-3 of this Code.
 - b. To conduct administrative public hearings, make findings of fact and grant or deny variations in the manner provided in ~~sec. SEC.~~ 15.12-4 of this Code.
 - c. To conduct administrative hearings, make findings of fact and recommend to the Corporate Authority approval or disapproval of applications for Special Use Permits in the manner provided in ~~division Division~~ 15.10 of this Code.
 - d. To recommend to the Corporate Authority amendments to this Code.

3. Meetings, Hearings, Procedures and Rules.

- a. Meetings. All meeting of the Zoning Board of Appeals shall be held at the call of the Chairman and at such times and places as the Zoning Board of Appeals may determine. ~~Anything herein to the contrary notwithstanding Unless notice is legally posted to the contrary,~~ the Zoning Board of Appeals will meet at 5:00 p.m. on the third Thursday of each month for regularly scheduled meetings at such places as said Board may determine. All meetings of the Board shall be open to the public.

b. Administrative Public Hearing.

- (1) All administrative public hearings shall be held at regularly scheduled or properly called meetings of the Zoning Board of Appeals.

(2) Notices.

(A) Legal notice of an administrative public hearing shall be given not less than ~~fifteen (15)~~ nor more than ~~thirty (30)~~ days before said hearing by publishing a notice thereof in a newspaper of general circulation within the Town.

(B) Courtesy notices may be given by the mailing of a notice of hearing to the owners of any land within 400 feet from the parcel on which action is proposed.

(3) Administrative Public Hearing Procedure.

(A) Parties. The applicant, the Town of Normal and the person filing a written Entry of Appearance is a party to an administrative public hearing procedure.

(B) Appearance of Others. Any person may appear and testify at an administrative public hearing, either in person or by a duly authorized agent or attorney.

(C) Oaths or Affirmation. The Chairman or in his

absence, the Acting Chairman, may administer oaths or affirmations.

- (D) Compelling the Attendance of Witnesses. The Chairman or in his absence, the Acting Chairman, may compel the attendance of witnesses by mailing to such persons a ~~N~~notice compelling attendance, not less than ~~five~~(5) days before the Public Hearing. Failure of a person to appear in response to such a Notice shall constitute a violation of this ~~C~~chapter.

(4) Record Keeping.

- (A) Sound Recording. The Zoning Board of Appeals shall make a sound recording of all administrative public hearings and shall retain such tape for not less than ~~one~~(1) year following the closing of the hearing.

- (B) Verbatim Transcripts. In the event that any party desires a verbatim transcript of the administrative public hearing, a written request therefore shall be filed with the Chairman of the Zoning Board of Appeals not less than ~~three~~(3) weeks before the hearing date. Costs of taking such a transcript shall be shared equally between the requesting party and the Town. Any party desiring a transcript of the proceedings shall pay all transcription or copying costs.

- (5) Notification of Decision. Copies of findings of fact and decisions or recommendations of the Board shall be served by mailing a copy thereof to all parties other than the Town.

- (6) Rules and Procedures. The Zoning Board of Appeals may adopt its own rules and procedures, not in conflict with this Code.

D. Planning Commission.

1. Creation. The Planning Commission of the Town of Normal, Illinois, which has been duly created by the President and Board of Trustees, is the Planning Commission referred to in this Code.

2. Jurisdiction.

- a. Zoning District Amendments. To conduct legislative public hearings and submit reports and recommendations to the Corporate Authority on applications or proposals to amend the boundaries of the zoning districts created by this ordinance; that is, zoning district amendments.
- b. Zoning Text Amendments. To conduct legislative public hearings and submit reports and recommendations to the Corporate Authority on proposed amendments to the regulations imposed by this Code; that is, zoning text amendments.
- c. Preliminary and Final Subdivision Plans. To conduct legislative public hearings and recommend approval or disapproval of ~~P~~preliminary ~~P~~plans for subdivisions and, if directed by the Corporate Authority, to report on ~~F~~final ~~S~~ubdivision ~~P~~plans in the manner provided in ~~C~~chapter 16 of the Municipal Code of the Town of Normal, Illinois, as heretofore or hereafter amended.
- d. Planned Unit Developments. To conduct legislative public hearings and recommend approval or disapproval of ~~P~~preliminary ~~D~~development ~~P~~plans for ~~P~~planned ~~U~~nit ~~D~~developments and, if directed by the Corporate Authority, to report on ~~F~~final ~~D~~development ~~P~~plans in the manner provided in ~~sec.~~~~SEC.~~ 15.9-4 of

- this Code.
- e. Site Plans. When required by this ~~O~~rdinance or the Corporate Authority to conduct legislative public hearings and recommend approval or disapproval of site plans as required by provisions of this Code.
 - f. Subdivision Code Amendments. To recommend to the Corporate Authority amendments to this ~~C~~hapter and ~~C~~hapter 16 of the Municipal Code of the Town of Normal, Illinois.
 - g. To carry out and perform such additional duties as are assigned to them by the Corporate Authority.
3. Meetings, Hearings, Rules and Procedures.
- a. Meetings. All meetings of the Planning Commission shall be held as the call of the Chairman and at such times and place as the Planning Commission may determine. Anything herein to the contrary notwithstanding, the Planning Commission will meet at 5:00 p.m. on the first Thursday following the first Monday of each month for regularly scheduled meetings at such place as the Commission may from time to time establish. All meetings of the Commission shall be open to the public.
 - b. Legislative Public Hearings.
 - (1) All legislative public hearings shall be regularly scheduled or properly called meetings of the Planning Commission.
 - (2) Legal Notices.
 - (A) Legal notices of a legislative public hearing shall be given not less than ~~fifteen~~(15) nor more than ~~thirty~~ (30) days before said hearing by publishing a notice thereof in a newspaper of general circulation within the Town.
 - (B) Courtesy notices may be given by the mailing of a notice of hearing to the owners of any land within 400 feet from the parcel(s) on which action is proposed.
 - (3) Legislative Public Hearing Procedure.
 - (A) Appearances. Any person may appear and testify at a legislative public hearing, either in person or by duly authorized agent or attorney.
 - (B) Oaths and affirmations. The Chairman, or in his absence, the Acting Chairman, may administer oaths and affirmations.
 - (C) Compelling the Appearance of Witnesses. The Chairman or in his absence, the Acting Chairman, may compel the attendance of witnesses by mailing to such persons a ~~N~~notice compelling attendance, not less than ~~five~~(5) days before the ~~P~~ublic ~~H~~earing. Failure of a person to appear in response to such a ~~N~~notice shall constitute a violation of this ~~C~~hapter.
 - (4) Record Keeping. The Commission shall keep minutes of its proceedings, showing the vote of each member upon each question or if absent or ~~failing to vote~~ abstaining, indicate such fact.
 - (5) Transmittal of Recommendations to Council. A copy of the minutes of the Planning Commission meeting and any reports or recommendations prepared by the Commission shall be filed with the Town Council prior to final action by the

Corporate Authority on a particular item and shall become part of the public records of the municipality, provided however, the failure to file such minutes or report shall not invalidate any action of or by the Corporate Authority.

(6) Rules and Procedures. The Planning Commission may adopt its own rules and procedures not in conflict with this Code.

E. Historic Preservation Commission. ~~(See division SEC. 15.16.)~~

F. Uptown Design Review Commission. See division 15.17.

(Subsection E added 8/20/1990 by Ord. No. 3925)(Amended 5/21/01 by Ord. No. 4723)

SECTION 80: AMENDMENT “15.12-2 AMENDMENTS OF REGULATIONS AND DISTRICTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.12-2 AMENDMENTS OF REGULATIONS AND DISTRICTS

A. Authority. For the purpose of promoting the public health, safety and morals, comfort and general welfare, conserving the value of property throughout the Town and lessening and avoiding congestion of the public streets and highways, the President

and Town Council may, from time to time, in the manner hereinafter set forth, amend the regulations imposed in this Code and the ~~D~~districts provided hereby, provided that in all amendments adopted under the authority of this ~~S~~section, due allowance shall be made for the existing condition, the conservation of property values, the direction of building development to the best advantages of the entire Town and the use to which the property is devoted at the time of the adoption of such amendments.

B. Initiation of Amendment. Amendments to the districts established hereby may be proposed by the President and Board of Trustees, property owners or parties to a valid and enforceable purchase option contract. Amendments to the regulations imposed hereby, that is, zoning text amendments, may be proposed by the President and Board of Trustees, by the Town's staff at the direction of the President and Board of Trustees, or by property owners or parties to a valid and enforceable purchase or option contract, or lessees of real property within the Town of Normal.

C. Procedure.

1. Application for Amendment. That all requests for zoning ~~text~~ amendments or zoning district amendments other than those submitted by or at the direction of the Town Council shall henceforth only be accepted when filed on proper application forms submitted by the Office of the Town Clerk of the Town of Normal and upon payment of the required fee. When such applications are required, the information requested on them is deemed to be a minimum and applicants may be requested to supply additional information prior to the hearings on their requests. ~~Such forms shall be filed in duplicate as prerequisite to the commencement of any such action on the part of the Town.~~ The Town Clerk shall, upon receipt of the properly completed applications for zoning amendments, forward one application to the ~~Planning Commission~~ Zoning Code Administrator.
2. Notification and Hearing Procedure. The ~~Planning Commission~~ Zoning Code Administrator shall give notice, and ~~the Planning Commission shall~~ hold a legislative public hearing on each request for a zoning district or zoning text amendment, in the manner provided by ~~sec. SEC. 15.12-1(D)(3)(b)~~ of this

Code.

3. Recommendation by the Planning Commission.

- a. Textual Amendments. In making its recommendation, on zoning textual amendments, the Planning Commission shall be guided by those purposes for which this Code was adopted and shall endeavor to accomplish those standards and objectives for which this Code is designated and intended and shall not recommend the adoption of an amendment unless it finds that such is in the public interest.
- b. District Amendments. In making its recommendation on zoning district amendments, the Planning Commission shall be guided by those purposes for which this Code was adopted and in making its recommendation, may consider the following:
 - (1) The suitability of the subject property for uses authorized by the existing zoning;
 - (2) The length of time the property has remained vacant as zoned considered in the context of land development in the area;
 - (3) The suitability of the subject property for uses authorized by the proposed zoning;
 - (4) The existing land uses of nearby property;
 - (5) Existing zoning of nearby property;
 - (6) Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application;:-
 - (7) The purposes set forth in the specific zoning district at issue,

as stated in division 15.6.

4. Decisions by the President and Board of Trustees.

- a. The President and Board of Trustees upon receiving the report and recommendation of the Planning Commission, as an exercise of the legislative discretion vested in the Corporate Authority of the Town of Normal, may grant or deny the requested textual or district amendment.
- b. If an application for a proposed amendment is not acted upon finally by the President and Board of Trustees within ~~three~~(3) months of the date upon which such application is received by the President and Board of Trustees, it shall be deemed to have been denied unless extended by an agreement of the applicant and President and Board of Trustees reflected in the minutes of the Town Council.
- c. In case a written Protest against any proposed zoning district amendment, signed and acknowledged by owners of 20%~~percent~~ of the frontage proposed to be altered, or by the owners of 20%~~percent~~ of the frontage directly opposite of the frontage to be altered or by the owners of 20%~~percent~~ of the frontage immediately adjoining or across the alley therefrom is filed with the Town Clerk, the amendment cannot be passed except on the favorable vote of two-thirds of all members of the Town Council.
- d. No application for a district amendment or a text amendment which has been denied wholly or in part by the President and Board of Trustees shall be resubmitted for a period of ~~one~~(1) year from the date of said order of denial, except on the grounds of error in the original proceedings or change of conditions in either case found to be valid by the President and Board of Trustees.

SECTION 81: AMENDMENT “15.12-3 APPEALS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.12-3 APPEALS

- A. Authority. The Zoning Board of Appeals may modify the zoning administrator’s orders, requirements, determinations, interpretations or applications of this Code, but shall do so only where the ~~z~~Zoning Code ~~a~~Administrator has either misinterpreted or erroneously applied the provisions of this Code or has misunderstood the factual situation giving rise to the action appealed from.
- B. Initiation. An appeal may be taken to the Zoning Board of Appeals by any property owner, the Board of Trustees, or parties to an enforceable purchase option contract, aggrieved by an administrative ~~O~~ordinance by the Zoning Code Administrator ~~Building Commissioner~~.
- C. Procedure. An appeal shall be initiated by filing a written statement of the order, requirements, determination, interpretation or application appealed from and the factual situation giving rise to such action, in the office of the Town Clerk. Upon receipt of a completed application, ~~one~~(1) copy thereof will be forwarded to the Zoning Board of Appeals.
- D. Standards in Reviewing an Appeal. The Zoning Board of Appeals shall prepare findings of fact from the evidence adduced at the administrative public hearing indicating the extent to which the following items are demonstrated:
 - 1. That the zoning administrator misinterpreted or erroneously applied the provisions of this Code;
 - 2. That the zoning administrator misunderstood the factual situation giving rise to the action appealed from.
- E. The Zoning Board of Appeals may modify or reverse the action of the zoning administrator if either of the foregoing standards is demonstrated. If neither of the foregoing standards is demonstrated, the appeal shall be denied and the zoning administrator’s action sustained.
- F. The Zoning Board of Appeals in hearing appeals shall not have the authority or power to change, modify, waive or relax requirements or regulations of this Code.
- G. Decisions. All decisions of the Zoning Board of Appeals on appeals initiated hereunder shall be final and reviewable only in the courts in accordance with applicable ~~S~~tatutes of the State of Illinois.

SECTION 82: AMENDMENT “15.12-4 VARIATIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.12-4 VARIATIONS

- A. Authority. The Zoning Board of Appeals may permit variations to the bulk, sign, off-street parking and loading regulations, and Community Design Standards of this Code, and ~~to~~ allow the enlargement and structural alteration of a non-conforming single-family dwelling or non-conforming two-family dwelling, but shall do so only when the granting of such a variation would be in harmony with the Code’s general purpose and intent and may vary them only in specific instances where there would be practical difficulties or particular hardships in the way of carrying out the strict letter of the bulk, sign, Community Design Standards, and/or off-street parking and loading regulations

of this Code and then only in the manner provided herein. Except with respect to bulk, sign, Community Design Standards, and off-street parking and loading requirements (other than parking and loading design, construction and maintenance standards) the Zoning Board of Appeals, through the permitting of variations, does not have the authority or power to change, modify, waive or relax other requirements or regulations of this Code. (Amended 11/20/95 by Ord. No. 4356)(Amended 6/16/2014 by Ord. No. 5548)

B. Initiation. An application for a variation may be made by any person, firm or corporation, or by any office, department, ~~B~~board, bureau, or ~~C~~commission requesting or intending to request application for a building permit or by the Town Council or the Town staff at the direction of the Town Council. When an application is made by someone other than the owner(s) of the subject property, then the owner(s) must join the application or consent thereto. (Amended 11/20/95 by Ord. No. 4356)

C. Procedure.

1. Application. All requests for variations other than those initiated by or on behalf of the Town Council shall only be accepted when filed on proper application forms furnished through the office of the Town Clerk of the Town of Normal and after payment of the required fee. Where such applications are required, the information requested is deemed to be a minimum, and applicants may be required to supply additional information prior to public hearings on their requests. ~~Such forms shall be filed in duplicate as a prerequisite to the commencement of any action on the part of the Town.~~ The Town Clerk shall, at such times as she is in receipt of the completed application forms, forward a copy thereof to the Zoning Code Administrator ~~Zoning Board of Appeals~~ for action by said Board.

2. Hearing. No variation shall be granted or denied by the Zoning Board of Appeals except after an administrative public hearing before the Zoning Board of Appeals, conducted in a manner provided in sec. SEC. 15.12-1(C)(3)(b) of this Code.

D. Standards. The Zoning Board of Appeals shall prepare findings of fact from the evidence adduced at the administrative public hearing indicating the extent to which the three following items below are demonstrated. The Board may, in its findings of fact, impose any conditions or restrictions on the granting of the requested variation which it deems necessary to insure that the preceding standards are met.

If such conditions or restrictions are imposed, the Board shall specify with particularity as part of the ~~F~~findings of ~~F~~fact the specific restrictions or conditions and the standards to which they pertain. It shall be unlawful for any owner, developer or person to use property for which a variation has been granted except in strict accordance with the Board's findings of fact, any condition or restrictions imposed therein and all other applicable codes and regulations of the Town of Normal.

1. That granting of the variation will be in harmony with the purpose and intent of this ~~O~~rdinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

2. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the bulk, sign, ~~or~~ off-street parking and loading regulations, or community design standards ~~of relating to~~ the zoning classification of the property in question.

3. The plight of the owner is due to special circumstances.

If each of the foregoing standards are met, the Zoning Board of Appeals shall grant the variation. If they are not, the Board shall deny the variation.

E. Decisions.

1. All decisions of the Zoning Board of Appeals on variations shall be final and reviewable only in the courts in accordance with the applicable statutes of the State of Illinois, except as follows:

a. Any decision of the Zoning Board of Appeals concerning a variation

request in the R-2, R-3A, R-3B, ~~R-2~~, B-1, B-2, C-1, C-2, C-3, M-1 and M-2 Zoning Districts shall be considered a provisional decision for a period of ~~ten~~(10) days. During the ~~ten~~10-day provisional period any member of the Normal Town Council may file in writing with the Town Clerk a stay of decision. Upon receipt of such stay, the Town Clerk shall forward a notice of stay of decision to the applicant and the Chairman of the Zoning Board of Appeals. The provisional Zoning Board of Appeals decision shall be forwarded to the next Normal Town Council Meeting and be deemed a recommendation from the Zoning Board of Appeals on the variation requested. The Normal Town Council shall conduct a *de novo* hearing and hear arguments by the parties. Parties shall include: (1) the applicant; and (2) any other interested person filing a written entry of appearance. The Normal Town Council shall in the exercise of its legislative authority render a final decision on the variation request. The Normal Town Council shall render its final decision within ~~ninety~~(90) days following the notice of stay of decision issued by the Town Clerk. Such time period may be extended by agreement with the applicant. The Town Clerk shall mail a copy of the final decision to all parties of record.

In the event no Town Council ~~member~~ Member files a stay of the provisional award as provided above, the provisional award shall become a final decision of the Zoning Board of Appeals on the eleventh day following its initial decision.

All final decisions of the Normal Town Council and the Zoning Board of Appeals shall be reviewable only in the courts in accordance with the applicable statutes and law of the State of Illinois.

(Entire Subsection (1) Amended 4/16/01 by Ord. No. 4721).

2. No application for variation which has been denied wholly or in part by the Zoning Board of Appeals shall be submitted for a period of ~~one~~(1) year from the date of said order of denial except on grounds of error in the original proceedings or change of conditions found to be valid by the Zoning Board of Appeals.
3. Unless otherwise specified by the Board, any order or decision of the Board authorizing a variation, will expire if the applicant fails to obtain a building permit within one year from the date of the decision.

SECTION 83: AMENDMENT “15.12-5 COMPLAINTS AND PENALTIES FOR VIOLATIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.12-5 COMPLAINTS AND PENALTIES FOR VIOLATIONS

A. Complaints. In case any building or structure is constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure, or land is used in violation of this Code, any person may file a written complaint with the Zoning Code Administrator stating fully the causes and basis thereof. After investigation, the Zoning Code Administrator may, if a violation exists, institute any appropriate action or proceeding to:

1. Prevent the unlawful construction, reconstruction, alteration, repair,

- conversion, maintenance, or use;
 - 2. Prevent the occupancy of the building, structure, or land;
 - 3. Prevent any illegal act, conduct, business, or use in or about the premises;
 - 4. Restrain, correct, or abate the violation;
 - 5. Allege a violation of this Code and seek the imposition of the penalties provided herein;
 - 6. Obtain a search warrant in the manner described in Chapter 38 Illinois Revised Statutes Section 1-3 to verify that violation of the zoning ordinance does exist.
- B. Penalties. Any person found guilty of violating, disobeying, omitting, neglecting, or refusing to comply with, or resisting or opposing the investigation or enforcement of any of the provisions of this Code, upon conviction thereof shall be punished by a fine of not less than ~~fifty (\$50.00) dollars~~ nor more than ~~three hundred (\$300.00) dollars~~ for the first offense and not less than ~~fifty (\$50.00) dollars~~ nor more than ~~five hundred (\$500.00) dollars~~ for the second and each subsequent offense in any 180 day period; and further provided, however, that all actions seeking the imposition of fines only shall be filed as quasi-criminal actions subject to the provisions of the Illinois Civil Practice Act (Ill. Rev. Stat. 1975, Ch. 110, para 1 et seq.). A separate and distinct offense shall be regarded as committed each day upon which said person shall continue any such violation or permit any such violation to exist after notification or knowledge of the existence thereof.

(SEC. 15.12-5 Amended 8/20/01 by Ord. No. 4742)

SECTION 84: AMENDMENT "15.12-6 SCHEDULE OF FEES" of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.12-6 SCHEDULE OF FEES

An application for approval of a variation, district amendment, text amendment, special use, site plan review or planned unit development or an appeal, other than those initiated by or at the direction of the Town Council, shall be filed with the Town Clerk and accompanied with payment of the appropriate fee as required by sec. ~~SEC.~~ 25.16-2.

(Amended 2/20/95 by Ord. No. 4286)(Amended 5/19/08 by Ord. No. 5197)

SECTION 85: AMENDMENT "15.13-1 TITLE" of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-1 TITLE

This ~~D~~ivision shall be known, cited and referred to as: The Town of Normal Sign Code (hereinafter referred to as "Code").

SECTION 86: **AMENDMENT** “15.13-2 INTENT” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.13-2 INTENT

The purpose of the regulations set forth in the Town of Normal Sign Code is to further an overall plan for the enhancement of public safety, consistent community development, preservation of property values, and the general welfare of the Town of Normal. The regulations are further intended to: aid in traffic control and safety; preserve and protect property values; lessen congestion of land and air space; provide against undue concentrations of signs which distract and endanger traffic safety and traffic flow; establish reasonable standards for commercial and other advertising through the use of signs in order to maintain and encourage business activity and area development; avoid uncontrolled proliferation of signs; recognize the rights of the public in its use of roads, streets and highways; preserve the wholesome and attractive character of the Town; and to recognize that the general welfare of the public includes a community plan that provides for a community that shall be beautiful as well as healthful, spacious as well as clean, and well balanced in its growth and development.

The promotion of the public health and safety is to be accomplished by reducing the distractive characteristics of signs along public streets and highways, by prohibiting all signs which interfere with public traffic control devices, and by assuring the establishment of adequate and sufficient standards for the erection and maintenance of all signs and sign structures.

The promotion of the public comfort and welfare is to be accomplished by reducing the number of signs in the Town of Normal and by insuring adequate and appropriate spacing of signs so that confusion is reduced and so that businesses can effectively communicate with the public. The public comfort and welfare will be furthered by regulating the size, height, location and general characteristics of permitted signs in order to protect and to enhance the physical appearance and scenic value of the Town of Normal and the surrounding area, and by regulating signs located near or visible from public property such as streets, highways, parks, schools, nursing homes and hospitals where such signs could jeopardize the public's investment in these facilities.

SECTION 87: **AMENDMENT** “15.13-3 GENERAL PROHIBITION” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.13-3 GENERAL PROHIBITION

Any sign not expressly permitted by this Code is prohibited in the Town of Normal. All signs must comply with all applicable provisions of the **B**uilding, **E**lectrical, and Municipal Codes of the Town of Normal.

SECTION 88: **REPEAL** “15.13-4 RULES AND DEFINITIONS” of the Normal Temporary is hereby *repealed* as follows:

R E P E A L

~~15.13-4 RULES AND DEFINITIONS (Repealed)~~

- A. Rules of Construction. The language set forth in the text of this Code shall be interpreted in accordance with the following rules of construction;
1. The singular number includes the plural and the plural the singular;
 2. The present tense includes the past and future tenses, and the future tense includes the present;
 3. The word "shall" is mandatory, while the word "may" is permissive;
 4. The masculine gender includes the feminine and the neuter genders;
 5. Whenever a word or term defined hereinafter appears in the text of this Code, its meaning shall be construed as set forth in the Definitions hereof; and,
 6. All measured distances shall be to the nearest integral foot. If a fraction is one-half (1/2) foot or more, the integral foot next above shall be taken.
- B. Definitions. Where a definition is not specifically set forth herein, the term shall be defined in the Zoning Code.
1. Abandoned Sign. A sign which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, product or activity conducted or product available on or off the premises where such sign is displayed.
 2. Administrator. The Building Commissioner or his duly appointed representative.
 3. Animated Sign. A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this code, include the following types:

Electrically activated. Animated signs producing the illusion of movement by means of electronic, electrical or electro-mechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:

- a. Flashing. Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds 4 seconds.
- b. Patterned illusionary movement. Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

Environmentally activated. Animated signs or devices motivated by wind, thermal changes or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.

Mechanically activated. Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

4. Architectural Projection. Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, but that does not include signs as defined herein. See also, Awning; Back-lit awning; and Canopy, attached and freestanding.
5. Awning. An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or nonrigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structures that are internally

illuminated by fluorescent or other light sources.

6. Awning Sign. A sign displayed on or attached flat against the surface or surfaces of an awning. See also, "Wall" or "Fascia sign."
7. Back-lit Awning. An awning with a translucent covering material and a source of illumination contained within its framework.
8. Banner. A flexible substrate on which copy or graphics may be displayed.
9. Banner Sign. A sign utilizing a banner as its display surface.
10. Billboard. See "Off-premise sign" and "Outdoor advertising sign."
11. Building Elevation. The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.
12. Building Facade. All windows and wall area in one plane or elevation.
13. Canopy (Attached). A multisided overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. See also, "Marquee."
14. Canopy (Freestanding). A multisided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.
15. Canopy Sign. A sign affixed to the visible surface(s) of an attached or freestanding canopy. For reference, see SEC. 15.13-5.
16. Changeable Sign. A sign with the capability of content change by means of manual or remote input, including signs which are:

Manually activated. Changeable sign whose message copy or content can be changed manually.

Electrically activated. Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also, "Electronic message sign or center."

17. Combination Sign. A sign that is supported partly by a pole and partly by a building structure.
18. Copy. Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only.
19. Development Complex Sign. A freestanding sign identifying a multiple-occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord.
20. Directional Sign. Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.
21. Double-Faced Sign. A sign with two faces, back to back.
22. Electric Sign. Any sign activated or illuminated by means of electrical energy.
23. Electronic Message Sign or Center. An electrically activated changeable sign whose variable message capability can be electronically programmed.
24. Exterior Sign. Any sign placed outside a building.
25. Facade. See "Building facade."
26. Fascia Sign. See "Wall sign."
27. Flashing Sign. See "Animated Sign, electrically activated."
28. Freestanding Sign. A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or

more columns, poles or braces placed in or upon the ground. For visual reference, see SEC. 15.13-5.

29. Frontage (Building). The length of an exterior building wall or structure of a single premise oriented to the public way or other properties that it faces.
30. Frontage (Property). The length of the property line(s) of any single premise along either a street or public right of way.
31. High Rise Sign. A sign that exceeds the allowable height as defined in Figures 1008.1.2 (1-3) of this code.
32. Illuminated Sign. A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).
33. Interior Sign. Any sign placed within a building, but not including “window signs” as defined by this ordinance. Interior signs, with the exception of window signs as defined, are not regulated by this section.
34. Low Rise Sign. A sign that meets the height and area requirements of Table 1008.1.1 and Table 1008.1.2.
35. Mansard. An inclined decorative roof-like projection that is attached to an exterior building facade.
36. Marquee. See “Canopy (attached).”
37. Marquee Sign. See “Canopy sign.”
38. Menu Board. A freestanding sign oriented to the drive-through lane for a restaurant that advertises the menu items available from the drive-through window.
39. Monument Sign. A free standing sign that has at least 75% of its sign display in contact with the ground and a decorative sign base.
40. Multiple-Faced Sign. A sign containing three or more faces.
41. Non-conforming Sign. Any advertising structure or sign which was lawfully

erected and maintained prior to such time as it came within the purview of this Code and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Code.

42. Off-premise Sign. See “Outdoor advertising sign.”
43. On-premise Sign. A sign erected, maintained or used in the outdoor environment for the purpose of the display of messages appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.
44. Outdoor Advertising Sign. A permanent sign erected, maintained or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.
45. Parapet. The extension of a building facade above the line of the structural roof.
46. Pole Sign. See “Freestanding sign.”
47. [RESERVED] (Subsection (B)(47) Amended 11/21/22 by Ord. No. 5921)
48. Portable Sign. Any sign not permanently attached to the ground or to a building or building surface.
49. Projecting Sign. A sign other than a wall sign that is attached to or projects more than 18 inches (457 mm) from a building face or wall or from a structure whose primary purpose is other than the support of a sign. For visual reference, see SEC. 15.13-5.
50. Real Estate Sign. A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.
51. Revolving Sign. A sign that revolves 360 degrees about an axis. See also, “Animated sign, mechanically activated.”
52. Roof Line. The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

53. **Roof Sign.** A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves and architectural projections such as canopies or marquees shall not be considered to be roof signs. For a visual reference example of a roof sign, and a comparison of differences between roof and fascia signs, see SEC. 15.13-5.
54. **Sign.** Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations.
55. **Sign Area.** The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or “V” shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as 50 percent of the sum of the area of all faces of the sign.
56. **Sign Copy.** Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.
57. **Sign Face.** The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border. See SEC. 15.13-5.
 - a. In the case of panel or cabinet type signs, the sign face shall include the entire area of the sign panel, cabinet or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.
 - b. In the case of sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border, or a contrasting surface or color.
 - c. In the case of signs painted on a building, or individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements comprising the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.
 - d. In the case of sign copy enclosed within a painted or illuminated border, or displayed on a background contrasting in color with the color of the building or structure, the sign face shall comprise the area within the contrasting background, or within the painted or illuminated border.
58. **Sign Structure.** Any structure supporting a sign. The area of the sign structure shall not exceed two times the sign area.
59. **Temporary Sign.** A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.
60. **Under Canopy Sign or Under Marquee Sign.** A sign attached to the underside of a canopy or marquee.
61. **V Sign.** Signs containing two faces of approximately equal size, erected upon common or separate structures, positioned in a “V” shape with an interior

angle between faces of not more than 90 degrees with the distance between the sign faces not exceeding 5 feet (1524 mm) at their closest point.

62. Wall or Fascia Sign. A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than 18 inches (457 mm) from the building or structure wall, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed. For visual reference and comparison examples of differences between wall or fascia signs and roof signs, see SEC. 15.13-5.
63. Window Sign. A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.
64. Zoning Board of Appeals. The Zoning Board of Appeals of the Town of Normal.
65. Zoning Code. Chapter 15 of the Municipal Code of the Town of Normal.

SECTION 89: **AMENDMENT** “15.13-5 GENERAL SIGN TYPES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-5 GENERAL SIGN TYPES

Sign types and the computation of sign area shall be as depicted in [the following figures](#).
~~Figures 15.13-5(A) through 15.13-5(D).~~



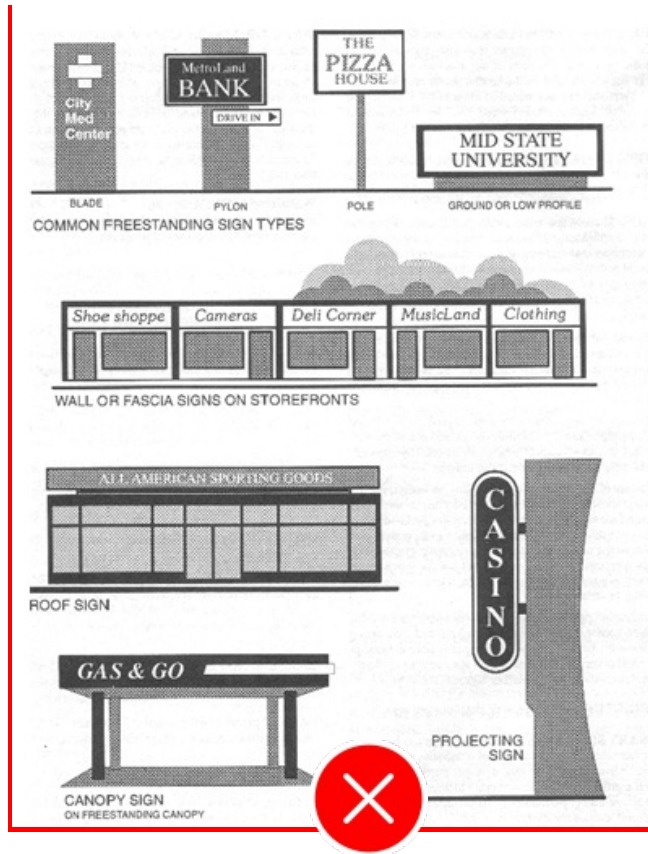


FIGURE 15.13-5(A) GENERAL SIGN TYPES

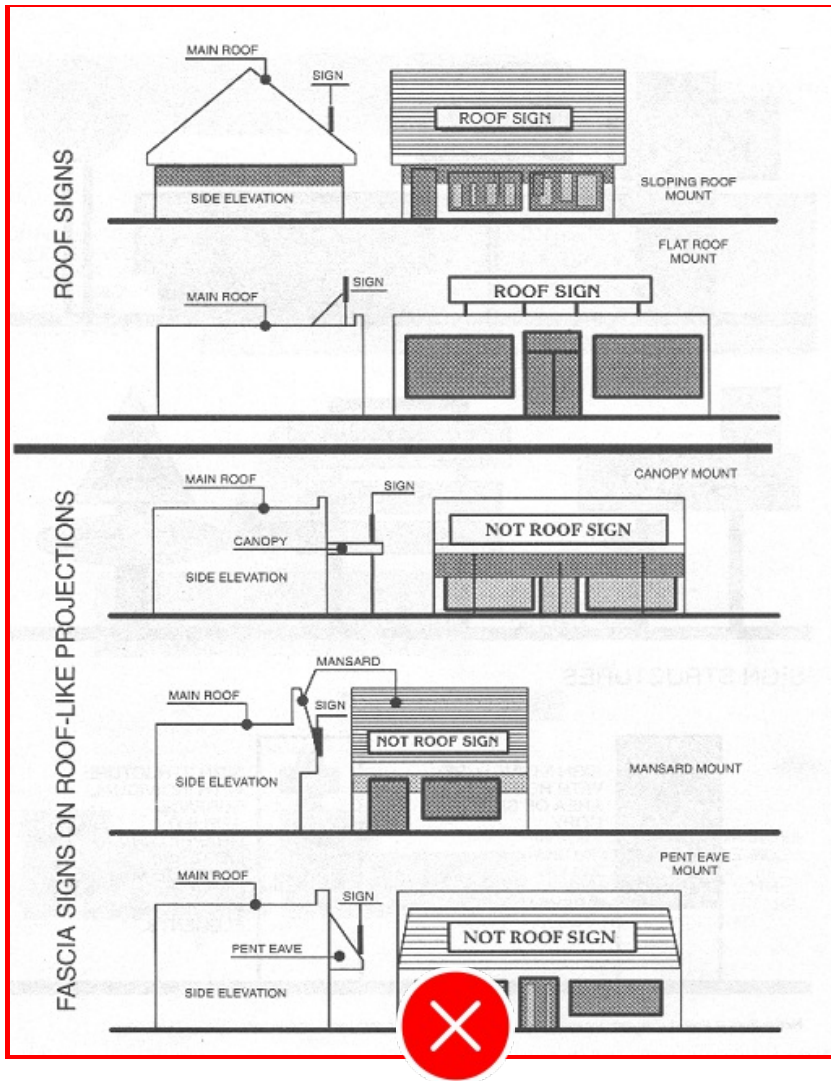
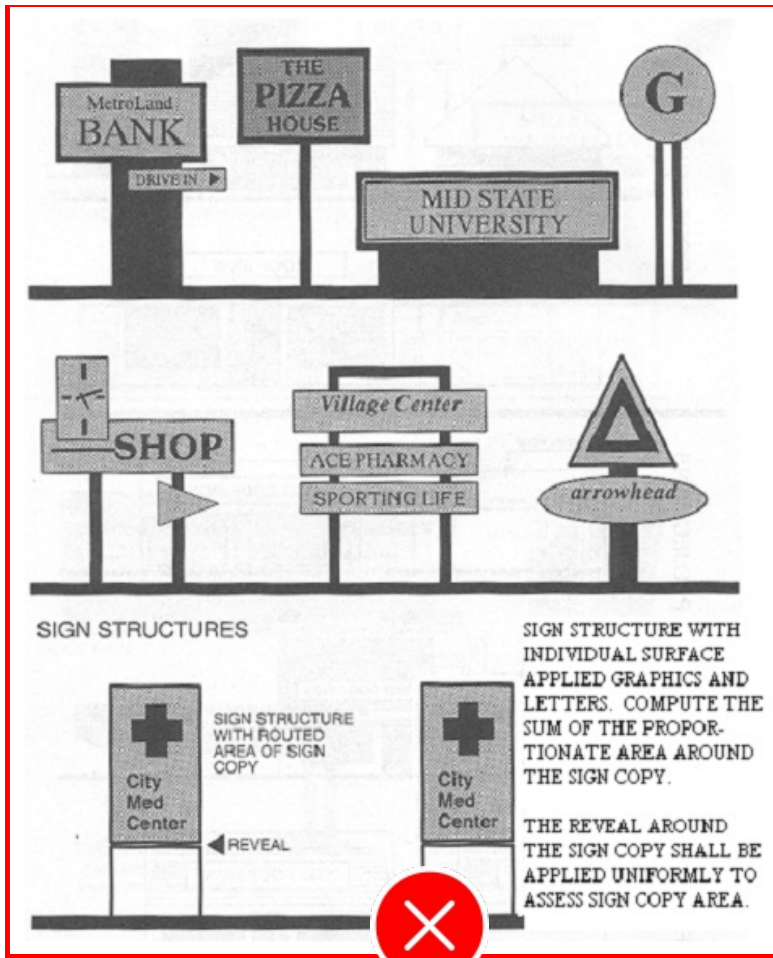
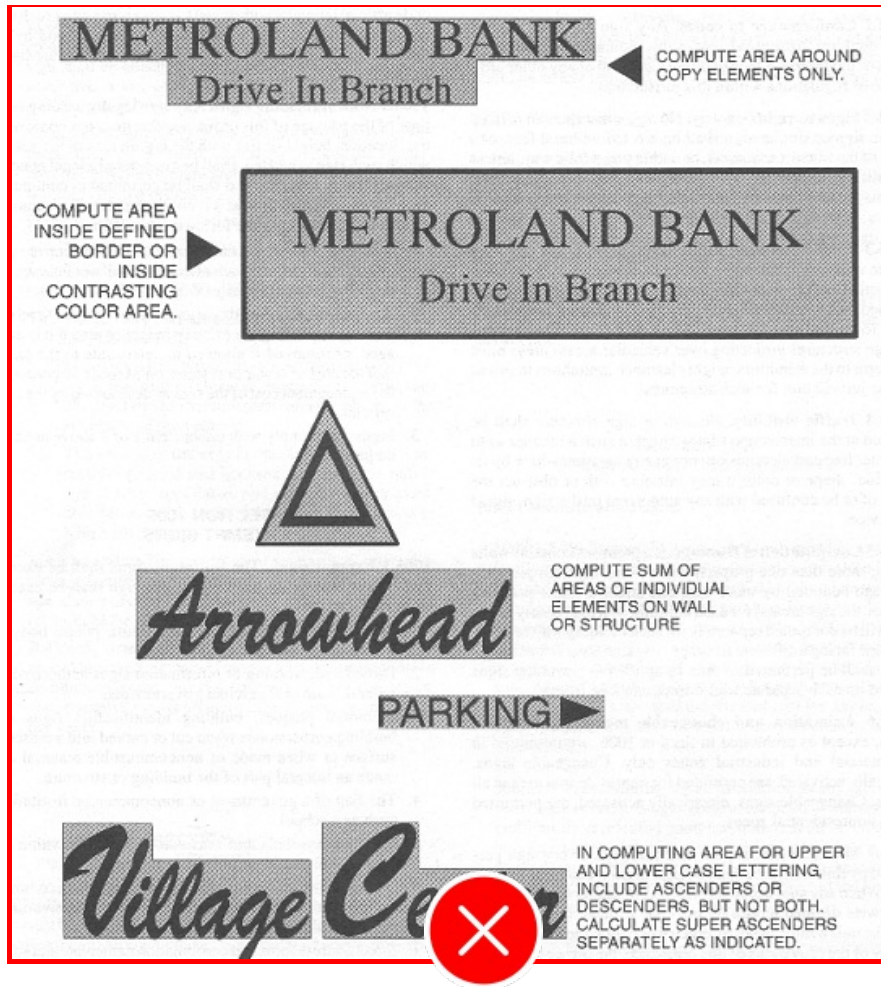


FIGURE 15.13-5(B) COMPARISON—ROOF AND WALL OR FASCIA SIGNS



Notes: Sum of shaded areas only represent sign area. Sign constructed with panels or cabinets.

FIGURE 15.13-5(C) SIGN AREA—COMPUTATION METHODOLOGY

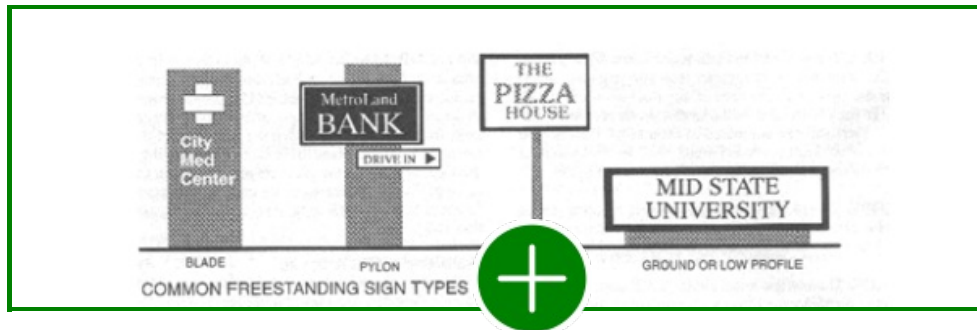


Notes: Sum of shaded areas only represent sign area for code compliance purposes. Signs consisting of individual letters, elements or logos placed on building walls or structures.

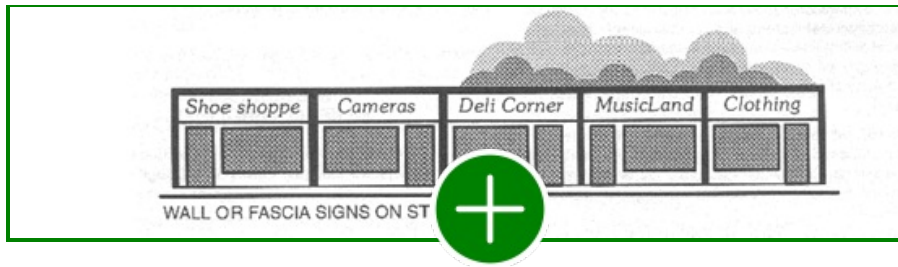
FIGURE 15.13-5(D) SIGN AREA—COMPUTATION METHODOLOGY

A. General Sign Types.

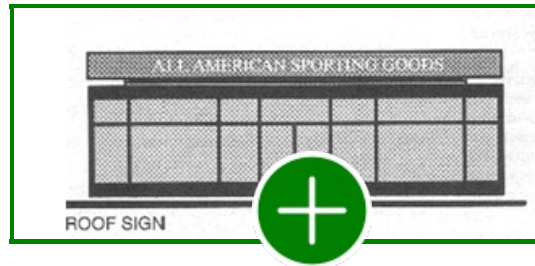
1. Figure 15.13-5(A)(1): Common Freestanding Sign Types



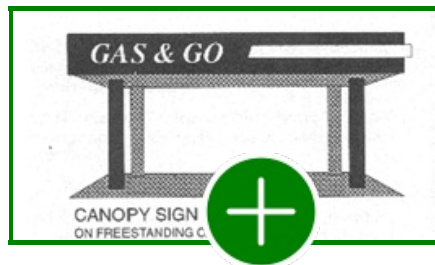
2. Figure 15.13-5(A)(2): Wall or Fascia Signs on Storefronts



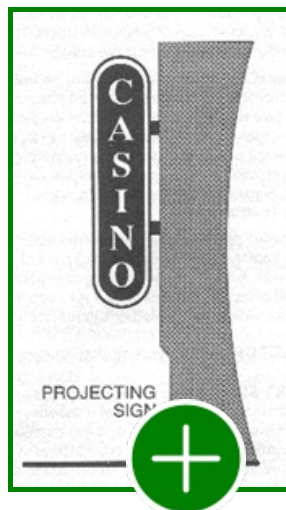
3. [Figure 15.13-5\(A\)\(3\): Roof Sign](#)



4. [Figure 15.13-5\(A\)\(4\): Canopy Sign](#)



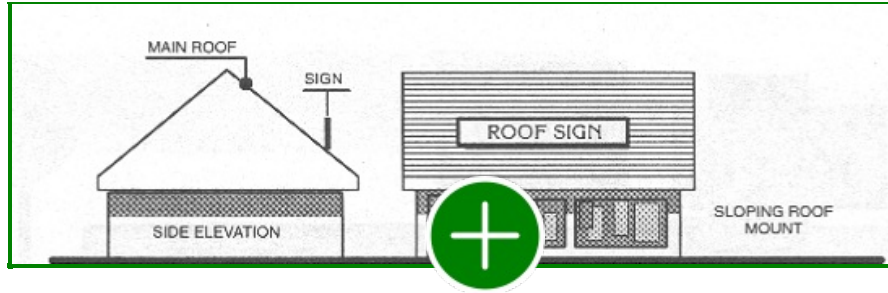
5. [Figure 15.13-5\(A\)\(5\): Projecting Sign](#)



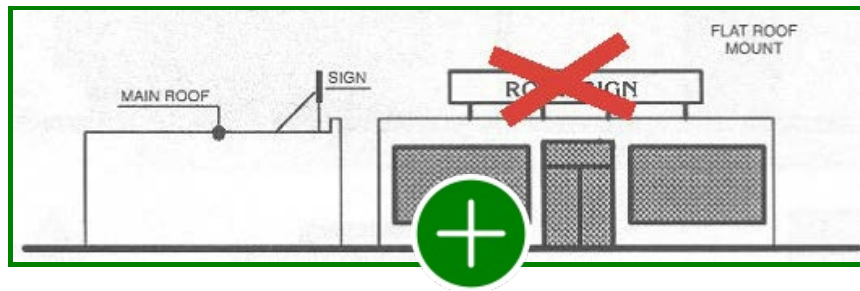
B. [Comparisons of Roof and Wall or Fascia Signs.](#)

1. [Roof Signs](#)

a. [Figure 15.13-5\(B\)\(1\)\(a\): Sloping Roof-Mount Sign](#)

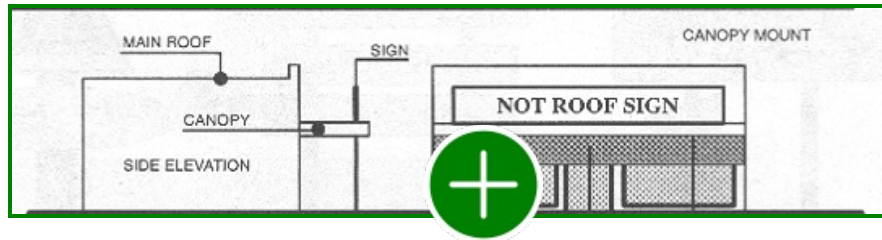


b. [Figure 15.13-5\(B\)\(1\)\(b\): Flat Roof Mount Style Signs \(not permitted\)](#)

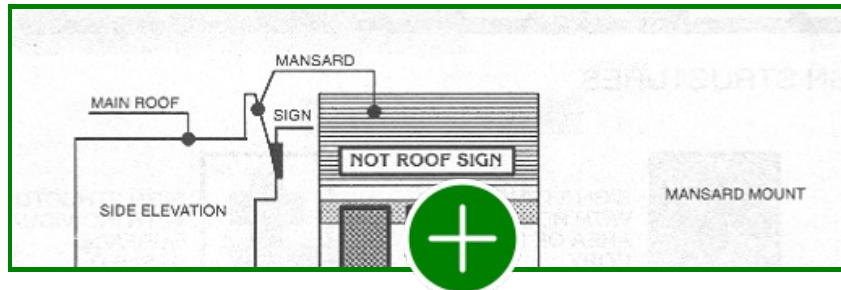


2. [Fascia Signs on Roof-Like Projections](#)

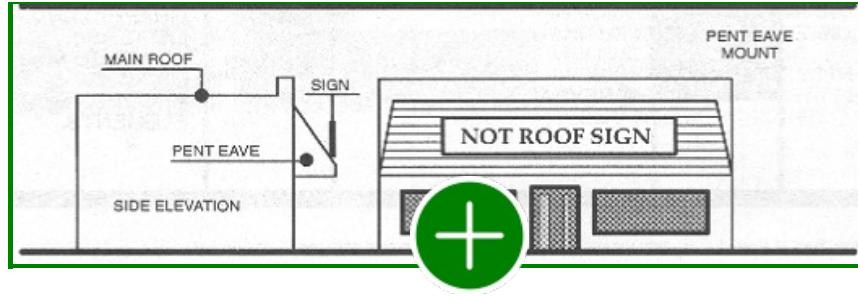
a. [Figure 15.13-5\(B\)\(2\)\(a\): Canopy Mount Style Sign](#)



b. [Figure 15.13-5\(B\)\(2\)\(b\): Mansard Mount Style Sign](#)



c. [Figure 15.13-5\(B\)\(2\)\(c\): Pent Eave Mount Style Sign](#)

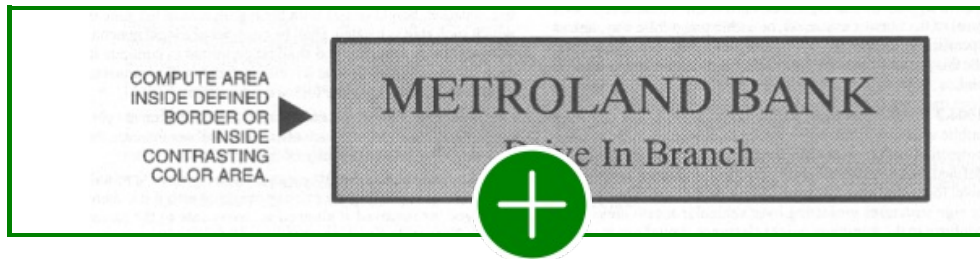


C. Sign Area Computation Methodology.

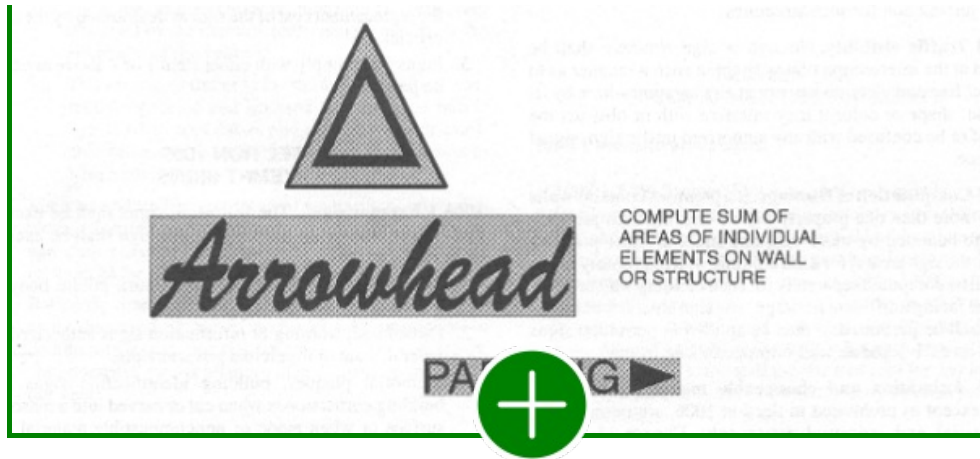
1. Figure 15.13-5(C)(1): Copy Elements Without Frame



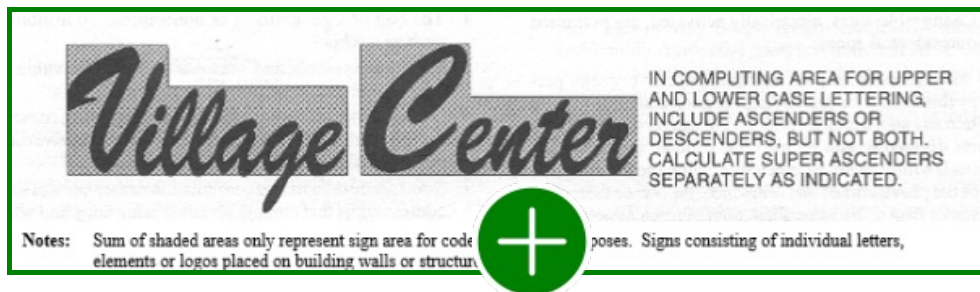
2. Figure 15.13-5(C)(2): Copy Elements Within Frame



3. Figure 15.13-5(C)(3): Copy Elements With Non-Connected Shapes



4. Figure 15.13-5(C)(4): Copy Elements Containing Various Sizes Without Frame



SECTION 90: AMENDMENT “15.13-6 GENERAL PROVISIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-6 GENERAL PROVISIONS

- A. Conformance to Codes. Any sign hereafter erected shall conform to the provisions of this ordinance and the provisions of Chapter 11 of the Municipal Code Town of Normal and of any other applicable ordinance or regulations of the Town of Normal.
- B. Signs in Public Rights-of-Way. No sign other than an official traffic sign or similar sign shall be erected within the right-of-way lines of any street, or within any public way, unless specifically authorized by other ordinances or regulations of the Town of Normal or by specific authorization of a Town official.

Such signs may be deemed a hazard to the community and may be removed immediately by the Zoning Code Administrator ~~sign administrator~~ or delegate. These signs may be disposed of or held at the discretion of the Zoning Code Administrator ~~sign administrator~~ for retrieval by the offending party.

- C. Traffic Visibility. No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, nor at any location where by its position, shape or color it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal or device.

- D. Computation of Frontage. If a premises contains walls facing more than one property line or encompasses property frontage bounded by more than one street or other property usages, the allowable sign area for the parcel shall be computed on the longer of the sides fronting a right of way.
- E. Maintenance, Repair, and Removal. Every sign permitted by this ordinance shall be kept in good condition and repair. When any sign becomes insecure, in danger of falling or is otherwise deemed unsafe by the code official, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance, the owner thereof or the person or firm using same shall, upon written notice by the code official forthwith in the case of immediate danger, and in any case within not more than 10 days, make such sign conform to the provisions of this ordinance, or shall remove it. If within 10 days the order is not complied with, the code official shall be permitted to remove or cause such sign to be removed at the expense of the owner and/or the user of the sign.
- F. Obsolete Non-premise Sign Copy. Any sign copy that no longer advertises or identifies a use conducted on the property on which said sign is erected must have the sign copy covered or removed within 30 days after written notification from the municipal code official; and upon failure to comply with such notice, the code official is hereby authorized to cause removal of such sign copy, and any expense incident thereto shall be paid by the owner of the building, structure or ground on which the sign is located.
- G. Nonconforming Signs. Any sign legally existing at the time of the passage of this ordinance that does not conform in use, location, height or size with the regulations of the zone in which such sign is located, shall be considered a legal nonconforming use or structure and shall be permitted to continue in such status until the earlier of such time as it is either abandoned or removed by its owner.
1. A non-conforming sign may not be:
 - a. Changed to another non-conforming sign;
 - b. Structurally altered so as to prolong the life of the sign;
 - c. Expanded;
 - d. Re-established after its removal for a period of more than ~~thirty(30)~~ days;
 - e. Re-established after damage or destruction if the estimated expense of reconstruction exceeds ~~fifty (50) percent~~ 50% of its fair cash value prior to the time of destruction.
- (Subsection G Amended 5/21/12 by Ord. No. 5440)
- H. Freestanding Sign Design Regulations. All freestanding signs, including but not limited to ~~O~~n-Premise, ~~H~~igh-~~R~~ise and ~~O~~utdoor ~~A~~vertising ~~S~~igns (~~B~~illboards) shall be constructed and designed so as not to detract aesthetically, or create an adverse economic impact upon adjacent or surrounding property.

The following basic design elements shall be considered by the Town prior to the issuance of a permit to construct, alter or modify any sign located in the ~~B~~usiness, ~~C~~ommercial or ~~M~~anufacturing districts within the Town of Normal.

1. Structural elements or components of a sign shall be treated or screened to prevent or reduce the visibility from a public way or an adjacent property. This shall be accomplished with the use of decorative building materials, landscape materials including trees, shrubs, bushes, or flowers.
 2. Where an existing or proposed structure is present sign on a lot, sign construction shall be similar in design, material and architecture so as to be harmonious with the building and its surroundings.
 3. Lighting associated with a freestanding signs shall provide a plan indicating beam spread foot-candle levels and shall be installed so as not spillover or glare to adjacent property or public right-of-way.
- I. Sign Location. All freestanding signs, must be located on a lot of record with frontage

on a public road.

SECTION 91: AMENDMENT “15.13-7 EXEMPT SIGNS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-7 EXEMPT SIGNS

The following signs shall be exempt from the permit provisions of this chapter. No sign shall be exempt from ~~sec. SEC.~~ 15.13-8. These signs are permitted in addition to the signs permitted in the respective use districts, but are subject to the conditions and limitations set forth herein.

- A. Official notices authorized by a court, public body, or public safety official.
- B. Directional, warning or information signs authorized by federal, state or municipal governments.
- C. Street address signs and combination nameplate and street address signs that contain no advertising copy and which do not exceed 6 square feet ~~(0.56 m²)~~ in area or 6 feet in height.
- D. [RESERVED] (Subsection (D) Amended 11/21/22 by Ord. No. 5921)
- E. Public Signs. Signs of a public, non-commercial nature to include safety signs, danger signs, trespassing signs, traffic signs, street name signs and municipal identification signs, signs indicating scenic or historic points of interest, memorial plaques, signs and emblems of nationally recognized service club organizations and all signs erected by an order of a public official in the performance of a public duty.
- F. Flags. Flags bearing the official design of a nation, state, municipality, business enterprise, educational institution or service organization; such flags to be appropriately and properly displayed.
- G. Integral Signs. Names of buildings, dates of construction, commemorative tablets, and similar signs, when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type of construction and made an integral part of the building or structure.
- H. Private Traffic Direction Signs and Related Signs. Signs directing traffic movement onto a premises or within a premise, when such signs are located on the premises, shall not exceed ~~six (6)~~ square feet in area for each sign and if free-standing, do not exceed ~~six (6)~~ feet in total height. Such signs are considered to include parking directions, exit or entrance signs, drive-up window signs and restroom signs.
- I. Real Estate Sale or Rental Sign. An on premise sign advertising for sale, rental, or lease, all or a portion thereof, the real estate upon which such sign is located. All such signs must be removed within ~~fourteen (14)~~ days following the sale, consummation of the lease, or rental of the property to which the sign pertains.
 - 1. In the ~~R-1A-A and~~ R-1A and R-1B Single-Family Residence Districts, and the R-2 Mixed Residential District and the R-3A Medium Density Multiple-Family Residence District ~~and R-4 Mobile Home Residence District~~, either a wall-mounted or free-standing sign is permitted per dwelling, except in the R-2 Mixed Residential District and R-3A Medium Density Multiple-Family Residence District and R-3B High Density Multiple-Family Residence District ~~one (1)~~ wall-mounted or free-standing sign is permitted for each dwelling unit, provided the dwelling in which such dwelling unit is located is not licensed by the Town as a ~~Mmultiple-Ffamily Ddwelling~~. In any event, a free-standing sign shall not exceed ~~six (6)~~ feet in height and ~~six (6)~~ square feet in sign area, and a wall-mounted sign shall not exceed ~~six (6)~~ square feet in sign area.
 - 2. In all other ~~Zzoning Dd~~districts, either a wall-mounted or free-standing sign is

permitted. If free-standing, such sign shall not exceed ~~twelve (12)~~ feet in height and ~~thirty-two (32)~~ square feet in sign area.

3. Where a property is both for sale and for rent simultaneously, ~~one (1)~~ advertising the sale and ~~one (1)~~ sign advertising the rental or lease is permitted in accordance with the foregoing size limitations.
- J. Underground Public Utility Warning Signs. Standard types of warning signs marking the routes of underground public utility pipes, conduits and cables.
- K. Incidental Sign. A sign (i) with a total area of less than ~~1-one~~ square foot or (ii) that is not intended to be viewed from the public right-of-way. (Subsection (K) Amended 11/21/22 by Ord. No. 5921)

SECTION 92: AMENDMENT “15.13-8 PROHIBITED SIGNS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-8 PROHIBITED SIGNS

The following devices and locations shall be specifically prohibited:

- A. Signs of the size, location, movement, content, coloring or manner of illumination which may be confused with, or construed as a traffic control device, or which hides from view any traffic or street sign or signal, are prohibited. No sign or other advertising structure shall be erected at the intersection of any street in such a manner as to obstruct the view of, or be confused with any authorized traffic sign, signal or device, or which makes use of words “stop”, “look”, “danger”, or any other word, phrase symbol or character, in such a manner as to interfere with, or mislead or confuse pedestrians or operators of vehicles upon the thoroughfare.
- B. Except as provided for elsewhere in this code, signs encroaching upon or overhanging public right-of-way. No sign shall be attached to any utility pole, light standard, street tree or any other public facility located within the public right-of-way.
- C. Animated Signs. No sign shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights.
- D. Portable electric signs.
- E. Any sign attached to, or placed on, a vehicle or trailer parked on public or private property, except for signs meeting the following conditions:
 1. The primary purpose of such a vehicle or trailer is not the display of signs.
 2. The signs are magnetic, decals or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.
 3. The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used or available for use in the daily function of the business to which such signs relate.
- F. Vehicles and trailers used primarily as static displays, advertising a product or service.
- G. Balloons, streamers, pinwheels, non-exempt flags or banners except those temporarily displayed as part of a special sale, promotion or community event. For the purposes of this subsection, “temporarily” means no more than 84 days in any calendar year.
- H. Abandoned Signs. Any sign which constitutes an abandoned sign for ~~fourteen (14)~~ consecutive days.

- I. Lots of Record. No freestanding sign shall be placed or allowed to remain on property unless such property is a lot of record with frontage on a public road.

SECTION 93: AMENDMENT “15.13-9 PERMITS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-9 PERMITS

- A. Permits Required. Unless specifically exempted, a permit must be obtained from the code official for the erection and maintenance of all signs erected or maintained within this jurisdiction and in accordance with other ordinances of this jurisdiction. Signs erected or maintained within the B-2 Central Business District also require a Certificate of Compliance, as provided in ~~division~~ Division 15.17 of this Code. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection and maintenance in a safe manner and in a manner in accordance with all the other provisions of this ordinance. (Amended 1/20/04 by Ord. No. 4926)
- B. Construction Documents. Before any permit is granted for the erection of a sign or sign structure requiring such permit, construction documents shall be filed with the ~~Inspection Department code official~~ showing the dimensions, materials and required details of construction, including loads, stresses, anchorage and any other pertinent data. The permit application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected. Any sign greater than 100 square feet in area or greater than 15 feet in height shall require construction documents sealed by a structural engineer.
- C. Changes to Signs. No sign shall be structurally altered, enlarged or relocated except in conformity to the provisions herein, nor until a proper permit, if required, has been secured. The changing or maintenance of moveable parts or components of an approved sign that is designed for such changes, or the changing of copy, business names, lettering, sign faces, colors, display and/or graphic matter, or the content of any sign shall not be deemed a structural alteration. Changes to copy, sign faces, or content do require a permit as required in the permit fee schedule.
- D. Permit Fees. Permit fees to erect, alter or relocate a sign shall be in accordance with the fee schedule adopted within this jurisdiction as set forth in ~~division~~ Division 25.16 of ~~Chapter 25~~. (Amended 2/16/09 by Ord. No. 5236)
- E. Duration of Permit. Every sign permit issued by the Zoning Code Administrator shall become null and void if manufacture is not commenced within ~~one hundred twenty~~ (120) days from the date of such permit. If work authorized by such permit is suspended or abandoned for ~~one hundred twenty~~ (120) days any time after the work is commenced, a new permit shall be first obtained to do so and the fee shall be one-half the amount required for a new permit for such work provided that no changes have been made in the original plans. Such permit may not be unreasonably withheld, providing that proper application and payment of permit fees is complied with.
- F. Issuance. The Zoning Code Administrator shall issue a permit for the erection, alteration or relocation of a sign within the Town when an application therefore has been properly made and the sign described therein complied with all appropriate laws and regulations of the Town.
- G. Effect of Issuance. No permit for a sign issued hereunder shall be deemed to constitute permission or authorization to maintain an unlawful sign nor shall any permit issued hereunder constitute a defense in an action to abate an unlawful sign.

SECTION 94: AMENDMENT “15.13-10 SPECIFIC SIGN REQUIREMENTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-10 SPECIFIC SIGN REQUIREMENTS

~~A. Sign Area Allowed Per Lot. Every building site may display signage up to the maximum allowed in Table 1008.1.1(1) The allowable signage is contingent upon the style of signs selected for the site and the linear lot frontage. Sign requirements in the B-2 Central Business District are set forth in Division 17 of this Code. Table 1008.1.1 (1) The allowable sign area for a lot is 50% higher if all freestanding signs on the lot are “Low Rise” as defined in footnote f. The increase in sign area does not increase the maximum freestanding sign size permitted by Figures 1008.1.2(1-3).~~

ZONING CLASS	SITE SIGNAGE Wall Signs and/or Freestanding Low Rise Signs	SITE SIGNAGE Wall Signs and/or Freestanding Signs not Classified as Low Rise
A, R1, R-2, R-4	0 ^a	0 ^a
R3A, R3B	0 ^b	0 ^b
S1 S2 S3	0 ^c 2 ^d Historic Preservation Review ^e	0 ^c NA Historic Preservation Review ^e
C1 C2	2.25 ^f	1.5
C3 B1 M1, M2	3 ^f	2

~~^aThe square footage in these districts is not determined by lot frontage, the maximum sign square footage is two (2) square feet.~~

~~^bThe signage square footage in these districts is not determined by lot frontage. The maximum sign square footage is forty (40) and the maximum height for a sign is six (6) feet.~~

~~^eS1 University District is regulated by Illinois State University and not subject to the Town’s sign regulations.~~

~~^dS2 Public Lands and Institutions shall be permitted to install one monument sign for each public street frontage and the maximum sign heights and area shall be sized in accordance with the following:~~

Lot Frontage 200’ or less	6’-0” in height and 75 sq/ft in area
Lot Frontage over 200’ and less than 500’	10’-0” in height and 150 sq/ft in area
Lot Frontage over 500’	12’-0” in height 200 sq/ft in area

~~^eS3 Historic District signs are subject to review and approval by the Normal Historic Preservation Commission.~~

~~^fThe minimum sign package area allowed in C3, M1, M2, and B1 is 50 square feet regardless~~

of the lot frontage. Sign height is measured from grade to the top of the sign. The width of a Low Rise sign shall be not more than twice the allowable height. The maximum height for a sign to qualify for additional sign area in the B-1, C and M districts are as listed:

Lot Frontage 100' or less:	8'-0" or less in height
Lot Frontage over 100' and less than 200'	10'-0" or less in height
Lot Frontage over 200'	12'-0" or less in height
Lot Frontage over 200' in C3 and M2	15'-0" or less in height
For SI: 1 square foot = 0.0929 m ²	For SI: 1 foot = 304.8 mm.

B. Freestanding Signs. Sign Display Restrictions. In addition to any allowable wall signs, every

single-family residential subdivision, multifamily residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone shall be permitted to display freestanding or combination signs per street frontage subject to the limiting standards set forth in Table 1008.1.2. Every sign displayed on a site is subject to the restrictions in Table 1008.1.2.

Table 1008.1.2 Sign Display Restrictions				
ZONING DISTRICT	TYPE OF SIGN	NUMBER OF SIGNS	MAX SIGN HEIGHT	MAX SIGN AREA
A, R1, R2, and R4	Wall Only	1	6 ^a	2 ^a
Special Use R-1	All other signs	1 of each type	Wall Height	50 ^b
	Freestanding	1 per frontage of each type	6 ^b	50 ^b
R3A, R3B	All other signs	1 of each type	Wall Height	40 ^c
	Freestanding	1 per frontage of each type	6 ^c	40 Monument
S1	-	-	-	-
S2	All other signs	No Limit	Wall Height ^d	50 ^d
	Freestanding	1 per public street frontage	Per Table 1008.1.1(1)	Per Table 1008.1.1(1)
S3	All other signs	By Review ^e	By Review ^e	By Review ^e
	Freestanding			
C1C2	All other signs	No Limit	Figure 1008.1.2. (1-3)	Figure 1008.1.2. (1-3)
	Freestanding	1 per frontage ^f		
C3, B1 M1, M2	All other signs	No Limit	Figure 1008.1.2. (1-3)	Figure 1008.1.2. (1-3)

	Freestanding	1 per frontage ^f	
--	--------------	-----------------------------	--

^a Sign is to be affixed to dwelling door or wall adjacent thereto.

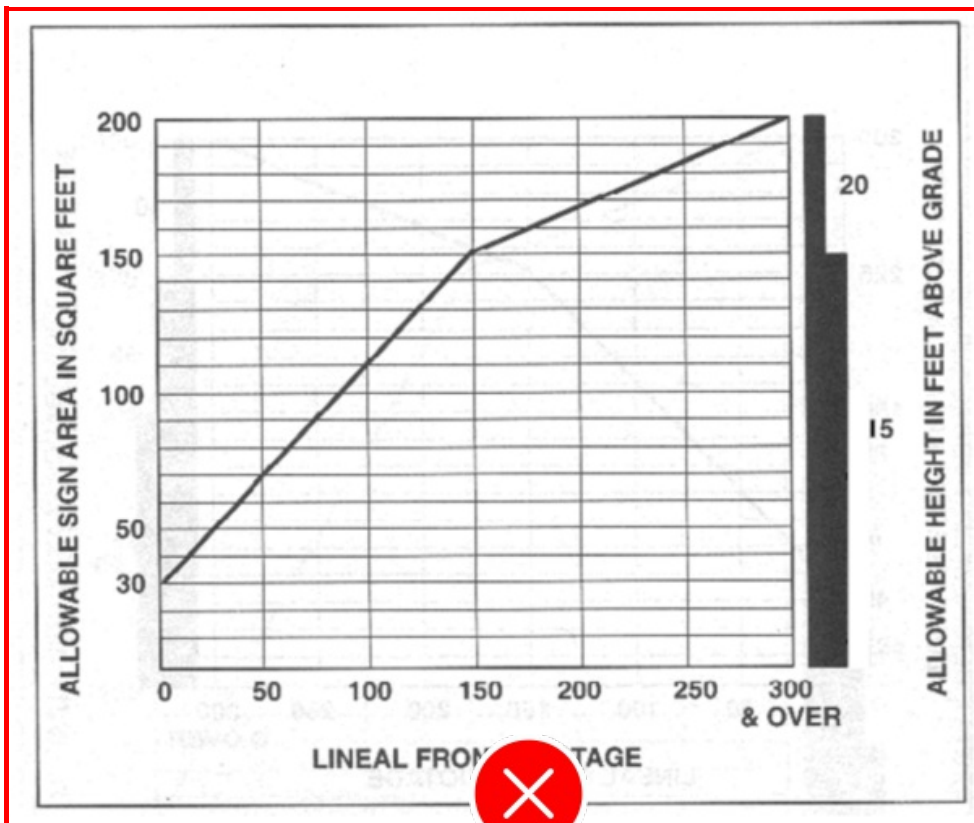
^b Sign is to be located 12 feet back from the property line or one-half the front yard depth whichever is less.

^c Sign is to be located 12 feet back from the property line or one-half the front yard depth whichever is less.

^d S2— If building mounted, these signs shall be mounted flush against the wall and shall not project above the roof line or front facade of the building.

^e S3— No sign shall be erected in the S-3 Historical District without the approval of the Normal Historical Commission. The underlying zoning district bulk requirements regarding maximum sign area and sign height must be met.

^f C1, C2, C3, B1, M1, M2— One free standing sign is permitted for each lot frontage on a street or right of way so long as a minimum distance of 100 feet is maintained between the freestanding signs on said lot.



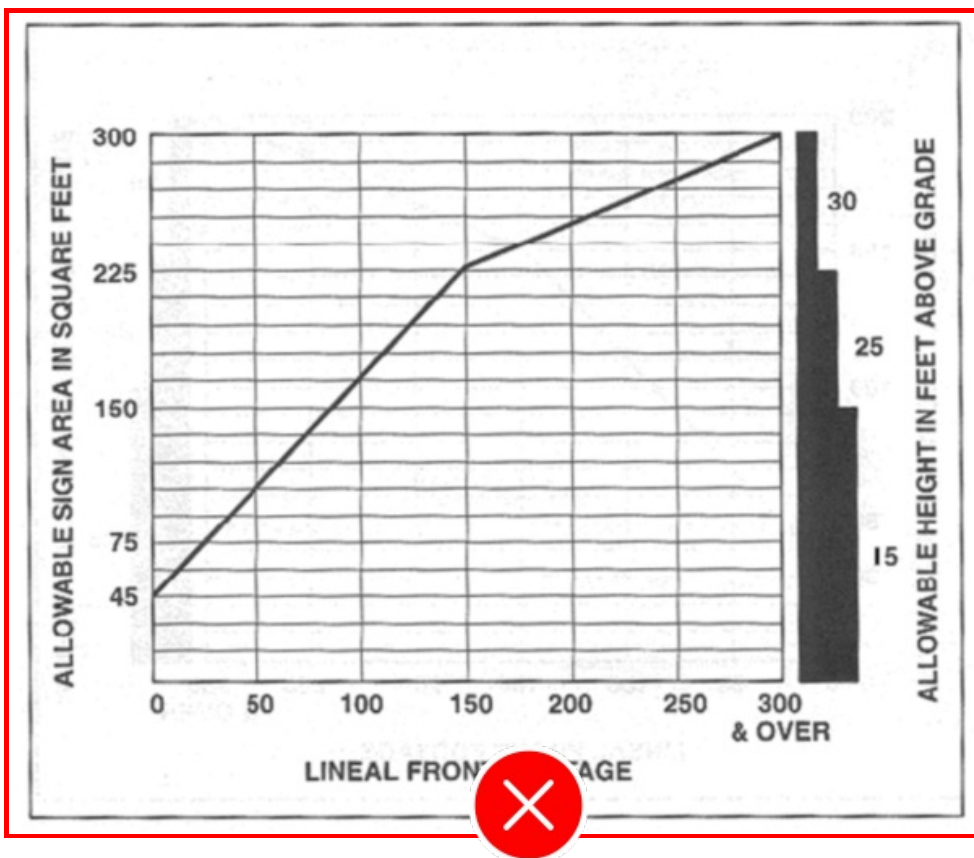
For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 1.609 km/hr.

FIGURE 1008.1.2(1)

PERMITTED HEIGHT AND AREA FOR FREESTANDING SIGNS IN ZONING

DISTRICTS B1, C1, C2, C3, M1, AND M2 WHERE VEHICULAR SPEED SUBJECT TO POSTED LIMITS IS 35 MILES PER HOUR AND UNDER.

Lot Frontage On a Public Street	Maximum Allowable Freestanding Sign Height	Maximum Sign Area Pending Lot Frontage
0' up to 150'-0" 150'-0" and over	15'-0" 20'-0"	150 sq/ft 200 sq/ft



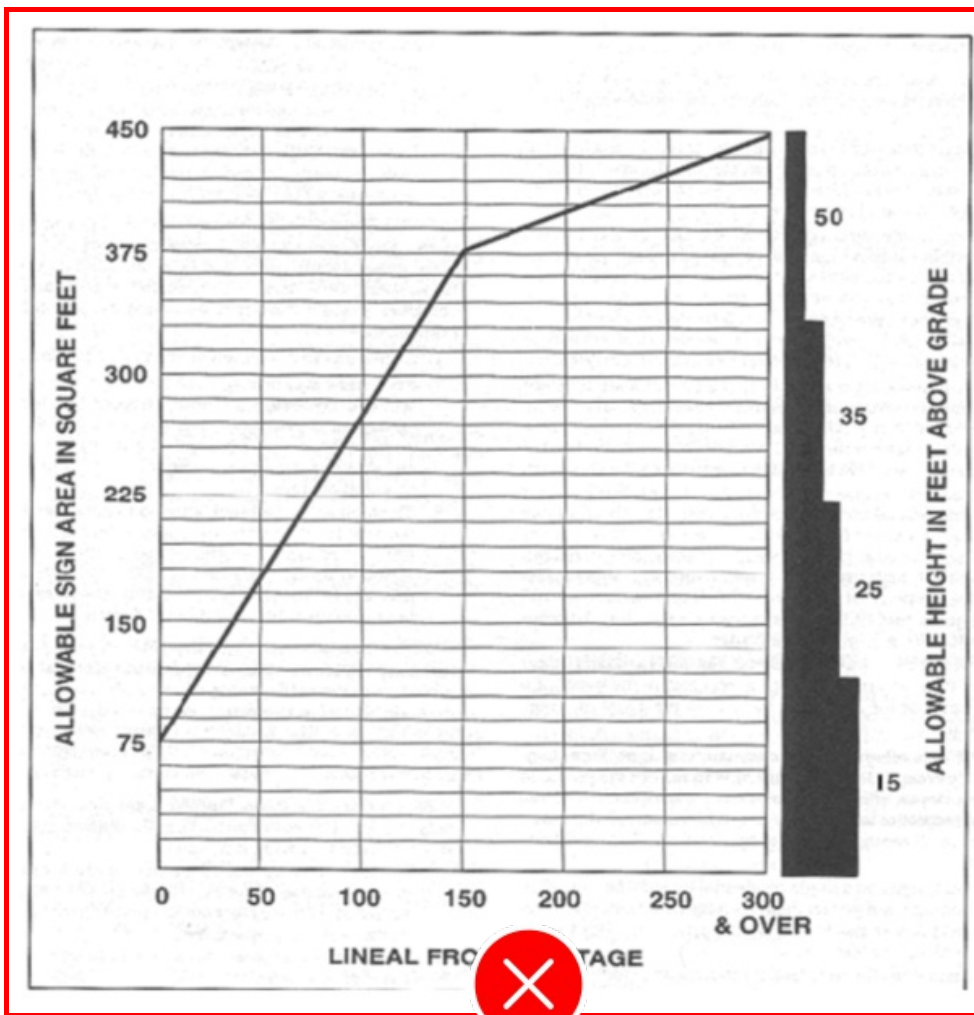
For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 1.609 km/hr.

FIGURE 1008.1.2(2)

PERMITTED HEIGHT AND AREA FOR FREESTANDING SIGNS IN ZONING DISTRICTS B1, C1, C2, C3, M1, AND M2 WHERE VEHICULAR SPEED SUBJECT TO POSTED LIMITS IS OVER 35 MILES PER HOUR AND UNDER 55 MILES PER HOUR.

Lot Frontage On a Public	Maximum Allowable	Maximum Sign Area
--------------------------	-------------------	-------------------

Street	Freestanding Sign Height	Pending Lot Frontage
0' to 87'-6" 87'-6" to 150'-0" 150'-0" and over	15'-0" 20'-0" 30'-0"	150 sq/ft. 225 sq/ft 300 sq/ft



For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 1.609 km/hr.

FIGURE 1008.1.2(3)

PERMITTED HEIGHT AND AREA FOR SIGNS IN ZONING DISTRICTS B1, C1, C2, C3, M1, AND M2 WHERE VEHICULAR SPEED SUBJECT TO POSTED LIMITS IS 55 MILES PER HOUR AND ABOVE.

Lot Frontage On a Public Street	Maximum Allowable Freestanding Sign Height	Maximum Sign Area Pending Lot Frontage
0' to 22'-6" 22'-6" to 75'-0" 75'-0" to 127'-6" 127'-6" and over	15'-0" 25'-0" 35'-0" 50'-0"	120 sq/ft 225 sq/ft 330 sq/ft 450 sq/ft

C. (A) Agricultural District.

1. Square Footage. Wall signs are permitted to have a total of 2 square feet.
2. Type of Sign. A wall sign is permitted if it is affixed to the dwelling door or wall adjacent thereto. No other signs are permitted.
3. Number of Signs. One wall sign is permitted.
4. Maximum Sign Height Above Grade. The sign may not project above the top of the wall.

D. (R-1) Single-Family and (R-2) Mixed Residential Zoning Districts.

1. Square Footage. Wall signs are permitted to have a total of 2 square feet.
2. Type of Sign. A wall sign is permitted if it is affixed to the dwelling door or wall adjacent thereto. No other signs are permitted.
3. Number of Signs. One wall sign is permitted.
4. Maximum Sign Height Above Grade. The sign may not project above the top of the wall.
5. If property has a Special Use Permit, bulk requirements in sec. 15.13-10(E) apply.

E. (R-3A) Medium-Density Multiple-Family and (R-3B) High Density Multiple-Family Residential Zoning Districts.

1. Square Footage. Each lot is entitled to a maximum of 40 square feet of signage (wall signs and freestanding signs combined) per street frontage, not including alleys.
2. Type of Sign. Only wall signs and low-rise signs permitted.
3. Number of Signs.
 - a. One freestanding sign is permitted per frontage.
 - b. There is no limit on the number of wall signs.
4. Maximum Sign Height Above Grade.
 - a. Freestanding signs are limited in height to 6 feet.
 - b. Wall signs may not project above the top of the wall.

5. If property has a Special Use Permit, bulk requirements in sec. 15.13-10(E) apply.

F. (S-1) University District. S-1 University District is regulated by Illinois State University and is not subject to the Town's sign regulations.

G. (S-2) Public Lands and Institutions Zoning District and Residential Districts as a Special Use.

1. Square Footage.
 - a. Each lot is entitled to a maximum of 2.25 square feet of signage (wall signs and freestanding signs combined) per 1 lineal foot of the longest lot frontage.
 - b. See Table 15.13-10(G) below for low-rise sign regulations in S-2. The square footage in Table 15.13-10(G) is part of the total square footage regulated by sec. 15.13-10(E)(1)(a).
2. Type of Sign.
 - a. The only freestanding sign permitted is a low-rise sign.
 - b. All other types of wall signs are permitted.
3. Number of Signs. A lot may have one freestanding sign for each street frontage, not including alleys. These signs may be located along the same street frontage so long as a minimum distance of 100 feet is maintained between the freestanding signs on said

- lot. No limit for other signs.
- 4. Maximum Sign Height Above Grade.
 - a. See Table 15.13-10(G) below for low-rise sign.
 - b. All other signs may not project above the top of the wall.
- 5. Table 15.13-10(E): Maximum height and square footage of low-rise signs in S-2 and lots zoned R-1, R-2, or R-3 when such zoning is associated with a Special Use Permit

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

H. (S-3) Historic and Cultural District. No sign shall be erected in the S-3 Historic District without the approval of the Historic Preservation Commission. The underlying zoning district bulk requirements regarding maximum sign area and sign height apply.

I. (C-1) Office District and (C-2) Neighborhood Shopping District

1. Square Footage.

- a. If a freestanding sign is installed and meets the low-rise sign regulations in Table 15.13-10(H)(5), the lot is entitled to a maximum of 2.25 square feet of signage per one lineal foot of the longest street frontage.
- b. If a freestanding sign is installed and does not meet the low-rise sign regulations in Table 15.13-10(H)(5), the lot is entitled to a maximum of 1.5 square feet of signage per one lineal foot of the longest street frontage.
- c. Minimum sign area is 16 square feet per tenant space regardless of the lot frontage.

2. Type of Sign. All sign types are permitted.

3. Number of Signs.

- a. One freestanding sign is permitted per street frontage, not including alleys. These signs may be located along the same street frontage so long as a minimum distance of 100 feet is maintained between the freestanding signs on said lot.
- b. No limit for all other sign types.

4. Maximum Sign Height Above Grade.

- a. See Table 15.13-10(H)(5) for the maximum height for a sign to qualify as a low-rise sign.
- b. See Table 15.13-10(H)(6) for the maximum height for free standing signs that are not classified as low-rise signs.

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

1. Square Footage.

- a. If a freestanding sign is installed and meets the low-rise sign regulations in Table 15.13-10(H)(5), the lot is entitled to a maximum of 3 square feet of signage per one lineal foot of the longest street frontage.
- b. If a freestanding sign is installed and does not meet the low-rise sign regulations, the lot is entitled to a maximum of 2 square feet of signage per 1 lineal foot of the longest street frontage.
- c. Minimum sign area is 32 square feet per tenant space regardless of the lot frontage.

2. Type of Sign. All sign types are permitted.

3. Number of Signs.

- a. One freestanding sign is permitted per street frontage, not including alleys. These signs may be located along the same street frontage so long as a minimum distance of 100 feet is maintained between the freestanding signs on

said lot.

b. No limit for all other sign types.

4. Maximum Sign Height Above Grade.

a. See Table 15.13-10(H)(5) for the maximum height for a sign to qualify as a low-rise sign.

b. See Table 15.13-10(H)(6) for the maximum height for free standing signs that are not classified as low-rise signs.

5. Table 15.13-10(H)(5): Maximum height for a sign to qualify as a low-rise sign in the B-1, C, and M districts

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

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

Speed Limit on Street	Lot Frontage on a Public Street	Maximum Allowable Freestanding Sign Height	Maximum Sign Area Pending Lot Frontage
0-35 MPH	0' to 150'	15'	150 sq/ft
0-35 MPH	150' or more	20'	200 sq/ft
40-55 MPH	0' to 87.5'	15'	150 sq/ft
40-55 MPH	87.5' to 150'	20'	225 sq/ft
40-55 MPH	150' or more	30'	300 sq/ft
60 MPH or more	0' to 22.5'	15'	120 sq/ft
60 MPH or more	22.5' to 75'	25'	225 sq/ft
60 MPH or more	75' to 127.5'	35'	330 sq/ft
60 MPH or more	127.5' or more	50'	450 sq/ft

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

L. Requirements for Specific Sign Types.

1. Canopy and Marquee Signs.

a. The permanently affixed copy area of canopy or marquee signs shall not exceed an area equal to 25% percent of the face area of the canopy, marquee or architectural projection upon which such sign is affixed or applied.

b. Graphic striping, patterns or color bands on the face of a building, canopy, marquee or architectural projection shall not be included in the computation of sign copy area.

2. Awning Signs.

a. The copy area of awning signs shall not exceed an area equal to 25% percent of the background area of the awning or awning surface to which such a sign is affixed or applied, or the permitted area for wall or fascia signs, whichever is less.

b. Neither the background color of an awning, nor any graphic treatment or embellishment thereto such as striping, patterns or valances, shall be included in the computation of sign copy area.

3. Projecting Signs.
 - a. Projecting signs shall be permitted in lieu of freestanding signage on any street frontage limited to one sign per occupancy along any street frontage with public entrance to such occupancy, and shall be limited in height and area as set forth in [sec 15.13-10-Section 1008](#).
 - b. No such sign shall extend vertically above the highest point of the building upon which it is mounted.
 - c. Except in the B-2 Central Business District, such signs shall not extend over a public sidewalk or right-of-way.
4. Under Canopy Signs. Such signs shall maintain a clear vertical distance above any sidewalk or pedestrian way a minimum of ~~eight (8)~~ feet.
5. Roof Signs.
 - a. Roof signs shall be permitted only in B-1, C, and M Zoning districts.
 - b. Such signs shall be limited to a height above the ground and a sign area no more than the height and area provided in Figure 1008.1.2 (1-3) for freestanding signs.
 - c. The sign area for roof signs shall be assessed against the aggregate permitted area for wall signs on the elevation of the building most closely parallel to the face of the sign.
6. Menu Boards. For a business that utilizes a drive-up service, a maximum of ~~two (2)~~ freestanding menu or communication boards shall be permitted for a single-lane drive through, and not more than ~~four (4)~~ for a dual-lane drive through. Each such board shall not exceed 8 ~~feet²~~ in height. The main menu board shall not exceed 75 square feet in area, and a pre-order board may not exceed 50 square feet in area. These boards are exempt from the sign bulk requirements.
7. Outdoor Advertising Signs.
 - a. The maximum sign height and area shall be determined by the specific zoning district and the posted street mph. [See Table 15.13-10\(H\)\(6\) above.](#) ~~These are determined by Tables 1008.1.1 and 1008.1.2, Figures 1008.1.2(1), 1008.1.2(2) and 1008.1.2(3).~~
 - b. Freestanding signs shall a minimum of 1,000 ~~feet²~~ from any other free-standing off-premise sign located on the same side of a two-way street, and 500 ~~feet²~~ from any other free-standing off-premise sign on the opposite side a two-way street. The setback shall be measured from a perpendicular line across the street from the existing freestanding sign.
 - c. Freestanding signs shall be a minimum of 1,000 ~~feet²~~ from any other freestanding off-premise sign located on either side of a one-way street. The setback shall be measured from a perpendicular line across the street from the existing freestanding sign.
 - d. Freestanding signs shall be located a minimum of 200 ~~feet²~~ from any residential zoning district.
 - e. Freestanding signs shall be located a minimum of 100 ~~feet²~~ from any other free-standing on-premise sign located on a lot.
Freestanding signs may be located within the B-1, ~~C~~commercial and ~~M~~manufacturing
 - f. zoning districts, however signs shall count toward the allowed number of free-standing signs for a site, and not be allowed as additional signs.
 - g. Trim. Freestanding signs shall be constructed with a trim not to exceed two inches in width.
 - h. Backs. Freestanding signs with backs visible from a public right of way shall be improved with decorative panels to cover the structural support of the sign area.
8. Temporary Signs–Non-Residential. The following provisions apply in all zoning districts other than residential zoning districts:
 - a. A permit is not required for temporary signs in non-residential areas.
 - b. The total area of all such signs shall not exceed one square foot in area for each linear foot of the longest lot frontage in any business, commercial or industrial district.
 - c. Temporary signs may be displayed for not more than 84 days in an calendar year.
9. Temporary Signs–Residential. The following provisions apply in all residential zoning districts:

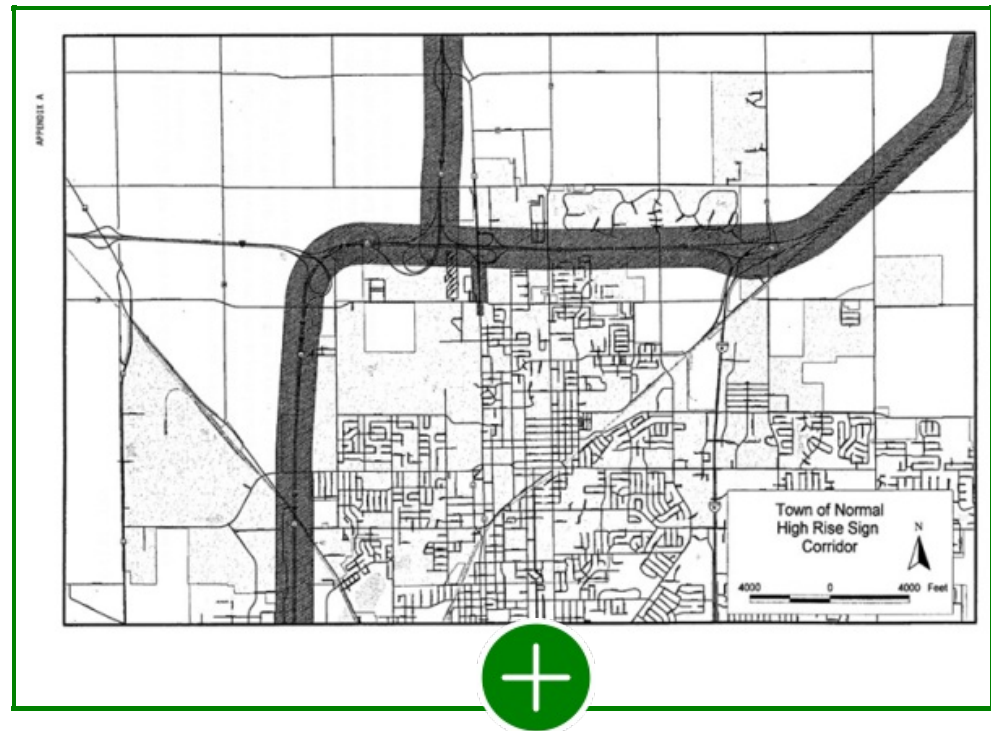
- a. A permit is not required for temporary signs in residential areas.
 - b. Residential properties are limited to 40 square feet of signage.
 - c. Individual signs shall not exceed 7 square feet of signage.
 - d. Temporary signs located in residential areas designated S3 Historic District are not subject to review and approval by the Normal Historic Preservation Commission.
10. Temporary Signs–Market Property. This ~~sec. [15.13-10\(C\)\(10\)](#)~~ applies to property in any zoning district that is actively marketed for sale or lease (“Market Property”). In addition to the temporary signage allowed under ~~sec. [15.13-10\(C\)\(8\)](#)~~ or ~~sec. [15.13-10\(C\)\(9\)](#)~~, a Market Property may have additional temporary signage as follows:
- a. Market Property located in a non-residential district may have one freestanding sign per street front and one wall/window mounted sign per unit that is actively marketed for sale or lease; the size of each additional sign may not exceed 12 feet in height and 32 square feet in sign area.
 - b. Market Property located in a residential district may have one additional sign. The size of the additional sign may not exceed the limitation under ~~sec. [15.13-10\(C\)\(9\)\(c\)](#)~~. In addition, a multi-family building consisting of three or more units located in the R3 Residential Districts may have a wall mounted sign not to exceed 100 square feet of signage.
 - c. Any additional sign under this ~~sec. [15.13-10\(C\)\(10\)](#)~~ will not be included in the total area restrictions set forth in ~~sec. [15.13-10\(C\)\(8\)\(b\)](#)~~ or ~~sec. [15.13-10\(C\)\(9\)\(b\)](#)~~. The time limitations under ~~sec. [15.13-10\(C\)\(8\)\(c\)](#)~~ do not apply to any additional temporary sign under this ~~sec. [15.13-10\(C\)\(10\)](#)~~. Any additional temporary sign must be removed within 14 days after the Market Property is no longer for sale or lease.
 - d. A property’s status as a Market Property may be evidenced by the property’s listing in a multiple listing service, contract with a broker or property manager, vacancy or impending vacancy, or other satisfactory evidence that the property is actively being marketed for sale or lease.

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

11. Development and Construction Signs. Signs temporarily erected during construction to inform the public of the developer, contractors, architects, engineers, the nature of the project or anticipated completion dates, shall be permitted in all zoning districts, subject to the following limitations:
- a. Such signs on a single residential lot shall be limited to one sign, not greater than ~~six (6)~~ feet in height and ~~six (6)~~ square feet in area.
 - b. Such signs for a residential subdivision or multiple residential lots shall be limited to one sign, at each entrance to the subdivision or on one of the lots to be built upon, and shall be no greater than 10 feet in height and 32 square feet in area.
 - c. Such signs for nonresidential uses in residential districts shall be limited to one sign, and shall be no greater than 10 feet in height and 32 square feet in area.
 - d. Such signs for commercial or industrial projects shall be limited to one sign per street front, not to exceed ~~ten (10)~~ feet in height and ~~thirty-two (32)~~ square feet for projects on parcels 5 acres (~~20-235 m²~~) or less in size, and not to exceed ~~ten (10)~~ feet in height and ~~one hundred (100)~~ square feet for projects on parcels larger than 5 acres (~~20-235 m²~~).
 - e. Development and construction signs may not be displayed until after the issuance of construction permits by the building official, and must be removed not later than 24 hours following issuance of an occupancy permit for all or any portion of the project.
12. Highrise Sign Corridor. Freestanding signs located within the “Highrise Sign Corridor” as defined may be ~~seventy-five (75)~~ feet in height and up to ~~four hundred fifty (450)~~ square feet in area. ~~Table 15.13-10(H)(6) Figures 1008.1.2(1-3)~~ shall determine the actual allowable sign area. The corridor is as defined:
- a. 800 ~~feet²~~ from each edge of Interstate 55 right-of-way as shown in ~~Figure 15.13-10(J)(12)~~.

~~Appendix A:~~

- b. 800 feet² from each edge of Interstate 39 north of Interstate 55 as shown in Figure 15.13-10(J)(12). ~~Appendix A:~~
- c. 660 feet² of the 800 feet² is controlled by the Illinois Department of Transportation, in the event of code conflict the more restrictive provisions will apply.
- d. 250 feet² from each edge of Main St. right-of-way south of Interstate 55 south to Raab Rd.
- e. Lots have frontage on Main St. south of Raab Rd. to the end of the B-1 General Business Zoning District as shown in Figure 15.13-10(J)(12). ~~Appendix A~~ (Approximately 600 feet²).
- f. Figure 15.13-10(J)(12): High Rise Sign Corridor



~~Appendix A High Rise Sign Corridor:~~

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

SECTION 95: AMENDMENT “15.13-11 CONSTRUCTION SPECIFICATIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-11 CONSTRUCTION SPECIFICATIONS

- A. Compliance with Building Code. All signs shall comply with the appropriate detailed provisions of the Building Code as currently adopted by the Town, relating to design, structural members and connections. Any sign exceeding 100 square feet in area or, 15 ~~feet~~^{feet} in overall height shall be supplied with construction documents sealed by a licensed Illinois Structural Engineer. Signs shall also comply with the provisions of the Town of Normal Electrical Code and the additional construction standards hereinafter set forth in this ~~S~~section.
- B. Freestanding Signs & Materials. All freestanding sign structures or poles shall be self-supporting structures erected on and permanently attached to concrete foundations. Such structures or poles shall be fabricated only from painted steel or such other materials as permitted by the Building Code as adopted by the Town.
- C. Strength of Parapet Wall. A parapet wall must have sufficient strength to support any sign which is attached hereto.
- D. Supports and Braces. Metal supports or braces shall be adequate for wind loadings.

Wire or cable supports shall have a safety factor of ~~four~~(4). All metal, wire cable supports and braces and all bolts used to attach sign to bracket or brackets and signs to the supporting building or structure shall be galvanized or an equivalent material.

- E. Wind Loads. All signs shall be designed and constructed in conformity with the ~~provisions for materials, loads, stresses of Articles 7 and 8, and the requirements of the Building Code as currently adopted by the Town. The effect of special local wind pressures shall be thoroughly considered in the design, but in no case shall the wind load be assumed less than thirty (30) pounds per square foot of net exposed area for roof signs.~~
- F. Sign Anchoring. Signs shall be anchored to prevent any lateral movement that would cause wear on supporting members or connectors.
- G. Maintenance and Repair. Every sign, including but not limited to those for which a permit is required, shall be maintained in a safe, presentable and good structural material condition at all times, including the replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of said sign.
- H. Electrical Requirements.
 - 1. All illuminated signs shall have a disconnecting switch located in accordance with the National Electrical Code. All illuminated elements of any sign shall always be maintained in satisfactory working condition, and shall be immediately repaired or replaced as needed. Signs that are only partially illuminated shall meet all electrical requirements for that portion directly illuminated. Electrical wiring for illuminated signs shall be installed by an electrical contractor licensed (or registered) with the Town of Normal. Sign contractors shall be permitted to make electrical connections from illuminated signs to approved electrical wiring located within ~~six~~(6) feet of signs or sign structures, provided that such connections are made in accordance with the National Electric Code.
 - 2. When a sign is illuminated either from an external source or by an internal source of light, direct rays of light shall not beam to or reflect upon any part of an existing residential building, nor into a residence zoned district, nor into a public street. A sign that is in the direct line of vision of any motorist with a traffic signal light shall not have red, green yellow, or amber illumination when such illumination is likely to be confused with such signal.
 - 3. All gas discharge tubing systems (neon) shall be Underwriters' Laboratory (UL) listed or an approved equal. Systems shall be designed and installed per Article 600 of the National Electrical Code. Complete system drawings are to include but are not limited to the following: complete tubing design layout and

- wiring circuits, transformer size(s) and secondary voltage(s). Maximum open circuit voltage shall be 7,500 volts to ground. Transformers above 7,500 volts shall be of balanced design and mid-point wired and enclosed in metallic raceways. All secondary components shall be rated for the circuit voltage and listed on the submitted data. All wiring and electrical terminations shall be protected from physical contact if less than ~~eight(8)~~ feet above finished floor.
4. Any sign contractor who installs, services, or constructs signs requiring or using electricity shall be registered with the Town of Normal. Sign contractors will register annually with the ~~Zoning Code Administrator~~~~Building Commissioner~~ or his representative at a charge of \$50 per calendar year.

(SEC. 15.13-11 Amended 5/21/12 by Ord. No. 5440)

SECTION 96: **AMENDMENT** “15.13-12 VIOLATIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-12 VIOLATIONS

- A. In any instance where signs have been abandoned and the sign or signs in question have not been removed per the requirements established in this Code, the Zoning Code Administrator upon ~~five(5)~~ days’ prior written notice to the party maintaining the sign in violation of this Code, may enter the property to remove the sign or signs in violation thereof. Any part aggrieved by such notice from the Zoning Code Administrator may resort to ~~sec. SEC:~~ 15.12-3 of this Code for administrative relief. (Subsection (A) Amended 11/21/22 by Ord. No. 5921)
- B. Whenever it shall appear to the Zoning Code Administrator, other than in the instances above set forth in the preceding paragraph, that any sign has been constructed, erected, or is being maintained in violation of the Code provisions of the Town, such Zoning Code Administrator shall issue a notice in writing to the owner or lessee of the sign or to the owner or lessee of the premises upon which the sign is located. Such notice in writing shall inform the recipient(s) of the violation(s) depicted and shall direct said party to make such alteration, repair, or removal as is necessary to secure compliance with the Code of the Town. ~~Fourteen(14)~~ days from the date of the notice shall be deemed reasonable time, except in instances of mechanical or structural repair. Upon failure of the notice to comply with terms of the violation(s) so noticed within said time period, the Zoning Code Administrator is authorized to remove, alter, or appropriately repair the sign(s) in question for the benefit of the health, welfare, and safety of the general public. All expenses incident thereto shall be charged to said notice and subject to collection by court action by the Town.
- C. Except as otherwise provided, the Zoning Code Administrator may remove or cause to be removed immediately any sign(s) without service of the appropriate notice if in the Administrator’s opinion the condition of the sign(s) is such as to present an immediate threat to the safety of the general public.
- D. Any person aggrieved by any decision of the enforcement official relative to the provisions of this Code may within ~~five(5)~~ days of receipt of such decision appeal such decision to the Zoning Board of Appeals as provided in ~~sec. SEC:~~ 15.12-3 of the Zoning Code. For purposes of this ~~S~~section, receipt of an administrator’s decision shall be presumed on the fourth~~(4th)~~ day after mailing.

SECTION 97: **AMENDMENT** “15.13-13 VARIATIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-13 VARIATIONS

Variations as described hereinafter may be permitted by the Zoning Board of Appeals in appropriate cases, subject to the legislative intent specified in ~~sec.~~ ~~SEC.~~ 15.13-2 of this ~~D~~division, and standards established by ~~sec.~~ ~~SEC.~~ 15.12-4 of the Zoning Code. The Zoning Board of Appeals shall have authority to grant variations from the number of signs, maximum height, maximum area and minimum setback requirements of this ~~D~~division.

SECTION 98: AMENDMENT “15.13-14 PENALTIES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-14 PENALTIES

The penalties of the Zoning Code are hereby adopted by reference and made a part hereof.

SECTION 99: AMENDMENT “15.13-15 SEVERABILITY” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-15 SEVERABILITY

If any part, provision, portion, article, section or subdivision of this Sign Code or application thereof to any person or circumstance is held unconstitutional or invalid by a court of competent jurisdiction, such holding does not affect other provisions or applications of this Sign Code which can be given effect without the invalid application or provision, and the provisions of this Sign Code are severable unless otherwise provided.

SECTION 100: AMENDMENT “15.13-16 PRESERVATION OF PENDING CLAIMS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-16 PRESERVATION OF PENDING CLAIMS

The adoption of this new ~~Division Thirteen~~ division 15.13 shall not affect, abrogate, or abridge any action now pending or any action that could be brought within the time provided by law for violation of ~~Division Thirteen~~ division 15.13 as the same existed prior to adoption of this new division.

SECTION 101: AMENDMENT “15.13-17 SUBSTITUTION CLAUSE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.13-17 SUBSTITUTION CLAUSE

The owner of any sign which is otherwise allowed by this chapter may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent an inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial speech. This provision prevails over any more specific provisions to the contrary.

(Subsection (17) Amended 11/21/22 by Ord. No. 5921)

SECTION 102: **AMENDMENT** “15.14-1 PREAMBLE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.14-1 PREAMBLE

It is the general purpose and intent of this Code to foster the use and development of land in an orderly manner by both private and public interests with special consideration given to the appearance of the community as a result of such development. It is recognized that the appearance of property has a direct bearing on the economic value of such property and also the economic value of adjacent and surrounding property. The appearance of a single property affects not only surrounding property, but the cumulative ~~effect~~ ~~affect~~ is to enhance or diminish the beauty of the entire Town, and consequently the values of property within the Town.

It is further recognized that the appearance of property not only has economic effects but also affects the general welfare, health, and safety of Town citizens. An aesthetically pleasing environment is a clean, healthy, and safe environment.

This ~~D~~ivision provides a procedure by which development of property within the Town may be reviewed and modified in order to enhance the aesthetic beauty of the Town, and consequently, the economic value of property and general welfare of the citizens. Specific purposes of this ~~D~~ivision include the following:

- A. To provide for the orderly and functional arrangement of land uses and buildings.
- B. To establish standards for the orderly development or redevelopment within the Town of Normal.
- C. To permit public involvement in the planning of private land uses which have the potential for significant impact on the use and enjoyment of surrounding property or on the public resources and facilities of the ~~C~~ommunity.
- D. To conserve and protect the taxable value of land and buildings in the Town of Normal.
- E. To protect the air, water, and land resources within Normal from the hazards of pollution and misuse.
- F. To protect land and buildings from natural hazards including flooding, erosion, and fire.
- G. To preserve, protect, and encourage the development of buildings, groups of buildings, and development sites of distinguished architectural character and appearance.
- H. To avoid the deterioration of the health, sanitation, safety, and public welfare brought about by poor planning and by indiscriminate and unregulated construction of inferior and unsuitable buildings.

SECTION 103:**AMENDMENT** “15.14-2 APPLICATION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.14-2 APPLICATION

A. This ~~D~~ivision shall apply to all new development in the following ~~Z~~oning ~~D~~istricts, which development requires the issuance of a permit by the Town of Normal. The application of this ~~D~~ivision to sites developed prior to ~~December 1, 2023-12/1/03~~ is explained in ~~sec. SEC:~~ 15.14-2(B) below. ~~Development does not include interior building repairs or modifications.~~ No permit shall be issued except upon approval of the development plan in conformance with the procedures and standards set forth in this ~~D~~ivision. Maintenance standards in this ~~D~~ivision apply to all development approved pursuant to this Division. Zoning ~~D~~istricts which are subject to this ~~D~~ivision are as follows:

- ~~1. R-1AA—Single Family Residence District~~
2. R-1A – Single Family Residence District
3. R-1B – Single Family Residence District
4. R-2 — Mixed Residence District
5. R 3A – Medium Density Multiple Family Residence District
6. R 3B – High Density Multiple Family Residence District
7. C-1 – Office District
8. C-2 – Neighborhood Shopping District
9. C-3 – Community/Regional Shopping District
10. B 1 – General Business District
11. M-1 – Restricted Manufacturing District
12. M-2 – General Manufacturing District
13. S-2 – Public Lands and Institutions District

B. Exceptions.

1. Development does not include interior building repairs or modifications.
2. In the ~~R-1AA~~, R-1A, R-1B and R-2 Districts, this ~~division-Division~~ only applies to the development that involves a ~~S~~pecial ~~U~~se ~~P~~ermit or a ~~P~~lanned ~~U~~nit ~~D~~evelopment.
3. Hard surfaces dedicated to equipment, product, or merchandise storage are exempt from the parking lot interior landscaping requirements set forth in ~~sec. SEC:~~ 15.14-7(G).
4. The M-2 district is excluded from the ~~B~~uilding ~~D~~esign ~~S~~tandards established in ~~sec. SEC:~~ 15.14-7(A).
5. The M-1 district is excluded from the following ~~B~~uilding ~~D~~esign ~~S~~tandard: ~~sec. SEC:~~ 15.14-7(A)(6)(d) – Rooflines.
6. Adding or replacing signs shall not trigger compliance with the entire division. However, new freestanding signs must be landscaped around the base.
7. Sites developed prior to ~~December 1, 2003-12/1/03~~ must come into compliance with the landscaping provisions of this ~~division-Division~~ to the extent that the site is altered. In order to establish the number of plantings required, the site perimeter adjacent to the longest site alterations will be measured. The baseline tree and shrub requirements set forth in ~~sec. SEC:~~ 15.14-7(D) shall be calculated based on that perimeter. The plantings required will then be installed on the site where plantings are deficient, including along public right-of-way, in areas that screen parking, and within the parking lot. If a parking lot is being resurfaced as part of the project, it must come into compliance with the interior parking lot landscaping standards of this ~~division-Division~~.

~~Adding or replacing signs shall not trigger compliance with the entire Division. However, new freestanding signs must be landscaped around the base.~~

(Entire SEC. 15.14-2 Amended 1/20/04 by Ord. No. 4926)(SEC. 15.14-2 Amended 9/20/10 by Ord. No. 5349)

SECTION 104: **REPEAL** “15.14-3 COMMUNITY DESIGN REVIEW COMMITTEE” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.14-3 COMMUNITY DESIGN REVIEW COMMITTEE (Repealed)~~

- ~~A. Creation. The City Manager is hereby authorized to appoint a Community Design Review Committee composed of Town staff. The number and term of employees serving on the Community Design Review Committee shall be at the City Manager’s discretion. However, the Zoning Administrator and Town Planner shall serve on the Committee.~~
- ~~B. Authority. The Community Design Review Committee shall establish its own rules of order and shall have authority to review proposed development plans as provided in this ordinance.~~
- ~~C. Waiver. The Community Design Review Committee may waive any of the standards and submittal requirements of this Division where such standards and submittals are not necessary to review a proposed development.~~

SECTION 105: **REPEAL** “15.14-4 DEFINITIONS” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.14-4 DEFINITIONS (Repealed)~~

~~Accent. An area covering no more than 25% of a building’s surface area visible to the public.~~

~~Appearance. The outward aspect visible to the public.~~

~~Appurtenances. The visible, functional objects accessory to and part of buildings.~~

~~Architectural Character. The composite or aggregate of the characteristics of structure, form, materials, and function of a building, group of buildings, or other architectural composition.~~

~~Architectural Concept. The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, which produces the architectural character.~~

~~Architectural Feature. A prominent or significant part or element of a building, structure, or site.~~

~~Architectural Style. The characteristic form and detail, as of buildings of a particular historic period.~~

Berm. A raised form of earth to provide screening or to improve the aesthetic character. A berm must have earthen sides and a crest area of no less than four feet in width. The slope of the berm may not exceed one foot of vertical rise per three feet in horizontal distance. Berms must be at least three and one-half feet high. Organic topsoil must cover the entire berm in a way that facilitates plant growth.

Bright or Brilliant Colors. Highly saturated chroma as defined in the Munsell System of Color Notation.

Cohesiveness. Unity of composition between design elements of a building, or a group of buildings, and the landscape development.

Compatibility. Harmony in the appearance of two or more buildings, structures, and landscape developments in the same vicinity.

Conservation. The protection and care which prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

Cutoff Luminaire. The candela at 90 degrees above nadir is less than 5% of rated lumens, and less than 20% of rated lumens at 80 degrees above nadir.

Decorative Screen. A wall or fence intended to partially or entirely cut off visibility to the area behind it.

Development. Both the act of changing and the state of a tract of land after its function has been purposefully changed by man, including, but not limited to, construction, exterior improvement or exterior alteration of structures on the land and alterations to the land.

Exterior Building Component. An essential and visible part of the exterior of a building.

Flood or Spotlight. Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Footcandle. See Lumen.

Full Cutoff Light Fixture. Fixtures, as installed, that are designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamp(s) or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

Glare. The sensation produced by luminances within the visual field that are sufficiently greater than the luminance to which the eyes are adapted, which causes annoyance, discomfort, or loss in visual performance and visibility.

Height of Luminaire. The height of a luminaire shall be the vertical distance from the ground directly below the centerline of the luminaire to the lowest direct light-emitting part of the luminaire.

Indirect Light. Direct light that has been reflected or has scattered off of other surfaces.

Lamp. The part of the luminaire that produces the actual light.

Landscape. Elements of nature, topography, buildings, and other man made objects combined in relation to one another, including but not limited to trees, shrubs, vines, ground cover, flowers, grass, rock, stone, architectural or structural features such as fountains, reflecting pools, artwork, screens, fences, and benches so long as such non-vegetative components compose no more than 25 percent of required landscaping.

Landscape Professional. One who is employed in the business of landscape sales, installation,

or design and who is an Illinois Certified Nurseryman or equivalent designation.

~~Light Pollution. Any adverse effect of manmade lighting, including, but not limited to, uplighting and sky glow, both of which diminish the ability to view the night sky, and light trespass.~~

~~Light Trespass. The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.~~

~~Lighting Fixture. The entire assembly that houses the lamp or lamps.~~

~~Lumen. A unit of luminous flux. One footcandle is one lumen per square foot. For the purposes of this ordinance, the lumen output values shall be the initial lumen output ratings of a lamp.~~

~~Luminaire. A complete lighting system, and includes a lamp or lamps and a fixture.~~

~~Mechanical Equipment. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.~~

~~Miscellaneous Structures. Structures, other than buildings, visible from public ways. Examples are: memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, drive-up facilities.~~

~~Ornamental Grass. An annual or perennial grass plant valued for its texture and color in the landscape.~~

~~Outdoor Lighting. Night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.~~

~~Plant Materials. Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.~~

~~Proportion. Relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.~~

~~Rules of Procedure. Regulations adopted by the Community Design Review Committee for the administration of duties delegated by the legislative authority.~~

~~Screening. Structure or planting which conceals from view from public ways the areas behind such structure or planting.~~

~~Shrub. A multi-stemmed woody plant other than a tree.~~

~~Significant Tree. Any deciduous, shade-variety tree or any evergreen tree with at least a 12-inch diameter as per standard Diameter Breast Height. Trees listed in SEC. 8.7-4(A) of the Code are not significant trees, regardless of size. (Amended 9/20/10 by Ord. No. 5349)~~

~~Site Break. A structural or landscape device to interrupt long vistas and create visual interest in a site development.~~

~~Street Hardware. Objects other than buildings, structures, and plantings located in streets and public ways and outside of buildings. Examples are: lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.~~

~~Streetscape. The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.~~

~~Uplighting. Lighting that is directed in such a manner as to shine light rays above the horizontal plane of the luminaire.~~

~~Utilitarian Structure. A structure or enclosure relating to mechanical or electrical services to a building or development.~~

~~Utility Hardware. Devices such as poles, cross arms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.~~

~~Utility Service. Any device including wire, pipe, and conduit which carries gas, water, electricity, oil, and communications into a building or development.~~

SECTION 106:AMENDMENT “15.14-5 PROCEDURE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.14-5 PROCEDURE

- A. Submission. Any person desiring to develop property in a zoning district subject to this ~~division~~ Division, shall provide documentation in the form of a development plan demonstrating how the development meets the provisions of the Community Design Standards. If the development is subject to a public process through the Planning Commission or Zoning Board of Appeals, the documentation shall accompany the public process submittal as set forth in sec. 15.14-10. If the development does not require a public process, such documentation shall be submitted electronically to the Zoning Code Administrator file two (2) copies of a development plan with the Town Clerk in the form specified. ~~The~~ development Pplan documentation pertaining to the site plan, building elevations and lighting plan shall be prepared by a professional engineer and/or architect and shall contain the name and seal of such professional engineer and/or architect. The documentation pertaining to the landscaping plan shall be prepared by a Landscape Professional. All parts of the ~~The~~ development Pplan shall be drawn to scale. Failure of an owner or developer to provide this information in the form required shall be sufficient grounds for the Community Design Review Committee to refuse to accept the filing or reject the application at any stage in the review and approval process and, in addition, shall constitute a violation of this Code. The development plan shall at a minimum consist of the following unless otherwise waived by the Zoning Code Administrator: (Amended 9/20/10 by Ord. No. 5349)
1. A completed ~~A~~ application for Community Design Review.
 2. Legal ~~D~~ description, and the Parcel Identification Number for ~~the all-of-the~~ property included in the development plan.
 3. Name, address, and phone number of the owner or owners of record of all property described in the ~~D~~ development Pplan; name, address and phone number of the developer of the property described in the ~~D~~ development Pplan; name, address, and phone number of the registered professional engineer and/or architect preparing any part of the ~~D~~ development Pplan or supporting material; name, address, and phone number of the Landscape Professional preparing any part of the development plan or supporting material; name, address and phone number of attorneys representing the owners and/or developers.
 4. Existing Conditions. Survey maps and drawings indicating existing conditions prepared by a Registered Illinois Land Surveyor or Licensed Professional Engineer showing the boundary lines, the location and perimeter of any area

designated as its Special Flood Hazard Area as defined in Chapter 28 of the Municipal Code. Specific identification, location and dimensions, if applicable, of the following located within or within ~~fifty~~(50) feet of the area included in the ~~D~~development ~~P~~plan: rights-of-way, lots of record, streets, roadways, driveways, curb cuts, drainage ways improved or unimproved, trees (sizes, species, and location), walkways, sidewalks, parking areas, light poles, light fixtures, public easements, private easements, railroad rights-of-way, section lines, corporate limit lines, public parks, schools and other public lands, buildings and structures to remain on the property and buildings and structures to be removed.

5. Proposed Development. Surveys, maps, plans and drawings of proposed development. A Registered Land Surveyor or Registered Professional Engineer, or Licensed Architect shall prepare graphic presentations of the following: rights-of-way, interior and exterior streets, interior and exterior roadways, street and roadway names, alleys, walkways, sidewalks, public easements, private easements, lots, outlots, setback lines, public parks or areas to be designated as common public space, other areas proposed for dedication or reservation to the public, railroad crossings and rights-of-way, bridges, size, location, type of construction and proposed use of all proposed buildings and structures, location and composition of all ~~landscaping material and~~ screening material, general parking plan and direction of traffic flow, location and dimension of curb cuts, sign plan (see ~~division-SEC.~~ 15.13 for the sign code provisions), lighting plan (see ~~sec.-SEC.~~ 15.14-7(~~GH~~) for lighting plan requirements), preliminary drainage plan, detailed elevation drawings of all sides of the proposed construction or renovation and a list of building materials and color samples for the building exterior, and for all freestanding and building signs. A Landscape Professional shall prepare or certify a landscape plan for the site. See ~~sec.-SEC.~~ 15.14-7(~~IC~~) ~~through sec. 15.14-7(G)~~ for landscape plan requirements.
- B. The ~~Zoning Code Administrator~~ ~~Community Design Review Committee~~ shall have authority to waive submittal of any of the previously listed elements for projects only involving the renovation of existing ~~developed properties~~ ~~structures~~. The information described above is deemed to be a minimum and applicants may be requested to supply additional information for appropriate review.
- ~~C. Committee Notification. Upon receipt of a completed application for Community Design Review and submission of the complete Development Plan, the Town Clerk shall forward copies of all application materials to the members of the Community Design Review Committee.~~
- D. Application Review. Upon complete submission of the development plans to the ~~Zoning Code Administrator~~ ~~Town Clerk~~, a review shall begin.
- E. Community Design Review ~~Committee Meeting~~. In reviewing the proposed development plan, the ~~Zoning Code Administrator~~ ~~Committee~~ shall apply the design guidelines set forth in this ~~division~~ ~~Division~~. If the ~~Zoning Code Administrator~~ ~~Committee~~ finds that the applicant has complied with all ~~of~~ the design guidelines, the ~~Zoning Code Administrator~~ ~~Committee~~ shall approve the development plan. If the ~~Zoning Code Administrator~~ ~~Committee~~ finds that the applicant has not complied with all of the design guidelines, the ~~Zoning Code Administrator~~ ~~Committee~~ may take one of the following actions:
 1. Issue a conditional approval of the development plan, in which the applicant agrees to implement all additional design elements and to remove all rejected design elements as required by the ~~Zoning Code Administrator~~ ~~Committee~~;
 2. Issue a conditional approval of the development plan in which the applicant must, prior to beginning the project, obtain variances ~~through~~ ~~from~~ the Zoning Board of Appeals or Town Council through the applicable ~~variation review~~ procedures established in this Division or this Code; or
 3. Deny the application entirely. An application denied entirely shall be

considered a decision of the Zoning Code Administrator ~~or Building Commissioner~~, subject to the appeal process in ~~sec. SEC.~~ 15.12-3 of this Code.

In the event the ~~Zoning Code Administrator-Community Design Review Committee~~ requires additional documentation or material in order to conduct its review, the ~~Zoning Code Administrator-Community Design Review Committee~~ may continue its consideration of the application for a period not to exceed ~~ninety (90)~~ days without the consent of the applicant.

- F. Decisions of the ~~Zoning Code Administrator-Community Design Review Committee~~. Within ~~five (5)~~ days of the close of review by the ~~Zoning Code Administrator-Community Design Review Committee~~, the ~~Zoning Code Administrator-Committee~~ shall notify the applicant in writing of its decision regarding the proposed development plan.

SECTION 107: REPEAL “15.14-6 EXPEDITED REVIEW PROCESS” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.14-6 EXPEDITED REVIEW PROCESS~~ (*Repealed*)

- A. Notwithstanding the procedure set forth above, an applicant may seek expedited review for the following:
1. Permits issued for any exterior development as follows;
 - a. R3A or R3B, \$7,500.00 or less
 - b. B1, C1, C2, M1, \$15,000.00 or less
 - c. C3 or M2, \$25,000.00 or less
 2. Repair or rehabilitation work in which like materials will be used.
 3. Improvements that are not visible from a public way.
 4. Emergency situations in order to protect persons and/or property from significant injury or damage.
- B. Application and Notice. Upon receipt of an expedited review application, the Town Clerk shall immediately forward such application to a representative of the Community Design Review Committee. The representative shall review the application within three days of the submittal.
- C. Expedited Review. When conducting an expedited review the representative of the Community Design Review Committee shall be governed by the design guidelines in this Division and shall determine whether or not the proposed construction permanently and significantly alters the exterior appearance of a structure. If in the opinion of the representative the exterior appearance of the structure is significantly and permanently altered, the applicant shall be referred to the full Community Design Review Committee and the process for full review shall apply. As used herein significantly and permanently altered means a repair that results in a change in fifty (50%) percent or more of the exterior of a structure or a change in less than fifty (50%) percent of the exterior of a structure but such change results in a design appearance which should be avoided as provided in the design review standards and either change is expected to last more than ninety (90) days.
- D. Expedited Decision. If the representative determines that the proposed construction activity does not significantly and permanently alter the exterior of the structure, the representative shall note his/her approval on the application.

SECTION 108: AMENDMENT “15.14-7 STANDARDS FOR DESIGN”
of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.14-7 STANDARDS FOR DESIGN

The purpose of these standards is to establish a checklist of those items that affect the physical aspect of the Town environment. Pertinent to appearance is design of the site, building, and structures, planting, signs, street hardware, lighting, and miscellaneous other objects which are observed by the public. These standards are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the Town.

- A. Building Design. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design in relationship to surroundings. All new construction of buildings and all alterations, modifications, and improvements to existing buildings shall meet the following standards:
1. Building components shall be proportional and relational to one another.
 2. Bright or brilliant colors shall be for accent and limited to 25% of the building facade.
 3. Building design shall be visually attractive. Variety of detail, form, or siting may be used to provide visual interest by using the following or an equivalent design element:
 - a. Roof treatment
 - b. Wall and facade treatments
 - c. Building theme or style
 - d. Artistic elements
 - e. Innovative stormwater design
 - f. Site and building lighting treatment
 - g. Window or wall opening treatment
 - h. Building entry treatment
 - i. Decorative glass
 - j. Accent materials or colors
 - k. Courtyards
 4. Mechanical equipment or other utility hardware on roof, ground, or buildings, shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways.
 5. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways as required in ~~sec.~~ **SEC.** 15.4-5(E).
 6. Monotony of design in single or multiple building projects shall be avoided by incorporating the following design features:
 - a. Facade Articulation. No building wall or roofline that faces a public street or connects a pedestrian walkway shall have an uninterrupted length exceeding fifty percent of the length of the building wall.
 - b. Building Entries. Each building shall have a clearly defined, prominent, primary entrance that features at least two of the following or equivalent design elements:
 - (1) Canopies and awnings
 - (2) Porticos, arches, pillars
 - (3) Decorative doors
 - (4) Entry recesses or projections
 - (5) Raised cornice, parapets
 - (6) Peaked roof forms

- c. Multi-Sided Facade Treatment. Each building shall incorporate similar material types and design elements on all sides of a building. Facades fronting a public way (excluding alleys), or adjacent to residential zoning shall incorporate at least two of the following elements or equivalent design elements. (Amended 9/20/10 by Ord. No. 5349)
 - (1) Change in wall plane
 - (2) Mix of building materials
 - (3) Decorative building materials
 - (4) Decorative windows or doors
 - d. Rooflines. Rooflines exceeding 75 feet² in length fronting a public way, or adjacent to residential zoning shall have incorporate one of the following elements:
 - (1) Change in roof plane
 - (2) Mix of roof styles
 - (3) Architectural or decorative roof materials
 - (4) Dormers, gables, gable vents, mansards
 - (5) Cupolas, steeples, clock tower
7. Canopies Covering Gas Station Pumps, Bank Facilities, or Other Drive-Through Facilities.
- a. Canopies may have a clearance of no more than 15 feet, and the overall height of canopies may not exceed 20 feet.
 - b. The square foot area of a canopy may be no greater than 450 square feet per parking space at regular gas pumps. Spaces next to special pumps, including pumps dedicated to diesel or propane, may not be factored into the calculation.

B. Relationship of Building to Site.

- 1. Unless otherwise provided by variance or code waiver pursuant to applicable ordinance procedures, the site shall conform to all bulk requirements of the Town Zoning Code.
- 2. Newly installed utility services and service revisions necessitated by exterior alterations shall be underground.

C. Landscape and Site Treatment. This section sets forth minimum landscaping requirements. ~~The Morton Arboretum Tree and Shrub Handbook is hereby adopted as a guideline for appropriate plantings. This document is on file with the Town Clerk. Prohibited tree species are listed in SEC. 8.7-4(A).~~

- 1. Natural or existing topographic patterns shall be preserved and developed. Modification to topography will be permitted only where preservation is not technically feasible due to site construction, or where it contributes to improved site appearance. (Amended 9/20/10 by Ord. No. 5349)
- 2. Tree Preservation Purpose and Intent. Trees are a critical part of the vegetation that serves to decrease and filter storm water runoff, to mitigate the urban heat island effect created by paved and other built surfaces, to remove pollutants from the air, to abate visual and noise pollution, and to provide habitat for wildlife. Tree removal thus increases the burden on the community to effectively address these issues. The goals of the tree preservation provisions are to reduce tree loss during development, to reduce damage to standing trees during construction, to provide for replacement of trees lost during construction, to provide for the planting of trees where none occurred previously, and to provide for the maintenance of preserved trees after construction is completed.
- 3. Preservation and Replacement. On properties developed prior to December 1, 2023, 12/1/03, all healthy significant trees on a site shall be preserved where feasible. No tree shall be removed until the Town determines it is not a healthy significant tree. Where preservation is not feasible, significant trees that are removed must be replaced on-site. Trees on sites with a landscaping plan

approved after ~~December 1, 2023~~ ~~12/1/03~~ may not be removed unless the Town determines the tree is unhealthy or a hazard, regardless of size. (Amended 9/20/10 by Ord. No. 5349)

4. Replacement Tree Location. It is preferred that all replacement trees be planted on site; however, where this is not feasible, the applicant can pay a fee in lieu of the replacement tree as per sec. SEC:15.14-7(D)(3).
5. Tree Replacement Requirements. For every significant tree removed from a site there shall be a tree replacement at a ratio of 1":1". All new replacement trees must be at least ~~4.5"~~ 4.5" caliper, ~~and all of them~~ Replacement trees offset the original baseline number of trees required on site. (Amended 9/20/10 by Ord. No. 5349)
6. Existing Landscape Material. Where vegetation exists along a site's perimeter and provides a screen to adjacent properties, such vegetation shall not be removed unless the Town finds the vegetation to be unhealthy. If the Town approves a new landscaping plan for the perimeter, the new plantings must be phased into the existing vegetative screen so as to maintain a continuous screening effect for neighboring properties.
7. Landscaping Species. The Morton Arboretum Tree and Shrub Handbook is hereby adopted as a guideline for appropriate plantings, although at least half the species planted must be native to Central Illinois.

D. Site Landscape Requirements.

1. Landscape Plan Requirements. For development under this ordinance, landscape plans shall be prepared or ~~certificated~~ ~~certified~~ by a Landscape Professional. Plans shall ~~include~~ be to scale and shall include the following:
 - a. plant location, number, species, size at installation and expected ~~maturity~~ size at maturity. ~~Plans shall be to scale and shall include~~
 - b. calculation showing the overall green space on the site, interior parking lot landscaping areas, and landscape island size.
 - c. a directional arrow indicating "north."
2. Overall Landscaping Requirement.
 - a. At least ~~twenty (20%)~~ ~~percent~~ of the total land area of any development must be landscaped. Landscaping must be dispersed throughout the entire development and must not be concentrated in one area.
 - b. ~~Fifty (50%)~~ ~~percent~~ of the required landscaping must be located along streets, parking lots and yards adjoining residential zoning. With the exception of parking lot interior landscape requirements set forth hereafter, required landscape is not required to be evenly spaced throughout the development.
 - c. At least ~~fifty (50%)~~ ~~percent~~ of all trees planted on site, including significant trees preserved on site, must be large, shade tree species. If overhead powerlines impact the placement of large, shade tree species, ornamentals may be used.
3. Minimum Planting Requirements. The purpose of this provision is to establish the minimum number of trees, shrubs and plantings required for a site. The plantings shall be used to satisfy the public frontage, parking lot perimeter and interior parking lot landscaping, and adjacent residential requirements. Significant trees preserved on site shall count toward the number of trees for the site. Shrubs may be replaced with ornamental grasses or perennials (ground cover plantings not included); however, such replacement shall not exceed ~~50%~~ ~~percent~~ of the required number of shrubs. The following ratios shall be used:
 - a. One Acre or Less: ~~(1)~~ tree and ~~(5)~~ shrubs for each 100 feet² of perimeter lot footage

- b. Over One Acre but Less than Five Acres: ~~(1)~~ tree and ~~(5)~~ shrubs for each 50 feet² of perimeter lot footage
- c. Five Acres or Greater: ~~(1)~~ tree and ~~(5)~~ shrubs per 33 feet² of perimeter lot footage

At the election of the property owner, up to 25% of the plantings may be ~~planted with the owner paying~~ replaced (not planted) with the fee in lieu explained below. Also, when planting on-site is not feasible, as determined by the Committee, the applicant shall pay a fee in lieu to the Town of Normal. The fee in lieu will be used to pay for ~~a~~ comparable plantings on Town property. The fee schedule is as follows:

Large shade tree	\$500 <u>\$750</u> , except when the tree is in lieu of significant tree replacement; then the fee shall be <u>\$375</u> -\$250 per shade tree.
Ornamental Tree	\$350 <u>300</u>
Evergreen	\$350 <u>300</u>
Shrub	\$75
Ornamental Grass	\$30
Perennial	\$30

- 4. Detention/Retention Basins and Ponds. Detention/retention basins located on the same lot as the development or within a ~~Planned Unit Development~~ may be counted toward the overall green space required on a site. Detention basins and ponds shall be landscaped along the perimeter of the high-water level of the basin or pond. Such landscaping shall include at least one shade or ornamental tree per 50 lineal feet, and a combination of evergreens, shrubbery, hedges and/or other live planting materials. At least 50%~~percent~~ of the trees surrounding the detention/retention basins and ponds must be medium- to large-sized, long-lived shade trees. The planting requirement for detention basins shall be in addition to the landscaping required for the overall site.
- 5. Screening of service yards, mechanical equipment, and service areas shall be accomplished by use of walls, fencing, planting, or combination of these. Screening shall be effective in winter and summer. Screening of refuse areas shall comply with sec. SEC: 15.4-5(E).
- 6. Screening in areas considered to be "Transitional Yards" in sec. 15.4-5(B) shall be accomplished by a solid screen of a combination of evergreen and ornamental trees and shrubs at least 6 feet in height at maturity.
- 7. In locations where plants will be susceptible to injury by pedestrians, or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices where possible.
- 8. Signs. Freestanding signs must be landscaped around the base.
- 9. Failure to properly maintain any required landscaping or screening in a healthy condition, to replace dead plantings or maintain other screening materials shall be deemed a violation of the requirements of this Code and the owner of the property on which such landscaping or screening is located shall be responsible for the maintenance and replacement and may be punished in accordance with the penalty provisions contained herein for failure to maintain or replace same. In addition to these provisions, the Town, after written notice to the owner responsible, may replace such landscaping or screening materials in a manner and at a time to be specified in the notice at the expense of the Town. The Town shall recover the cost of replacement where the owner

responsible fails to do so by bringing suit, in the name of the Town, against the person neglecting to maintain or replace the aforementioned landscaping materials and/or screening.

(SEC. 15.14-7(D) amended 9/20/10 by Ord. No. 5349)

E. Landscape Material Minimum Standards.

1. Plant Species. The selection of plant materials shall be based on the Town of Normal's climate and site conditions with a goal of promoting xeriscaping principles. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are hardy, harmonious to the design, and of good appearance shall be used. See the Morton Arboretum Tree and Shrub Handbook on file with the Town Clerk. Plant diversity is required for the health of the overall landscaped area.
2. Plant Quality. All plants shall be A-Grade or No. 1 Grade and free of defects. All plants shall be normal health, height, leaf density, and spread as defined by the American Standard for Nursery Stock, ANSI Z60.1 latest available edition, or the American Association of Nurserymen. Plants shall have full, even, well-developed branching and a dense, fibrous, and vigorous root system. The Landscape Professional shall be required to submit a certificate of compliance to the Town to assure delivery and installation of the proper grade and size of materials.
3. Plant Sizes and Specifications. The following minimum sizes shall be required:
 - a. Canopy Shade Tree. 2.0-inch diameter breast height, balled, and burlapped, or equivalent.
 - b. Ornamental Tree. 1.75-inch diameter breast height, balled and burlapped or equivalent or 7 feet for a multi-stemmed tree.
 - c. Evergreen Tree. 6 feet high, balled, and burlapped or equivalent.
 - d. Shrubs. 24-inch balled and burlapped or 3-gallon minimum container size.
 - e. Ornamental Grasses. 2-gallon minimum container size.
 - f. Perennials. 1-gallon minimum container size.

4. Plantings of trees and shrubs in containers shall not be considered as meeting the requirements of this section of the Code.

F. Parking Areas and Accessways. Parking lots shall be enhanced with landscaped spaces containing trees or tree groupings as follows:

1. Parking Lot Perimeter Landscaping Applicability. The parking lot perimeter landscaping requirements shall apply to all new public and private off-street parking lots, and to expansion of existing lots of more than ~~twenty-five (25%) percent~~ of existing spaces.
2. For existing parking lots attempting to comply with requirements of this section, a ~~ten (10%) percent~~ reduction in the number of code required parking spaces is permitted. The reduction may be considered administratively without a public hearing or Town Council approval.
3. Minimum Parking Lot Dimensional Standards. All parking lots shall be screened from public streets, public alleys, public open space, and adjacent residential properties zoned R-1 or R-2 by complying with one of the following perimeter options:
 - a. A ~~twenty-foot (20) perimeter~~ landscaped area at least 20 feet deep shall be provided for areas along a public street. Public land may not be counted toward fulfillment of this standard.
 - b. A ~~15-foot to 20-foot perimeter~~ landscaped area of at least 15 feet and less than 20 feet in depth may be provided for yards along a public street where dense plantings with twice the required number of shrubs for the area along the street is provided. (Amended 9/20/10 by Ord. No. 5349)

- c. An landscaped area ~~greater than of at least ten (10)~~ feet and less than ~~twenty (20)~~ 15 feet is allowed only if a decorative fence and twice the required number of shrubs for the area along the street is provided. The fence or parking blocks must be installed to prohibit car overhang into the landscaped area.
- 4. Fencing/Wall Specifications. All fencing or walls utilized to satisfy the requirements of this section shall meet the following specifications:
 - a. Ornamental metal fencing or masonry walls or masonry pillars with decorative metal fencing shall be allowed. Chain link fencing and wood fencing are prohibited for screening purposes.
 - b. Fencing or walls shall be a minimum of ~~three (3)~~ feet high and shall not exceed ~~four (4)~~ feet in height along a public street.
- 5. Minimum Plant Quantity. Where perimeter areas are to be landscaped, the following minimum plant materials shall be provided:
 - a. One tree and five shrubs for every 25 lineal feet of perimeter area, excluding driveway openings. At least half of these trees must be shade varieties. Trees may be spaced evenly or grouped. (Amended 9/20/10 by Ord. No. 5349)
 - b. ~~A diverse combination of shrubs, grasses, and flowers throughout the area.~~
 - c. Organic mulch, vegetative ground cover, or decorative landscape rock.
 - d. If the amount of parking lot perimeter landscape screening exceeds the baseline number of trees required for the site, the number required for screening must be met.

G. Parking Lot Interior Landscaping Requirements.

- 1. All new private and public off-street parking lots with ~~more than forty (40)~~ or more parking spaces and expansion of existing lots of more than ~~twenty-five (25%)~~ percent are subject to the requirements of this Ssection. In the M-1 and M-2 Manufacturing Zoning Districts, parking lot interior landscaping requirements of this Section shall apply only to customer and employee parking areas and not storage or large truck maneuvering areas. (Amended 9/20/10 by Ord. No. 5349)
- 2. For existing parking lots attempting to comply with requirements of this Ssection, a ~~ten percent (10%)~~ reduction in the number of Code required parking spaces is permitted. The reduction may be considered administratively without a public hearing or Town Council approval.
- 3. Minimum Landscape Coverage.
 - a. Parking lots with 40 to 75 spaces shall have at least ~~five percent (5%)~~ of the interior lot area landscaped.
 - b. Parking lots with more than 75 spaces but less than 150 shall have at least ~~seven percent (7%)~~ of the interior lot area landscaped.
 - c. Parking lots with 150 parking spaces or more shall have at least ~~ten percent (10%)~~ of the interior lot area landscaped.
 - d. In the Parking Impact Zone interior lot area, landscaping may be reduced up to ~~fifty percent (50%)~~ of the above requirements.
 - e. Parking lots that provide in excess of ~~one hundred twenty-five percent (125%)~~ of parking spaces required by Town Code shall have at least ~~fifteen percent (15%)~~ of the interior lot area landscaped.
 - f. Interior parking lot landscaping shall be calculated in the following manner: multiply the number of parking spaces by 300 square feet to determine the area of the parking lot. Calculate ~~five, seven, or ten percent (5%, 7%, or 10%)~~ of that area to determine the interior parking lot landscaping area requirement. In the Parking Impact Zone

multiply the number of parking spaces by 200 square feet to determine the area of the parking lot.

- g. Parking lot interior includes only the parking spaces and drive aisles adjacent to the spaces.
4. Interior Landscaping Islands.
 - a. Spacing. Interior landscape islands must be evenly distributed throughout the parking lot. Required plantings shall also be evenly distributed in the islands.
 - b. Configuration and Size. Landscaped islands may be in any shape or configuration, and all landscape islands must be a minimum of ~~two hundred~~(200) square feet.
5. Minimum Plant Quantity.
 - a. 40 to 150 parking spaces: 1 tree and 3 shrubs or ornamental grasses per 20 spaces.
 - b. ~~150 or more~~More than 150 parking spaces: 2 trees and 5 shrubs or ornamental grasses per 20 spaces.
6. Tree Location and Quality. Trees should be distributed evenly throughout the parking lot and not clustered. A minimum of ~~fifty (50%) percent~~ of the required trees in the parking lot interior must be canopy shade trees.

(Entire Subsection G Amended 9/20/10 by Ord. No. 5349)

H. Lighting Requirements.

1. Submission Requirements. All lighting plans must be prepared by a lighting professional. The lighting supplier shall be required to submit a certificate of compliance to the Town to verify the installation of the proper light fixtures. Lighting plans must include the following information:
 - a. A site photometric plan indicating initial footcandle levels at grade to the lot lines.
 - b. Specifications for all luminaires, poles, and luminaire mounting arms.
 - c. Lighting specifications including footcandle initial averages, and maximum-to-minimum uniformity ratio.
 - d. The location, mounting height, lamp intensity for all exterior luminaires.
 - e. An after-hours security lighting plan indicating not more than 33% of site lighting as operational.
2. Architectural Compatibility. Outdoor lighting fixtures must be compatible with the architectural elements located throughout the development.
3. Prohibition Against Glare. All outdoor lights used to illuminate any lot in any district shall be so shielded and directed as to protect adjacent lot or lots across the street from direct or reflected glare and to prevent ~~Outdoor lighting may not create a~~ glare that may be hazardous for motorists, bicyclists, or pedestrians.
4. Luminaires. In order to prevent unreasonable light pollution, any luminaire and all non-decorative, wall-mounted luminaires ~~luminaries~~ used for area light shall use a full cutoff luminaire positioned in a way that the cutoff effect is maximized. Tilt arms are prohibited. Decorative light fixtures must include internal louvers to minimize glare as determined by Town Staff. (Amended 9/20/10 by Ord. No. 5349)
5. Facade and Fascia Lighting.
 - a. ~~The exterior building facade lighting power shall not exceed 0.25W/ft² of the illuminated area. Floodlights used for facade lighting may be no farther from the building than one-third (1/3) the distance of the building height. The mounting height of such floodlights shall not exceed the building height.~~Floodlights to illuminate the building facades are limited to the following:
 - (1) Wall-mounted, full cutoff fixtures pointing down and toward

the façade

(2) Low-level landscape lighting is permitted for accent purposes only

- b. ~~Facade~~Facade lighting is limited to the street-facing side(s) of the building ~~and may not exceed an area twice the size of the building sign.~~

6. Lighting Context. Outdoor lighting must consider existing light sources that impact the site and land uses that will be impacted by the lighting.

- a. In order to prevent lighting redundancy, proposed new outdoor lighting ~~may~~must factor in existing light affecting the site, including light provided by public light fixtures.
- b. All outdoor lighting shall have fixtures that shield affected residential areas ~~and public rights-of-way~~ from all direct light. This includes outdoor lighting fixtures in residential zoning.

7. Light Levels, Luminaire Mounting Position, and Timing of Parking Areas.

- a. Lighting levels must meet a uniformity ratio of 20:1 within the parking area.
- b. Average initial light levels of the parking area may not exceed 1 footcandle in residential zoning districts, and shall not exceed 2 footcandles in other districts regulated by this ordinance.
- c. Light levels created by proposed new outdoor lighting shall not exceed 1 ~~footcandle~~ fe at the property line when the property is adjacent to property zoned for commercial use, and should not exceed

0 footcandles when the adjacent property is zoned for residential use.

- d. Canopy lighting. All lighting under a canopy must be full cutoff or recessed, with no lens dropping below the horizontal plane of the canopy. Light levels under the canopy shall not exceed an average of 25 ~~footcandles~~ fe at grade.
- e. Display areas. Areas dedicated to the outdoor display of general merchandise may have an average initial light level of up to 10 footcandles, although the display of for-sale vehicles may have an average initial light level up to 25 footcandles. These light levels only apply to the area where merchandise is located.

- f. All exterior lighting shall be controlled by a photo sensor, or time switch that automatically reduces exterior lighting when sufficient daylight is available, and automatically extinguishes no more than one hour after the close of business, excluding lighting for security purposes. Site security lighting shall not exceed 33% of the luminaries. Individual luminaries may not increase intensity for security lighting purposes.

8. Lighting Exceptions.

- a. All temporary lighting needed by the police, fire, or other municipal departments, emergency services, as well as all vehicular luminaries, shall be exempt from the requirements of this article.
- b. All hazard warning luminaries required by law are exempt from the requirements of this article.
- c. Recreational and outdoor event lighting is exempt only during times the lighted area is actually in use. Nonetheless, recreational and outdoor event lighting shall be installed in a way that minimizes light emitted above the horizontal and onto adjacent property.
- d. Lighting associated with a holiday.
- e. Other exceptions as required by law.

I. Bicycle Parking Requirements.

- 1. All new developments must provide at least ~~one~~ (1) bicycle parking space. For

lots exceeding ~~fifty (50)~~ automobile spaces, bicycle parking spaces shall be provided at ~~one (1)~~ bicycle parking space for every ~~fifty (50)~~ automobile parking spaces, with a maximum of ~~20 twenty~~ bicycle parking spaces required.

2. Bicycle parking must provide 2 points of contact for each bicycle as required by the guidelines set forth by the Association of Pedestrian and Bicycle Professionals.
3. Bicycle parking must be visible from and close to the entrance it serves, or no more than 50 feet away.

J. Sign Requirements. All developments shall comply with ~~division SEC:~~ 15.13 Sign Regulations of the Zoning Code. Use of a low-rise sign, as defined in ~~sec. SEC:~~ 15.13-4(B)(34), will count as satisfying one of the building design elements required in ~~sec. SEC:~~ 15.14-7.

SECTION 109: AMENDMENT “15.14-8 MAINTENANCE FOR GOOD APPEARANCE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.14-8 MAINTENANCE FOR GOOD APPEARANCE

A. Site.

1. Landscape materials, other than plant materials, which have deteriorated or have been damaged or defaced, shall be properly repaired or replaced.
2. Plant materials that have deteriorated or died shall be replaced with healthy plantings, or the area shall be redesigned with other treatment to provide an attractive appearance.
3. Plant materials shall be kept watered, fed, cultivated, and pruned as required to give a healthy and well-groomed appearance during all seasons.
4. Parking areas shall be kept in good repair, properly marked, and clear of litter and debris.
5. Vacant property shall be kept free of refuse and debris, and shall have the vegetation cut periodically during the growing season in order to comply with Town Code.

B. Buildings and Appurtenances.

1. Buildings and appurtenances, including signs, shall be cleaned, painted, or repaired as required to present a neat appearance.
2. Deteriorated, worn, or damaged buildings and appurtenances shall be rebuilt or replaced.

C. Building and sign illuminating elements shall be replaced as required to maintain the effect for which designed.

~~D. Public Property:~~

- ~~1. Parkway planting areas shall be maintained by the adjacent property owner or tenant in order to add to the aesthetic enhancement of the private property and the overall attractiveness of the streetscape.~~
- ~~2. Sidewalks, curbs and gutters, roadside berms, and other public improvements in the public right of way shall be repaired and maintained as necessary.~~
- ~~3. Refuse containers of an aesthetically satisfactory design and color should be placed in locations which will encourage their use — to avoid littering of waste materials.~~
- ~~4. Street hardware shall be erected and secured properly, and shall be cleaned or painted regularly to present an orderly appearance. Signs shall be treated similarly.~~

SECTION 110: **REPEAL** “15.14-9 INCENTIVES FOR BETTER DESIGN SOLUTIONS” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.14-9 INCENTIVES FOR BETTER DESIGN SOLUTIONS~~ (*Repealed*)

~~Excellence in design and planning which may be achieved through appropriate innovation and imaginative concepts shall be encouraged. To accomplish this, trade offs may be offered by the Community Design Review Committee to achieve appearance standard goals. The Community Design Review Committee may advocate variances to the bulk zoning requirements for excellent designs, such as through the use of attractive low-rise signs, and development plans containing innovative and imaginative concepts.~~

~~Consideration may be given to variation in building height, required yards, and other bulk requirements, provided that such change will produce a more logical and attractive use of property, and that it will be beneficial rather than detrimental to the surrounding area and the community. Outstanding projects shall be given public recognition and adequate publicity along with citations to those responsible for their development.~~

SECTION 111: **AMENDMENT** “15.14-10 OVERLAPPING JURISDICTION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.14-10 OVERLAPPING JURISDICTION

Development subject to site plan review, special use review, or planned unit development review, shall not be subject to the review procedures set forth in this ~~division~~ Division, rather such review shall take place simultaneously with the site plan review, special use review, or planned unit development review. The appropriate reviewing body shall apply the standards of this ~~division~~ Division during such review, giving deference to the Zoning Code Administrator's ~~Community Design Review Committee~~ interpretation and application of such standards in similar developments. In the event the substantive provisions of this ~~D~~ division conflict with any other codes or regulations governing construction or development in the R-3A, R-3B, C-1, C-2, C-3, B-1, M-1, M-2, or S-2 ~~D~~ districts, the more restrictive code or regulation shall control.

SECTION 112: **AMENDMENT** “15.14-11 PENALTY” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.14-11 PENALTY

Any person owning or holding a possessory interest in property subject to this ~~division~~ Division who, after notice from the Town, shall fail to conform his property to the standards provided in this ~~division~~ Division shall be in violation of this ~~division~~ Division and subject to

the enforcement and penalty provisions set forth in ~~division~~~~Division~~ 15.12 of this Code.

SECTION 113: **AMENDMENT** “15.14-12 SEVERABILITY” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.14-12 SEVERABILITY

It is hereby declared to be the intention of the Town Council that the several provisions of this ~~division~~~~Division~~ are separable in accordance with the following:

- A. If any court of competent jurisdiction shall adjudge any provision of this ~~division~~~~Division~~ to be invalid, such judgment shall not affect any other provisions of this Code not specifically included in such judgment order.
- B. If any court of competent jurisdiction shall adjudge any provision of this ~~division~~~~Division~~ to be invalid as to a particular property, building or other structure, such judgment shall not affect the application of said provision to any other property, building or structure not specifically included in such judgment order.

SECTION 114: **AMENDMENT** “15.15-1 TITLE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15-1 TITLE

This ~~division~~~~Division~~ shall be known, cited and referred to as: The Town of Normal Telecommunication Antenna Code (hereinafter referred to as "Code").

SECTION 115: **AMENDMENT** “15.15-2 INTENT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15-2 INTENT

The purpose of the regulations set forth in the Town of Normal Telecommunication Antenna Code is to further an overall plan for the enhancement of public safety, consistent community development, preservation of property values and the general welfare of the Town of Normal. In order to accommodate the communication needs of the residents and businesses while protecting the public health, safety and general welfare of the Town, the regulations are further intended to: facilitate the provision of wireless telecommunication services to the residents and businesses of the Town; nonetheless preserve and protect property values; avoid potential damage to adjacent properties from tower failure; lessen congestion of land and air space; provide against undue concentrations of telecommunication antennas and antenna facilities which may create adverse visual effects and detract from a neighborhood's character; establish reasonable standards for private and commercial use of telecommunications antennas;

preserve the attractive character of the Town; and to recognize that the general welfare of the public includes a community plan that provides for a community that shall be beautiful as well as healthful, spacious as well as clean, and well balanced in its growth and development.

The promotion of public health and safety is to be accomplished by reducing the distractive characteristics of telecommunications antenna facilities or towers and ensuring that unless otherwise necessary telecommunication towers or antenna facilities shall not be located in an established residential neighborhood.

The regulations in the Town of Normal Telecommunication Antenna Code expressly distinguish between direct satellite dishes, amateur radio operator antennas, and commercial antennas. This distinction is necessary in order to ensure compliance with the Federal Aviation Authority (FAA) and Federal Communication Commission (FCC) policies and requirements as they affect the telecommunication industry.

SECTION 116: **AMENDMENT** “15.15-3 GENERAL PROHIBITION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15-3 GENERAL PROHIBITION

Any ~~T~~telecommunication ~~A~~antenna not expressly permitted by this Code is prohibited in the Town of Normal. All telecommunications antennas must comply with all applicable provisions of the ~~B~~building, ~~E~~electrical, and Municipal Codes of the Town of Normal, rules promulgated by the Federal Aviation Authority (FAA) the Federal Communications Commission (FCC), the Bloomington Normal Airport Hazard Zoning Regulations and the standards and regulations of any other agency of the ~~S~~state, ~~F~~federal, or local unit of government with authority to regulate antennas.

SECTION 117: **REPEAL** “15.15-4 RULES AND DEFINITIONS” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.15-4 RULES AND DEFINITIONS~~ (*Repealed*)

- A. Rules of Construction. The language set forth in the text of this Code shall be interpreted in accordance with the following rules of construction:
1. The singular number includes the plural and the plural the singular;
 2. The present tense includes the past and future tenses, and the future tense includes the present;
 3. The word “shall” is mandatory, while the word “may” is permissive;
 4. The masculine gender includes the feminine and the neuter genders;
 5. Whenever a word or term defined hereinafter appears in the text of this Code, its meaning shall be construed as set forth in the Definitions hereof; and,
 6. All measured distances shall be to the nearest integral foot. If a fraction is one-half (1/2) foot or more, the integral foot next above shall be taken.
- B. Definitions. Where a definition is not specifically set forth herein, the term shall be defined as set forth in the Zoning Code.
1. Commercial Mobile Services. Mobile services that are for-profit, are available

to the public or a substantial portion of the public and provide subscribers with the ability to access or receive calls from the public switched telephone network – examples are personal communication services (PCS), cellular radio mobile service and paging.

2. Height. The vertical measurement from the ground to the vertical apex of the telecommunication antenna facility.
3. Personal Communication Services. A digital, radio-based service that transmits and receives low-powered electronic signals through networks of linked transmitter/receiver sites with each transmitter/receiver or base station covering smaller areas.
4. Personal Wireless Facilities. Transmitters, receivers, antenna facilities and other types of installation used for the provision of personal wireless services.
5. Personal Wireless Services. Commercial mobile services, cellular telephone services, specialized mobile radio services (SMR), unlicensed wireless services, and common carrier wireless exchange access services, as now or hereafter defined in Title 47 United States Code, Section 323(C)(7)(c).
6. Radio Broadcast. Traditional AM and FM radio broadcasts and amateur radio broadcasts (HAM Radio).
7. Satellite Dish Antenna. A telecommunication antenna shaped like a bowl or dish and used to receive wireless transmission of radio, data, or video from a satellite orbiting the earth.
8. Telecommunication Antenna. A device affixed to the ground, a building or other structure which device is capable of transmitting or receiving radio waves. Telecommunication antenna includes but is not limited to devices capable of transmitting or receiving radio waves supporting the following types of communication:
 - a. Television broadcast, multichannel multipoint distribution (wireless cable), direct broadcast satellites (DBS),
 - b. Radio broadcast (including AM, FM, and amateur radio antennas),
 - c. Wireless telecommunications, personal wireless services, commercial mobile services, cellular telephone services, specialized mobile radio services (SMR), unlicensed wireless services and common carrier wireless exchange access services.
9. Telecommunication Antenna Facility. The antenna, mast, pole, lattice work, structure, tower, building, equipment and other supporting material used to mount and operate an antenna.
10. Unlicensed Wireless Service. The offering of telecommunication services using duly authorized devices which do not require individual licenses by FCC but does not mean the provision of direct-to-home satellite services.

SECTION 118: AMENDMENT “15.15-5 REGULATIONS FOR TELECOMMUNICATIONS ANTENNAS PERMITTED IN SPECIFIC ZONING DISTRICTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15-5 REGULATIONS FOR TELECOMMUNICATIONS ANTENNAS PERMITTED IN SPECIFIC ZONING DISTRICTS

- A. Within the ~~R-1AA~~, R-1A, R-1B, R-2, R-3A, and R-3B ~~and R-4~~ Residence Districts telecommunication antennas are permitted as follows:
 1. Accessory use satellite dish receiving antennas exceeding one meter in diameter shall be permitted on the following conditions:
 - a. such antennas shall be located only on a roof or in rear yards and no

3. Accessory use mobile radio antennas not meeting the conditions of ~~sec.-SEC:~~ 15.15(B)(1) above and all other telecommunication antennas shall be permitted only as a Special Use pursuant to the procedures of division ~~Division~~ 15.10 and the standards of ~~sec.-SEC:~~ 15.15-6.
- D. Within the S-3 Historic and Cultural District telecommunication antennas shall be permitted in accordance with the above regulations for the applicable underlying zoning district and in accordance with the procedures set forth in ~~sec.-SEC:~~ 15.6-13 and the standards of ~~sec.-SEC:~~ 15.15-6.

SECTION 119: AMENDMENT “15.15-6 SPECIAL USE STANDARDS FOR TELECOMMUNICATION ANTENNAS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.15-6 SPECIAL USE STANDARDS FOR TELECOMMUNICATION ANTENNAS

The purpose of this Section is to specify standards that shall be required to be met before the issuance of a Special Use Permit.

A. Application Requirements.

1. Submission of a ~~S~~ite ~~P~~lan drawn to scale, showing the location and dimensions of existing and proposed buildings or structures, natural or manmade features, topography, elevations, and location of landscaping and lighting.
2. Description of the proposed telecommunication antenna facility including certification by an engineer regarding the structural integrity of the facilities, and evidence of compliance with FCC emission standards.
3. Siting needs and sharing capabilities. An inventory of the existing telecommunication antenna facilities including but not limited to existing antenna facilities, silos, water tanks, and buildings. Notification by way of certified mail as proof of exhausting possible avenues for sharing space.
4. Maintenance plan. A description of anticipated maintenance needs, including frequency of service, personnel needs, equipment needs, and traffic, noise and safety impacts on such maintenance.
5. Proof of approval or compliance with FAA standards.
6. Proof of liability insurance in the minimum single limit amount of ~~two hundred thousand dollars~~ \$200,000 with the Town of Normal named as an additional insured.

B. Bulk Regulations.

1. Lot Size Requirements. Minimum lot size for the district in which the facilities are located.
2. Setback. A setback from adjoining property lines is required in order to minimize the adverse affects of falling ice or damage due to antenna collapse. A setback of ~~fifty percent (50%)~~ of the telecommunication antenna facility height shall be maintained except a setback of ~~five hundred feet (500') feet~~ shall be maintained from all residential zoning districts and from buildings used for residential dwelling, day care, elementary or secondary schools.
3. Separation from Other Antenna Facilities. In order to encourage co-location of antennas on a common facility, all new antenna facilities exceeding ~~seventy feet (70') feet~~ in height, shall not be located within one quarter mile (1,320 feet) of another antenna facility which exceeds ~~seventy feet (70') feet~~ in height.
4. Height. Antenna facilities shall not exceed ~~one hundred and five feet (105')~~

- feet in height.
- C. Screening and Landscape Requirements.
1. The facility and every element thereof shall be aesthetically and architecturally compatible with the architecture of surrounding area.
 2. The proposed buildings, structures and use will be in harmony with the general character of the neighborhood.
 3. Screening and landscaping shall comply with division ~~Division~~ 15.14 of this Code. (Added 1/20/04 by Ord. No. 4926)
- D. Lighting. Shall be consistent with FAA guidelines and have minimal spill over effect on adjoining property. Lighting not controlled by FAA guidelines shall comply with division ~~Division~~ 15.14 of this Code. (Amended 1/20/04 by Ord. No. 4926)
- E. Interference. The proposed facility shall not cause unreasonable interference with existing radio, television, telephone or DBS reception or services.
- F. Effect on Adjoining Properties. The proposed facility will cause no objectionable noise, fumes, odors, glare, physical activity or effect that would impair the peaceful enjoyment of neighboring properties.
- G. Adequate Public Facilities. The proposed facility will be served by adequate public services and facilities, including police and fire protection, water and sanitary sewer, storm drainage, public roads and other public improvements.
- H. FCC Compliance. The proposed facility meets FCC requirements.
- I. Other Codes. The proposed facility complies with the building, electrical, plumbing, mechanical and fire codes for the Town of Normal, other divisions of this Zoning Code and other codes of applicable Sstate, Ffederal, and local agencies with jurisdiction over such facility.
- J. Abandonment. Facilities that remain unused for more than one year shall be demolished at the owner's cost.
- K. Co-location or Shared Use. Applicants shall be required to exhaust all possible avenues for sharing space on existing antenna facilities. Evidence shall be submitted showing the following:
1. The availability of space on existing telecommunication antenna facilities;
 2. The willingness of the telecommunication antenna facility owner to execute a lease with the applicant and whether or not the terms of such lease are agreeable to applicant;
 3. The ability of applicant to reasonably meet its geographic service area requirements by locating on existing telecommunication antenna facilities;
 4. Any radio, mechanical or electrical incompatibilities, conflicts, or interference caused by using an existing telecommunication antenna facility;
 5. The comparative costs of new construction and co-location;
 6. Any FCC or other governmental restrictions on co-location.
- L. Signs. No signs shall be permitted on antenna facilities other than warning or equipment signs, however the antenna may be located on an existing sign structure.
- M. Waivers. The President and Town Council may modify or waive any of the foregoing Sspecial Use Sstandards where such waiver or modification is in the public interest or necessary to comply with Ffederal Law.
- N. General Conditions. Standards applicable to all Sspecial Uses include the following:
1. Ingress and egress to property and proposed structures shall be located and designed in a manner which will maximize automotive and pedestrian safety and convenience, facilitate traffic flow and control and provide easy and adequate access in case of fire or other catastrophe.
 2. Off-street parking and loading areas where required or provided, shall be located and designed in a manner which will maximize the items referred to in Paragraph sec. 15.15-6(A) above and will minimize any adverse economic, noise, glare or odor effects of the special use on adjoining or nearby properties.
 3. Refuse and service areas, if provided, shall be located and designed in a

manner so as to accomplish the objectives specified in ~~Paragraphs~~ sec.15.15-6 (A) and sec. 15.15-6(B) above.

4. Utilities provided in connection with the ~~S~~special ~~U~~se shall be designed and located so as to encourage the efficient and economic utilization, extension and expansion of the public utility system.
5. Screening and buffering materials shall be sufficient to ensure that the proposed ~~S~~special ~~U~~se will have no greater impact on surrounding land uses than other uses authorized as a matter of right.
6. Proposed exterior lighting shall be located and designed to maximize traffic safety and compatibility and harmony with adjoining or nearby properties and so as to minimize glare, noise and adverse economic impact on surrounding properties or authorized land uses.
7. Required yards and open spaces shall be sufficient to ensure that the proposed ~~S~~special ~~U~~se will have no greater impact on surrounding land uses than other uses authorized as a matter of right.
8. The site on which the ~~S~~special ~~U~~se is located shall be designed to make the proposed use generally compatible with adjoining or nearby properties.
9. The ~~S~~special ~~U~~se shall in all other respects conform to the applicable regulations of the district in which it is located and of the entire Municipal Code, except as such regulations may in each instance be modified by the President and Town Council pursuant to the recommendations of the Zoning Board of Appeals or as allowed for a ~~P~~planned ~~U~~nit ~~D~~development.

SECTION 120: AMENDMENT “15.15-7 SPECIAL USE PROCESS FOR TELECOMMUNICATION ANTENNAS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15-7 SPECIAL USE PROCESS FOR TELECOMMUNICATION ANTENNAS

- A. Application. Application for a Special Use Permit shall be submitted in the office of the Town Clerk on forms approved by the Town Clerk. No application shall be processed unless accompanied by the appropriate filing fee.
- B. Hearing on Application. Upon receipt in proper form of an application and supporting material, the Zoning Board of Appeals shall hold at least ~~one~~(1) administrative public hearing on the application for a Special Use Permit, in the manner provided in sec. SEC. 15.12-1(C)(3)(b).
- C. Action by the Zoning Board of Appeals.
 1. Findings of Fact. No Special Use Permit shall be recommended by the Zoning Board of Appeals until written ~~F~~findings of ~~F~~fact are made indicating:
 - a. The extent to which the ~~S~~special ~~U~~se ~~S~~standards specified in sec. SEC. 15.15-6 are met;
 - b. Recommendations, if any, of conditions deemed reasonably necessary to meet any or all of such general or specific Special Use Permit ~~S~~standards.
- D. Action by Town Council. The President and Town Council must grant or deny any application for a Special Use Permit after receiving the report of findings and recommendation of the Zoning Board of Appeals including the recommended stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest. All decisions of the President and Town

- Council shall be in writing and based on written findings of fact.
- E. Protest. In case a written protest against any proposed Special Use Permit signed and acknowledged by the owners of ~~twenty (20) percent~~ 20% of the frontage to be altered; the owners of ~~twenty (20) percent~~ 20% of the frontage directly opposite the frontage to be altered; or by the owners of ~~twenty (20) percent~~ 20% of the frontage immediately adjoining or across the alley therefrom is filed with the Town Clerk, the Special Use Permit cannot be passed except on the favorable vote of two-thirds ~~(2/3)~~ of all members of the Town Council.
 - F. Refiling Period. No application for a ~~S~~pecial ~~U~~se which has been denied wholly or in part by the President and Town Council shall be resubmitted for a period of one year from the date of said denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the President and Town Council.
 - G. Minor Changes. Minor changes in the location, siting, and height of structures may be authorized by the ~~Zoning Code Administrator~~ Building Commissioner, however, no such change may involve a change in the character of the development, or a substantial increase in the intensity of use, reduction of parking spaces, or landscaping requirements.
 - H. Non-minor Changes. Decisions concerning non-minor changes in the location, siting and height of structures, any change in the character of the development or a substantial increase in the intensity of use, reduction of parking spaces, or landscaping shall be made by the Town Council, after the Zoning Board of Appeals conducts an additional administrative public hearing and submits a recommendation on such proposed changes or deviations. In all non-minor changes, the Zoning Board of Appeals and the Town Council shall apply the standards set forth in this ~~division~~ Division for special uses.

SECTION 121: AMENDMENT “15.15-8 VARIATIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15-8 VARIATIONS

In the event the standards and requirements of this ~~division~~ Division impair the receipt or transmission of an acceptable signal quality for an accessory use antenna (except accessory use mobile radio antennas), the Zoning Board of Appeals may grant a variance in the strict application of this ~~division~~ Division in accordance with ~~sec.~~ SEC. 15.12-4 of this Code. Such variance shall be no greater than reasonably necessary to receive or transmit an acceptable quality signal and shall be conditioned where necessary to protect public safety.

SECTION 122: AMENDMENT “15.15-9 CO-LOCATION INCENTIVE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15-9 CO-LOCATION INCENTIVE

In order to encourage the co-location of antennas on existing antenna facilities, the ~~Zoning Code Administrator~~ Building Commissioner has the authority to permit the placement of antennas on antenna facilities which have been approved pursuant to the ~~S~~pecial ~~U~~se process provided there is no increase in the height of the approved antenna facility.

SECTION 123: **AMENDMENT** “15.15-10 FEDERAL POLICY” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15-10 FEDERAL POLICY

In considering any ~~S~~special ~~U~~se ~~P~~ermit and ~~V~~ariation requests the following ~~F~~federal ~~P~~olicy ~~D~~irectives shall be followed:

- A. All requests shall be processed within ~~ninety (90)~~ days after the application is properly filed with the Town Clerk. The ~~ninety (90_)~~ day_time limit may be extended by agreement.
- B. The substantive decision made by the appropriate body shall not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting the provisions of the particular telecommunication technology in the Town of Normal.

SECTION 124: **AMENDMENT** “15.15-11 NON-CONFORMITIES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15-11 NON-CONFORMITIES

Non-conforming telecommunication antennas and antenna facilities which are lawful at the effective date of adoption or amendment of this ~~division~~~~Division~~ that could not be built under the terms of this Code, may continue so long as the same remains otherwise lawful subject to the following:

- A. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
- B. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than ~~fifty (50) percent~~ 50% of its fair cash market value prior to the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Code.
- C. Should such non-conforming structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
- D. Repairs and Maintenance. Ordinary repairs may be made to an extent not exceeding ~~fifty (50) percent~~ 50% of the fair cash market value of the non-conforming structure.

SECTION 125: **AMENDMENT** “15.15.1-1 SHORT TITLE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.1-1 SHORT TITLE

This division may be cited as the Solar Energy Code.

SECTION 126: **AMENDMENT** “15.15.1-2 PURPOSE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.1-2 PURPOSE

The purpose of this division is to facilitate the construction, installation, and operation of solar energy systems in the Town of Normal in a manner that promotes economic development and ensures the health, safety, and welfare of the public while also avoiding adverse impacts on adjoining property owners or the environment.

SECTION 127: **AMENDMENT** “15.15.1-3 APPLICABILITY” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.1-3 APPLICABILITY

This division does not apply to any solar energy system with solar panels that, in the aggregate, do not exceed ~~four~~ 4 square feet.

SECTION 128: **REPEAL** “15.15.1-4 DEFINITIONS” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.15.1-4 DEFINITIONS~~ (*Repealed*)

~~As used in this division:~~

- ~~A. Accessory Structure. A structure or use that is on the same lot with, incidental to, and subordinate to the main or principal structure or use, and that is used for purposes customarily incidental to the main or principal structure or use.~~
- ~~B. Building Integrated Solar Energy System. A solar energy system that integrates photovoltaic modules into the building structure, such as the roof or façade, and that does not alter the relief of the roof.~~
- ~~C. Commercial Solar Energy System. A solar energy system that is not a private solar energy system.~~
- ~~D. Director. The Director of Inspections.~~
- ~~E. Ground Mounted Solar Energy System. A Solar energy system that is directly installed onto the ground and is not attached or affixed to any existing structure.~~
- ~~F. Owner. The owner of the property on which the solar energy system is located.~~
- ~~G. Private Solar Energy System. A solar energy system that is an accessory structure and that is designed to serve through the electric meter only the occupants of the parcel on which it is located, and not for selling generated electricity.~~
- ~~H. Qualified Solar Installer. A trained and qualified electrical professional who has the skills and knowledge related to the construction and operation of solar electrical equipment and installations and has received safety training on the hazards involved.~~
- ~~I. Roof Mount Solar Energy System. A solar energy system in which solar panels are~~

- mounted on top of a building roof as either a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.
- J. Solar Energy System. Has the meaning set forth in section 10 of the Homeowner’s Energy Policy Statement Act (765 ILCS 165-10).
- K. Zoning Code. Chapter 15 of the Town of Normal Municipal Code, 1969.

SECTION 129: AMENDMENT “15.15.1-5 INSTALLATIONS ALLOWED AS A PERMITTED USE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.1-5 INSTALLATIONS ALLOWED AS A PERMITTED USE

- A. A private, roof-mounted solar-energy system is allowed as a permitted use in the following zoning districts:
 - 1. A (Agricultural).
 - 2. R-1 (Single Family Residence), R-2 (Mixed Residence), R-3A (Medium Density Multifamily, and R-3B (High Density Multifamily), ~~and R-4 (Mobile Home Residence)~~.
 - 3. S-1 (University) and S-2 (Public Lands and Institutions).
 - 4. C-1 (Office), C-2 (Neighborhood Shopping), and C-3 (Regional Shopping).
 - 5. B-1 (General Business), B-2 (Central Business District).
 - 6. M-1 (Restricted Manufacturing) and M-2 (General Manufacturing).
 - 7. Properties with S-3 overlay when the panels are in a location that would not require approval by the Historic Preservation Commission.
- B. A private, ground-mount solar-energy-system is allowed as a permitted use in the following zoning districts:
 - 1. S-1 (University).
 - 2. R-1A (Single Family Residential), R-1B (Single Family Residential), and R-2 (Mixed Residential).
 - 3. M-2 (General Manufacturing).
 - 4. Properties with S-3 overlay when the panels are in a location that would not require approval by the Historic Preservation Commission.
- C. Private, building integrated solar systems are permitted in all zoning districts as a permitted use other than S-3 (~~H~~historic and ~~C~~ultural).

SECTION 130: AMENDMENT “15.15.1-6 INSTALLATIONS ALLOWED AS A SPECIAL USE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.1-6 INSTALLATIONS ALLOWED AS A SPECIAL USE

- A. A private, roof mount solar energy system is allowed as a special use in S-3 (Historic and Cultural) zoning districts.
- B. A private, ground mount solar energy system is allowed as a special use in the following zoning districts:
 - 1. A (Agricultural).
 - 2. R-3A (Medium Density Multifamily), and R-3B (High Density Multifamily); ~~and R-4 (Mobile Home Residence)~~.

3. S-2 (Public Lands and Institutions).
 4. C-1 (Office), C-2 (Neighborhood Shopping), and C-3 (Regional Shopping).
 5. B-1 (General Business).
 6. M-1 (Restricted Manufacturing).
- C. A commercial ground mount or roof mount solar energy system is allowed as a special use in the following districts:
1. A (Agricultural).
 2. S-2 (Public Lands and Institutions).
 3. M-1 (Limited Manufacturing) and M-2 (General Manufacturing).

SECTION 131: **AMENDMENT** “15.15.1-7 PROHIBITED INSTALLATIONS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.15.1-7 PROHIBITED INSTALLATIONS

Any solar energy system that is not allowed as a permitted use under section 15.15.1-5 or as a special use under ~~sec. 15.15.1-5~~ is prohibited.

SECTION 132: **AMENDMENT** “15.15.1-8 NO RESTRICTION ON OTHER PROPERTIES” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.15.1-8 NO RESTRICTION ON OTHER PROPERTIES

The allowance of a solar energy system under this division will not be construed to restrict the use or improvement of any adjoining or other property owner from any allowed building, landscaping, or other accessory improvements, even if such improvements may diminish the function of said solar energy system.

SECTION 133: **AMENDMENT** “15.15.1-9 REQUIREMENTS FOR ALL SOLAR ENERGY SYSTEMS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.15.1-9 REQUIREMENTS FOR ALL SOLAR ENERGY SYSTEMS

- A. Regulatory Compliance. Each solar energy system requires a permit from the ~~Director~~ Zoning Code Administrator. Each solar energy system must comply with all federal, state, and local laws, rules, and regulations, including, without limitation, all building codes, electrical codes, health and safety rules and regulations, environmental rules and regulations, and aviation rules and regulations.
- B. Reflection Angles. Reflection angles for solar collectors must be oriented in such a manner that they do not project glare onto adjacent properties or roadways.
- C. Visibility. Solar energy systems must be located in a manner to reasonably minimize view blockage to surrounding properties and to minimize shading of property to the north while still providing adequate solar access for collectors.
- D. Wiring Concealment. All wiring associated with the system must be underground,

within the structure, or contained within a raceway that complements the site or the building materials of the principal structure.

- E. Installation. All solar energy systems must be installed by a qualified solar installer.
- F. Maintenance. All solar energy systems must be maintained and kept in good working order. If it is determined by the Zoning Code Administrator-~~Director~~ that a solar energy system is not being maintained, kept in good working order, or is no longer being utilized to perform its intended purpose for ~~6-six~~ consecutive months, the property owner will be given 90-day written notice to remedy or to remove the unit and all equipment.

SECTION 134: AMENDMENT “15.15.1-10 REQUIREMENTS FOR PRIVATE SOLAR ENERGY SYSTEMS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.15.1-10 REQUIREMENTS FOR PRIVATE SOLAR ENERGY SYSTEMS

- A. Height Requirements for Roof Mount Solar Energy Systems.
 - 1. The height of a roof mount solar energy system is measured from the roof surface on which the system is mounted to the highest edge of the system.
 - 2. A roof mount solar energy system may not cause a building to exceed the maximum allowed building height for the zoning district in which the system is located.
 - 3. Solar energy systems mounted on a pitched roof may not extend beyond ~~six~~ 6 inches parallel to the roof surface of the pitched roof.
 - 4. In R-1 and R-2 zoning districts, solar energy systems mounted on a flat roof must be concealed by a parapet. In all other districts, solar energy systems mounted on a flat roof may not extend beyond ~~four~~ 4 feet parallel to the roof surface of the flat roof.
- B. Height Requirements for Ground Mount Solar Energy Systems.
 - 1. The height of a ground mount solar energy system is measured from the grade at the base of the pole or other mounting structure to the highest edge of the system at maximum tilt.
 - 2. Ground mount systems may not exceed ~~four~~ 4 feet if they are located (i) within R-1A, R-1B, and R-2 zoning districts or (ii) within 100 feet from the property line of any single or multiple-family residence.
 - 3. Ground mount systems other than those limited under sec. SEC. 15.15.1-10(b)(2) may not exceed 15 feet.
- C. Size and Setback Requirements.
 - 1. For roof mount solar energy systems, the total square footage of the system panels may not exceed the total area of the roof surface of the structure to which the system is attached. The panels and mounting devices may not extend beyond the perimeter of the building on which the system is mounted, but roofing tiles and shingles may extend to the edge of the roof eaves.
 - 2. System panels mounted on the sides of building and serving as awnings are considered to be building integrated systems and will be regulated as awnings.
 - 3. The aggregate size of the solar panels of any ground mount solar energy systems in any residential zoning district may not exceed 100 square feet.
 - 4. Ground-mount solar energy systems must meet the accessory structure setbacks for the zoning district in which the system is located.
 - 5. Ground-mount solar energy systems may not extend into a setback at any design tilt.

6. Ground-mount solar energy systems in any residential district may be located in a rear yard only.

SECTION 135: AMENDMENT “15.15.1-11 REQUIREMENTS FOR COMMERCIAL SOLAR ENERGY SYSTEMS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.1-11 REQUIREMENTS FOR COMMERCIAL SOLAR ENERGY SYSTEMS

- A. Site Plan Required. A permit application for a commercial solar energy system must include a site plan with existing conditions showing all of the following:
 1. Existing property lines and property lines extending 100 feet from the exterior boundaries, including the names of adjacent property owners and the current uses of those properties. All commercial solar energy systems must be located on a recorded lot of record.
 2. All ingress and egress routes that will be used for the construction and maintenance purposes.
 3. The location and size of any abandoned wells or sewage treatment systems.
 4. Existing buildings and impervious surfaces.
 5. A contour map showing topography at ~~two~~2-foot intervals. A contour map of surrounding properties may also be required.
 6. Existing vegetation (list type and percent of coverage: i.e., cropland/plowed fields, grassland, wooded areas, etc.).
 7. Any delineated wetland boundaries.
 8. A copy of the current [Federal Emergency Management Agency Flood Insurance Rate Maps](#) ~~maps~~ that shows the subject property including the 100-year flood elevation and any regulated flood protection elevation, if available.
 9. Surface water drainage patterns.
 10. Storm water detention, erosion control, and storm sewer drainage accommodations in accordance with Town Code. Ground areas covered by solar panels and equipment will be considered impervious areas, and the runoff coefficient (“C” value) for storm-water design will be 0.95, regardless of the ground-surface under the solar panel and equipment.
 11. The location of any subsurface drainage tiles.
 12. Location and spacing of the solar collector.
 13. Location of underground and overhead electric lines connecting the solar farm to a building, substation or other electric load.
 14. New electrical equipment other than at the existing building or substations that is to be the connection point for the solar farm.
- B. Manufacturers’ Specifications. A permit application for a commercial solar energy system must include all manufacturer’s specifications and recommended installation methods for all major equipment, including solar collectors, mounting systems and foundations for poles and racks.
- C. Connection and Interconnection. A permit application for a commercial solar energy system must include all of the following:
 1. A description of the method of connecting the solar array to a building or substation.
 2. Utility interconnection details and a copy of written notification to the utility company requesting the proposed interconnection.
- D. A permit application for a commercial solar energy system must include a fire-protection plan for the construction and the operation of the facility, and emergency access to the site.

- E. Landscape Maintenance Plan; Fencing Requirements.
 1. The Community Design Standards, as set forth in ~~division~~ ~~Division~~ 15.14 of the Zoning Code apply to all commercial solar energy systems.
 2. A permit application for a commercial solar energy system must include a landscape maintenance plan setting forth a plan for controlling weeds and grass on property inside and outside the fenced area for the entire property. This provision shall not prohibit pollinator-friendly projects with an appropriate maintenance plan.
 3. If perimeter fencing is installed around the boundary of the solar farm, then the fence may not exceed a maximum height of ~~eight~~ 8 feet.
 4. The applicant shall maintain the fence in good condition and adhere to the landscape-maintenance plan.
- F. Setbacks. District setbacks apply.
- G. Height. Commercial solar energy panels may not exceed a height of 20 feet.

SECTION 136: AMENDMENT “15.15.1-12 DECOMMISSIONING A COMMERCIAL SOLAR ENERGY SYSTEM” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.1-12 DECOMMISSIONING A COMMERCIAL SOLAR ENERGY SYSTEM

- A. If a solar energy system is out of service or not producing electrical energy for a period of 12 months, then it will be deemed to be nonoperational. A nonoperational commercial solar energy system is hereby deemed to be a public nuisance.
- B. A permit application for a commercial solar energy system must include a decommissioning plan for the anticipated service life of the commercial solar energy system or in the event the system is abandoned or has reached its life expectancy. If the system is out of service or not producing electrical energy for a period of 12 months, then it will be deemed to be nonoperational, and the decommissioning and removal of that system will commence according to the decommissioning plan as provided and approved. A cost estimate for the decommissioning of the system must be prepared by a professional engineer or contractor who has expertise in the removal of the solar energy system. The decommissioning cost estimate must explicitly detail the cost before considering any projected salvage value of the out of service solar farm. A restoration plan must also be provided for the site with the application. The decommissioning plan must include the removal of the following within ~~six~~ 6 months after the system became non-operational:
 1. All solar collectors and components, above ground improvements and outside storage.
 2. Foundations, pads and underground electrical wires at reclaim site to a depth of ~~four~~ 4 feet below ground surface.
 3. Hazardous material from the property and dispose in accordance with federal and state law.
- C. Prior to any installation, the owner shall provide to the Town a surety instrument in the amount of the cost estimate set forth under ~~sec. SEC:~~ 15.-15.1-12(~~bB~~). The surety instrument must be in the form of a surety bond, letter of credit, or cash bond and be in a form and manner acceptable to the director. The surety instrument must provide the security to the Town if the owner fails to decommission the system in accordance with the decommissioning plan.
- D. If the owner fails to decommission the system as required under the decommissioning plan, then, upon reasonable notice, the Town or its agents may enter the property to complete the decommissioning.

SECTION 137: **AMENDMENT** “15.15.1-13 LIABILITY INSURANCE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.1-13 LIABILITY INSURANCE

- A. The owner of a commercial solar energy system shall, at all times the system is located at the site, maintain a general liability policy covering bodily injury and property damage with limits of at least \$1 million per occurrence and \$5 million in the aggregate.
- B. All policies, except policies for professional liability, must be written on an occurrence basis. All policies must be written with insurance carriers who are qualified to do business in the State of Illinois and who are rated A-VII or better in the latest Best’s Key Rating Guide. All policies must be written on the most current Insurance Service Office (ISO) or National Council on Compensation Insurance (NCCI) form or a manuscript form if coverage is broader than the ISO or NCCI form.
- C. The Town of Normal and its officers and employees must be named as an additional insured party on the general-liability policy. The Town’s interest as an additional insured party must be on a primary and non-contributory basis on all policies and be noted as such on the insurance certificates.
- D. The policy must give the Town at least 30 days’ notice prior to any change, cancellation, or non-renewal except in the case of cancellation for non-payment of premium, in which case the notice must be made 10 days before the cancellation. Any renewal certificate of insurance must be automatically provided to the Town at least 30 days prior to the policy expiration. If a self-insured retention or a deductible is maintained on any of the policies, then the amount of the retention or deductible is subject to approval by the Town; the Town may not unreasonably withhold the approval.
- E. Prior to any work at the site, the owner shall provide the Town with certificates of insurance showing evidence that the insurance policies required under this section are in full force and effect.

SECTION 138: **AMENDMENT** “15.15.2-1 TITLE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.2-1 TITLE

This division may be cited as the Wind Energy Code.-

SECTION 139: **AMENDMENT** “15.15.2-2 PURPOSE AND INTENT” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.2-2 PURPOSE AND INTENT

The purpose of this code is to establish regulations for the location, installation, and operation of ~~W~~wind-~~E~~energy ~~F~~facilities. Among other goals, the regulations in this division are intended:

- A. To promote the safe, effective, and efficient use of ~~W~~wind-~~E~~energy ~~F~~facilities to produce electricity.
- B. To preserve and protect public health, safety, welfare and quality of life by minimizing the potential adverse impacts of ~~W~~wind-~~E~~energy ~~F~~facilities.
- C. To establish standards and quantifiable procedures to direct the site location, engineering, installation, maintenance, and decommissioning of ~~W~~wind-~~E~~energy ~~F~~facilities.
- D. To define and delineate between various types of ~~W~~wind-~~E~~energy ~~F~~facilities in order to properly regulate the different ~~W~~wind-~~E~~energy ~~F~~facilities technologies.

SECTION 140: **REPEAL** “15.15.2-3 DEFINITIONS” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.15.2-3 DEFINITIONS~~ (*Repealed*)

~~As used in this division:~~

- A. ~~Decommissioning. The process of terminating the operation of a Wind Energy Facility by completely removing the entire Wind Energy Facility~~
- B. ~~Director. The Director of Inspections or his or her designee.~~
- C. ~~Facility Owner. Any person who has an equity interest in the Wind-Energy Facility.~~
- D. ~~Hub Height. The distance measured from the surface of the tower foundation to the height of the Wind Turbine hub, to which the blade is attached.~~
- E. ~~Landowner. The Person who owns the property on which the Wind Energy Facility is located.~~
- F. ~~Large Wind Energy Facility. A Wind Energy Facility that includes one or more Wind Turbines with a Turbine Height of greater than 120 feet but not exceeding 510 feet.~~
- G. ~~Nameplate Capacity. The maximum output rating of a wind generator.~~
~~Nonparticipating Landowner Any landowner except those on whose property all or a portion of a Wind-Energy Facility is located under an agreement with the Facility Owner or Operator.~~
- H. ~~Occupied Building. A building (i) that is used by or that houses residents, customers, workers, or visitors and (ii) that is in use as such when the special-use permit is submitted.~~
- I. ~~Operator. The person responsible for the day-to-day operation and maintenance of the Wind Energy Facility.~~
- J. ~~Owner. Collectively, the Landowner, Facility Owner, and Operator sharing joint responsibility.~~
- K. ~~Person. An individual, partnership, or entity.~~
- L. ~~Shadow Flicker. The moving shadow created by the sun shining through the rotating blades of a WEF. The amount of Shadow Flicker created by a WEF is calculated by a computer model that measures WEF location, elevation, tree cover, location of adjacent structures, wind activity and sunlight angle.~~
- M. ~~Small Wind Energy Facility. A wind Energy Facility that includes a Wind Turbine with a Turbine Height of 120 feet or less.~~
- N. ~~Small Roof Mounted Wind Energy Facility. A Small Wind Energy Facility that is attached to a structure’s roof.~~
- O. ~~Small Tower Mounted Wind Energy Facility. A Small Wind Energy Facility that is~~

- mounted on a tower.
- P. Turbine Height. The distance measured from the surface of the tower foundation to the highest point of the turbine rotor plane.
- Q. Upwind Turbine. A turbine that has the rotor blades facing into the wind source direction.
- R. Wind Turbine. A wind-energy-conversion system that converts wind energy into electricity through the use of a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer.
- S. Wind-Energy Facility (WEF). An electric-generating facility, the purpose of which is to supply electricity, that consists of one or more Wind Turbines and other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines, and other appurtenant structures and facilities.

SECTION 141: AMENDMENT “15.15.2-4 APPLICABILITY” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.2-4 APPLICABILITY

- A. This division applies to all ~~W~~wind-~~E~~energy ~~F~~facilities proposed to be constructed after the effective date of this amendatory ordinance.
- B. Wind-~~E~~energy ~~F~~facilities constructed before the effective date of this amendatory ordinance will not be required to meet the requirements of this division. But any physical modification to an existing ~~W~~wind-~~E~~energy ~~F~~facility that materially alters the size, type, and number of ~~W~~wind ~~T~~turbines and other equipment will be required to meet the requirements of this division.

SECTION 142: AMENDMENT “15.15.2-5 SMALL WIND ENERGY FACILITIES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.2-5 SMALL WIND-~~E~~ENERGY FACILITIES

- A. Installation Allowed as a Permitted Use.
 - 1. Subject to the requirements of this ~~sec.-SEC.~~ 15.-15.2-5, ~~S~~small ~~W~~wind-~~E~~energy ~~F~~facilities are a permitted use in the following zoning districts:
 - a. B-1 (General Business).
 - b. C-1 (Office) and C-3 (Regional Shopping).
 - c. M-1 (Restricted Manufacturing) and M-2 (General Manufacturing).
 - d. S-1 (University) and S-2 (Public Lands and Institutions).
 - 2. Nothing in this ~~sec.-SEC.~~ 15.-15.2-5 will be deemed to relieve any obligation for obtaining site-~~plan~~ review as required under the Zoning Code.
- B. Capacity Restrictions.
 - 1. A ~~S~~small ~~T~~tower ~~M~~mounted ~~W~~wind-~~E~~energy ~~F~~facility may not have a nameplate capacity that exceeds 30 kilowatts.
 - 2. A ~~S~~small ~~R~~roof ~~M~~mounted ~~W~~wind-~~E~~energy ~~F~~facility may not have a nameplate capacity that exceeds 10 kilowatts.
- C. Building Permit Required; Site Plan.
 - 1. No person may construct, install, modify, or relocate a ~~S~~small ~~W~~wind-~~E~~energy ~~F~~facility without first obtaining a building permit.
 - 2. In addition to any other requirement under this section, any person

constructing a ~~S~~small ~~W~~wind-~~E~~energy ~~F~~facility with a turbine located within 500 feet of the property line of a residential district must first obtain site plan approval in accordance with the procedures set forth under division 15.8 of this Zoning Code.

- D. Upwind Turbines Required. Upwind ~~F~~turbines are required unless otherwise approved by the Zoning Code Administrator-Director, based on technical specifications and site-specific information.
- E. Visual Appearance. All of the following minimum requirements apply:
1. Each ~~S~~small ~~W~~wind-~~E~~energy ~~F~~facility, including accessory buildings and related structures, must be a non-reflective, non-obtrusive color, such as white, gray or black.
 2. The appearance of the ~~S~~small-~~WEF~~ wind-energy facility and all accessory structures must be maintained throughout the life of the unit.
 3. Exterior lighting of a tower, rotor blades, and nacelle of a ~~S~~small-~~WEF~~ wind-energy facility will be allowed only if required to meet Federal Aviation Administration mandatory requirements.
 4. A ~~S~~small ~~WEF~~ wind-energy facility may not contain commercial signage, banners, flags, or advertising logos, except for the identification of the turbine manufacturer and unit specifications for regulatory purposes.
- F. Ground Clearance. The lowest extension of any rotor blade or other exposed moving component of a ~~S~~small-~~WEF~~ wind-energy facility must be at least 15 feet above the ground, as measured from the highest point of grade within 30 feet of the base of the ~~WEF~~ wind-energy facility. In addition, the lowest extension of any rotor blade or other exposed moving component of a ~~S~~small-~~WEF~~ wind-energy facility must be at least 15 feet above any outdoor areas intended for human use that are located below the ~~WEF~~ wind-energy facility, including balconies, roof gardens, and similar structures.
- G. Noise Control.
1. If an adjacent parcel contains a residential use, then the noise produced by a ~~S~~small-~~WEF~~ wind-energy facility may not exceed the lowest ambient sound level that exists between the hours of 9:00 p.m. and 9:00 a.m. along any adjacent property line used for residential purposes.
 2. If no adjacent parcel contains a residential use, then the noise produced by a ~~S~~small ~~WEF~~ wind-energy facility may not exceed the lowest ambient sound level that exists between the hours of 9:00 p.m. and 9:00 a.m. on the parcel, plus 5 ~~D~~decibels dB(A).
- H. Vibration. A ~~S~~small-~~WEF~~ wind-energy facility may not produce vibrations that are perceptible to humans beyond any property line upon which the ~~WEF~~ wind-energy facility is located.
- I. Signal Interference. A ~~S~~small-~~WEF~~ wind-energy facility may not interfere with communication systems, such as (but not limited to) radio, telephone, television, satellite, or emergency services communications systems.
- J. Wire Supports. Guy wires or similar apparatus are prohibited as part of a ~~S~~small-~~WEF~~ wind-energy facility installation.
- K. Height Requirements.
1. A ~~S~~small ~~R~~roof-~~M~~mounted-~~WEF~~ wind-energy facility may not exceed the lesser of (i) 10 feet above the highest point of the adjacent roof or structure and (ii) 10 feet above the maximum permitted height of the zoning district.
 2. A ~~S~~small ~~F~~lower-~~M~~mounted-~~WEF~~ wind-energy facility may not exceed 120 feet in a ~~M~~manufacturing ~~D~~istrict or 60 feet in any other zoning district permitted under sec. SEC. 15.2-15.2-5(A). The distance is measured from the grade at the base of the tower to the highest edge of the system.
- L. Setbacks, Location, and Separation Requirements.
1. A ~~S~~small ~~R~~roof-~~M~~mounted-~~WEF~~ wind-energy facility must be affixed to the roof deck of a flat roof or to the ridge or slope of a fixed roof, and it may not be affixed to the parapet or chimney of any structure.

2. For a ~~S~~small ~~R~~roof-~~M~~mounted-~~WEF~~ wind-energy facility, no more than one turbine is allowed for every 750 square feet of the combined roof area of all structures on the parcel. For a pitched roof, each surface of the roof will be included in the roof-area calculation. A distance equal to the mounted height of the adjacent ~~WEF~~ wind-energy facility must be maintained between the bases of each ~~S~~small ~~R~~roof-~~M~~mounted-~~WEF~~ wind-energy facility.
3. A ~~S~~small ~~R~~roof-~~M~~mounted-~~WEF~~ wind-energy facility must be set back a minimum of 15 feet from any property line, public right-of-way, public easement, or overhead utility line.
4. A ~~S~~small ~~T~~tower-~~M~~mounted-~~WEF~~ wind-energy facility may not be located in any public right-of-way or public easement and must be set back a distance equal to at least 1.1 times the system height from the base to all property lines, public rights-of-way, public easements, or overhead utility lines.
5. A ~~S~~small ~~T~~tower-~~M~~mounted-~~WEF~~ wind-energy facility must be set back a minimum of 20 feet from all ~~O~~ccupied ~~B~~uildings on the subject property, measured from the base of the tower.
6. If more than one ~~S~~small ~~T~~tower-~~M~~mounted-~~WEF~~ wind-energy facility is installed on a property, then a distance equal to the height of the tallest ~~WEF~~ wind-energy facility must be maintained between the bases of each ~~WEF~~ wind-energy facility.

M. Safety Requirements.

1. If the ~~S~~small-~~WEF~~ wind-energy facility is connected to a public-utility system, then it must meet the requirements for interconnection and operation as set forth in the public utility's current service regulations that meet federal, state and industry standards applicable to wind power generation facilities. Any such connection must be inspected and approved by the appropriate utility company.
2. The ~~S~~small-~~WEF~~ wind-energy facility must be equipped with an automatic braking, governing, or feathering system in order to prevent uncontrolled rotation, over-speeding, or excessive pressure on the ~~WEF~~ wind-energy facility.
3. A clearly visible warning sign regarding voltage must be placed at the base of the ~~WEF~~ wind-energy facility.
4. The structural integrity of the ~~S~~small-~~WEF~~ wind-energy facility must conform to the design standards of the International Electrical Commission (~~IEC~~); specifically, IEC 61400-1 "Wind Turbine Safety and Design," IEC 61400-2 "Small Wind Turbine Safety," IEC 61400-22 "Wind Turbine Certification," and IEC 61400-23 "Blade Structural Testing," as amended or succeeded.

N. Building Permit Application. An application for a building permit under this section 15.15.2-5 must be accompanied by at least all of the following:

1. A scaled site plan drawing, clearly illustrating the proposed ~~WEF~~ wind-energy facility and all accessory structures and equipment in relation to all onsite and adjacent buildings, property lines, rights-of-way, public easements, and overhead utility lines. Setbacks as required in this section must be shown to scale on the site plan.
2. A scaled site plan that clearly displays property dimensions, existing buildings on the subject property and on adjacent properties, sidewalks, non-motorized pathways, and streets.
3. A scaled site plan that includes existing and proposed onsite grading/topography at ~~two~~2-foot contour intervals.
4. Product-specific technical information from the ~~WEF~~ wind-energy facility manufacturer, including the proposed total height and type of ~~WEF~~ wind-energy facility, maximum noise output in ~~D~~decibels, total rated generating capacity, product dimensions, rotor-blade diameter, and a detail of accessory structures.

5. Documented compliance with applicable local, state, and federal regulations, including public-safety, construction, environmental, electrical, communications, and Federal Aviation Administration requirements.
6. Documented evidence that the utility company has been informed of and approved the installation of the interconnected, customer-owned generator. Off-grid systems are exempt from this requirement.
7. A narrative explaining the proposed methods that will be used to perform maintenance on the ~~WEF~~ wind-energy facility in compliance with the manufacturer's recommendations and requirements.
8. A narrative that explains how the ~~WEF~~ wind-energy facility will be tested after installation for compliance with the noise and vibration requirements of this ~~SEC. sec. 15.~~ 15.2-5.

O. Decommissioning.

1. If a ~~W~~wind ~~F~~turbine is out of service or not producing electrical energy for a period of 12 months, then it will be deemed to be nonoperational.
2. The ~~F~~facility ~~O~~owner shall complete the ~~D~~decommissioning of a ~~S~~small ~~WEF~~ wind-energy facility within ~~three~~ 3 months of it becoming nonoperational. The Zoning Code Administrator ~~Director~~ may grant an extension for the decommissioning. Any extension may not exceed ~~six~~ 6 months.
3. A ~~WEF~~ wind-energy facility for which the ~~D~~decommissioning as required under this section has not been completed is hereby declared to be a public nuisance. The Town may abate the nuisance in any manner as provided by law.

SECTION 143: AMENDMENT “15.15.2-6 LARGE WIND ENERGY FACILITIES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.2-6 LARGE WIND-ENERGY FACILITIES

A. Special Use.

1. A ~~L~~large ~~WEF~~ wind-energy facility may be permitted as a special use in the following zoning districts:
 - a. M-2 (General Manufacturing).
 - b. S-1 (University) and S-2 (Public Lands and Institutions).
2. An application for a special use permit for a ~~W~~wind-~~E~~energy ~~F~~facility must be accompanied by all of the following:
 - a. A narrative describing the proposed ~~WEF~~ wind-energy facility, including an overview of the project; the project location; the approximate generating capacity of the ~~WEF~~ wind-energy facility; the approximate number of representative types and height or range of heights of ~~W~~wind ~~F~~turbines to be constructed, including their generating capacity, dimensions, and respective manufactures; and a description of ancillary facilities.
 - b. An affidavit or similar evidence of agreement between the property owner and the ~~F~~facility ~~O~~owner or ~~O~~operator demonstrating that the ~~F~~facility ~~O~~owner or ~~O~~operator has the permission of the property owner to apply for necessary permits for construction and operation of the ~~W~~wind-~~E~~energy ~~F~~facility.
 - c. A site plan showing the planned location of each ~~W~~wind ~~F~~turbine, property lines, setback lines, access road and turnout locations, substations, ancillary equipment, buildings, and structures, including

permanent meteorological towers, associated transmission lines, and the layout of all structures within the geographical boundaries of any applicable setback.

d. Any executed setback waiver under ~~sec. SEC.~~ 15.-15.2-6(Dd).

B. Design and Installation.

1. Design Safety Certification. The design of the ~~L~~large-~~WEF~~ wind-energy facility must conform to applicable industry standards, including those of the American National Standards Institute. The applicant must submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories, Det Norske Veritas, Germanischer Lloyd Wind Energies, or other similar certifying organizations.
2. Regulatory Compliance. Each ~~L~~large-~~WEF~~ wind-energy facility must comply with all federal, ~~S~~state, and local laws, rules, and regulations, including all building codes, electrical codes, health and safety rules and regulations, environmental rules and regulations, and aviation rules and regulations.
3. Quantity of Wind Turbines.
 - a. No more than one ~~W~~wind ~~T~~turbine may be installed for every 75 acres of land included in the subject parcel.
 - b. In addition to the limitation in ~~SEC.~~ ~~sec.~~ 15.-15.2-6(B)(3)(a), the number of ~~W~~wind ~~T~~turbines authorized on the subject parcel will be determined based on the setbacks and separation distances as required in this division.
4. Controls and Brakes. All ~~L~~large-~~WEFs~~ wind-energy facilities must be equipped with a redundant braking system. This requirement includes both aerodynamic overspeed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes must be operated in a fail-safe mode. Stall regulation will not be considered to be a sufficient braking system for overspeed protection.
5. Electrical Components. All electrical components of the ~~L~~large-~~WEF~~ wind-energy facility must conform to relevant and applicable local, ~~S~~state, and national codes.
6. Wire Supports. Guy wires or similar apparatus are not allowed as part of a ~~L~~large-~~WEF~~ wind-energy facility installation.
7. Visual Appearance.
 - a. Wind ~~T~~turbines must be a non-obtrusive color, such as white, off-white, or gray.
 - b. Large-~~WEFs~~ wind-energy facilities may not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority regulating air safety.
 - c. Wind ~~T~~turbines may not display advertising, except for reasonable identification of the turbine manufacturer, ~~F~~facility ~~O~~owner, and ~~O~~operator. This identification may not exceed ~~two~~ 2 square feet in total and may not be visible on the blades or tower.
 - d. On-site transmission and power lines must, to the extent practical, be placed underground.
8. Warnings. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
9. Crime Prevention Locks. Wind ~~T~~turbines may not be climbable up to 15 feet above ground surface. All access doors to ~~W~~wind ~~T~~turbines and electrical equipment must be locked or fenced, as appropriate, to prevent entry by nonauthorized individuals.

C. Setbacks.

1. Occupied Buildings.
 - a. Wind ~~T~~turbines must be set back from the nearest ~~O~~occupied ~~B~~uilding a distance of not less than the normal setback requirements

for that zoning classification or 1.5 times the F_{turbine} H_{height} , whichever is greater.

- b. Wind F_{turbines} must be set back from the nearest Θ_{occupied} B_{building} located on a $N_{\text{nonparticipating}}$ $E_{\text{landowner}}$'s property a distance of no less than 5 times the H_{hub} H_{height} .
- c. The setback distance will be measured from the center of the W_{wind} F_{turbine} base to the nearest point on the foundation of the Θ_{occupied} B_{building} .

- 2. Property Lines. All W_{wind} F_{turbines} must be set back from the nearest property line a distance of not less than the normal set back requirements for that zoning classification or 1.1 times the F_{turbine} H_{height} , whichever is greater.
- 3. Public Roads. All W_{wind} F_{turbines} must be set back from the nearest public road a distance of not less than 1.1 times the F_{turbine} H_{height} . The setback distance will be measured from the center of the W_{wind} F_{turbine} base to the right-of-way line.
- 4. Tower Separation. Wind F_{turbine} separation must comply with industry standards and manufacturer's recommendations.

D. Setback Waiver.

- 1. A $E_{\text{landowner}}$ may waive the setback requirements in ~~sec. SEC. 15.2-15.2-6(C)(1)~~ and ~~sec. SEC. 15.2-15.2-6(C)(2)~~. But in no event may the W_{wind} F_{turbine} be located closer to an Θ_{occupied} B_{building} than 1.1 times the F_{turbine} H_{height} .
- 2. The waiver must be executed in writing in recordable form and must notify the waiving property owner of the setback required by this division, must describe how the proposed W_{wind} - E_{energy} F_{facility} is not in compliance with the setback, and must state that consent is granted for the ~~WEF~~ wind-energy facility to not comply with the setback required under this division.
- 3. The F_{facility} Θ_{owner} must record the waiver in the Recorder of Deeds Office of the County of McLean. The waiver must describe the properties benefited and burdened and advise all subsequent purchasers of the burdened property that the waiver of setback will run with the land and may forever burden the subject property.
- 4. The Town or other public body with jurisdiction over the public road may waive the setback requirement under ~~sec. SEC. 15.2-15.2-6(C)(3)~~.

E. Use of Public Roads.

- 1. Prior to initiating construction or transporting materials to a proposed site, a road assessment shall be performed documenting existing road conditions, establishing structure and pavement weight limits, and verifying roadway and intersection geometry for all movements of equipment and materials. The road assessment shall be performed by an Illinois Licensed Professional Engineer meeting the approval of the Town. The final road assessment shall be reviewed and approved by the Town prior to construction. All roads utilized to transport equipment and materials shall be subject to approval by the Town and no load which exceeds the weight or size limits established by the approved road assessment shall be allowed. The facility owner shall be responsible for the costs of the road assessment, any pavement, structure or geometric upgrades required by the road assessment prior to construction, and all damages to publicly owned roads caused by the transport of equipment and materials to a proposed site regardless of the weight limits or parameters established by the road assessment. The Town shall make the final determination of any required road repairs and shall approve all repair work for final acceptance. All road work shall be subject to Town approval, including but not limited to the construction limits, repair methods, and contractors.

2. Each ~~L~~large-~~WEF~~ ~~wind-energy facility~~ must be accessible from an access road in order to offer an adequate means by which public safety vehicles may readily access the site in the event of an emergency. All access roads must be constructed to standards approved by the Town Engineer, Police Chief and Fire Chief.

F. Noise, Vibration, and Shadow Flicker.

1. Audible sound from a ~~L~~large ~~WEF~~~~wind-energy facility~~ must comply with Illinois Pollution Control Board regulations.
2. A ~~L~~large-~~WEF~~ ~~wind-energy facility~~ may not produce vibrations that are perceptible to humans beyond any property line upon which the-~~WEF~~ ~~wind-energy facility~~ is located.
3. The ~~F~~facility ~~O~~wner shall conduct an analysis of potential ~~S~~shadow ~~F~~licker onto any ~~O~~ccupied ~~B~~uilding of a ~~N~~onparticipating ~~L~~andowner with direct line-of sight to the ~~W~~wind ~~T~~turbine. The analysis must identify the locations of ~~S~~shadow ~~F~~licker that may be caused by the ~~W~~wind ~~T~~turbine and the expected durations of the ~~S~~shadow ~~F~~licker at these locations from sunrise to sunset over the course of a year. The analysis must identify situations where ~~S~~shadow ~~F~~licker may affect the occupants of the buildings for more than 30 hours per year and describe measures that will be taken to eliminate or mitigate the problems. Shadow ~~F~~licker on an ~~O~~ccupied ~~B~~uilding a ~~N~~onparticipating ~~L~~andowner may not exceed 30 hours per year.

G. Signal Interference. A ~~L~~large-~~WEF~~ ~~wind-energy facility~~ may not create an interference issue with communication systems, such as (but not limited to) radio, telephone, television, satellite, or emergency-services communications systems, unless the issue is able to be resolved with the consent of the impacted property owner.

H. Decommissioning.

1. If a ~~W~~wind ~~T~~turbine is out of service or not producing electrical energy for a period of 12 months, then it will be deemed to be nonoperational. A nonoperational ~~W~~wind ~~T~~turbine is hereby declared to be a public nuisance.
2. A permit application for a ~~L~~large-~~WEF~~~~wind-energy facility~~ must include a ~~D~~ecommissioning plan for the ~~D~~ecommissioning of nonoperational

anticipated service life of the ~~W~~wind ~~T~~turbine or in the event the ~~W~~wind ~~T~~turbine is abandoned or has reached its life expectancy. If the system is out of service or not producing electrical energy for a period of 12 months, then it will be deemed to be nonoperational, and the ~~D~~ecommissioning and removal of that system will commence according to the ~~D~~ecommissioning plan as provided and approved. A cost estimate for the decommissioning of the system must be prepared by a professional engineer or contractor who has expertise in the removal of the ~~W~~wind ~~T~~turbine. The ~~D~~ecommissioning cost estimate must explicitly detail the cost before considering any projected salvage value of the out of service ~~W~~wind ~~T~~turbine. A restoration plan must also be provided for the site with the application. The decommissioning plan must include the following within ~~six~~ ~~6~~ months after the ~~W~~wind ~~T~~turbine becomes non-operational:

- a. The removal and disposal of the ~~W~~wind ~~T~~turbine and all accessory structures, electrical components, and all foundations to a minimum depth of 60 inches.
- b. All access drives to the ~~W~~wind ~~T~~turbine must be removed, cleared, and graded by the ~~F~~facility ~~O~~wner, unless the ~~L~~andowner requests in writing a desire to maintain the access drives. All such maintained access drives will remain private, and the Town will have no duty to undertake any maintenance or repair of those drives.
- c. The ~~W~~wind ~~T~~turbine site and any disturbed earth must be stabilized, graded, and cleared of any debris. If the site is not to be used for agricultural purposes, then the site must be seeded to prevent soil

erosion.

d. Hazardous material must be removed from the site and dispose in accordance with federal and state law.

3. Prior to any installation, the owner shall provide to the Town a surety instrument in the amount of the cost estimate set forth under ~~sec. SEC. 15.-15.2-6(H)(2)~~. The surety instrument must be in the form of a surety bond or letter of credit and be in a form and manner acceptable to the director. The surety instrument must provide the security to the Town if the owner fails to decommission the ~~W~~wind ~~F~~turbine in accordance with the ~~D~~decommissioning plan.
4. If the ~~O~~owner fails to decommission the ~~W~~wind ~~F~~turbine as required under the ~~D~~decommissioning plan, then, upon reasonable notice, the Town or its agents may enter the property to complete the decommissioning. The ~~O~~owner will be responsible for all costs incurred by the Town to complete the ~~D~~decommissioning.
5. The City Engineer may grant an extension of the ~~D~~decommission period based upon a reasonable and explanatory request by the ~~O~~owner. Any such extension period may not exceed one calendar year.

I. Liability Insurance.

1. The ~~O~~owner shall, at all times the facility is located at the site, maintain a general liability policy covering bodily injury and property damage with limits of at least \$1 million per occurrence and \$5 million in the aggregate.
2. All policies, except policies for professional liability, must be written on an occurrence basis. All policies must be written with insurance carriers who are qualified to do business in the State of Illinois and who are rated A-VII or better in the latest Best's Key Rating Guide. All policies must be written on the most current Insurance Service Office (ISO) or National Council on Compensation Insurance (NCCI) form or a manuscript form if coverage is broader than the ISO or NCCI form.
3. The policy must give the Town at least 30 days' notice prior to any change, cancellation, or non-renewal except in the case of cancellation for nonpayment of premium, in which case the notice must be made 10 days before the cancellation. Any renewal certificate of insurance must be automatically provided to the Town at least 30 days prior to the policy expiration. If a self-insured retention or a deductible is maintained on any of the policies, then the amount of the retention or deductible is subject to approval by the Town; the Town may not unreasonably withhold the approval.
4. Prior to any work at the site, the owner shall provide the Town with certificates of insurance showing evidence that the insurance policies required under this ~~sec. SEC. 15.-15.2-6(I)~~ are in full force and effect.

J. Certification and Compliance.

1. The ~~O~~owner shall notify the Town of a change in ownership of the ~~WEF~~ wind-energy facility or a change in ownership of the property on which the ~~WEF~~ wind-energy facility is located within 60 days after the transfer.
2. The Town reserves the right to inspect any ~~W~~wind-~~E~~energy ~~S~~system, in order to ensure compliance with this division.
3. A sound pressure level analysis must be conducted from a reasonable number of sampled locations at the perimeter and in the interior of the property containing any ~~W~~wind ~~F~~turbines to demonstrate compliance with the requirements of this division. Proof of compliance with the noise standards is required within 90 days after the date the ~~W~~wind ~~F~~turbine becomes operational. Sound must be measured by a third-party, qualified professional, with the associated fees being paid by the ~~O~~owner.

SECTION 144:**AMENDMENT** “15.15.2-7 PUBLIC COMPLAINTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.15.2-7 PUBLIC COMPLAINTS

- A. Noise. If any aggrieved person alleges that a ~~W~~wind ~~F~~turbine is not in compliance with the noise requirements of ~~sec. SEC. 15.-15.2-5(G)~~ or ~~sec. SEC. 15.-15.2-6(F)~~, then the administrative procedure will be as follows:
1. The complainant must notify the ~~Zoning Code Administrator-Director~~ in writing of the alleged noise violation.
 2. The ~~Zoning Code Administrator-Director~~ shall coordinate with the Police Department to test the decibel level for compliance with the standards of this division.
 3. If the test under ~~sec. SEC. 15.-15.2-7(A)(2)~~ indicates that the noise levels are in compliance with this division, and the complainant is dissatisfied with the results of that test, then the complainant may request a noise-level test by a certified acoustic technician. The complainant must submit a cash deposit with the Town in an amount sufficient to pay for the noise level test. If the noise-level test indicates that the noise level complies with the standards of this division, then the Town will use the deposit to pay for the test. If the noise-level test indicates that the noise levels are not in compliance with the standards of this division, then the Town will reimburse the deposit to the complainant, and the ~~O~~wner shall reimburse the Town for the cost of the test.
 4. If a test under ~~sec. SEC. 15.-15.2-7(Aa)(2)~~ or ~~sec. SEC. 15.-15.2-7(Aa)(3)~~ indicates that the noise levels are not in compliance with this division, then the ~~O~~wner shall take immediate action to bring the ~~W~~wind ~~F~~turbine into compliance. The Town may require that the ~~W~~wind ~~F~~turbine be shut down until compliance can be achieved.
- B. Shadow Flicker. If any aggrieved person alleges that a ~~W~~wind ~~F~~turbine is not in compliance with the ~~S~~shadow ~~F~~flicker requirements of ~~sec. SEC. 15.-15.2-6(F)~~, then the administrative procedure will be as follows:
1. The complainant must notify the ~~Zoning Code Administrator-Director~~ in writing of the alleged ~~S~~shadow ~~F~~flicker violation.
 2. The ~~Zoning Code Administrator-Director of Inspections~~ or his or her designee shall examine the ~~S~~shadow ~~F~~flicker complaint on the site.
 3. If the examination under ~~sec. SEC. 15.-15.2-7(B)(2)~~ indicates that the ~~S~~shadow ~~F~~flicker levels are in compliance with this division, and the complainant is dissatisfied with the results of that examination, then the complainant may request a ~~S~~shadow ~~F~~flicker level test by a certified technician. The complainant must submit a cash deposit with the Town in an amount sufficient to pay for the test. If the test indicates that the ~~S~~shadow-~~F~~flicker level complies with the standards of this division, then the Town will use the deposit to pay for the test. If the test indicates that the ~~S~~shadow-~~F~~flicker levels are not in compliance with the standards of this division, then the Town will reimburse the deposit to the complainant, and the ~~O~~wner shall reimburse the Town for the cost of the test.
 4. If the examination under ~~sec. SEC. 15.-15.2-7(B)(2)~~ or the test under ~~sec. SEC. 15.-15.2-7(B)(3)~~ indicates that the ~~S~~shadow-~~F~~flicker levels are not in compliance with this division, then the ~~O~~wner shall take immediate action to bring the ~~W~~wind ~~F~~turbine into compliance. The Town may require that the ~~W~~wind ~~F~~turbine be shut down until compliance can be achieved.

SECTION 145:**AMENDMENT** “15.16-1 HISTORIC PRESERVATION COMMISSION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

~~15.16-1 HISTORIC PRESERVATION COMMISSION~~ (*Repealed*)

- A. Composition. The Normal Historic Preservation Commission shall consist of seven (7) members, residents of the Town, all of whom shall be appointed by the President and approved by the Board of Trustees. The President shall make every reasonable effort to try to appoint persons with a demonstrated interest in the history or architecture of the Town, and at least one (1) member of the Preservation Commission should, if possible, be an Illinois-registered architect, one (1) an attorney, one (1) person experienced in real estate, and one (1) a person experienced in building construction, and if possible one (1) person experienced in historic preservation.
- B. Terms. The term of office of the members of the Preservation Commission shall be for four (4) years, excepting that the membership of the first Preservation Commission appointed shall serve respectively for terms of: one (1) for one (1) year; two (2) for two (2) years; two (2) for three (3) years; and two (2) for four (4) years. A member may serve more than two (2) consecutive terms. Vacancies shall be filled for the unexpired term only. Members may be recalled for cause as provided by Chapter 10, Division 6, Section 10.6-1 through 10.6-3, of the Municipal Code of the Town of Normal, Illinois, 1969.
- C. Officers. Officers of the Preservation Commission shall consist of a Chairperson and a Vice-Chairperson who shall each serve a term of one (1) year and shall be eligible for re-election. The Chairperson shall preside over meetings. In the absence of the Chairperson, the Vice-Chairperson shall perform the duties of the Chairperson. If both the Chairperson and the Vice-Chairperson are absent, those present shall elect a temporary Chairperson. It is the responsibility of the Chairperson to ensure that the following duties are performed:
 - 1. Preparation of minutes of each Preservation Committee meeting;
 - 2. Publication and distribution of copies of the minutes, reports, and decisions of the Preservation Commission to the members of the Preservation Commission;
 - 3. Cause the publication of notice as required herein or by law for all public hearings conducted by the Preservation Commission;
 - 4. Advise the President of vacancies on the Preservation Commission and expiring terms of members; and
 - 5. Prepare and submit to the President and Board of Trustees a complete record of the proceedings before the Preservation Commission on any matter requiring Town Council consideration.
- D. Meetings. A quorum shall consist of a majority of the members. Except otherwise provided, all decisions or actions of the Preservation Commission shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held monthly at regularly scheduled times to be established by resolution of the Preservation Commission at the beginning of each calendar year or at any time upon the call of the Chairperson. Meetings of the Commission may be cancelled, postponed or rescheduled by the Chairperson. No member of the Preservation Commission shall vote on any matter that may materially or apparently affect the property, income, or business interest of that member. No action shall be taken by the Preservation Commission that could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at public meeting of the Preservation Commission, as provided herein. The Chairperson, and in his absence the acting Chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the Preservation Commission shall be open to the public. The

Preservation Commission shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Zoning Administrator and shall be public records.

E. Powers and Duties. The Preservation Commission shall have the following powers and duties:

1. To adopt its own procedural regulations;
2. To conduct an ongoing survey to identify historically and architecturally significant properties, structures, and areas that exemplify the cultural, social, economic, political, or architectural history of the United States of America, the State of Illinois, or the Town;
3. To investigate and recommend to the Planning Commission and to the President and Board of Trustees the adoption of ordinances designating properties or structures having special historic, community, or architectural value as “landmarks”;
4. To investigate and recommend to the Planning Commission and to the President and Board of Trustees the adoption of ordinances designating areas as having special historic, community, or architectural value as “historic districts”;
5. To keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each designation;
6. To determine an appropriate system of markers and make recommendations for the design and implementation of specific markings of the streets and routes leading from one landmark or historic district to another;
7. To advise and assist owners of landmarks and property or structures within historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the National Register of Historic Places;
8. To nominate landmarks and historic districts to the National Register of Historic Places, and to review and comment on any National Register nominations submitted to the Preservation Commission upon request of the President or Board of Trustees;
9. To inform and educate the citizens of the Town concerning the historic and architectural heritage of the Town by publishing appropriate maps, newsletter, brochures, and pamphlets, and by holding programs and seminars; and to develop and/or encourage the development of an organization for persons with an interest in historic preservation to allow for the sharing of information and building material;
10. To hold public hearings and to review applications for construction, alteration, removal, or demolition affecting proposed or designated landmarks or structures within historic districts and issue or deny Certificates of Appropriateness for such actions. Applicants may be required to submit plans, drawings, elevations, specifications, and other information as may be necessary to make decisions;
11. To consider applications for Certificates of Economic Hardship that would allow the performance of work for which a Certificate of Appropriateness has been denied;
12. To develop specific design guidelines for the alteration, construction, or removal of landmarks or property and structures within historic districts;
13. To review proposed zoning amendments, applications for special use permits, applications for zoning variances, site plans and P.U.D. amendments and subdivisions, that affect proposed or designated landmarks and historic districts. The Town Clerk shall send applications to the Preservation Commission for comment prior to the date of the hearing by the Planning Commission or the Zoning Board of Appeals;

14. To monitor the administration of any property or full or partial interest in real property, including easements, that the Town may have or accept as a gift or otherwise, upon authorization and approval by the Town Council;
15. To accept and monitor through the Office of the Director of Finance on behalf of the Town the administration of such gifts, grants, and money as may be appropriate for the purposes of Section 15.6-13(A) of this Code. Such money may be expended for publishing maps and brochures or for hiring staff persons or consultants or performing other appropriate functions for the purpose of carrying out the duties and powers of the Preservation Commission and the purposes of Section 15.6-13(A) of this Code;
16. To request from the City Manager that Town staff members as well as other experts be made available for technical advice;
17. To retain such specialists or consultants with the permission of the Town Council or to appoint such citizen advisory committees as may be required from time to time;
18. To testify before all boards and commissions, including the Planning Commission and the Zoning Board of Appeals, on any matter affecting historically and architecturally significant property, structures, and areas;
19. To confer recognition upon the owners of landmarks or property or structures within historic districts by means of certificates, plaques, or markers;
20. To develop a preservation component in the Official Comprehensive Plan and to recommend it to the Planning Commission and to the President and Board of Trustees;
21. To periodically review the Town Zoning Code and to recommend to the Planning Commission and the President and Board of Trustees any amendments appropriate for the protection and continued use of landmarks or property and structures within historic districts; and
22. To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to implementation of the purpose of this Code.

F. Surveys and Research. The Preservation Commission shall, with Council approval

and when appropriate, undertake surveys and research efforts in the town to identify neighborhoods, areas, sites, structures, and objects that have historic, community, architectural, or aesthetic importance, interest, or value. As part of the survey, the Preservation Commission shall review and evaluate any prior surveys and studies by any unit of government or private organizations and compile appropriate descriptions, facts, and photographs. The Preservation Commission shall systematically identify potential landmarks and adopt procedures to nominate them in groups based upon the following criteria:

1. The potential landmarks in one identifiable neighborhood or distinct geographical area of the Town;
2. The potential landmarks associated with a particular person, event, or historical period;
3. The potential landmarks of a particular architectural style or school, or of a particular architect, engineer, builder, designer, or craftsman;
4. Such other criteria as may be adopted by the Preservation Commission to assure systematic survey and nomination of all potential landmarks within the Town.

SECTION 146: **AMENDMENT** “15.16-2 NOMINATION PROCESS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.16-2 NOMINATION PROCESS

- A. Nomination of Landmarks. Nominations for landmark designation shall be made to the Historic Preservation Commission on a form prepared by the Commission. Nominations for landmarks can only be made by the property owner of record of the nominated property or structure, the Historic Preservation Commission or the President and Board of Trustees. In the case of a nomination other than by the owner of record of the property nominated, the Town Clerk shall send a notice of the Preservation Commission's meeting on such nomination to the owner of record of such nominated property at least ~~seven (7)~~ days prior to such meeting.
- B. Nomination of Historic District. Nominations for historic district designation shall be made to the Historic Preservation Commission on a form prepared by the Commission. Nominations for historic district designation shall include the physical boundaries of the area to be designated. Any property owner within a proposed historic district, the Historic Preservation Commission or the President and Board of Trustees, can make nominations for historic district. Nominations made by a property owner within a proposed district must be accompanied by signatures of owners of property representing at least ~~twenty percent (20%)~~ of the total lineal street frontage in the proposed district, unless the proposed district includes property owners without any street frontage in the proposed district, in which case nominations made by a property owner within a proposed district must be accompanied by signatures of owners of property representing at least ~~twenty percent (20%)~~ of the total area within the proposed district. The Town Clerk shall send a notice of the Preservation Commission's meeting on such nomination to the owner of record of all properties within the proposed district at least ~~seven (7)~~ days prior to such meeting. (Amended 1/22/02 by Ord. No. 4764)
- C. Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structures, or area meets ~~one (1)~~ or more of the following criteria:
1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the Town, County of McLean, State of Illinois, or the United States of America (the Nation);
 2. Its location as a site of a significant local, county, state, or national event;
 3. Its identification with a person or persons who significantly contributed to the development of the Town, County of McLean, State of Illinois, or the Nation;
 4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
 5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the Town, County of McLean, State of Illinois, or the Nation;
 6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
 7. Its embodiment of design elements that make it structurally or architecturally innovative;
 8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
 9. Its character as a particularly fine or unique example of an utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
 10. Its suitability for preservation or restoration;
 11. The geographic area which is the subject of the petition has definable boundaries in the form of natural features or existing physical improvements; or a visual sense of history within the proposed boundaries; and the buildings, places or areas within the proposed district, by their inclusion therein, are of

sufficient historic significance to be worthy of rehabilitation, restoration and preservation because either:

- a. The proposed district contains within definable geographic boundaries one or more landmarks along with such other buildings, places or areas, which, while not such historic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the district; or
- b. The proposed district contains within definable geographic boundaries such buildings, places or areas which while not such individual significance to be designated as landmarks, nevertheless, as an aggregate, possess historic significance establishing a sense of time and place unique to the Town of Normal.

D. Report and Recommendation of Preservation Commission. The Preservation Commission shall within ~~forty-five (45)~~ days from receipt of a completed nomination in proper form adopt by resolution, a recommendation that the nominated landmark or historic district does or does not meet the criteria for designation in ~~Paragraph C of this Section~~ sec. 15.16-2(C). The resolution shall be accompanied by a report to the Planning Commission containing the following information:

1. Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;
2. Explanation of the integrity or lack of integrity of the nominated landmark or historic district;
3. In the case of a nominated landmark found to meet the criteria for designation:
 - a. The significant exterior architectural features of the nominated landmark that should be protected;
 - b. The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that it should be reviewed for appropriateness pursuant to the provisions of ~~SEC. sec.~~ sec. 15.16-5.
4. In the case of a nominated historic district found to meet the criteria for designation:
 - a. The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;
 - b. The types of alterations and demolitions that should be reviewed for appropriateness pursuant to the provisions of ~~SEC. sec.~~ sec. 15.16-5.
5. Proposed design guidelines for applying the criteria for review of Certificates of Appropriateness to the nominated landmark or historic district.
6. The relationship of the nominated landmark or historic district to the ongoing effort of the Preservation Commission to identify and nominate all potential areas and structures that meeting the criteria for designation.
7. Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling size, floor area, sign regulations, and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic district.
8. A map showing the location of the nominated landmark and the boundaries of the nominated historic district.
9. A list of properties and/or structures within the nominated historic district that are considered non-contributing.

The recommendations and report of the Preservation Commission shall be sent to the Planning Commission within ~~seven (7)~~ days following the vote on the resolution and shall be available to the public in the office of the Town Clerk.

E. Design Guidelines. Design guidelines for applying the criteria for review of Certificates of Appropriateness shall, at a minimum, consider the following architectural criteria for existing structures and new construction:

1. Height. The height of any proposed alteration or construction should be

compatible with the style and character of the landmark and with contributing structures in a historic district;

2. Proportions of Windows and Doors. The proportions and relationships between doors and windows on facades visible from the street should be compatible with the architectural style and character of the landmark and with contributing structures within a historic district;
3. Relationship of Building Masses and Spaces. The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible;
4. Roof Shape. The design of the roof should be compatible with the architectural style and character of the landmark and contributing structures in a historic district;
5. Scale. The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with contributing structures in historic districts;
6. Directional Expression. Facades in historic districts should blend with other structures with regard to directional expression. Structures in a historic district should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character;
7. Garages and Driveways. Garages should be situated in a manner compatible with garages located on contributing properties within a district. If attached, the garage should be set back to the rear face of the home.
8. Architectural Details. Architectural details including materials, colors (paint or stain color on any surface that has not been previously painted or stained shall comply with design guidelines), and textures should be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district;

- a. Materials. Approved historic building materials include wood siding, brick, stone, and stucco. The Historic Preservation Commission may

approve cement fiberboard siding in dimensions appropriate for the structure and historic district; however, vinyl siding will not be approved. The Commission will review newly developed materials as they become available and are deemed appropriate.

- b. Trim. Window and door trim must be compatible with the dimensions of the trim found elsewhere on the landmark structure or found on contributing structures within the district. The Historic Preservation Commission may approve newly developed replacement materials, so long as they can be turned, custom cut, and painted.
- c. Muntins. Window muntins must have appropriate dimensions and depth to be compatible with windows found elsewhere on the landmark or within the historic district. This may require the adherence of muntins to both the exterior and interior of the window, as the Historic Preservation Commission deems appropriate, however, muntins between the glass panes will not be approved.
- d. Eaves. Eave widths and slopes must be comparable to those found on contributing structures elsewhere in the district and must be compatible with the structure's architectural style.
- e. Architectural style. Although no particular architectural style is required, new construction must use a consistent style throughout the structure. The Commission may approve a combination of styles if such combination is supported by the styles of contributing structures elsewhere in the historic district.

- f. Porches. Porches must be designed to match the architectural style of the home.
 - g. Shutters. Shutters are allowed if appropriate to the architectural style of the house and must be in correct proportion to the window, even if they are not operable.
 - h. Front Door. The front door must be of a style appropriate to the rest of the structure's architecture.
 - i. Fences. Fences must be of a style and material appropriate for the surrounding district and home. Vinyl fences will not be approved.
- F. Notification of Nomination. The Planning Commission shall schedule a public hearing on the nomination within ~~thirty (30)~~ days following receipt of a report and recommendation from the Preservation Commission that a nominated landmark or historic district does or does not meet the criteria for designation. Notice shall be published in a newspaper having general circulation in the ~~town~~ no less than at least fifteen (15) days nor more than 30 days prior to the date of the hearing. The notice shall state the street address and legal description of a nominated landmark and the boundaries of a nominated historic district and the date, time, place and purpose of the public hearing. Notices shall also be sent by regular mail to the owner(s) of record of the nominated landmark or historic district. Courtesy notices may also be provided to property owners or residents residing within 400 feet of a nominated landmark or historic district.
- G. Post Nomination Moratorium. Upon nomination of any structure for landmark status or any property for historic district status, an Interim Control period starts. This period ends when a final decision has been made by the Town Council on the nomination. During this period, no alteration, removal, demolition, or other exterior change shall be made by any person to the structure or property so nominated until final disposition of the nomination by the Town Council unless such alteration, removal, demolition, or exterior change is authorized by formal resolution of the Town Council as necessary for public health, welfare, or safety. This applies only to changes that would ordinarily require a Certificate of Appropriateness, as if the Historic Preservation Commission and Town Council already approved the proposed landmark or historic district designation. In no event shall the delay be for more than 180 days.
- H. Public Hearing. Oral or written testimony concerning the significance of the nominated landmark or historic district shall be taken at the public hearing from any person concerning the nomination. The Preservation Commission may present expert testimony or present its own evidence regarding the compliance of the nominated landmark or historic district with the criteria for consideration of a nomination set forth in ~~Paragraph C of this SEC. sec. 15.16-2(C)~~. The hearing shall be closed upon completion of testimony.
- I. Recommendation by Planning Commission. Within ~~thirty (30)~~ days following close of the public hearing, the Planning Commission shall make a recommendation upon the evidence whether the nominated landmark or historic district does or does not meet the criteria for designation. Such a recommendation shall be passed by resolution of the Planning Commission and shall be accompanied by a report stating the findings of the Planning Commission concerning the relationship between the criteria for designation in ~~Paragraph C of this SEC. sec. 15.16-2(C)~~ and the nominated landmark or historic district and all other information required by ~~SEC. sec. 15.16-2~~.
- J. Notification of Recommendation. Notice of the recommendation of the Planning Commission, including a copy of the report, shall be sent by regular mail to the owner of record of a nominated landmark and of all owners of record of property within a nominated historic district within ~~seven (7)~~ days following adoption of the recommendation. The recommendation of the Planning Commission shall be forwarded to the President and Board of Trustees for final action.
- K. Action by the President and Board of Trustees.
 - 1. The President and Board of Trustees shall, as an exercise of its legislative

discretion, within ~~sixty (60)~~ days after receiving the recommendation of the Planning Commission, either reject the recommendation by formal resolution or designate the landmark or historic district by ordinance.

2. Public Hearing. The Corporate Authority may hold a public hearing before enacting the resolution or ordinance and provide notice and take testimony in the same manner as provided in ~~Paragraphs (F) and (G) of SEC. sec. 15.16-2(F) and sec. 15.16-2(G).~~
3. Protest. In case a valid written protest is filed with the Town Clerk, the designation ordinance cannot be pursued except upon the favorable vote of two-thirds ~~(2/3)~~ of all members of the Town Council who are eligible to vote. In order to constitute a valid protest it must:
 - a. be signed and acknowledged by the owners of property representing at least ~~twenty percent (20%)~~ of the total lineal street frontage in the proposed district, however, in those cases where the property to be designated includes owners of parcels without any street frontage, then the written protest must be signed and acknowledged by the owners of property representing at least ~~twenty percent (20%)~~ of the total area of property to be designated; and
 - b. unless waived by Council action, the protest must be filed with the Town Clerk at least ~~seven (7)~~ days prior to consideration of the proposed designation by the Town Council.

(Entire SEC. 15.16-2(J)(3) Amended by Ord. No. 4764 on 1/22/02)

4. Delay. If an application for a proposed designation is not acted upon finally by the President and Board of Trustees within ~~sixty (60)~~ days of the date upon which such application is received, it shall be deemed to have been denied unless extended by an agreement of the applicant and President and Board of Trustees reflected in the minutes of the Town Council.
5. One Year Bar. No application for a designation which has been denied wholly or in part by the President and Board of Trustees, shall be resubmitted for a period of ~~one (1)~~ year from the date of said order of denial, except on grounds of error in the original proceedings, or change of condition in either case found to be valid by the President and Board of Trustees.
6. Notice of Decision. The Town Clerk shall provide written notification of the

action of the President and Board of Trustees by regular mail to the owner(s) of record of the nominated landmark or all owners of record of property within a nominated historic district. The notice shall include a copy of the designation ordinance or resolution passed by the Town Council and shall be sent within ~~seven (7)~~ days of the Town Council's action. A copy of each designation ordinance shall be sent to the Preservation Commission, the Planning Commission, and the Zoning Code Administrator. The Town Clerk shall also file with the McLean County Recorder of Deeds a certified copy of the designation ordinance.

- L. The Designation Ordinance. Upon designation, the historic district shall be classified as a "S-3 Historic and Cultural District"²² juxtaposed over ~~one (1)~~ or more of the other districts established in ~~D~~ivision 15.6 of this Code. The designating ordinance may prescribe the significant exterior architectural features; the types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that should be reviewed for appropriateness; the design guidelines for applying the criteria for review of appropriateness; and sign regulations. The official zoning map of the Town shall be amended to show the location of the "S-3 Historic and Cultural District."²²

SECTION 147: AMENDMENT "15.16-3 INTERIM CONTROL" of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.16-3 ~~INTERIM CONTROL~~ DEMOLITION

~~A. Moratorium on Demolition Permits.~~ No demolition permit shall be issued by the ~~Zoning Code Administrator~~ ~~Building Commissioner~~ for demolition, relocation, or removal of any structure anywhere within the Town of Normal unless the Historic Preservation Commission, either meeting as a whole or through executive committee, as defined in chapter 10, determines that such structure is not worthy of historic preservation pursuant to the standards set forth in this historic preservation ordinance. The chairperson may delegate authority to approve such demolition, relocation or removal of any structure to the Town staff liaison to the commission when such structure is less than 50 years old. The Historic Preservation Committee or ~~its~~ executive committee shall render its decision in writing to the Zoning Code Administrator ~~Building Commissioner~~ within ~~thirty (30)~~ days of application for a demolition permit. In the event the Historic Preservation Commission or its executive committee determines that the structure is worthy of historic preservation, the Zoning Code Administrator ~~Building Commissioner~~ shall further delay issuance of a demolition permit for an additional ~~thirty (30)~~ day period in order to give the property owner or the Normal Town Council an opportunity to nominate the structure for historic landmark status.

~~B. Post-Nomination Moratorium.~~ Upon nomination of any structure for landmark status or any property for historic district status, an Interim Control period starts. This period ends when a final decision has been made by the Town Council on the nomination. During this period, no alteration, removal, demolition, or other exterior change shall be made by any person to the structure or property so nominated until final disposition of the nomination by the Town Council unless such alteration, removal, demolition, or exterior change is authorized by formal resolution of the Town Council as necessary for public health, welfare, or safety. This applies only to changes that would ordinarily require a Certificate of Appropriateness, as if the Historic Preservation Commission and Town Council already approved the proposed landmark or historic district designation. In no event shall the delay be for more than one hundred eighty (180) days.

SECTION 148: AMENDMENT “15.16-4 AMENDMENT AND RESCISSION OF DESIGNATION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.16-4 AMENDMENT AND RESCISSION OF DESIGNATION

Designation may be amended or rescinded upon petition to the Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

SECTION 149: AMENDMENT “15.16-5 CERTIFICATE OF APPROPRIATENESS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.16-5 CERTIFICATE OF APPROPRIATENESS

- A. Certificate of Appropriateness. A Certificate of Appropriateness shall be required before the following actions affecting the exterior architectural appearance of any landmark or property within a historic district may be undertaken.
1. Any exterior construction, alteration, or removal requiring a building permit from the Town.
 2. Any demolition in whole or in part requiring a permit from the Town.
 3. Any exterior construction, alteration, demolition, or removal affecting a significant exterior architectural feature as specified in the ordinance designating the landmark or historic district.
 4. Any painting or staining of a previously unpainted or unstained surface.
 5. The construction, removal, or placement on any lot of any structure or fixture not requiring a building permit which is readily visible from a public street including, but not limited to, fences, walls, gazebos, and sheds.

Exceptions:

1. The following fixture(s) will not require a Certificate of Appropriateness: gazing balls, statuary, bird baths, dog houses, dog runs, rabbit hutches, basketball goals, swing sets, playground equipment, forts, tree houses, landscaping and landscape structures, pools, clothes lines, poles, satellite dishes, antennas, and fired cooking pits.
 2. Projects not visible from a public right-of-way.
- B. Applications for Certificates of Appropriateness. Every application for a demolition or a building permit, including the accompanying plans and specifications, affecting the exterior architectural appearance of a designated landmark or of a property within a designated historic district shall be forwarded by ~~the Building Commissioner~~ Town Planning staff to the Preservation Commission ~~within seven (7) days following the receipt of the application by the Building Commissioner at least 7 days prior to the commission's next meeting.~~ The ~~Building Commissioner~~ Town shall not issue ~~a~~ the building or demolition permit for properties located within a historic district or for properties designated as local historic landmarks until the Preservation Commission has issued a Certificate of Appropriateness. A pre-application meeting with Town ~~S~~staff is required for applicants proposing new construction in a historic district. Any applicant may request to be placed on a Preservation Commission agenda to discuss a potential project before the commission formally reviews an application for Certification of Appropriateness. a meeting with the Preservation Commission before the Building Commissioner sends the application to the Preservation Commission or during the review of the application. Application for review of construction, alteration, demolition, or removal not requiring a building permit for which a Certificate of Appropriateness is required shall be made on a form prepared by the Preservation Commission and available at the office of the ~~Building Commissioner~~ Zoning Code Administrator. The Preservation Commission shall consider the completed application at its next regular meeting.
- C. Expedited Review Process. The Chairman or his/her designee may upon the concurrence of the Town ~~Building Commissioner~~ Zoning Code Administrator and the Town Planner (or their designees) issue a Certificate of Appropriateness without submitting the matter to the full Commission in the following circumstances:
1. The application pertains to a non-contributing structure;
 2. The application pertains to replacement of materials with like materials and no other changes are proposed; or
 3. Submission to the full Commission would result in unnecessary delay and create an unreasonable hardship on the applicant.
- D. Determination by Preservation Commission. The Preservation Commission shall review the application for a building or demolition permit or for a Certificate of Appropriateness and issue or deny the Certificate of Appropriateness within ~~thirty~~ (30) days of receipt of the application. Written notice of the approval or denial of the

application for a Certificate of Appropriateness shall be provided the applicant and the ~~Building Commissioner~~ Zoning Code Administrator within ~~seven (7)~~ days following the determination and shall be accompanied by a Certificate of Appropriateness in the case of an approval. Unless otherwise specified by the Commission, any order or the decision of the Commission authorizing a certificate of appropriateness will expire if the applicant fails to obtain a building permit within ~~one~~ 1 year from the date of the decision.

- E. Denial of a Certificate of Appropriateness. A statement of the reasons shall accompany a denial of a Certificate of Appropriateness. The Preservation Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Preservation Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the Preservation Commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Preservation Commission.
- F. Standards for Review for Contributing Structures and Properties. In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district.
1. Every reasonable and practical effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible and reasonable.
 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.
 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color (paint or stain, on any surface that has not been previously painted or stained shall comply with Sstandards for Rreview), texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement materials may be composed of modern materials as deemed appropriate by the commission, as long as such materials give the appearance of a historic material, can be customized, and can be maintained rather than only replaced.
 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
 9. Contemporary design for alterations and additions to existing properties shall

not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

10. The relocation of a landmark shall be considered only if the Commission determines that such action represents the only reasonable means by which the landmark will be preserved.
11. Building improvements, including additions, and interior modernization are encouraged provided that they are compatible with and do not significantly alter the style and character of the original architecture of the landmark or the historic district.

G. Standards for Review for Non-Contributing Structures and Properties. In considering an application for a building permit or for a Certificate of Appropriateness for a non-contributing structure and/or non-contributing property, the Preservation Commission shall be guided by the following general standards in addition to the Design Guidelines, the standards for review, and any design guidelines in the ordinance in the ordinance designating the landmark or historic district.

1. Replacement of materials with like materials are permitted regardless of architectural significance.
2. Fences and walls must meet the same standards as contributing properties.
3. The design guidelines and standards for review should be followed, however should allow for more flexibility for non-contributing properties. Changes to structures should respect the character and features of the district when appropriate and practical. The changes should maintain or enhance the structure's relationship and compatibility with the rest of the district.

SECTION 150: AMENDMENT “15.16-6 CERTIFICATE OF ECONOMIC HARDSHIP” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.16-6 CERTIFICATE OF ECONOMIC HARDSHIP

A. Certificate of Economic Hardship. Application for a Certificate of Economic Hardship shall be made on a form prepared by the Preservation Commission. The applicant shall have the burden to show by a preponderance of the evidence that denial of the certificate shall deprive the owner of reasonable use or a reasonable return on the property. Any financial information submitted by the applicant shall be considered confidential and shall not be subject to public disclosure except upon consent of the applicant and except if any appeal is taken of the determination by the Preservation Commission on a Certificate of Economic Hardship. The information shall be reviewed only by the ~~City Manager or his/her designee~~ executive committee and upon ~~his/her~~ their determination make a recommendation to the Commission.

The applicant for a Certificate of Economic Hardship may make submissions concerning any or all of the following information in order to assist the Commission in making a determination on the application.

1. Estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Preservation Commission for changes necessary for the issuance of a Certificate of Appropriateness.
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.

3. Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; after any changes recommended by the Preservation Commission; and, in the case of a proposed demolition, after renovation of the existing property for continued use.
 4. In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
 5. Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
 6. If the property is income-producing, the annual gross income from the property for the previous ~~two~~(2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
 7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous ~~two~~(2) years.
 8. All appraisals obtained within the previous ~~two~~(2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
 9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous ~~two~~(2) years.
 10. Assessed value of the property according to the ~~two~~(2) most recent assessments.
 11. Real estate taxes for the previous ~~two~~(2) years.
 12. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
 13. Any other information, including the income tax bracket of the owner, applicant, or principal investors in the property in order to assist the Preservation Commission in making a determination as to whether the property does yield or may yield a reasonable return to the owners.
- B. Determination of Economic Hardship. The Preservation Commission shall review all the evidence and information submitted by an applicant for a Certificate of Economic Hardship, with the exception of personal financial information, which shall only be reviewed by the chairperson and staff liaison, and make a determination within ~~forty-five~~(45) days of receipt of the application whether the denial of a Certificate of Appropriateness has deprived, or will deprive, the owner of the property of reasonable use of, or a reasonable economic return on, the property. Written notice of the determination shall be provided in the same manner as required by ~~Paragraph (E) of this~~SEC. sec. 15.16-5(E).

SECTION 151: **AMENDMENT** “15.16-7 APPEALS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.16-7 APPEALS

- A. Appeals. Any determination by the Preservation Commission that an application for a Certificate of Appropriateness or for a Certificate of Economic Hardship be approved or denied shall be an administrative decision reviewable by the President and Board of

Trustees. Appeals shall be filed with the Town Clerk within ~~ten~~(10) days following the Preservation Commission's decision and may be filed only by the following:

1. the owner of record of the property in question;
2. any owner of record of property in a historic district;
3. the owner of record of property within 400 feet of the property in question.

A determination by the President and Board of Trustees shall be a final administrative decision reviewable as provided by Illinois law.

SECTION 152: AMENDMENT "15.17-1 PURPOSE AND INTENT" of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-1 PURPOSE AND INTENT

It is the general purpose and intent of this ~~D~~ivision to foster the use and development of land in an orderly manner by both private and public interests with special consideration given to the appearance of the community as a result of such development. It is recognized that the appearance of property has a direct bearing on the economic value of such property and also the economic value of adjacent and surrounding property. The appearance of a single property affects not only surrounding property, but the cumulative affect is to enhance or diminish the beauty of the entire Town and consequently the values of property within the Town. It is further recognized that the appearance of property not only has economic effects, but also affects the general welfare, health and safety of Town citizens. An aesthetically pleasing environment is a clean, healthy, and safe environment.

The B-2 Central Business District is distinguished by the charm of its buildings, its quaint specialty shops and its pedestrian scale. The Central Business District developed at the leisurely pace of a small Town around the turn of the century. The subsequent visual diversity of the buildings in the Central Business District is attributable to development occurring slowly over the period of many years. The ~~C~~ommunity recognizes the significance of the Central Business District as an important cultural and commercial resource. The Central Business District contains common building elements such as load-bearing brick walls, second story bay windows, decorative brickwork, and cast iron thresholds.

This ~~D~~ivision provides a procedure by which development of property within the Central Business District may be reviewed and modified in order to enhance the aesthetic beauty of the Central Business District and maintain the desirable qualities of the District through clear architectural and appearance standards and consequently the economic value of property and the general welfare of the citizens.

SECTION 153: AMENDMENT "15.17-2 APPLICATION" of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-2 APPLICATION

This ~~D~~ivision shall apply to all exterior building renovation, new construction or other exterior alterations to property in the B-2 Central Business District whether or not a permit is required by the Town, including painting. No exterior work may be initiated except upon approval of a development plan in conformance with the procedures and standards set forth in

this ~~D~~ivision.

SECTION 154: **AMENDMENT** “15.17-3 COORDINATION WITH OTHER CODES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-3 COORDINATION WITH OTHER CODES

In the event the substantive provisions of this ~~D~~ivision conflict with any other codes or regulations governing construction or development in the B-2 Central Business District, the provisions of this ~~D~~ivision shall control. In no event shall this ~~D~~ivision undermine the purposes set forth in any Town health and safety codes.

SECTION 155: **AMENDMENT** “15.17-4 SEVERABILITY” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-4 SEVERABILITY

It is hereby declared to be the intention of the Town Council of the Town of Normal that the several provisions of this ~~D~~ivision are separable in accordance with the following:

- A. If any court of competent jurisdiction shall adjudge any provision of this ~~D~~ivision to be invalid, such judgment shall not affect any other provisions of this Code not specifically included in such judgment order.
- B. If any court of competent jurisdiction shall adjudge any provision of this ~~D~~ivision to be invalid as to a particular property, building or other structure, such judgment shall not affect the application of said provision to any other property, building or structure not specifically included in such judgment order.

SECTION 156: **AMENDMENT** “15.17-5 SPECIFIC PURPOSES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-5 SPECIFIC PURPOSES

In addition to the general purposes and intent expressed above, this ~~D~~ivision is further intended to give effect to the following specific purposes:

- A. To provide for the orderly and functional arrangement of land uses and buildings.
- B. To establish standards for the orderly development or redevelopment within the Central Business Zoning District.
- C. To permit public involvement in the planning of private land uses which have the potential for significant impact on the use and enjoyment of surrounding property or on the public resources and facilities of the ~~C~~ommunity.
- D. To conserve and protect the taxable value of land and buildings in the Central Business District.
- E. To protect the air, water, and land resources within Normal from the hazards of

- pollution and misuse.
- F. To protect land and buildings from natural hazards including flooding, erosion, and fire.
- G. To preserve and protect the visual diversity of buildings in the Central Business District and its pedestrian scale.
- H. To preserve, protect and encourage the development of buildings, groups of buildings and development sites of distinguished architectural character and appearance.
- I. To promote the Uptown Development Plan adopted by the Town of Normal and coordinate said Plan with site development and building construction in the Central Business District.
- J. To make recommendations on permanent public improvements prior to implementation of such improvements.

SECTION 157: AMENDMENT “15.17-6 DESIGN REVIEW COMMISSION” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.17-6 DESIGN REVIEW COMMISSION

- A. The Uptown Design Review Commission of the Town of Normal created pursuant to Chapter 10 of the Town of Normal Municipal Code shall have authority to apply this ~~D~~division in a manner that will foster and promote high quality, attractive development and rehabilitation within the B-2 Central Business District.
- B. Meetings, Hearings, Rules and Procedures.
 - 1. Meetings.
 - a. Regular Meetings. All Regular Meetings of the Uptown Design Review Commission shall be held at ~~4:00~~ p.m. on the second Monday of each month at such place as the Commission may determine.
 - b. Special Meetings. Special Meetings may be called by the Chairperson or a majority of the ~~C~~commission members upon at least 48-hours notice or by announcement of the time and place of the special meeting at a Regular, Special, or Adjourned Meeting.
 - c. Meetings Open to the Public. All Regular, Special, Adjourned, Study or Workshop Meetings of the Uptown Design Review Commission shall be open to the public.
 - d. Quorum. A majority of the Uptown Design Review Commission members shall constitute a quorum for purposes of transacting business.
 - e. Rules and Procedures. Except as otherwise provided in this ~~D~~division, all Meeting of the Uptown Design Review Commission shall be conducted pursuant to *Robert Rules of Order Newly Revised 1990 Edition* published by Scott Forsman and Company; copies of which have been and remain on file in the Office of the Town Clerk.
 - 2. Administrative Public Hearings.
 - a. All ~~A~~administrative ~~P~~public ~~H~~hearings shall be regularly scheduled or properly called meetings of the Uptown Design Review Commission.
 - b. Legal Notices. Legal notice of an Administrative Public Hearing shall be given not less than ~~fifteen (15)~~ nor more than ~~thirty (30)~~ days before said Hearing by publishing a notice thereof in a newspaper of general circulation within the Town.

(1) Courtesy notices may be given by the mailing of a Notice of Hearing to the owners of any land within 400 feet from the

~~parcel on which action is proposed.~~

- c. Administrative Public Hearing Procedure.
 - (1) Appearances. Any person may appear and testify at an Administrative Public Hearing either in person or by a duly authorized agent or attorney.
 - (2) Oath. The Chairman, or in his absence, the Acting Chairman, may administer oaths.
 - (3) Compelling the Appearance of Witnesses. The Chairman, or in his absence, the Acting Chairman, may compel the attendance of witnesses by mailing to such persons a notice compelling attendance not less than ~~five (5)~~ days before the ~~P~~ublic ~~H~~earing. Failure of a person to appear in response to such a notice shall constitute a violation of this ~~C~~hapter.
- d. Record Keeping. The ~~C~~ommission shall keep minutes of its proceedings showing the vote of each member, upon each question or if absent or failing to vote indicates such fact.
- e. Verbatim Transcripts. In the event any person desires a verbatim transcript of the ~~A~~administrative ~~P~~ublic ~~H~~earing, a written request therefore shall be filed with the Chairperson of the Uptown Design Review Commission not less than ~~three (3)~~ weeks before the hearing date. Costs of taking such a transcript shall be paid by the person requesting the presence of the reporter at the ~~A~~administrative ~~P~~ublic ~~H~~earing. Any person desiring a written transcript of the proceedings shall pay applicable transcription or copying costs.
- f. Notification of Decisions. Copies of decisions and recommendations of the ~~C~~ommission shall be served by mailing a copy thereof to all persons requesting the same.

SECTION 158: **REPEAL** “15.17-7 DEFINITIONS” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.17-7 DEFINITIONS (Repealed)~~

~~The following words and terms whenever they occur in this division shall be interpreted as herein defined:~~

- A. Accent. An area covering no more than 10% of a building’s surface area visible to the public.
- B. Architectural Element. Part of a building’s fabric, structures and associated services, such as a window.
- C. Architectural Feature. A prominent or significant part or element of a building, structure, or site.
- D. Architectural Style. The characteristic form and detail, as of buildings of a particular historic period.
- E. Awning. A sloped projection made of canvas or other non-rigid material, stretched over a frame and extended over a doorway or window. The awning is supported entirely from the exterior wall of the building and provides protection from the weather.
- F. Bargeboard. A highly ornamented or pierced board placed on the incline of the gable.
- G. Block Face. The entire expanse of buildings from one intersection to another along a given street.
- H. Bracket. Projecting support placed under eaves or other overhangs.
- I. Canopy. Flat projection from a building façade.

- J. Column. A supporting pillar, especially one consisting of a usually round shaft, a capital, and a base.
- K. Cornice. An ornamental topping that crowns the structure it is on.
- L. Entryway. A place of entrance.
- M. Façade. A face or elevation of a building.
- N. Fascia. The exposed vertical edge of a roof.
- O. Frieze. The plain or decorative band or board located just below the storefront cornice.
- P. Fully Shielded Light Fixture. A light fixture shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane as certified by a photometric test report.
- Q. Harmony. A quality which produces an aesthetically pleasing whole as in arrangement of varied architectural and landscape elements.
- R. Luminaire. A complete lighting system, including a lamp or lamps and a fixture.
- S. Mechanical Hardware and Equipment. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.
- T. Molding. A decorative wood or stone contour or band, used in exterior and interior architectural elements.
- U. Operable Shutters. Shutters capable of being closed over the window opening.
- V. Operable Windows. Windows capable of being opened and closed.
- W. Outdoor Light Fixture. Outdoor, electrically powered illuminating devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement.
- X. Pier. An upright structure of masonry to serve as a principal support, whether isolated or part of a wall.
- Y. Portico. A roofed entrance porch, often supported by columns or pillars.
- Z. Projecting Sign. A sign other than a wall sign that is attached to or projects more than 18 inches from a building face or wall.
- AA. Site Hardware. Includes but is not limited to street furniture, lighting standards, mailboxes, control boxes, newspaper boxes, roadway signs, and fire hydrants.
- AB. Storefront. Street-facing façade area below the floor plane of the second floor.
- AC. Street Hardware. Objects other than buildings, structures, and plantings, located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.
- AD. Streetscape. The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.
- AE. Transom. A window above an opening such as a door or window built on a horizontal crossbar; often hinged on the top to swing open for ventilation.
- AF. Upper Façade. Above the storefront. Displays the structure's essential architectural style.
- AG. Wall Sign. A sign that is in any manner affixed to or painted onto any exterior wall of a building or structure or etched into exterior glass of a building or structure and that projects not more than 18 inches from the building or structure, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building façade or to the face or faces of the architectural projection to which it is affixed.
- AH. Window. An opening in the wall of a building that is made of transparent material.

SECTION 159: **AMENDMENT** “15.17-8 GENERAL PROHIBITION” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-8 GENERAL PROHIBITION

No exterior building painting, renovation, new construction or other exterior alterations to property in the B-2 Central Business District, whether or not a permit is requested, shall be started until the property owner and/or developer obtains a Certificate of Compliance or a Conditional Certificate of Compliance from the Uptown Design Review Commission.

SECTION 160: AMENDMENT “15.17-9 PROCEDURE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-9 PROCEDURE

- A. Submission. Any person desiring to renovate or repair the exterior of any building, construct a new building or structure or make any other exterior alterations or improvements to property in the B-2 Central Business District shall submit all information required by this Section in the form specified. Failure of an owner or developer to provide this information in the form required shall be sufficient grounds for the Uptown Design Review Commission to refuse to accept the filing or reject the application at any stage in the review and approval process and, in addition, shall constitute a violation of this Code.
- B. The owner or developer of property, subject to this ~~D~~division, shall file with the Town Clerk a completed Application for Certificate of Compliance, ~~ten (10) copies~~ 1 copy of a Site Plan that includes site layout, landscape, and building elevations for each ~~façade~~ façade, and a filing fee in the amount of \$150.~~00~~. Applications for expedited review require no fee. The Site Plan shall contain:
1. Survey maps and drawings indicating existing conditions prepared by a Registered Illinois Land Surveyor or Registered Professional Engineer showing the boundary lines, the location and perimeter of any area designated as a special flood hazard area as defined in ~~E~~chapter 28 of the Municipal Code. Specific identification, location and dimensions, if applicable, of the following located within or within ~~fifty (50)~~ feet of the area included in the ~~E~~construction ~~P~~plan; rights-of-way, lots of record, streets, roadways, drainageways whether improved or unimproved, walkways, sidewalks, public easements, private easements, railroad rights-of-way, section lines, corporate limit lines, public parks, schools and other public lands, buildings and structures to remain on the property, and buildings and structures to be removed.
 2. Surveys, maps, plans, and drawings of proposed development. A Registered Land Surveyor or Registered Professional Engineer or Registered Professional Architect shall prepare graphic presentations of the following: rights-of-way, interior and exterior streets, interior and exterior roadways, street and roadway names, alleys, walkways, sidewalks, public easements, private easements, lots, outlots, setback lines, public parks or areas to be designated as common public space, other areas proposed for dedication or reservation to the public, railroad crossings and rights-of-way, bridges, size, location, type of construction and proposed use of all proposed buildings and structures, location and composition of all landscaping material and screening material, general landscaping plan, general parking plan and direction of traffic flow, location and dimension of curb cuts, sign plan, lighting plan, preliminary drainage plan, detailed elevation drawings of all sides of the proposed construction or

renovation, and a list of building materials and color samples for both the building exterior and for all signs.

- C. Construction Plan. The ~~E~~construction ~~P~~plan shall be prepared by a professional engineer and/or architect and shall contain the name and seal of such professional engineer and/or architect. The ~~E~~construction ~~P~~plan shall be drawn to scale (1/4" = 1'0" or 1/8" = 1'0") and contain at a minimum the following:
1. Legal description of all property included in the ~~E~~construction ~~P~~plan.
 2. Name, address, and phone number of the owner or owners of record of all property described in the ~~E~~construction ~~P~~plan.
 3. Name, address, and phone number of the developer of the property described in the ~~E~~construction ~~P~~plan.
 4. Name, address, and phone number of the registered professional engineer and/or architect preparing any part of the ~~E~~construction ~~P~~plan or supporting material.
 5. Name, address, and phone number of attorneys representing the owners and/or developers.
 6. The parcel identification number for the property described in the ~~E~~construction ~~P~~plan.
- D. The Uptown Design Review Commission chairperson or his or her designee shall have authority to waive submittal of any of the previously listed elements for projects only involving the renovation of existing structures.
- E. Scheduling and Notification of Review. Upon receipt of a completed application for Certificate of Compliance, payment of the appropriate filing fee and submission of the complete ~~P~~plans, the Town Clerk shall schedule and give notice of an ~~A~~administrative ~~P~~public ~~H~~hearing with the Uptown Design Review Commission. Notice shall consist of ~~personal notice or notice by regular mail to the applicant, posting of the property described in the application and~~ public notice as provided in this ~~D~~division.
- F. Distribution of Plans. The Town Clerk shall route one or more copies of the application and ~~P~~plans to members of the Uptown Design Review Commission.
- G. Administrative Public Hearing. Upon receipt of the application and Plans the Uptown Design Review Commission shall conduct an ~~A~~administrative ~~P~~public ~~H~~hearing on the proposed development plan. The Uptown Design Review Commission shall take testimony from the applicant, from Normal Town ~~S~~staff and from any other interested person appearing at the ~~A~~administrative ~~P~~public ~~H~~hearing. In reviewing the proposed development plan, the ~~E~~commission shall apply the design guidelines set forth in this ~~D~~division. If the ~~E~~commission finds that the applicant has complied with all of the

design guidelines, the ~~E~~commission shall issue a Certificate of Compliance. If the ~~E~~commission finds that the applicant has not complied with all of the design guidelines, the ~~E~~commission may take one of the following actions:

1. Issue a Conditional Certificate of Compliance in which the applicant agrees to implement all additional design elements and to remove all rejected design elements as required by the ~~E~~commission;
2. Issue a Conditional Certificate of Compliance in which the applicant must, prior to beginning the project, obtain waivers from the Town Council through the waiver procedures established in this ~~D~~division; or
3. Deny the application entirely.

In the event the Uptown Design Review Commission requires additional documentation or material in order to conduct its review, the Uptown Design Review Commission may continue the ~~A~~administrative ~~P~~public ~~H~~hearing or its consideration of the application for a period not to exceed ~~ninety (90)~~ days without the consent of the applicant.

- H. Decisions of the Uptown Design Review Commission. Within ~~five (5)~~ days of the close of review by the Uptown Design Review Commission, the ~~E~~commission shall notify the applicant in writing of its decision regarding the proposed development plan.
- I. Appeal or Request for Waiver. Any applicant, the Town ~~S~~staff or any person owning

property within ~~four hundred (400)~~ feet of the property subject to the Certificate of Compliance application, may appeal a decision of the Uptown Design Review Commission to the Normal Town Council or request waivers in accordance with a Conditional Certificate of Compliance from the Normal Town Council. Such appeal or request for waiver shall be filed in the Office of the Town Clerk within ~~five (5)~~ days of the written decision of the Uptown Design Review Commission and shall be accompanied by payment of a filing fee in the amount of \$100-~~00~~.

- J. Review by the Normal Town Council. The Town Council in reviewing an appeal or request for waiver may consider the material presented at the Uptown Design Review Commission as well as any additional material presented before the Normal Town Council.
- K. Decision by the Normal Town Council. Unless extended by agreement the Town Council shall render a decision on the appeal of the decision of the Uptown Design Review Commission or on the granting of a Conditional Certificate of Compliance requiring waivers no later than at its next regularly scheduled meeting following presentation by the appellant to the Council. The Town Council in reviewing the appeal or request for waiver shall be guided by the design standards contained in this ~~D~~ivision; however, the Council may depart from these standards when the Council deems such a departure to be in the public interest or to further the purposes of the design standards. The Town Council may approve the plan as presented, approve the plan conditioned upon modification, approve the plan and grant waivers, reject the plan entirely or remand the plan to the Uptown Design Review Committee for further review. Unless agreed to by the applicant, no applicant shall be remanded to the Uptown Design Review Committee by the Town Council more than once.
- L. Appeal of Council Decision. Any person aggrieved by the decision of the Town Council may appeal such decision as provided by law.
- M. Minor Changes. Minor changes in the location, siting, height, and design of structures or landscaping may be authorized by the Uptown Design Review Commission Chairperson; however, no such change may involve a change in the character of the project or a substantial alteration to the design or landscaping.

SECTION 161: AMENDMENT “15.17-10 EXPEDITED REVIEW PROCESS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.17-10 EXPEDITED REVIEW PROCESS

- A. Qualifying Projects. Notwithstanding the procedures set forth above, an applicant may seek expedited review for the following:
 - 1. Construction or other exterior alteration less than \$5,000-~~00~~ in value. (Amended 12/18/17 by Ord. No. 5725)
 - 2. Repair or rehabilitation work in which like materials will be used, unless such materials are prohibited in this ~~D~~ivision.
 - 3. Emergency situations in order to protect persons and/or property from significant injury or damage.
- B. Application and Notice. Upon receipt of an expedited review application, the Town Clerk shall immediately forward such application to the Chairperson of the Uptown Design Review Commission. The Chairperson and the City Manager, or his designee, shall meet as soon as possible to review the application. Notice of such meeting shall be given immediately to the applicant either in person, by telephone or ordinary mail.
- C. Expedited Review. When conducting an expedited review the two-member panel of the Uptown Design Review Commission shall be governed by the design guidelines

in this ~~D~~ivision and shall determine whether or not the proposed construction permanently and significantly alters the exterior appearance of a structure. If in the opinion of the two-member panel, the exterior appearance of the structure is significantly and permanently altered, the panel shall refer the applicant to the full Uptown Design Review Commission and the process for full review shall apply. As used herein significantly and permanently altered means a repair that results in a change in ~~fifty (50%) percent~~ or more of the exterior of a structure or a change in less than ~~fifty (50%) percent~~ of the exterior of a structure but such change results in a design appearance which should be avoided as provided in the design review standards and either change is expected to last more than ~~ninety (90)~~ days.

- D. Expedited Decision. If the ~~E~~xpedited ~~R~~eview ~~P~~panel determines that the proposed construction activity does not significantly and permanently alter the exterior of the structure, and the proposed alteration does not violate the design standards set forth in this ~~D~~ivision, the Chairperson shall note his approval on the application and issue an appropriate expedited Certificate of Compliance. If the ~~E~~xpedited ~~R~~eview ~~P~~panel determines that the proposed alteration violates any design standard set forth in this ~~D~~ivision, the application for Certificate of Appropriateness must go before the entire Uptown Design Review Commission for review. The ~~E~~commission will then prepare a recommendation for the Town Council in the event that the applicant seeks a waiver from the Council.

SECTION 162: AMENDMENT “15.17-11 STANDARDS FOR DESIGN”
of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-11 STANDARDS FOR DESIGN

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

These standards are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that allow creativity with a satisfactory visual

appearance while promoting the purpose and intent of this ~~D~~ivision. Waivers may be obtained for design elements that do not comply with the ordinance. See ~~SEC. sec.~~ 15.17-9(H) for waiver provisions.

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

A. For all new construction, the following guidelines apply:

1. Building Components and Design.

- a. Architectural Style. No particular architectural style is mandated. Buildings designed under the guidelines of a particular architectural style should be consistent with that style.
- b. Entryways. Entryways must be recessed to a depth that does not allow a door to swing onto the sidewalk and have a strong design consistent with the architecture of the rest of the building. Elements of strong entryway design include canopies, awnings, porticos, arcades, raised cornice parapets over the door, peaked roof forms, arches, large

windows, or architectural details such as tile work and mouldings that are integrated into the building structure and design.

c. Windows.

- (1) Coverage and Operability. Windows must cover no less than 50% nor more than 75% of the storefront area; windows must cover no less than 30% nor more than 50% on the upper ~~façade~~ ~~façade~~. All windows on the second and higher floors must appear operable.
- (2) Orientation and Placement. Windows must be vertical, with no less than a 2:1 ratio of height to width. Window separation into vertical orientation must be accomplished with a prominent architectural element. See also ~~SEC. sec.~~ 15.17-11(A)(1)(c)(4). Storefront windows must start between ~~2-two~~ and ~~3-three~~ feet above the sidewalk.
- (3) Window Signs. No more than 25% of the storefront windows may be covered by signs. This restriction does not apply to signs permanently painted on or etched into the window to serve as the business' primary sign.
- (4) Framing. All windows must include an architectural element that frames the window. See also ~~SEC. sec.~~ 15.17-11(A)(1)(c)(2).
- (5) Shutters. All window shutters must have the dimensions of operable shutters and hardware that makes the shutters appear to be operable even if the shutters are permanently fixed in an open position.

d. Cornice and Fascia.

- (1) At Roofline. All buildings must have a well-defined cornice or fascia that creates a strong roofline and visually caps the building, giving the building a finished appearance and unifying the building with existing structures in the B-2 District. This requirement is particularly important when the upper ~~façade~~ ~~façade~~ has little architectural distinction.
- (2) At Storefront. All buildings must have a storefront cornice occurring between 9 and 14 feet above the sidewalk in order to complement the average height of storefront cornices on existing buildings.

e. Roof Styles. The shape of the roof is not limited, however, all

buildings must have a parapet that conceals the roof plane.

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

g. Side and Rear Building Faces. All exterior surfaces visible from the street or the alley must present an attractive appearance and must include architectural components found on the building ~~façade~~ ~~façade~~ in order to tie the building together. Rear entrances are encouraged.

h. Anti-Monotony. New construction must avoid excessive monotony in design by having no more than 15 feet of blank wall length without an interruption by at least two of the following: change in plane,

- change in texture or masonry pattern, windows, trellises with vines, or an equivalent.
2. Color. Exterior colors in the B-2 District are limited to ~~L~~low to ~~M~~medium saturated chroma, as explained in the Munsell System of Color Notation for primary building colors. Highly saturated colors may be used for accent or trim.
 3. Permitted Building Materials. The materials on the following list are permitted on the building exteriors visible from the street or alley: architectural metal panels, stone, marble, face brick, decorative wood trim (e.g. Bargeboard or Gingerbread), and copper. The Uptown Design Review Commission may permit other nonlisted materials of similar quality and appearance. (Amended 12/18/17 by Ord. No. 5725)
 4. Prohibited Building Materials. The materials on the following list are generally prohibited on the building exterior visible from the street or alley: cement board panels, cement board siding, rustic materials, such as wood shake shingles and barn wood, corrugated metal, corrugated fiberglass, aluminum siding, imitation rock work, mirror or metalized reflective glass, plywood, masonite, structure and chip board siding, exterior insulated finish system (EIFS), vinyl siding, metal siding other than copper, cinder block, split-face block or pre-cast panels. The Uptown Design Review Commission may also reject other exterior materials that do not complement the historic character of the B-2 District or that do not further the spirit of the uptown renewal effort. (Amended 12/18/17 by Ord. No. 5725)
 5. Awnings and Canopies. Awnings and canopies are permitted with the following restrictions:
 - a. All awnings must be made of cloth fabric or a cloth composite that has the appearance of cloth. Awning materials may not have a shiny synthetic appearance, which would conflict with the historic appearance of the B-2 District. Canopies must be made of materials that complement the overall historic character of the B-2 District.
 - b. Interior lighting within awnings or canopies is restricted to downlighting with no more than five footcandles at grade permitted. (Amended 12/18/17 by Ord. No. 5725)
 - c. Awnings and canopies must be mounted no higher than 12 inches below the storefront cornice. All awnings and canopies must have a minimum vertical clearance of ~~7² feet~~ ~~6² inches~~ above the sidewalk.
 - d. Awnings and canopies must be attached directly to the building without requiring poles or sidewalk support.
 - e. On buildings wider than 25 feet, awnings and canopies must be segmented to articulate each display window and to provide a better sense of proportion to the ~~facade~~ ~~façade~~.
 - f. Awnings and canopies may not cover more than 25% of storefront windows.
 6. Exterior Lighting. In order to promote the goals of improved aesthetics, greater energy efficiency, and safety, the following lighting standards apply to all nonexempt outdoor lighting:
 - a. All light fixtures must be harmonious with the overall building design.
 - b. Mounting of light fixtures is limited to the first floor.
 - c. Lights may not move or flash.
 - d. Prohibited lighting includes fluorescent, high-pressure sodium, laser, floodlights, mercury vapor and searchlights. The prohibition against fluorescent does not apply when the fluorescent luminaire has a color rendition similar to tungsten.
 - e. All bulbs and fixtures must be non-glare and cutoff. Fixtures must be positioned in a way that the cutoff effect is maximized. Tilt arms are

prohibited.

- f. Recessed entryways must be illuminated but may not exceed an average of 5 footcandles at grade.
- g. Building lighting, including wallpacks and arcade lighting, may not exceed a light level of 5 footcandles at grade.
- h. Parking lot lighting must comply with ~~SEC. sec.~~ 15.14-7(H) of the Code.
- i. Exempt outdoor lighting includes terraces, signs, and outdoor gathering spaces.

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

- 7. Signs. All signs must be designed by a sign professional. A non-professional may be used if such person can demonstrate adequate qualifications and samples of previous work. Signs should related in placement and size to the other elements of the building. Individual shop signs in a single storefront should relate to each other in design, size, color, and placement on the building and lettering style.

a. Sign Types.

- (1) Permitted sign types are limited to low-rise signs, wall signs, banner signs, projecting signs, window signs, and awning/canopy signs.
- (2) Inflatable signs are prohibited.
- (3) Temporary signs shall be regulated by division 15.13 of the Town Sign Code, however, the maximum size of such temporary signs shall be 1 square foot per lineal foot of storefront.

b. Location. ~~Only monument signs, wall signs, banner signs and projecting signs are permitted. Inflatable signs are prohibited. Temporary signs shall be regulated by Section 15-Division 13, of the Town Sign Code, however, the maximum size of such temporary signs shall be 1 square foot per lineal foot of storefront. In addition, the following rules apply to signs: (Amended 12/18/17 by Ord. No. 5725)~~

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

and flat faces are not permitted.

(9) Permanent signage may not cover more than 25% of the storefront windows.

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

(1) Sign size must be in proportion to the storefront and building as a whole. For wall signs, a ratio of one square foot of sign area per each linear foot of storefront determines the maximum signable area; however, all buildings shall have a minimum signable area of 25 square feet.

(2) Non-permanent window signs may not obscure more than 25% of the storefront window area. A window sign that serves as the business' primary business sign does not factor into this calculation; however, such a window sign may not itself obscure more than 25% of the storefront window area. See ~~SEC. sec.~~ 15.17-11(A)(1)(c) for more window provisions.

(3) Projecting signs may be no larger than 12 square feet.

(4) Monument signs may be no more than 6 feet tall. A ratio of one square foot of sign area per lineal foot of storefront determines the maximum signable area; however, no monument sign may exceed 50 square feet of signable area. Every monument sign may have at least 25 square foot of signable area, regardless of the amount of lineal feet of storefront.

d. Lighting. The only interior lighting permitted for signs is internal lighting of individual letters and internal lighting on a sign in which the light only shines through the lettering and/or logo. Signs may not flash or move, with the exception of signs on buildings listed on the National Registry of Historic Buildings. (Amended 12/18/17 by Ord. No. 5725)

e. Materials. The following materials are encouraged for signs: wood, paint on wall, paint/goldleaf on glass, masonry relief, etched glass, structural pigmented glass, decals, fabric awnings, banners, leaded or stained glass transoms, tile, terrazzo, porcelain enamel, sheet metal, adhesive vinyl. All sign material must be of exterior quality and must be durable.

f. Mounting. Sign mounting must protect the integrity of the ~~façade~~ facade materials and ~~façade~~ facade design.

8. Scale of Design. All new construction must be at least two stories in height, with the first floor between 12 and 15 feet in height and upper stories between 9 and 12 feet in height. Buildings may be no more than 2 stories taller than any adjacent buildings, and may in no case be more than 4 stories tall; however, this standard does not apply to buildings adjacent to the traffic roundabout, which may be ~~six~~ 6 stories in height.

9. Corner Buildings. Both street-facing sides of corner buildings will be treated like the storefront ~~façade~~ facade, therefore, all storefront ~~façade~~ facade requirements apply to both street-facing sides.

10. Roundabout Design Guidelines. For new construction adjacent to Uptown Circle, the Roundabout Design Guidelines in Appendix C apply.

B. Building Design for Exterior Renovation of Existing Structures. All of the guidelines from ~~SEC. sec.~~ 15.17-11(A) apply to the exterior alterations made to existing

structures unless waived by the Town Council. The Town of Normal recommends that the renovation of existing structures recreate the original ~~façade~~ facade.

Recommendations include the following:

1. Windows. Restore and reglaze original window openings into original shapes and sizes. Windows may not be permanently filled or decreased in size.
2. Surface Materials. Remove nonoriginal surface materials from the original wall surface, when the original wall surface still exists.
3. Piers. Restore piers to original status when such piers have been eliminated or reduced in size.

C. Parking Lot Perimeter Landscaping.

1. Applicability. The parking lot perimeter landscaping requirements shall apply to all new private and public off-street parking lots or expansion of existing lots of more than 25%~~per cent~~ of existing spaces. ~~Existing parking lots with more than 5 spaces shall comply with these requirements no later than January 1, 2011.~~
2. Minimum Dimensional Standards. All parking lots shall be screened from public streets and sidewalks, with at least a 5-foot wide landscaped area and wheel stops that prevent any car overhang into the landscaped area.

However, such screening must not create a safety hazard for users of the parking lots. Where a solid fence/wall is utilized, plant materials must be on the street-side of the fence/wall.

3. Fencing/Wall Specifications. All fencing or walls utilized shall meet the following specifications:
 - a. Only ornamental metal fencing, wood fencing, or masonry walls shall be allowed. Chain link fencing and non-commercial grade solid wood stockade fencing are prohibited.
 - b. Fencing shall be a minimum of three feet high and shall not exceed 4 feet in height. Masonry walls shall be a minimum of 30 inches in height and shall not exceed 4 feet in height.
4. Minimum Plant Quantity. Where perimeter areas are to be landscaped, the following minimum plant materials shall be provided:
 - a. One tree for every 25 lineal feet of perimeter area. Trees may be spaced evenly or grouped.
 - b. A diverse combination of shrubs, ornamental grasses, and flowers throughout the landscaped area.
5. Plant Species. The selection of plant materials shall be based on the Town of Normal's climate and site conditions with a goal of promoting xeriscaping principles. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used. Plant diversity is required for the health of the overall landscaped area.
6. Plant Quality and Landscape Design. All plants shall be A-Grade or No. 1 Grade and free of defects. All plants shall be normal health, height, leaf density, and spread as defined by the *American Standard for Nursery Stock, ANSI Z60.1* latest available edition, or the American Association of Nurserymen. Plants shall have full, even, well-developed branching and a dense, fibrous, and vigorous root system. All landscape plans shall be designed by a landscape professional.
7. Plant Sizes and Specifications. The following minimum sizes shall be required:
 - a. Canopy Shade Tree: 2.5-inch caliper measured 6 inches above ground, balled, and burlapped, or equivalent.
 - b. Ornamental Tree: 2-inch caliper, balled, and burlapped or equivalent

or 7 feet for a multi-stemmed tree.

c. Evergreen Tree: 6 feet high, balled, and burlapped or equivalent.

d. Shrubs: 24-inch balled and burlapped or 3-gallon minimum container size.

8. Installation. All landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy growth. All landscaping in each phase shall either be installed or the installation shall be secured with a letter of credit, escrow, performance bond for 125%~~per cent~~ of the value of the landscaping or other surety satisfactory to the Town prior to the issuance of a development approval or building permit.

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

SECTION 163: **AMENDMENT** “15.17-12 MAINTENANCE STANDARDS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-12 MAINTENANCE STANDARDS

Maintenance standards in this ~~D~~division apply to all properties in the B-2 District. All exterior ~~façade~~ facade materials must be maintained in sound and attractive condition. Any rotten, broken, or otherwise deteriorated materials shall be repaired or replaced in kind. Peeling and/or chalking painted surfaces shall be repainted or otherwise refinished. Permanent boarding or filling in of windows on any side of the building is prohibited. All surfaces shall be kept free of debris, such as tape and staples. All other Town code maintenance provisions also apply.

SECTION 164: **REPEAL** “15.17-13 STREETSCAPE PROVISIONS” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.17-13 STREETSCAPE PROVISIONS (Repealed)~~

~~Business owners in the B-2 District may temporarily place items on the sidewalk in the public right-of-way, directly next to the building under the following conditions: Such items may not unreasonably interfere with the flow of pedestrian traffic, items may not obstruct the entryway, and items must be stable and not prone to toppling or blowing away.~~

SECTION 165: **AMENDMENT** “15.17-14 ENVIRONMENTALLY SENSITIVE DESIGN” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.17-14 ENVIRONMENTALLY SENSITIVE DESIGN

The Town mandates that all new construction with more than 7,500 square feet at the ground level in the B-2 District at least achieve enough LEED points to attain LEED “Certified”

status. This requirement does not apply to stand-alone parking decks nor to portions of a building that are a parking deck. As used herein, LEED means the most current version of the Leadership in Energy and Environmental Design rating systems published by the United States Green Building Council. A copy of the most current versions of such publication shall be kept on file in the Office of the Town Clerk. (Amended 5/18/09 by Ord. No. 5258)

SECTION 166: AMENDMENT “15.17-15 PENALTIES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

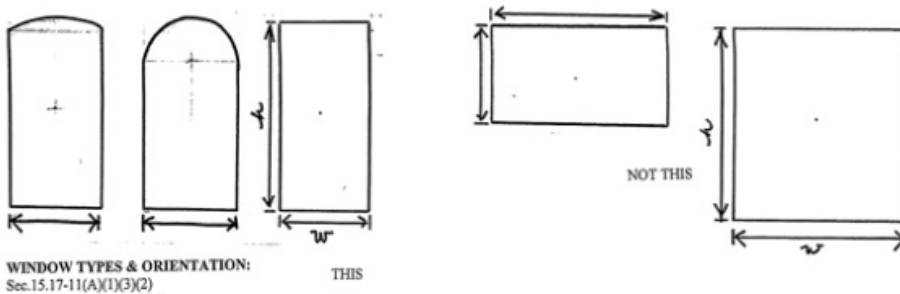
15.17-15 PENALTIES

Property owners who fail to comply with the procedures set forth in this ~~D~~ivision may be fined in an amount not to exceed \$1,000 per each day of noncompliance. Failure to comply includes, among other actions, failing to obtain a Certificate of Compliance and failing to comply with conditions set forth in a Conditional Certificate of Compliance. The Town may file for injunctive relief where the Town Council determines it to be in the public interest.

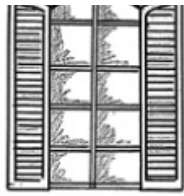
SECTION 167: AMENDMENT “15.17 APPENDIX A” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

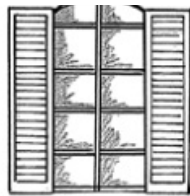
15.17 APPENDIX A



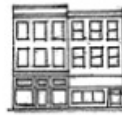
ANTI-MOTONY: Sec.15.17-11(A)(1)(8)



THIS



NOT THIS



THIS



NOT THIS

SECTION 168: **AMENDMENT** “15.17 APPENDIX B” of the Normal Temporary is hereby *amended* as follows:

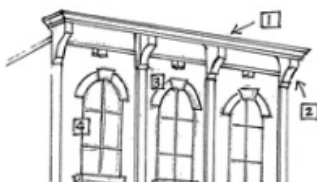
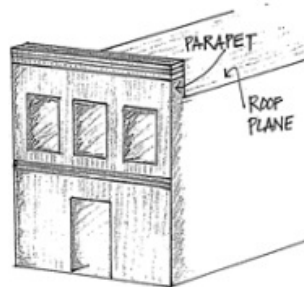
AMENDMENT

15.17 APPENDIX B



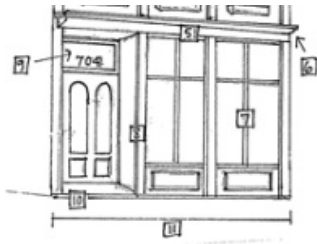
SCALE OF DESIGN: Sec. 15.17-11(A)(8)

PARAPET & ROOF PLANE: Sec.15.17-11(A)(1)(5)



TYPICAL ARCHITECTURAL & BUILDING COMPONENTS:
Sec.15.17-11(A)(1)(1-8)

1. UPPER CORNICE
2. BRACKET
3. WINDOW HOOD / EYEBROW
4. DOUBLE HUNG WINDOW
5. SIGN ZONE / FRIEZE

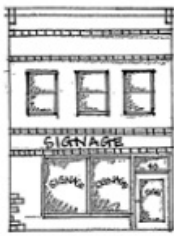


- 6. STOREFRONT CORNICE
- 7. DISPLAY WINDOW
- 8. MASONRY PIER
- 9. TRANSOM
- 10. RECESSED ENTRY
- 11. BLOCK FACE

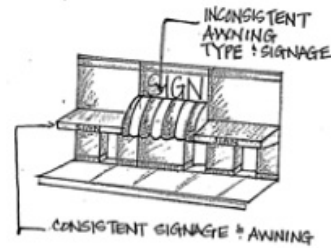
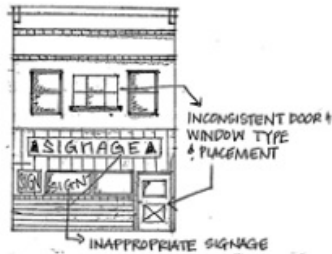
SECTION 169: AMENDMENT "15.17 APPENDIX C" of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

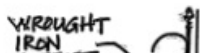
15.17 APPENDIX C



SIGNS: Sec. 15.17-11(A)(7)



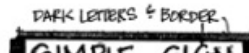
AWNINGS & CANOPIES: Sec. 15.17-11(A)(5)



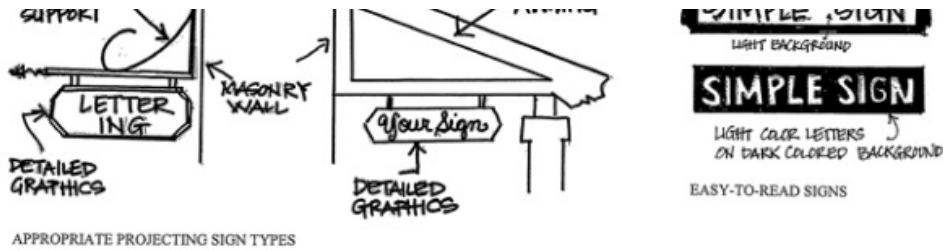
WROUGHT IRON



AWNING



DARK LETTERS & BORDER



SECTION 170: **REPEAL** “DIVISION 15.18 - TRADITIONAL NEIGHBORHOOD DISTRICT GENERAL PROVISIONS” of the Normal Temporary is hereby *repealed* as follows:

REPEAL

15.18-1 SCOPE OF CHAPTER

This chapter regulates the design and development of a Traditional Neighborhood Zoning District.

15.18-2 PURPOSE AND DESIGN

- A. Purpose. The purpose of a Traditional Neighborhood District is to encourage mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. This type of development is consistent with the recommendations of the McLean County Regional Comprehensive Plan and community visioning efforts completed for the City of Bloomington, Town of Normal, and County of McLean. A Traditional Neighborhood District diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A Traditional Neighborhood District is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents.
- B. Design. A Traditional Neighborhood District is designed to ensure the development of land as a traditional neighborhood. Its design adopts the urban conventions which were the norm in the United States from colonial times until the 1940's. A Traditional Neighborhood District is characterized by the following design elements:
1. neighborhoods that are limited in size and oriented toward pedestrian activity;
 2. variety of housing types, jobs, shopping, services, and public facilities;
 3. residences, shops, workplaces, and civic buildings interwoven within the neighborhood, all within close proximity;
 4. a network of interconnecting streets and blocks that maintains respect for the natural landscape;
 5. natural features and undisturbed areas that are incorporated into the open space of the neighborhood;
 6. a coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles;
 7. well-configured squares, plazas, greens, landscaped streets, preserves, greenways, and parks woven into the pattern of the neighborhood and dedicated to the collective social activity, recreation, and visual enjoyment of the populace;
 8. civic buildings, open spaces, and other visual features that act as landmarks, symbols, and focal points for community identity;

9. compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable, harmonious, and diverse environment;
10. private buildings that form a consistent, distinct edge and define the border between the public street space and the private block interior; and
11. Midwestern architecture and landscape that respond to the unique character of the region.

15.18-3 OVERVIEW

- A. Size. A Traditional Neighborhood District should consist of an area of not less than 40 contiguous acres and not more than 250 contiguous acres. The maximum size of a traditional neighborhood is specified at 250 acres to help assure that all lots are within reasonable walking distance of a neighborhood center. Multiple neighborhood centers are required for a TND that is more than 250 contiguous acres. Projects smaller than 40 acres may be approved if developed in conjunction with a contiguous site if the resulting development of the combined sites meets the requirements of this ordinance. In this chapter, property is considered contiguous even if separated by a public roadway.
- B. Areas within the Traditional Neighborhood District. A Traditional Neighborhood District is divided into at least two types of Areas, and each type of Area has different land use and site development regulations. A Traditional Neighborhood District must have one Neighborhood Center Area and at least one Mixed Residential Area for each 250 acres of the TND. A Traditional Neighborhood District may also have a Neighborhood Edge Area, a Workshop Area, or an Employment Center Area.
 1. Neighborhood Center Area. A Neighborhood Center Area serves as the focal point of a Traditional Neighborhood District, containing retail, commercial, civic, and public services to meet the daily needs of community residents. A Neighborhood Center is pedestrian-oriented, and it is designed to encourage pedestrian movement between a Mixed Residential Area and a Neighborhood Center Area. A square is required in a Neighborhood Center Area. Retail and commercial uses should generally be located adjacent to a square. Neighborhood Center Area uses include retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings.
 2. Mixed Residential Area. A Mixed Residential Area includes a variety of residential land uses including single-family residential, duplex, townhouse, and multi-family as well as, offices, restaurants, neighborhood scale retail, and civic uses. Residential scale retail and commercial uses are permitted within a Mixed Residential area with strict architectural and land use controls. Retail and commercial uses in a Mixed Residential area are required to blend into the residential character of the neighborhood. A Mixed Residential area includes open spaces including small squares, pocket parks, community parks, and greenways. A Mixed Residential Area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic.
 3. Neighborhood Edge Area. A Neighborhood Edge Area is the least dense portion of a Traditional Neighborhood District, with larger lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular access to the street is permitted. Only single-family residential dwellings are permitted. A Neighborhood Edge Area is appropriate along the perimeter of the neighborhood. A portion of a Traditional Neighborhood District that adjoins existing or platted conventional low-density housing must be designated as a Neighborhood Edge Area.
 4. Workshop and Employment Center Areas. A Traditional Neighborhood District may have a Workshop Area, an Employment Center Area, or both.

Commercial and light industrial uses that are not appropriate for a Neighborhood Center Area or a Mixed Residential Area but which serve the local residents may be located in a Workshop Area. Large office and low-impact manufacturing uses may be located within an Employment Center Area. The scale and architectural conventions of a Traditional Neighborhood District apply to a Workshop area and an Employment Center Area.

5. Civic Uses. Civic uses that are oriented to the general public are permitted in a Neighborhood Center Area and a Mixed Residential Area. These uses are essential components of the social and physical fabric of a Traditional Neighborhood District. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community. The locations of these major public civic uses are designated on the Development Plan at the time of zoning approval.
6. Open Space. Open space is a significant part of a Traditional Neighborhood District design. Formal and informal open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open space includes squares, plazas, greens, preserves, parks, and greenways.
7. Streets and Alleys. A Traditional Neighborhood District is designed to be pedestrian oriented. To accomplish this goal, street pattern and design is used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected network of streets and alleys is required. Streets may be smaller than in conventional development and more varied in size and form to control traffic and give character to the neighborhood.

15.18-4 DEFINITIONS

The definitions in Chapters 15 and 16 of the Town of Normal Municipal Code and the other chapters of the Land Development Code apply to this chapter. The following additional definitions apply to this chapter:

- A. Community Parking Facility. An off-site parking lot or garage that provides required parking for some or all of the uses within a Neighborhood Center Area.
- B. Criteria Manual. A manual containing administrative rules adopted in accordance with this Ordinance.
- C. Employment Center Area. An area for large office and low-impact manufacturing uses.
- D. Frontage Buildout. The length of a front building facade compared to the length of the front lot line, expressed as a percentage.
- E. Green. An open space available for unstructured recreation, its landscaping consisting of grassy areas and trees.
- F. Greenway. A series of connected green spaces that may follow natural features such as ravines, creeks, or other corridors.
- G. Major Civic Use. Includes Administrative and Business Offices used by a governmental entity, College and University Facilities use, Cultural Services use, Postal Facilities use, Private Primary Educational Facilities use, Private Secondary Educational Facilities use, Public Primary Educational Facilities use, Public Secondary Educational Facilities use, Religious Assembly use, Safety Services use, and Public Transportation Terminal use.
- H. Major Private Open Space Improvements. Includes improvements such as swimming pools, tennis courts, basketball courts, sports fields, recreation centers, community meeting halls, playgrounds, skateboard facilities and other similar amenities, but excluding neighborhood private parks.
- I. Open Space. Includes squares, plazas, greens, preserves, parks, and greenways.
- J. Park. An open space, available for recreation, its landscape consisting of paved paths

- and trails, some open lawn, trees, open shelters, or recreational facilities.
- K. Plaza. Open space at the intersection of important streets, set aside for civic purposes and commercial activity, its landscape consisting of durable pavement and formal tree plantings.
 - L. Preserve. Open space that preserves or protects endangered species, a critical environmental feature, or other natural feature (wetlands, floodplain, steep slope, etc.).
 - M. Private Open Space. Open space that is owned and maintained by a Property Owners' Association or an individual property owner.
 - N. Public Open Space. Open space that is owned and maintained by a public entity.
 - O. Square. Open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscape consisting of paved walks, lawns, trees, and civic buildings.
 - P. Streetscape. The area within a street right of way that contains sidewalks, street furniture, landscaping, or trees.
 - Q. Workshop Area. An area for commercial and light industrial uses that are not appropriate for a Neighborhood Center Area or Mixed Residential Area but which serve the local residents.
 - R. Zero Lot Line House. A dwelling built adjacent to an interior side lot line with a yard adjacent to the opposite side lot line.

15.18-5 CODE APPLICABILITY

The requirements of this chapter supersede any inconsistent provisions of Chapter 7 WATER & SEWER, Chapter 8 STREETS, Chapter 15 ZONING and Chapter 16 SUBDIVISION of the Town Code.

15.18-6 ZONING

- A. Zoning Procedure. A Traditional Neighborhood District is a zoning district that is created in the same manner as other zoning districts. The procedures for zoning designation in Chapter 15 of the Town Code shall apply to a Traditional Neighborhood zoning district. Additional requirements are described in this article.
- B. Presubmittal Meeting. Prior to filing an application for zoning or rezoning to a Traditional Neighborhood District, an applicant shall meet with the Town's staff. The purpose of the meeting is to acquaint the Town staff with the proposed development, provide the applicant with preliminary staff comments, and identify major concerns or the need for additional data. The discussion topics at this meeting must include the requirements of a Traditional Neighborhood District as outlined in the Traditional Neighborhood District Criteria Manual, including transportation, the environment, drainage, land use, and civic design concepts.

Following this meeting, the applicant is required to submit for staff review and comments, a Concept Plan which generally describes the project. Upon review of the Concept Plan from Staff, the applicant may proceed with development of a Preliminary Plan.

- C. Preliminary Plan Submission Process. An applicant for a Traditional Neighborhood District shall follow the same plan approval process outlined in Chapter 16 of the Town of Normal Municipal Code. A development plan or concept plan shall be submitted as part of an Annexation Agreement or Redevelopment Agreement. A preliminary development plan in a Traditional Neighborhood District shall include the following:
 1. Land use allocation map.
 2. Locations and sizes of the Neighborhood Center Area, Mixed Residential Area, and, if applicable, Neighborhood Edge Area, Workshop Area, and Employment Center Area.
 3. Locations of major civic uses.

4. Locations of commercial uses in Mixed Residential Areas.
 5. Layout of the transportation network for all modes of travel.
 6. A construction phasing plan for major private open space improvements.
 7. Locations and types of environmental features such as wetlands, tree cover, greenways in greenways plan, wellhead protection zones, steep slopes, streams and creeks.
 8. A tree protection plan, including an aerial photograph, that demonstrates that the design of the Traditional Neighborhood District will result in the reasonable preservation of tree clusters.
 9. Preliminary design standards that are consistent with the design objectives of this chapter.
 10. All additional information required by the Town to demonstrate compliance with the Traditional Neighborhood District concept.
- D. TND Environmental Protection Process. TNDs must comply with the sediment and erosion control guidelines as outlined in the Town of Normal Subdivision Code and the Manual of Practice for the Design of Public Improvements in the Town of Normal except as otherwise provided in the TND Design Criteria Manual.
- E. Architectural Standards. Developers shall establish architectural standards for inclusion in the subdivision covenants, conditions, and restrictions developed as part of a homeowner's association bylaws and such standards and restrictions shall be submitted as part of the preliminary TND plan for the Town approval.

15.18-7 MAJOR LAND USE IN A TRADITIONAL NEIGHBORHOOD DISTRICT

- A. Workshop Area and Employment Center Area Uses.
1. A Workshop Area is for commercial and light industrial uses that are not appropriate for a Neighborhood Center Area or Mixed Residential Area but which serve the local residents.
 2. An Employment Center Area is for large office and low-impact manufacturing uses.
- B. Neighborhood Edge Area Uses.
1. Single family residential use is permitted in a Neighborhood Edge Area.
 2. A major civic use is permitted in a Neighborhood Edge Area if shown on the Preliminary Plan.
 3. All other uses are prohibited in a Neighborhood Edge Area.
- C. Neighborhood Center Area and Mixed Residential Area Uses. The table below lists the permitted uses within a Neighborhood Center Area and a Mixed Residential Area of a Traditional Neighborhood District. "MRA" means Mixed Residential Area, "NCA" means Neighborhood Center area, "P" means that a use is permitted, "P*" means that a use is permitted but subject to additional regulations for Neighborhood Center Area, and "X" means that a use is not permitted. Uses not listed in the table are not permitted.

TABLE OF PERMITTED USES		
Residential Uses	MRA	NCA
Condominiums	P	P*
Duplex Residential	P	X
Group Residential	P	P*
Lodging House Residential	P	P*
Multi-Family Residential	P	P*
Retirement House (Large Site)	X	P*

Retirement Housing (Small Site)	P	P*
Single Family Residential	P	X
Townhouse Residential	P	P*
Commercial Uses	MRA	NCA
Administrative and Business Office	P	P
Art and Craft Studio (General)	X	P
Art and Craft Studio (Limited)	P	P
Automotive Rentals	X	P*
Automotive Repair Services	X	P*
Building Maintenance Services	X	P
Business or Trade School	X	P
Business Support Services	X	P
Cocktail Lounge	P	P
Commercial Blood Plasma Center	X	P
Commercial Off-Street Parking	X	P*
Communication Services	X	P
Consumer Convenience Services	P	P
Consumer Repair Services	P	P
Drop-Off Recycling Collection Facility	X	P
Electronic Prototype Assembly	X	P
Exterminating Services	X	P
Financial Services	X	P
Food Sales	P	P
General Retail Sales (Convenience)	P	P
General Retail Sales (General)	X	P
Hotel-Motel	X	P
Indoor Entertainment	X	P
Indoor Sport and Recreation	X	P
Kennels	X	P*
Liquor Sales	X	P
Medical Offices	P	P
Off-site Accessory Parking	X	P
Outdoor Sports and Recreation	P	P
Pawn Shop Services	X	P
Personal Improvement Services	P	P
Personal Services	P	P
Pet Services	P	P

Professional Office	P	P
Research Assembly Services	X	P
Restaurant (Drive In, Fast Food) ¹	X	P
Restaurant (General)	P	P
Restaurant (Limited)	P	P
Service Station	X	P*
Software Development	P	P
Theater	X	P
Industrial Uses	MRA	NCA
Custom Manufacturing	X	P
Civic Uses	MRA	NCA
Club or Lodge	P	P
College and University Facilities	X	P
Communication Service Facilities	P	P
Community Recreation (Private)	P	P
Community Recreation (Public)	P	P
Congregate Living	X	P
Convalescent Services	X	P
Cultural Services	P	P
Day Care Services (Commercial)	X	P
Day Care Services (General)	P	P
Day Care Services (Limited)	P	P
Family Home	P	P
Group Home, Class I (General)	P	P
Group Home, Class I (Limited)	P	P
Group Home, Class II	P	P
Guidance Services	X	P
Hospital Services (Limited)	X	P
Local Utility Services	P	P
Major Utility Facilities	P	P
Park and Recreation Services (General)	P	P
Park and Recreation Services (Special)	P	P
Postal Facilities	X	P
Private Primary Educational Facilities	P	P
Private Secondary Educational Facilities	P	P
Public Primary Educational Facilities	P	P

Public Secondary Educational Facilities	P	P
Religious Assembly	P	P
Safety Services	P	P
Telecommunications Tower	X	X
Transportation Terminal	X	P

15.18-8 SUBDIVISION

- A. Subdivision Procedure. The subdivision procedures in Chapter 16 apply to the Traditional Neighborhood District, except as follows:
1. All property within a Traditional Neighborhood District must be subdivided under this Chapter. Any previously approved preliminary subdivision plan must be amended.
 2. The Traditional Neighborhood District shall be on one preliminary subdivision plan.
 3. A final subdivision plat with private common elements or private utilities may not be approved unless a Property Owners' Association has been created to maintain such common elements or private utilities.
- B. Subdivision Layout Requirements. The following are requirements for a Traditional Neighborhood Development District in addition to those in Section 16 of the Subdivision Code and Manual of Practice.
1. Utility and Drainage Easements. Easements for public utilities and enclosed or open drainage ways shall be retained in all subdivisions in the width and locations deemed necessary by the Manual of Practice for the Design of Public Improvements. To the extent practicable, the easements for water lines, wastewater lines, and storm sewers shall be located in the street rights-of-way, and the easements for all other utilities shall be located in the alley rights-of-way. All the easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction cost.
 2. Lots Abut Streets. Each lot in a subdivision, except a lot that fronts on a plaza and abuts an alley, shall front onto or abut a dedicated public street.
 3. Lots Abut Alleys. Except in a Neighborhood Edge Area, each lot in a subdivision shall abut an alley unless the Town determines that good cause exists to omit an alley or portion of an alley.
 4. Street Network. An interconnected network of streets is required unless the Town determines that good cause exists to require a different street pattern.
 5. Street, Alley and Pedestrian Path Design. Streets, alleys, and pedestrian paths shall be designed and constructed in accordance with this chapter, the Traditional Neighborhood District Criteria Manual and the Manual of Practice.
 6. Street Intersections. Street intersections, whether public or private streets, shall be designed in accordance with the provisions of the Traditional Neighborhood District Criteria Manual.
 7. Dead-End Streets. Dead-end streets are prohibited unless the Town determines that the most desirable plan requires laying out a dead-end street. A dead-end street shall terminate in a courtyard designed in accordance with the Traditional Neighborhood District Criteria Manual, unless the Town determines that topography, density, adequate circulation, or other unusual conditions require a deviation from the design criteria in the Traditional Neighborhood District Criteria Manual.
 8. Block Sizes. Block length may not exceed 600 feet. Block width may not exceed 300 feet. The Town may approve a block width of not more than 400 feet or a block length of not more than 1000 feet if required because of topography or existing street layout, but a block longer than 800 feet must be

traversed by a pedestrian path near the midpoint.

9. Lot Dimensions. Minimum lot size, maximum lot size, and minimum lot width are specified in the site development regulations contained in this chapter for a Neighborhood Center Area, a Mixed Residential Area, a Neighborhood Edge Area, a Workshop Area, and an Employment Center Area. Outlots must comply with the dimensional requirements of this chapter.
10. Townhouse Lots. Townhouse lots may be created where each townhouse lot is to be served by a public sewage system, subject to the following conditions in addition to those applicable to all other subdivisions:
 - a. All common areas shall be clearly identified on the plat and adequate provisions made for maintenance and taxation.
 - b. There may be not less than two and not more than eight units in a townhouse group.
 - c. A legal document by an attorney licensed to practice law in the state, accurately describing and defining the rights and duties of the owners, the legal status of common areas and facilities, and provisions for taxation and maintenance of the common areas, must accompany each subdivision with townhouse lots.

15.18-9 GENERAL DEVELOPMENT STANDARDS

A. Community Meeting Hall.

1. A community meeting hall for the use of the neighborhood residents is required within 1,500 feet of the center of the TND if another building with community meeting space is not available.
2. A community meeting hall must be located so that it is easily accessible to the residents. It may be placed in a square, park, or other suitable open space location.

B. Civic Design Criteria. Civic design criteria, as described in Chapter 3 of the TND Criterial Manual, shall achieve the following objectives, in accordance with the Traditional Neighborhood Development Criteria Manual.

1. architectural compatibility;
2. human scale design;
3. integration of uses;
4. encouragement of pedestrian activity;
5. buildings that relate to and are oriented toward the street and surrounding buildings;
6. residential scale buildings in Mixed Residential Areas;
7. buildings that contain special architectural features to signify entrances to the Neighborhood Center Area and important street intersections; and
8. Neighborhood Center Area buildings that focus activity on the neighborhood square; and
9. avoid repetitiveness of design and use of materials.

C. Land Use Allocations.

1. Allocations. Each lot within a Traditional Neighborhood District must be allocated to a particular land use category.
2. Amounts. The amounts of land that shall be allocated to particular land use categories, excluding streets, alleys, open spaces, drainage controls, and water quality controls, are as follows:
 - a. For a Neighborhood Center Area.
 - (1) Townhouse, condominium, and multi-family uses shall be allocated not less than 20% of the land area.
 - (2) Commercial uses shall be allocated not less than 20% of the land area.
 - (3) Civic use shall be allocated not less than 5% of the land area, or one-half acre, whichever is greater.

- b. For a Mixed Residential Area.
 - (1) Single family residential use shall be allocated not less than 50% and not more than 80% of the land area.
 - (2) Duplex or Townhouse use shall be allocated not less than 10% of the land area.
 - (3) Multi-family uses shall be allocated not less than 10% of the land area.
 - (4) Commercial uses shall not be allocated to more than 2% of the land area.
 - (5) Civic uses shall be allocated not less than 2% of the land area.
- c. For Open Space.
 - (1) Not less than 20% of the gross land area of the Traditional Neighborhood District must be open space.
 - (2) Public open space shall conform to the plans, goals, and standards of the Town and must be approved by the Town.
 - (3) The Town shall be consulted regarding the locations and types of private open space.
 - (4) The portions of drainage and water quality facilities that are usable by the public for recreational purposes, as determined by the Town may be designated as parks or greenways, but may not be included as part of the public park dedication requirement.
- d. Workshop Area.
 - (1) The aggregate size of all Workshop Areas and Employment Center Areas within a Traditional Neighborhood District may not exceed 10% of the gross land area.

- 3. Preliminary Subdivision Plan Approval. A preliminary subdivision plan shall include a Land Use Allocation Map, submitted by the owner, that allocates a particular land use category to each lot on the preliminary subdivision plan.
- 4. Compliance. Development and use shall comply with the Land Use Allocation Map.
- 5. Revisions. The City Manager may approve a minor revision to a Land Use Allocation Map if he/she finds that (a) the revised land uses are appropriate, and (b) the revision does not adversely affect land owners within 200 feet of the boundary line of a revised area and (c) the revision is not more than 5% of the TND gross area.

D. Parkland and School Land Dedication.

- 1. Open Space. The following open space requirements apply within a Traditional Neighborhood District:
 - a. At least one square shall be located in the Neighborhood Center Area. The required square shall be at least one-half acre in size in a Traditional Neighborhood District of 100 acres or less, and the required square shall be at least one acre in size in a Traditional Neighborhood District that is larger than 100 acres. Squares three acres or less shall be maintained by the property owner's association.
 - b. A square must adjoin streets along at least 75% of its perimeter.
 - c. A plaza must adjoin building lots along at least 50% of its perimeter.
 - d. At least one green that is not less than one acre in size must be located within 600 feet of the geographic center of the Traditional Neighborhood District. Greens less than three acres shall be maintained by the property owner's association.
 - e. A publicly maintained park may be not less than three acres. Private parks shall be not less than 10,000 square feet in size and may not apply toward the public parkland dedication requirement.
 - f. A gateway in a TND shall not be located behind dwellings. The

Town may permit exceptions where topography, existing street layout, or other good reasons that make this restriction impractical. If a greenway is located behind dwellings, access shall be provided in accordance with the Traditional Neighborhood Criteria Manual standards.

- g. A greenway must have an average width of not less than 200 feet. A greenway may be not less than 50 feet wide. Not more than 10% of the uninterrupted length of a greenway may be the minimum 50 feet width. A greenway shall have not less than 25% of its boundary abutting a street except there is a good reason.
 - h. At least 90% of the lots in a Mixed Residential Area must be within 1000 feet of a square, plaza, green, or park.
2. Parkland Dedication. The following parkland dedication provisions of the Town apply to a Traditional Neighborhood District:
- a. The amount of land required to be dedicated for parkland and school land shall comply with Chapter 16 of the Town Subdivision Code.
 - b. Land to be dedicated as parkland and school land shall be shown on the Preliminary Plan.
 - c. At the time of the filing of the final plat, the Town shall require one of the following:
 - (1) dedication by the subdivider of all or part of the required amount of parkland and school land;
 - (2) payment in lieu of dedicated parkland or school land by the subdivider; or
 - (3) a combination of (a) and (b).

E. Drainage.

- 1. Applicable Drainage Provisions. The drainage provisions of the Town Subdivision Code and Manual of Practice apply to development in a Traditional Neighborhood District, except as provided in this section.
- 2. Planning and Engineering. Drainage planning and engineering for a Traditional Neighborhood District shall be for the district as a whole.
- 3. Design. In designing drainage facilities, impervious cover calculations shall assume maximum impervious cover for each lot within the Traditional Neighborhood District.
- 4. Maintenance. Drainage facilities, if privately owned, shall have easements granted to the Town, and maintained for functionality by the Town, unless other arrangements are made.

F. Storm Water Quality.

- 1. Impervious Cover Limits. Impervious cover limits in a Traditional Neighborhood District are as follows:
 - a. Overall impervious cover for a Traditional Neighborhood District is limited to 65% of gross site area.
 - b. A Neighborhood Center Area lot, except an open space lot, is limited to impervious cover of not more than 90% of gross site area.
 - c. A Mixed Residential Area lot, except a commercial lot or an open space lot, is limited to impervious cover of not more than 65% of gross site area. A commercial lot is limited to impervious cover of not more than 90% of gross site area.
 - d. A Neighborhood Edge Area lot, except an open space lot, is limited to impervious cover of not more than 65% of gross site area.
 - e. A Workshop Area lot or Employment Center Area lot, except an open space lot, is limited to impervious cover of not more than 80% of gross site area.
- 2. Open space impervious cover limits are as follows:
 - a. An open space lot that is a plaza or square is limited to impervious

- cover of not more than 90% of gross site area.
 - b. Greenways, preserves, parks, and greens are limited to impervious cover of not more than 10% of gross site area overall.
 - c. Impervious coverage for greenways, preserves, parks, and greens classified as public open space shall be calculated and enforced separately from those classified as private open space.
- G. Landscaping. The landscaping requirements of Chapter 15 of the Town Code apply to development within a Traditional Neighborhood District.
- H. Roadway Design.
- 1. The roadway designs used within the different areas of the Traditional Neighborhood District may vary depending on the proposed function of the roadway, the anticipated adjacent land uses, and the anticipated traffic load. The Town encourages the use of a variety of designs to lend character to the neighborhood.
 - 2. Roadway designs that may be used in a Traditional Neighborhood District are in the Traditional Neighborhood District Criteria Manual.
 - 3. The Town may approve the use of innovative roadway designs that are not listed in the Traditional Neighborhood District Criteria Manual.
- I. Vehicular Access.
- 1. Access to Alleys. Direct vehicular access from a lot to an alley in the Traditional Neighborhood District is permitted and preferred. Direct vehicular access from a lot to a street is not permitted, except as provided in this section.
 - 2. Exceptions.
 - a. Direct vehicular access from a lot to a street is permitted in a Neighborhood Edge Area or if a lot does not abut an alley.
 - b. The Town may grant vehicular access from a lot to a street if the Town determines it is warranted by exceptional circumstances.
 - 3. Joint Access Driveways. If adjacent lots have direct vehicular access to a street, the Town may require that the access be through a common or joint driveway.
- J. Parking.
- 1. The following parking regulations apply in a Traditional Neighborhood District:
 - a. A parking lot or garage may not be adjacent to a square or adjacent to a street intersection.
 - b. A parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided at the lot line by landscaping or decorative walls or fences as required in Chapter 15 of the Town Code.
 - c. There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. The Town shall determine the location, number, and dimensions of the off-street loading for a larger building.
 - d. Except as approved by the Town, parking in alleys is prohibited.
 - e. All nonresidential parking lots or garages must provide not less than one bicycle parking space for every 10 motor vehicle parking spaces.
 - f. All nonresidential buildings shall include an area for parking bicycles. This area may be a designated parking space within the parking lot near the building or an area outside the parking lot adjacent to the building. The bike parking area must include at least one bike rack with locking area.
 - 2. The following parking regulations apply in a Neighborhood Center Area:
 - a. The required parking for a use may be located on site or within 500 feet in the Neighborhood Center Area. Community parking facilities

are encouraged.

- b. Not more than 125% of the required parking for a use may be provided on-site.
- c. A commercial or a multi-family use, with the Town approval, may apply adjacent on-street parking toward the minimum parking requirements.

3. In a Mixed Residential Area or Neighborhood Edge Area, the required parking for a use must be provided on-site.

K. Parking Area Design and Construction Standards.

1. Areas used for primary circulation, for frequent idling of vehicle engines, or for loading activities shall be designed and located to minimize impacts on adjoining properties, including provisions for screening or baffling.
2. All parking and loading facilities shall be maintained to assure desirability and usefulness of the facility. The facilities shall be maintained free of refuse, debris, or other accumulated matter and shall at all times be available for the off-street parking or loading for which they are required or intended.

L. Compatibility Standards.

1. Lighting. Exterior lighting standards shall comply with existing codes and ordinances.
2. Noise. In accordance with SEC. 17.5-2 of the Town of Normal Code, it shall be unlawful to use or operate a sound amplifying device, so that the device produces loud and raucous sounds at a distance greater than 50 feet from said device unless one has obtained a permit to do so from the Chief of Police or his designee(s).
3. Reflective Surfaces. The use of highly reflective surfaces, including reflective glass and reflective metal roofs with a pitch of more than a run of seven to a rise of 12, is prohibited. This prohibition does not apply to solar panels and copper or painted metal roofs.
4. Dumpsters. Dumpsters and permanently placed refuse receptacles must be located at least 20 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the zoning code.
5. Screening. Yards, fences, vegetative screening, or berms shall be provided to screen off-street parking areas, mechanical equipment, storage areas, and areas for refuse collection in commercial, multi-family, and condominium areas. If fences are used for screening, the height may not exceed six feet unless otherwise permitted in the zoning code. The property owner is responsible for the upkeep and maintenance of fences, berms, and vegetative screening. Additional screening shall comply with Chapter 15 Zoning Code requirements.

M. Additional Regulations for All Development.

1. Entrances. A principal building must have its main entrance from a street or plaza.
2. Drive-Through Facilities. Drive-through facilities and other facilities that allow people to remain in vehicles while receiving products or services are prohibited. This prohibition does not apply to the fueling facilities of a service station.
3. Residential Uses in Commercial Buildings. A residential use may be located above the first floor of a commercial building.
4. Stoops, Porches and Balconies. A stoop, open porch, or balcony may extend into the front setback not more than one-half of the setback requirement. Stoops, porches, or balconies may not extend into any easement.
5. Townhouse. A townhouse must have a private rear yard not less than 200 square feet in size. A townhouse must have a finished first floor elevation not less than eighteen inches above the elevation of the sidewalk at the front lot

line.

N. Accessory Uses.

1. Applicable Regulations. The accessory use regulations of this Chapter apply except as provided in this section.
2. Commercial Accessory Uses. Notwithstanding Chapter 15 of the Town Code (Accessory Uses: Commercial Use Types), commercial uses may include the following as accessory uses, activities, and structures on the same site or lot:
 - a. Any other commercial use type not listed as a permitted use in the same district, and which complies with all of the following criteria:
 - (1) Is operated primarily for the convenience of employees, clients, or customers of the principal use;
 - (2) Occupies less than 10% of the total floor area of the use; and
 - (3) Is located and operated as an integral part of the principal use and does not comprise a separate business use or activity.

O. Major Civic Use Site Development Regulations. Civic site developments are subject to site plan review. The following site development regulations do not apply to a major civic use:

1. maximum front yard setback
2. minimum front yard setback
3. minimum street side yard setback
4. minimum interior yard setback
5. minimum rear yard setback
6. maximum building coverage
7. maximum building footprint
8. maximum height

15.18-10 NEIGHBORHOOD CENTER AREA DEVELOPMENT STANDARDS

- A. Applicable Neighborhood Center Area. This article applies to the design and development of a Neighborhood Center Area.
- B. Size of Neighborhood Center Area. A Neighborhood Center Area must contain not less than 5% of the gross land area of the Traditional Neighborhood District.
- C. Location of Neighborhood Center Area. A Neighborhood Center must be easily accessible by pedestrians from all parts of the Mixed Residential Areas. At least 90% of the lots in the Mixed Residential Areas must be within 1,500 linear feet of a Neighborhood Center Area boundary.
- D. Site Development Regulations for Neighborhood Center Area. The following table lists the site development regulations for a Neighborhood Center Area.

REGULATION	TOWNHOUSE	COMMERCIAL MULTIFAMILY	CIVIC ¹
Minimum Lot Size	2,000 SF 2500 SF on corner lot	3,600 SF 4,000 SF on corner lot	3,600 SF 4,000 SF on corner lot
Maximum Lot Size	4,000 SF	43,560 SF	43,560 SF
Minimum Lot Width ²	20 FT 25 FT on corner lot	40 FT 45 FT on corner lot	40 FT 45 FT on corner lot
Maximum Site Area	20,000 SF	43,560 SF	43,560 SF

Minimum Frontage Buildout ³	80%	80%	60%
Maximum Height	35 FT	60 FT	60 FT
Maximum Front Yard Setback	5 FT	5 FT	5 FT
Minimum Front Yard Setback	0	0	0
Minimum Street Side Yard Setback	5 FT	5 FT	5 FT
Minimum Interior Side Yard Setback	0	0	0
Minimum Rear Yard Setback ⁴	10 FT	10	10 FT
Maximum Building Coverage	70%	70%	70%
Maximum Impervious Cover	90%	90%	90%

¹See Section 13-9-58 for Major Civic Use site development regulations.

²On a courtyard or curved street, the minimum lot width between the front lot line and the minimum front yard setback is 15 feet for a townhouse and 30 feet for other lots.

³The Director may reduce the minimum frontage buildout to accommodate a protected tree or significant tree cluster.

⁴No rear yard setback is required between a neighborhood center civic lot and a parking lot.

E. Additional Regulations for Neighborhood Center Area.

1. Automotive Rental. An Automotive Rental use may keep not more than 20 vehicles on site.
2. Automotive Repair Services. An Automotive Repair Services use may not exceed 2400 square feet of gross building area.
3. Building Height on Square. A building that is adjacent to a square may be not less than two stories high.
4. Colonnades, Balconies and Awnings. No permanent improvement may extend over a utility easement, sidewalk, or public right-of-way with a utility. An awning or walkway covering with a minimum clearance of eight feet above finished grade may extend five feet over a public sidewalk.
5. Commercial Off-Street Parking. A Commercial Off-street Parking Use may not exceed one acre in site size. Not more than one Commercial Off-street Parking Use site may be located in a block. A site must be screened from the street by low hedges or walls not less than three feet and not more than four feet in height.
6. Kennels. A Kennel use must be conducted entirely within an enclosed structure.
7. Residential. A residential use with street level living space must have a finished floor elevation not less than eighteen inches above the elevation of the sidewalk at the front lot line. A residential use may not front at ground level on a square.
8. Service Station. A Service Station use may have the capability of fueling not more than eight vehicles at one time.
9. Telecommunications Tower. A Telecommunication tower is not permitted in

Traditional Neighborhood District.

15.18-11 MIXED RESIDENTIAL AREA DEVELOPMENT STANDARDS

- A. Applicable to Mixed Residential Area. This article applies to the design and development of a Mixed Residential Area.
- B. Site Development Regulations for Mixed Residential Area. The following table lists the site development regulations for a Mixed Residential Area:

REGULATION	SINGLE-FAMILY DUPLEX	TOWNHOUSE	COMMERCIAL MULTIFAMILY	CIVIC¹
Minimum Lot Size	3,600 SF ² 4,000 SF on corner lot ²	2,000 SF 2,500 SF on corner lot	3,000 SF 4,000 SF on corner lot	3,600 SF 4,000 SF on corner lot
Maximum Lot Size	None	4,000 SF	20,000 SF	20,000 SF
Minimum Lot Width ³	40 FT ² 45 FT on corner lot ²	20 FT 25 FT on corner lot	40 FT 4 FT on corner lot	40 FT 45 FT on corner lot
Maximum Site Area	None	20,000 SF	20,000 SF	20,000 SF
Maximum Height	35 FT	35 FT	35 FT	35 FT
Maximum Front Yard Setback	15 FT	10 FT	10 FT	10 FT
Minimum Front Yard Setback	10 FT	5 FT	5 FT	5 FT
Minimum Street Side Yard Setback	10 FT	10 FT	10 FT	10 FT
Minimum Interior Side Yard Setback	5 FT ²	0 FT	5 FT	5 FT
Minimum Rear Yard Setback	10 FT	10 FT	10 FT	10 FT
Maximum Building Coverage	55%	55%	55%	55%
Maximum Building Footprint	5,000 SF	5,000 SF	5,000 SF	5,000 SF ⁴
Maximum Impervious Cover	65%	65%	65% ⁵	65%

¹ See Section 13-9-58 for Major Civic Use site development regulations.

² See Section 13-9-73, Zero lot line Houses.

³ On a courtyard or curved street, the minimum lot width between the front lot line and the minimum front yard setback is 15 feet for a townhouse lot and 30 feet for other lots.

⁴ A community meeting hall may exceed this limitation.

⁵ Maximum impervious cover for a commercial use is 90%.

- C. Zero-Lot Line Houses.

1. A zero-lot line house is permitted on a lot if the following requirements are met:
 - a. The lot is in a Mixed Residential Area that has been designated as single family residential on a Land Use Allocation Map; and
 - b. All the lots in the same block and fronting on the same street comply with this subsection.
2. An owner of a lot must impose the following limitations on the lot by the filing of appropriate deed restrictions:
 - a. A structure may be erected adjacent to an interior side lot line. The wall of a structure erected adjacent to an interior side lot line must be solid and opaque with no openings of any kind. The eaves of a structure may extend across the interior side lot line not more than three feet.
 - b. Except for a patio or patio cover, the minimum distance between structures on adjoining lots is twelve feet. The minimum distance between a patio or patio cover and a structure on an adjoining lot is six feet.
 - c. An easement is required on each lot that abuts a lot with a structure adjacent to a common interior side lot line. The easement is for the purpose of construction and maintenance of the structure and drainage. The easement must be not less than five feet wide and extend the full length of the interior side lot line.
3. If a lot is subject to this section, the following site development regulations apply:
 - a. The minimum interior side yard setback is zero feet.
 - b. The minimum required side yard between structures is 12 feet.
 - c. The minimum lot width is 30 feet, or 35 feet on a corner lot.
 - d. The minimum lot size is 2400 square feet, or 2800 square feet on a corner lot.

D. Additional Regulations for Mixed Residential Area.

1. Similar land uses should face across streets, and dissimilar land uses should abut at rear lot lines or across alleys.
2. A commercial use may only be located on the first floor of a building. Up to 20% of the second floor may be used for accessory uses that are not open to the public.
3. Commercial uses are limited to corner locations that are designated on the Development Plan.
4. A commercial use may not be open to the public between the hours of 11:00 p.m. and 6:00 a.m. except restaurants.
5. There may be not more than eight dwelling units in a single structure.
6. There may be not more than one principal structure on a lot.
7. There may be not more than one accessory dwelling unit on a lot.
8. A garage entry may not face the street unless it is at least 20 feet behind the front building face of the principal structure.
9. A front porch or stoop is required on a single family residential or duplex structure.

15.18-12 NEIGHBORHOOD EDGE AREA DEVELOPMENT STANDARDS

- A. Applicable to Neighborhood Edge Area. This article applies to the design and development of a Neighborhood Edge Area.
- B. Location of Neighborhood Edge Area.
 1. A Neighborhood Edge Area may be designated along the perimeter of a Traditional Neighborhood District. Unless there is a park, green, greenway, or preserve at least 100 feet wide, a Neighborhood Edge Area must be designated for those portions of a Traditional Neighborhood District that abut:

- a. land zoned Single Family Residence District;
 - b. land used for any use permitted in Single Family Residence District;
 - c. land included in an approved preliminary subdivision plan or final subdivision plat that is designated on the plan or plat for any use permitted in an or more restrictive district.
- 2. The minimum width of a Neighborhood Edge Area is 100 feet. The maximum width of a Neighborhood Edge Area is 250 feet, but if the 250 foot width line falls within a block, the width may be extended to the nearest block edge.
- C. Site Development Regulations for Neighborhood Edge. The site development regulations for a Neighborhood Edge Area are as follows:
 - 1. Minimum lot size: 5,750 square feet
 - 2. Minimum lot width: 50 feet
 - 3. Maximum height: 35 feet
 - 4. Minimum front setback: 25 feet
 - 5. Minimum street side yard setback: 15 feet
 - 6. Minimum interior side yard setback: 5 feet
 - 7. Minimum rear yard setback: 10 feet, or match existing adjacent minimum rear yard setback
 - 8. Maximum building coverage: 55%
 - 9. Maximum impervious cover: 65%
- D. Additional Regulations for Neighborhood Edge Area.
 - 1. There may be no more than one principal structure on a lot.
 - 2. A garage entry may not face the street unless it is at least 20 feet behind the front building face of the principal structure.

15.18-13 WORKSHOP AREA AND EMPLOYMENT CENTER AREA DEVELOPMENT STANDARDS

- A. Applicable to Workshop Area and Employment Center Area. This article applies to the design and development of a Workshop Area or an Employment Center Area.
- B. Site Development Regulations for Workshop Area and Employment Center Area. The site development regulations for the Workshop Area and Employment Center Area are as follows:
 - 1. Minimum lot size: 5,000 square feet
 - 2. Maximum lot size:
 - a. In Workshop Area: 5 acres
 - b. In Employment Center Area: 10 acres
 - 3. Minimum lot width: 50 feet
 - 4. Minimum frontage buildout: 80%
 - 5. Maximum height: 60 feet
 - 6. Minimum front yard setback: 0 feet
 - 7. Maximum front yard setback: 10 feet
 - 8. Minimum side setback: 10 feet
 - 9. Minimum rear yard setback: 25 feet
 - 10. Maximum building coverage: 65%
 - 11. Maximum impervious coverage: 80%
 - 12. Maximum floor-to-area ratio: 1:1
 - 13. Buildings prohibited within easements

15.18-14 BUILDING AND CONSTRUCTION PERMITS

- A. Site Plan. Site plan requirements for a traditional neighborhood district are the same as under the existing building code.
- B. Permits. Permitting requirements for a traditional neighborhood district are the same as under existing codes.
- C. Signs. All signs in a traditional neighborhood district are subject to discretionary

legislative review by the Town. The following guidelines shall assist in the development of a sign plan:

1. A sign may be a wall sign, an awning sign, a berm sign, or a hanging sign.
2. The area of a hanging sign may not exceed eight square feet, and there must be not less than eight feet clearance between the bottom of the sign and the finished grade.
3. A building in a Neighborhood Center Area of a Traditional Neighborhood District may have not more than three signs with a total sign area of not more than 24 square feet.
4. A commercial building in a Mixed Residential Area of a Traditional Neighborhood sign district may have not more than two signs with a total sign area of not more than 12 square feet.
5. A townhouse, condominium, or multi-family building within a Mixed Residential Area of a Traditional Neighborhood sign district may have not more than two signs with a total sign area of not more than eight square feet.
6. Spotlights on signs and exterior lighting of signs shall be concealed from view and shall be oriented away from adjacent properties and roadways.
7. Internal lighting of signs is prohibited, except where the internal lighting is only of individual letters.

~~DIVISION 15.18 – TRADITIONAL NEIGHBORHOOD DISTRICT GENERAL PROVISIONS~~ *(Repealed)*

~~15.18-1 SCOPE OF CHAPTER~~ *(Repealed)*

~~15.18-2 PURPOSE AND DESIGN~~ *(Repealed)*

~~15.18-3 OVERVIEW~~ *(Repealed)*

~~15.18-4 DEFINITIONS~~ *(Repealed)*

~~15.18-5 CODE APPLICABILITY~~ *(Repealed)*

~~15.18-6 ZONING~~ *(Repealed)*

~~15.18-7 MAJOR LAND USE IN A TRADITIONAL NEIGHBORHOOD DISTRICT~~ *(Repealed)*

~~15.18-8 SUBDIVISION~~ *(Repealed)*

~~15.18-9 GENERAL DEVELOPMENT STANDARDS~~ *(Repealed)*

~~15.18-10 NEIGHBORHOOD CENTER AREA DEVELOPMENT STANDARDS~~ *(Repealed)*

~~15.18-11 MIXED RESIDENTIAL AREA DEVELOPMENT STANDARDS~~ *(Repealed)*

~~15.18-12 NEIGHBORHOOD EDGE AREA DEVELOPMENT STANDARDS~~ *(Repealed)*

~~15.18-13 WORKSHOP AREA AND EMPLOYMENT CENTER AREA DEVELOPMENT STANDARDS~~ *(Repealed)*

~~15.18-14 BUILDING AND CONSTRUCTION PERMITS~~ *(Repealed)*

SECTION 171: AMENDMENT “15.20-1 TITLE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.20-1 TITLE

This ~~Division~~ division 15.20 may be cited as the Normal Cannabis Retailer's Occupation Tax Law.

SECTION 172: **REPEAL** "15.20-5 DEFINITIONS" of the Normal Temporary is hereby *repealed* as follows:

REPEAL

~~15.20-5 DEFINITIONS~~ (*Repealed*)

A. As used in this Division 20:

State Cannabis Act means the Cannabis Regulation and Tax Act, enacted under Public Act 101-27 of the Illinois General Assembly.

Cannabis Business Facility means an adult-use cannabis cultivation center, craft grower, processor, infuser, dispenser, or transporter.

Craft Grower means a facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization under the State Cannabis Act.

Cultivation Center means a facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport, and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business under the State Cannabis Act.

Dispenser means a facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers under the State Cannabis Act.

Infuser means a facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product under the State Cannabis Act.

Processor means a facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product under the State Cannabis Act.

Transporter means an organization or business that is licensed by the Illinois

Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program under the State Cannabis Act.
B. All other terms have the definitions as set forth in the Cannabis Act.

SECTION 173: AMENDMENT “15.20-10 PURPOSE AND APPLICABILITY” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.20-10 PURPOSE AND APPLICABILITY

- A. It is the intent and purpose of this ~~D~~ivision to regulate the cultivation, processing, and dispensing of adult-use cannabis occurring within the corporate limits of the Town of Normal.
- B. Any cannabis business facility must comply with all regulations provided in the State Cannabis Act and all relevant ~~S~~tate and local regulations. If the State Cannabis Act is amended, the more restrictive of the state or local regulations will apply.

SECTION 174: AMENDMENT “15.20-15 SPECIAL USE” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.20-15 SPECIAL USE

Cannabis business facilities requiring approval of a special use in the respective districts in which they are requested will be processed in accordance with ~~Division~~ division 15.10 (Special Uses) of this ~~C~~hapter and this ~~Division~~ division 15.20.

SECTION 175: AMENDMENT “15.20-20 CANNABIS BUSINESS FACILITY COMPONENTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.20-20 CANNABIS BUSINESS FACILITY COMPONENTS

In determining compliance with ~~Division~~ division 15.10 of this ~~C~~hapter, the following components of the cannabis business facility will be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the property:

- A. The impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
- B. The proposed structure in which the facility will be located, including co-tenancy (in a multi-tenant building), total square footage, security installation, security plan, and compliance with all relevant building and subdivision regulations.
- C. The hours of operation and anticipated number of customers and employees.
- D. Anticipated parking demand and available private parking supply.
- E. Anticipated traffic generation in the context of adjacent roadway capacity and access

- to such roadways.
- F. The site design, including access points and internal site circulation.
- G. The sign plan.
- H. Compliance with all applicable requirements provided in ~~See. sec.~~ 15.20-25 (craft grower); ~~See. sec.~~ 15.20-30 (cultivation center); ~~See. sec.~~ 15.20-35 (dispenser); ~~See. sec.~~ 15.20-40 (infuser); ~~See. sec.~~ 15.20-45 (processor); or ~~See. sec.~~ 15.20-50 (transporter).
- I. Other criteria determined to be necessary to assess compliance with ~~Division~~ division ~~15.10~~ (Special Uses) of this ~~C~~chapter.

SECTION 176: **AMENDMENT** “15.20-25 CRAFT GROWER” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.20-25 CRAFT GROWER

In those zoning districts in which a craft grower may be located, the proposed facility must comply with all of the following:

- A. The facility may not be located within 200 feet of the property line of a pre-existing church, school, or day-care center.
- B. The facility may not be located in a dwelling unit or within 200 feet of the boundary of any parcel that is located within a zoning district that is zoned as ~~R-1AA~~; R-1A; or R-1B.
- C. If the infuser is co-located with a dispenser under ~~Section~~ sec. 15.20-60, then the co-located facility may not be located within 1,500 feet of the property line of any cannabis business facility.
- D. The facility may not be located in a ~~M~~mobile ~~H~~home ~~P~~park.
- E. The facility may not conduct any sales or distribution of cannabis other than as authorized by the State Cannabis Act.
- F. The petitioner must file an affidavit with the Town affirming compliance with this ~~Division~~ division ~~15.20~~ and all other requirements of the State Cannabis Act.

SECTION 177: **AMENDMENT** “15.20-30 CULTIVATION CENTER” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.20-30 CULTIVATION CENTER

In those zoning districts in which a ~~C~~cultivation ~~C~~center may be located, the proposed facility must comply with all of the following:

- A. The facility may not be located within 200 feet of the property line of a pre-existing church, school, or day-care center.
- B. The facility may not be located in a dwelling unit or within 200 feet of the boundary of any parcel that is located within a zoning district that is zoned as ~~R-1AA~~; R-1A; or R-1B.
- C. The facility may not conduct any sales or distribution of cannabis other than as authorized by the State Cannabis Act.
- D. The petitioner must file an affidavit with the Town affirming compliance with this

~~Division~~ division 15.20 and all other requirements of the State Cannabis Act.

SECTION 178: AMENDMENT “15.20-35 DISPENSER” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.20-35 DISPENSER

In those zoning districts in which a dispenser may be located, the proposed facility must comply with all of the following:

- A. The facility may not be located within 200 feet of the property line of a pre-existing church, school, or day-care center. For a facility that operated as a dispensing organization under the Compassionate Use of Medical Cannabis Program Act (410 ILCS 130/), the distance requirements under this Item A are 75 feet.
- B. The facility may not be located in a dwelling unit or within 200 feet of the boundary of any parcel that is located within a zoning district that is zoned as ~~R-1AA~~; R-1A; or R-1B.
- C. The facility may not be located in the area bordered by Gregory Street on the north, Division Street on the south, University Street on the east and Kingsley or Madison Street on the west.
- D. The facility may not be located in a ~~M~~mobile ~~H~~home ~~P~~park.
- E. The facility may not be located within 1,500 feet of the property line of any cannabis business facility.
- F. At least 75% of the floor area of any tenant space occupied by dispenser must be devoted to the activities of the dispenser, as authorized by the State Cannabis Act.
- G. The facility may not conduct any sales or distribution of cannabis other than as authorized by the State Cannabis Act.
- H. The petitioner must file an affidavit with the Town affirming compliance with this ~~Division~~ division 15.20 and all other requirements of the State Cannabis Act.

SECTION 179: AMENDMENT “15.20-40 INFUSER” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

15.20-40 INFUSER

In those zoning districts in which an infuser may be located, the proposed facility must comply with the following:

- A. The facility may not be located within 200 feet of the property line of a pre-existing church, school, or day-care center.
- B. The facility may not be located in a dwelling unit or within 200 feet of the boundary of any parcel that is located within a zoning district that is zoned as ~~R-1AA~~; R-1A; or R-1B.
- C. The facility may not be located in a ~~M~~mobile ~~H~~home ~~P~~park.
- D. If the infuser is co-located with a dispenser under ~~Section sec.~~ 15.20-60, then the co-located facility may not be located within 1,500 feet of the property line of any cannabis business facility.
- E. At least 75% of the floor area of any tenant space occupied by the infuser must be

devoted to the activities of the infuser as authorized by the State Cannabis Act. The facility may not conduct any sales or distribution of cannabis other than as authorized by the State Cannabis Act.

- F. The petitioner must file an affidavit with the Town affirming compliance with this ~~Division~~division 15.20 and all other requirements of the State Cannabis Act.

SECTION 180: **AMENDMENT** “15.20-45 PROCESSOR” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.20-45 PROCESSOR

In those zoning districts in which a processor may be located, the proposed facility must comply with the following:

- A. The facility may not be located within 200 feet of the property line of a pre-existing church, school, or day-care center.
- B. The facility may not be located in a dwelling unit or within 200 feet of the boundary of any parcel that is located within a zoning district that is zoned as ~~R-1AA~~; R-1A; or R-1B.
- C. At least 75% of the floor area of any tenant space occupied by the processor must be devoted to the activities of the processor as authorized by the State Cannabis Act. The facility may not conduct any sales or distribution of cannabis other than as authorized by the State Cannabis Act.
- D. The petitioner must file an affidavit with the Town affirming compliance with this ~~Division~~division 15.20 and all other requirements of the State Cannabis Act.

SECTION 181: **AMENDMENT** “15.20-50 TRANSPORTER” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.20-50 TRANSPORTER

In those zoning districts in which a transporter may be located, the proposed facility must comply with the following:

- A. The facility may not be located within 200 feet of the property line of a pre-existing church, school, or day-care center.
- B. The facility may not be located in a dwelling unit or within 200 feet of the boundary of any parcel that is located within a zoning district that is zoned as ~~R-1AA~~; R-1A; or R-1B.
- C. The transporting organization must be the sole use of the tenant space in which it is located. The facility may not conduct any sales or distribution of cannabis other than as authorized by the State Cannabis Act.
- D. The petitioner must file an affidavit with the Town affirming compliance with this ~~Division~~division 15.20 and all other requirements of the State Cannabis Act.

SECTION 182: **AMENDMENT** “15.20-55 ADDITIONAL

REQUIREMENTS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.20-55 ADDITIONAL REQUIREMENTS

Petitioner shall install building enhancements, such as security cameras, lighting, or other improvements, as set forth in the special use permit, to ensure the safety of employees and customers of the cannabis business establishment, as well as its environs. The improvements will be determined based on the specific characteristics of the floor plan for the cannabis business establishment and the site on which it is located, consistent with the requirements of the State Cannabis Act.

SECTION 183: AMENDMENT “15.20-60 CO-LOCATION OF CANNABIS BUSINESS ESTABLISHMENTS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.20-60 CO-LOCATION OF CANNABIS BUSINESS ESTABLISHMENTS

The Town may approve the co-location of a dispenser with a craft grower or infuser, or both, subject to the provisions of the State Cannabis Act and the special-use criteria. In a co-location, the floor-space requirements of ~~See. sec.~~ 15.20-35 and ~~See. sec.~~ 15.20-40 do not apply, but the co-located establishments must be the sole use of the tenant space.

SECTION 184: AMENDMENT “15.20-65 ON-PREMISES CONSUMPTION” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.20-65 ON-PREMISES CONSUMPTION

The on-premises consumption of cannabis in any cannabis business facility is prohibited.

SECTION 185: AMENDMENT “15.20-70 MEASUREMENT OF DISTANCE REQUIREMENTS” of the Normal Temporary is hereby *amended* as follows:

A M E N D M E N T

15.20-70 MEASUREMENT OF DISTANCE REQUIREMENTS

Any distance limitation under this ~~Division~~ division 15.20 is measured from the outside perimeter of the cannabis business facility (although not necessarily the outside perimeter of the building in which the facility is located or the lot on which the building is placed) and the perimeter of the lot on which a church, school, day-care center, or residential property is located.

(Entire Section Amended 08/21/23 by Ord. No. 5952)

SECTION 186: AMENDMENT “APPENDIX A - TABLE OF AUTHORIZED PRINCIPAL USES” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

APPENDIX A - TABLE OF AUTHORIZED PRINCIPAL USES

Key: P - Permitted Use, S - Special Use

Land Classification	A	R-1A	R-1B	R-2	R-3A	R-3B	S-1	S-2	C-1	C-2	C-3	B-1	B-2	M-1	M-2	Special Provisions
Adult Uses	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-
Agriculture & Horticultural Fairs, Displays, and Shows/Exhibits	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15.10
Airport, Heliport	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	15.10
Animal Boarding, Hospital, or Shelter (with outdoor component)	S	-	-	-	-	-	-	-	-	-	-	S	-	-	-	15.10
Animal Boarding, Hospital, or Shelter (without outdoor component)	S	-	-	-	-	-	-	-	-	-	P	P	-	-	-	15.10
Aquaculture, Aquaponics	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15.10
Arena, Stadium	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Art Gallery, Museum	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Asphalt Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	15.10
Assisted Living Facility, Nursing Home	-	-	-	-	S	-	P	P	-	-	-	-	-	-	-	15.10
Auction House	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-

Auditorium	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Bed & Breakfast	S	S	S	S	S	S	-	-	-	-	-	S	S	-	-	15.1	0
Building Products Sales, Distribution, Wholesale	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Cannabis Craft Grower	S	-	-	-	-	-	-	-	-	-	-	S	-	S	S	15.1	5.1
Cannabis Cultivation Center	S	-	-	-	-	-	-	-	-	-	-	-	-	S	S	15.1	5.1
Cannabis Dispensary	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	15.1	5.1
Cannabis Infuser	-	-	-	-	-	-	-	-	-	-	-	S	-	S	S	15.1	5.1
Cannabis Processor	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	15.1	5.1
Cannabis Transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	15.1	5.1
Car Wash	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-
Cemeteries	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	15.1	0
Churches & Other Places of Public Worship	-	S	S	S	S	S	P	P	S	S	S	P	P	P	-	15.1	0
Clubs, Private	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Community Center	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Concrete Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	15.1	0
Contractor Shop	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Convention Center	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Correctional Institutions, Detention/Rehabilitation Centers	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Country Clubs & Private Golf Courses	S	S	S	-	S	-	-	-	-	-	-	-	-	-	-	15.1	0
Day Care Center	-	-	-	S	S	S	-	-	P	-	-	P	P	-	-	15.1	0

Day Care Home	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Day Care in Church	-	S	S	S	S	S	-	-	-	-	-	P	S	-	-	-	15.10
Detention Basins, Public	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Dormitory	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Dwelling Units, Above the first floor	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-
Dwelling Units, First Floor	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	15.10
Dwelling, Multi-family, residents 55 years of age and older	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Dwellings, Multiple-Family	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
Dwellings, Single-Family	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-	-
Electrical Power Plants, Sub-Stations	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Indoor	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-
Entertainment, Outdoor	-	-	-	-	-	-	-	-	-	-	S	P	S	-	-	-	15.10
Extraction, loading, storage (gravel, sand, and soil)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	15.10
Farm, Row Crop	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fieldhouse	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Financial Institution (Banks, Credit Unions, Title Company)	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-
Fire Station	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Forestry or Horticulture	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Funeral Home/Crematory	-	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	15.10
Garden Center	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Gas Company Plant, Facilities	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Golf Course, Public	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Gun Range, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-	15.10
Gymnasium	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Handling of Earthen Materials	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15.10
Hatcheries, Fish or Poultry	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15.10
Hospital	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Legislative Hall	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Library	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Machinery and Equipment Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Manufacture, All Goods, Products, Materials, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Medical, Offices, Laboratories, Diagnostics, Services, Rehabilitation	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Memorial Structures, Monuments	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	15.10
Motor, Small Engine Repair, Service and Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-

Museum/exhibition hall	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Newspaper, Magazine Printing & Publishing	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Nurseries & Greenhouses	S	-	-	-	-	-	-	-	-	-	-	-	-	P	-	15.10
Office, Professional	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-
Office, Public Use	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Park, Public	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Parking Lot	-	-	-	-	S	S	-	-	-	-	-	P	-	-	-	15.10
Parking Lot, Public	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Personal Services Establishment	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-
Police Station	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Public Works, Streets, Sewers, Fleet, Refuse, Recycling	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Radio, T.V. Station	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-
Recreational Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Recreational Facilities, Public, Indoor/Outdoor Aquatics, Athletic Facilities	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Recreational; Indoor	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Recreational; Outdoor	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	15.10
Restaurant, Eating and Drinking Establishment	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-

Retail Goods Establishment	-	-	-	-	-	-	-	-	-	-	S	P	P	P	-	-	15.10
Retail Sales, Recreational Equipment (ATVs, Boats, Campers, RVs)	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Riding Stables	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15.10
Roadside Stands for Sale of Agricultural Products	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rooming Houses	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	15.10
Sanitary Landfill	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
School Administrative Offices, Maintenance, Transit Garages	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
School System Warehouses; Governmental Warehouses	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
School, Elementary, Junior, High	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Services, Professional, Entertainment, Lodging	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Solar Energy Systems, Commercial, Roof- or Ground-Mounted	S	-	-	-	-	-	-	S	-	-	-	-	-	-	S	S	15.15.1
Solar Energy Systems, Private, Ground-Mounted (not S-3 historic overlay)	S	P	P	P	S	S	-	P	S	S	S	S	S	-	S	P	15.15.1
Solar Energy Systems,																	

Private, Roof-Mounted (not S-3 historic overlay)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	15.1 5.1
Storage Area, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Storage, All Goods, Products, Materials, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Storage, Self-Service	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Student Residence Hall	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Swimming Facility	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Taproom in Brewery Class P Liquor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	15.1 0
Taxidermist Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Telecommunication Antenna and Related Facilities	P	-	-	-	-	-	P	P	S	S	S	S	S	S	S	S	15.1 5
Telephone Exchange	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Tobacco/Vape Shop	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-
Trailer Rental & Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Transportation Terminal	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Transportation Terminal, Truck or Rail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Treatment Plants, All Goods, Products, Materials, Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-
Truck Freight Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-
Truck Stop, Terminal,	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-

Services																	
Urban Agriculture	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities (Water, Sewer, Storm, Gas, Electric, Fiber, Cable, Phone)	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Vehicle Body Shop	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Vehicle Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Vehicle Repair Shop, Passenger Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Vehicle Repair, Commercial and Large Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Vehicle Service and Repair Shop	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Warehouse and Logistics	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Welfare Agency	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Wholesale Distributors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Wind-Energy Facilities, Large	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	S	15.1 5.1
Wind-Energy Facilities, Small	-	-	-	-	-	-	P	P	P	-	P	P	-	P	P	P	-
Zoo	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-

Adult Hotels/Motels	(B1)
Adult Lingerie Modeling Studios	(B1)
Adult Media Stores	(B1)
Adult Modeling Shops	(B1)
Adult Motion Picture Theater	(B1)
Agricultural Implement, Sales and Repair	(B1, M1)

Agricultural Products and Storage	(M2)
Agricultural Supply Store	(B1, M1)
Agriculture	(All Districts)
Agriculture Fairs, Displays, Shows, Exhibits	(Special Use - A)
Aircraft Manufacture and Assembly	(M2)
Airport, Heliport	(S2)
Ambulance Service	(B1, M1)
Amusement Center	(C3, B1, B2)
Appliance Repair Shop	(C3, B1, B2)
Appliance Store	(C3, B1, B2)
Arena, Stadium	(S1, S2, B1)
Art and School Supply Store	(C2, C3, B1, B2)
Art Gallery, Museum	(S1, S2, C1, C3, B1, B2)
Asphalt Batch Plant	(Special Use - M2)
Athletic Club, Indoor	(B1, B2)
Auction House	(B1, M1)
Auditorium	(S1, S2)
Automobile Service Station	(B1, M1)
Automobile, Truck Sales	(B1, M1)
Bagged Mineral Products	(M1, M2)
Bakery Production	(B1, M1, M2)
Bakery and Donut Shop Retail Only	(C2, C3, B1, B2)
Ballroom, Dance Hall	(B1, B2)
Bank	(C1, C2, C3, B1, B2)
Barber, Beauty Shop	(C2, C3, B1, B2)
Barber, Beauty Shop in Office Building	(C1)
Bed & Breakfast	(Special Use B, R)
Bicycle Manufacturer	(M1, M2)
Bicycle Shop	(B1, B2)
Birthing Center	(C1)
Boat Manufacturer	(M1, M2)
Boat Sales	(B1, M1)
Book, Stationary Store	(S1, C1, C2, C3, B1, B2)
Bowling, Billiard Center	(S1, C3, B1, B2)
Bus Passenger Terminal	(B1, B2)
Business School	(S1, C1, B1, B2)
Candy and Ice Cream Shops	(C2, C3, B1, B2)

Car Wash	(B1, M1, C2)
Cemeteries	(Special Use - A, R1AA , R1A, R1B, R4) (S1, S2, B1, B2, M1)
Churches	(S1, S2, B1, B2, M1)
Churches	(Special Use -R1AA , R1A, R1B, R3A, R3B)
Clothing, Stores	(C3, B1, B2)
Clubs, Private	(B1, B2, M1)
Coal Storage	(Special Use – M1, M2)
College, University Classroom	(S1, S2 and Special Use R3B)
Computer Data Processing Center	(S1, C1, B1, B2)
Community Center	(S2)
Concrete Batch Plant	(M2, Special Use M1)
Contractor's Shop	(B1, M1, M2 except in the P-1 Corridor)
Convenience Established in Multi-Family Building	(Special Use - R3B)
Convention Center	(S2)
Cordage, Rope, Twine and Net Manufacturer	(M1, M2)
Correctional Institutions, Detention	(S2)
Cotton; Spinning & Weaving	(M2)
Country Clubs, Private Golf Courses	(Special Use - A, R1AA , R1A, R1B, R3A, M2)
Dairy Products Manufacturer	(M2)
Dairy Store	(C2, C3, B1)
Dairy Store in Office Building	(C1)
Dance Studio	(S1, C2, C3, B1, B2)
Day Care Center	(R3B, S1, C1, B1, B2 and by Special Use - R2, R3A)
Day Care, in a Church	(Special Use -R1AA , R1A, R1B, R4)
Day Care Homes	(R1AA , R1A, R1B, R2, R3A, R3B, R4)
Delicatessen	(C2, C3, B1, B2)
Delicatessen in Office Building	(C1)
Department Store	(C3, B1, B2)
Detention Centers, Correctional	(S2)
Diagnostic Imaging, Lab Testing Facility	(C1)
Distillery, Rectifying, Blending Spirits	(M2)
Dormitory, Residence Hall	(S1, S2)
Drug Store	(C2, C3, B1, B2)

Drug Store in an Office Building	(C1)
Drugs, Pharmaceutical Manufacturer	(M2)
Dry Cleaners	(C2, C3, B1, B2)
Dry Cleaner in Office Building	(C1)
Dry Goods Store	(C3, B1)
Dwelling Units above First Floor	(C1, B1, B2)
Dwelling, Multiple-Family	(R3A, R3B)
Dwelling, Multiple-Family Age Restricted 55+	(S2)
Dwelling, Two-Family	(R2, R3A)
Dwellings, Mobile Home	(R4) , Special Use B1)
Dwellings, Single-Family	(R1A) , R1A, R1B, R2)
Educational Facilities	(S1, S2, B1, B2)
Electronic Equipment Sales & Service	(B1, B2)
Electrical Power Plants, Sub-Stations	(S2)
Electrical Machinery Manufacturer	(M1, M2)
Electrical Appliance Manufacturer	(M1, M2)
Exhibition-Exposition Hall	(S1, B1, B2)
Extraction, Storage, Washing, Handling of Materials	(Special Use - A, M1, M2)
Farm	(A, S1)
Field House	(S1, S2)
Fire Station	(S2)
Fleet Fueling Depot	(M1)
Florist Shop	(C2, C3, B1, B2)
Food Locker Plants	(B1, M1, M2)
Footwear Manufacturer	(M1, M2)
Funeral Parlor	(B1, B2)
Fur Store	(C3, B1, B2)
Furniture Repair Store	(C3, B1, B2)
Furniture Store	(C3, B1, B2)
Furniture, Fixture, Bedding Manufacturer	(M1, M2)
Garden Supply Store	(C3, B1, B2)
Gas Company Plant, Facilities	(S2)
Gift Shop	(C2, C3, B1, B2)
Glass Manufacturer	(M2)
Golf Course, Public	(S1, S2)

Grain Elevator	(M2)
Greenhouse	(A, S1)
Gymnasium	(S2, B1)
Hardware Store	(C2, C3, B1, B2)
Health Club	(C1, C2, C3, B1, B2)
Heating, Physical Plant	(S1)
High-Rise Building	(Special Use - R3B, C1, C3, B1, B2)
Hobby, Toy Shop	(C2, C3, B1, B2)
Hospital	(S2)
Hotel/Motel/Conference Center	(B1, B2, C3)
Household Goods, Sales, Repair	(C2, C3, B1, B2)
Ice Rink	(S1, S2, C3, B1)
Indoor Tennis Club	(B1, M1)
Instrument Manufacturer	(M1, M2)
Jewelry Manufacturer	(M1, M2)
Jewelry Store	(C3, B1, B2)
Junior College Classroom	(Special Use R3B) (Permitted S1, S2)
Kennels	(M1, M2 or by Special Use B1)
Knitting Mills, Fabric Absent Dye Process	(M1)
Knitting Mills, All Fibers	(M2)
Laboratory	(S1)
Laundry	(C2, C3, B1, B2)
Leather Goods Shop	(C3, B1, B2)
Legislative Hall	(S2)
Library	(S1, S2, B2)
Linen Supply House	(B2, M1)
Liner Housing	(B2)
Liquor Store	(C2, C3, B1, B2)
Lumber Yard	(B1, M1, M2)
Machinery Manufacturer	(M2)
Mail Order Store	(C3, B1, B2)
Manufacture of Grain Mill Products	(M2)
Manufacture of Products; Cork or Wood	(M1, M2)
Manufacture of Products; Plastic	(M1, M2)
Manufacture of Products; Processed Fur	(M1, M2)
Manufacture of Products; Processed Leather	(M2)

Manufacture of Transport Equipment, Components	(M2)
Market, Grocery	(C2, C3, B1, B2)
Market, Grocery in Office Building	(C1)
Memorial Structures, Monuments	(S3)
Metal Products Manufacturer	(M2)
Miniature Golf Course	(B1)
Mobile Home Park	(Special Use - B1)
Mobile Home, RV Rental or Sales	(B1, M1)
Motion Picture Theatre	(C3, B1, B2)
Motor Vehicle Manufacture, Assembly	(M2)
Motor Vehicle Parts, Accessory Sales	(C3, B1)
Motor Vehicle Repairs, Paint Shop	(B1, M1)
Motor Vehicle Sales	(B1, M1)
Motor Vehicle Storage	(B1, M1, M2)
Motor, Small Engine Repair, Service and Sales	(M2)
Music Store	(C3, B1, B2)
Musical Instrument Manufacturer	(M1)
News Stand	(C2, C3, B1, B2)
News Stand	(Office Building) (C1)
Newspaper, Magazine Printing/Publishing	(B1, B2, M1, M2)
Night Club	(B1, B2)
Nurseries & Greenhouses	(Special Use - A) (Permitted B1, M1)
Nursery School	(C1, B1, B2)
Nursing & Retirement Home	(S2 and by Special Use - R3A)
Office Building	(S1, S2, C1, C2, C3, B1, B2 and Special Use R3B)
Office Use	(M1)
Optical Goods Sales	(C3, B1, B2)
Park	(S1, S2)
Parking Lot	(S1, S2, B1, B2, and Special Use R3)
Pet Store	(C2, C3, B1, B2)
Photographic Studio	(C2, C3, B1, B2)
Photographic Supply Sales	(C3, B1, B2)
Photographic, Optical Goods Manufacturer	(M1, M2)
Planetarium	(S1)
Police Station	(S1, S2)

Pottery, China, Earth Ware Manufacture	(M1, M2)
Post Surgical Recovery Unit	(C1)
Post Office	(B2)
Print Shop	(B1, B2, M1)
Professional Service Office	(B1, B2, C1)
Public Transit Garages	(S2)
Radio Radar Site	(M1, M2)
Radio, TV Station	(S1, S2, C1, B1, B2)
Rail Terminal	(M2)
Recreation Center	(S1, S2, B1, B2)
RV Sales	(B1, M1)
Restaurant Supplies & Services	(B1)
Restaurant	(Office Building) (C1)
Restaurants	(C2, C3, B1, B2)
Retail Lumber Sales	(B1, M1, M2)
Riding Stables	(Special Use - A)
Roadside Stands for Agricultural Products	(A)
Roller Rink	(C3, B1)
Rooming Houses	(S1, R3B and by Special Use - R3A)
Rubber Products Manufacturer	(M2)
Rug, Floor Covering Store	(C3, B1, B2)
Salon, Spa	(B2)
Sanitary Landfill	(S2)
School Administrative Offices	(S2)
School Bus Garage, Repair Shops	(S2)
School System Warehouses	(S2)
Schools, excluding Vocational	(S1, S2)
Sexually Oriented Business	(B1)
Sex Shops	(B1)
Shoe Repair Shop	(C2, C3, B1, B2)
Shoe Repair in Office Building	(C1)
Shoe Store	(C3, B1, B2)
Shooting Range	(Special Use B1, M1)
Snack Food Manufacture	(M1, M2)
Soft Drink, Carbonated Water Industry	(M1, M2)
Specialty Food Store	(C2, C3, B1, B2)
Specialty Food Store Office Building	(C1)

Specialty School	(S1, C1, B1)
Sporting Goods Manufacture	(M1, M2)
Sporting Goods Sales	(C3, B1, B2)
Storage; Canned or Bottled Food-Drink	(M1, M2)
Storage; Government Warehouse	(S2)
Storage Petroleum Products	(M2)
Storage; Fiber Products	(M1, M2)
Storage; Flour, Sugar, Starch	(M1, M2)
Storage; Heavy Machinery & Equipment	(M1, M2)
Storage; Ice	(M1, M2)
Storage; Loose or Bagged Agricultural Products	(M2)
Storage; Loose or Bagged Processed Food	(M1)
Storage; Metal Products	(M1, M2)
Storage; Non-hazardous Chemical, Plastic	(M1, M2)
Storage; Packaged Foodstuff	(M1, M2)
Storage; Packaged Mineral Products	(M1, M2)
Storage; Packaged Tobacco Products	(M1, M2)
Storage; Paper Products	(M1, M2)
Storage; Rolled Paper	(M1, M2)
Storage; Seeds, Beans, Nuts, Silage	(M2)
Storage; Wood Products, Furniture	(M1, M2)
Student Residence Hall	(S1, S2)
Supper Club	(B1, B2)
Swimming Facility	(S1, S2, B1, C1 PUD)
Tailor, Dress Maker	(C2, C3, B1, B2)
Taproom in Brewery Holding a Class P Liquor License	(M1)
Taxidermist Shop	(B1, M1)
Telecommunication & Antenna	(S1, S2 and Special Use C, B, M)
Telephone Exchange	(S2)
Textile Manufacture, absent Dye Process	(M1, M2)
Theatre	(S1, C3, B1, B2)
Therapeutic Care Home	(R3B, and by Special Use - R3A)
Tobacco Shop	(C2, C3, B1, B2 and C1 in an Office Building)
Tourist Cabins, RV or Tourist Camps	(Special Use – B1)
Toys & Sporting Goods Manufacture	(M1, M2)

Trailer Rental & Sales	(B1, M1)
Transportation Terminal	(B2)
Travel Bureau	(C1, C2, C3, B1, B2)
Truck Freight Terminal	(B1, M1, M2 and except in P-1 Corridor)
Truck Stop	(B1)
Variety Store	(C3, B1, B2)
Veterinary Hospitals	(B1, and by Special Use - A)
Video Rental, Sales	(B1, B2)
Vocational School	(C1, C3, B1, B2)
Wallpaper, Paint Store	(C3, B1, B2)
Warehouse; General	(M1, M2)
Warehouse; Mini	(B1, M1, M2 and except in the P-1 Corridor)
Watch, Clock Manufacture	(M1, M2)
Water Treatment Plants	(S2)
Wearing Apparel Manufacture	(M1, M2)
Welfare Agency	(S2)
Wholesale Distributors	(B1, M1, M2)
Wooden Cone Container Manufacture	(M1, M2)
Wool, Worsted; Spinning & Weaving	(M2)
Zoo	(S2)

SECTION 187: **AMENDMENT** “APPENDIX B - ILLUSTRATIONS OF YARD REQUIREMENTS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

APPENDIX B - ILLUSTRATIONS OF YARD REQUIREMENTS

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

SECTION 188: **AMENDMENT** “APPENDIX C - METRIC CONVERSIONS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

APPENDIX C - METRIC CONVERSIONS

Length		
1 inch	=	2.54 centimeters

1 centimeter	=	.3937 inches
1 foot	=	.3048 meters
1 yard	=	.9144 meters
1 meter	=	3.281 feet
Area		
1 square feet ^{sq. ft.}	=	144.00 square ^{sq.} inches
1 square feet ^{sq. ft.}	=	.0929 square ^{sq.} meters
1 square ^{sq.} meter	=	10.76 square ^{sq.} ft.
1 square ^{sq.} inch	=	6.452 square ^{sq.} centimeters
1 square ^{sq.} centimeter	=	.155 square ^{sq.} inches
1 acre	=	.4 hectacre
1 hectacre	=	2.47 acres

SECTION 189: AMENDMENT “APPENDIX D - PLANNED UNIT DEVELOPMENT PAYMENT, PERFORMANCE, AND WORKMANSHIP BOND FORMS” of the Normal Temporary is hereby *amended* as follows:

AMENDMENT

APPENDIX D - PLANNED UNIT DEVELOPMENT PAYMENT, PERFORMANCE, AND WORKMANSHIP BOND FORMS

(Added 9/19/83)

[SECURED BY CORPORATE SURETY](#)

[SECURED BY CASH ESCROW](#)

[ESCROW RECEIPT](#)

[SECURED BY IRREVOCABLE LETTER OF CREDIT](#)

[PLANNED UNIT DEVELOPMENT IRREVOCABLE LETTER OF CREDIT](#)