ARTICLE 4
Development and Design Standards

SECTION 4-100. Street standards.

A. Purpose. New streets are intended to:

1. Balance the needs of all types of traffic - automobile, bicycle, and pedestrian and

2. Maximize mobility and convenience for all.

The character of all streets will vary by specific location. Some streets are required to carry a large volume of both automobile and pedestrian traffic and provide a more intense experience, while others will provide more intimately scaled street-space.

B. Applicability. The following specifications illustrate typical configurations required for all public and private streets. The City Engineer will configure and adjust these specifications as necessary for specific conditions.

C. Functional classification of streets.

1. Major arterial. These routes serve regional transportation needs for traffic entering and exiting the City and between major activity centers within the City. Refer to the City's standard cross-section details in the Appendix. Examples: Route 31, Route 14.

a. Generally provide a minimum of two travel lanes in each direction with a continuous median that accommodates left-turn lanes at intersections.

b. The median and vegetated swales alongside the roadway would ideally provide water quality pretreatment benefits through the use of bioretention cells before being released to storm sewers, drywells, or detention/retention facilities.

c. Access along major arterial roadways is typically limited to intersections with other arterial or collector roadways; shared access and frontage road systems are strongly encouraged. The limited access points allow for higher travel speeds and serve long-distance traffic within the area.

d. The right-of-way width required for a major arterial is generally 120 feet to 170 feet; necessary right-of-way/easements and setbacks for future expansion to three travel lanes in each direction with a thirty-foot center median should be provided if initially constructed to a lesser configuration.

e. Provide an off-street bicycle facility, unless waived by the City Engineer. If the minimum right-of-way is provided, off-street bicycle facilities may need to be placed in a dedicated easement outside the public right-of-way.

f. Increase the width of the right-of-way by 10 feet for a distance of 250 feet each way from an intersection with a collector or arterial street (distance measured along right-of-way) in order to facilitate an increased pavement width for a separate left-turn lane and a wider entry lane.

2. Minor arterial. These routes interconnect and supplement the major arterial routes, accommodate moderate trip lengths, and service activity centers. Refer to the City's

standard cross section details in the Appendix. Examples: Ackman Road, Crystal Lake Avenue, McHenry Avenue, Main Street. **[Amended 3-1-2016 by Ord. No. 7200]**

a. Generally provide one to two travel lanes in each direction with a center-striped median that accommodates left-turn lanes at intersections.

b. The right-of-way width required for a minor arterial is 100 feet to 120 feet; necessary rights-of-way/easements and setbacks for future expansion to a five-lane cross section should be provided if initially constructed to a lesser configuration.

c. Generally provide either an on-street or off-street bicycle facility, unless waived by the City Engineer.

d. Increase the width of the right-of-way by 10 feet for a distance of 250 feet each way from an intersection with a collector or arterial street (distance measured along right-of-way) in order to facilitate an increased pavement width for a separate left-turn lane and a wider entry lane.

3. Major collector. These routes serve as intermediate links between major arterials and points of origin or destination by providing access and traffic circulation within residential neighborhoods and commercial areas. Refer to the City's standard cross section details in the Appendix. Examples: Golf Course Road, Huntley Road, Pingree Road. **[Amended 1-18-2011 by Ord. No. 6641; 3-1-2016 by Ord. No. 7200]**

a. Generally provide for one travel lane in each direction.

b. The minimum right-of-way width required for a major collector is 80 feet; 100 feet or more may be required for a rural cross-section with ditches. Necessary right-of-way/easements and setbacks for future expansion to a five-lane cross section should be provided if initially constructed to a lesser configuration.

c. Direct residential driveway access is not generally permitted for major collector streets.

d. Provide either an on-street or off-street bicycle facility, unless waived by the City Engineer.

e. If an off-street bicycle facility is provided, the use of a continuous center turn lane or striped median is permitted, as it allows increased access to adjacent properties and encourages lower travel speeds due to the narrower lanes.

f. Increase the width of the right-of-way by 10 feet for a distance of 250 feet each way from an intersection with a collector or arterial street (distance measured along right-of-way) in order to facilitate an increased pavement width for a separate left-turn lane and a wider entry lane.

4. Minor collector. These roads connect smaller access streets and residences to the main roadway network (major collectors and arterials). Refer to the City's standard cross section details in the Appendix. Examples: Alexandra Boulevard, Village Road. **[Amended 3-1-2016 by Ord. No. 7200]**

a. Generally provide for one travel lane in each direction; also provide a separate left-turn lane at intersections with collectors or arterials.

b. The minimum right-of-way width required for a minor collector is 70 feet; 100 feet or more may be required for a rural cross-section with ditches.

c. Subdivisions shall provide at least one well-planned minor collector street per the City's standard specifications for right-of-way and engineering standards in this Ordinance for each access to a major thoroughfare (major collector or arterials).

d. Direct residential driveway access is generally permitted for minor collector streets.

e. Two-way traffic must be maintained at all times, even if on-street parking is permitted on both sides of the road.

f. Provide either an on-street or off-street bicycle facility, unless waived by the City Engineer.

g. Increase the width of the right-of-way by 10 feet for a distance of 150 feet each way from an intersection with a collector or arterial street (distance measured along right-of-way) in order to facilitate an increased pavement width for a separate left-turn lane and a wider entry lane.

5. Local street. These roads serve to provide access to residential neighborhoods and commercial areas. Refer to the City's standard cross section details in the Appendix. Examples: Caroline Street, Memorial Drive.

   a. Generally provide for one travel lane in each direction.

   b. The minimum right-of-way width required for a local street is 60 feet; additional right-of-way, and/or municipal easements may be required if a rural cross section is utilized.

   c. Increase the width of the right-of-way by 10 feet for a distance of 150 feet each way from an intersection with a collector or arterial street (distance measured along right-of-way) in order to facilitate an increased pavement width for a separate left-turn lane and a wider entry lane.

6. Alley. An alley (residential or commercial) is a very low volume road designed to provide access to the rear or side of a lot, including refuse handling and fire access. Alleys are not intended to carry a significant volume of through traffic. Refer to the City's standard cross section details in the Appendix. **[Amended 1-18-2011 by Ord. No. 6641]**

   a. Only used with the approval of the City Engineer.

   b. All alleys shall be built to City standards.

   c. Alleys may not access arterial or major collector streets.

   d. All alleys shall have at least two direct access points to public streets and are subject to the block length criteria included in this Ordinance.

e. Alleys shall not be utilized as the primary means of access to a parking lot.

Standard cross-sections for collector and local roadways are provided. Cross-sections for major and minor arterial roadways are determined on a case-by-case basis depending upon specific site conditions.

100C1 Standard Cross-Sections for Major Collector Streets

Table 4-100C1 Standard Cross-Sections for Major Collector Streets
[Amended 1-18-2011 by Ord. No. 6641]

	Parkway				Roadway							Parkway			
	Offset to Property Line	Sidewalk or Off-Street Path	Parkway (Grass)	B-6.24 Curb and Gutter [2]	Parking Lane [1]	Bike Lane [1]	Travel Lane [1]	Median	Travel Lane [1]	Bike Lane [1]	Parking Lane [1]	B-6.24 Curb and Gutter [2]	Parkway (Grass)	Sidewalk	Offset to Property Line
C-1	1'	5'	Min.6'	2'7"	8'		12'	—	12'	8'		2'7"	Min. 6'	5'	1'
C-2	1'	8'-10'	Min. 6'	2'7"	—	—	12'	12'	12'	—	—	2'7"	Min. 6'	5'	1'
C-3	1'	5'	Min. 6'	2'7"	—	4'	14'	—	14'	4'	—	2'7"	Min. 6'	5'	1'
C-4	1'	8'-10'[3]	Min.6'	2'7"	—	—	18'[3][4]	—	18'[3][4]	—	—	2'7"	Min.6'	5'	1'

[1] Outer lane width does not include gutter.

[2] Curb width includes gutter.

[3] Option: Mark wide outer lane with "sharrows" (shared lane pavement markings per MUTCD) in lieu of 10 feet shared path.

[4] Includes on-street parking (no striping)

	Minimum Total ROW	Total Width (Back of Curb to Back of Curb)
C-1	80'	43'
C-2	80'	39'
C-3	80'	39'
C-4	80'	39'

100C2 Standard Cross-Sections for Minor Collector Streets

	Parkway				Roadway							Parkway			
	Offset to Property Line	Sidewalk or Off-Street Path	Parkway (Grass)	B-6.12 Curb and Gutter [2]	Parking Lane [1]	Bike Lane [1]	Travel Lane [1]	Median	Travel Lane [1]	Bike Lane [1]	Parking Lane [1]	B-6.12 Curb and Gutter [2]	Parkway (Grass)	Sidewalk	Offset to Property Line
MC-1	1'	5'	Min. 6'	1'7"	8'	—	11'	—	11'	—	8'	1'7"	Min. 6'	5'	1'
MC-2	1'	8'-10'	Min.6'	1'7"	—	—	11'	12'	11'	—	—	1'7"	Min. 6'	5'	1'
MC-3	1'	5'	Min. 6'	1'7"	—	4'	13'	—	13'	4'	—	1'7"	Min. 6'	5'	1'
MC-4	1'	8'-10'[3]	Min.6'	1'7"	—	—	17' [3][4]	—	17'[3][4]	—	—	1'7"	Min.6'	5'	1'
MC-5	1'	5'	Min. 6'	1'7"	8'	—	11'	—	11'	—	—	1'7"	Min. 6'	5'	1'

[1] Lane width does not include gutter

[2] Curb width includes gutter

[3] Option: Mark wide outer lane with "sharrows" (shared lane pavement markings per MUTCD) in lieu of 10 feet shared path.

[4] Includes on-street parking (no striping)

	Minimum Total ROW	Total Width (Back of Curb to Back of Curb)
MC-1	70'	41'
MC-2	70'	37'
MC-3	70'	37'
MC-4	70'	37'
MC-5	70'	33'

100C3 Standard Cross-Sections for Local Streets

	Parkway				Roadway				Parkway			
	Offset to Property Line	Sidewalk or Off-Street Path	Parkway (Grass)	B-6.12 Curb and Gutter [2]	Parking Lane [1]	Travel Lane [1]	Travel Lane [1]	Parking Lane [1]	B-6.12 Curb and Gutter [2]	Parkway (Grass)	Sidewalk	Offset to Property Line
L-1	1'	5'	Min. 6'	1'7"	[3]	12'6"	12'6"	[3]	1'7"	Min. 6'	5'	1'

[1] Outer lane width does not include gutter

[2] Curb width includes gutter

[3] If vehicles are parked on both sides of the street, through traffic would utilize the remaining 12 feet lane in the center with opposing conflicting traffic yielding in parking lane area.

	Minimum Total ROW	Total Width (Back of Curb to Back of Curb)
L-1	60'	28'

D. Design standards. All minimum standards established are intended to be construed solely as minimums. Additional standards may be required depending on the topography, soil and overall geological or special conditions of each individual parcel being developed. The City Engineer may recommend and the City Council may require standards beyond the minimums set forth when conditions dictate the necessity for additional standards.

1. Street design standards.

a. Right-of-way and pavement widths: All right-of-way and pavement widths shall conform to the minimum dimensions shown in Tables 4-100C1 through 3.

b. Interconnectivity.

(i) Gates on public roads: The use of gates, manned or unmanned, shall be prohibited from all residential districts in order to maintain interconnectivity.

(ii) Points of egress: A minimum of one point of ingress/egress shall be connected to an existing public street. Additional connections shall be required when:

I. Necessary for the connection of existing and future principal streets, including major thoroughfares, minor thoroughfares, collector streets, and main residential streets.

II. A Traffic Study shows that an additional connection or connections are needed.

III. Required by the Fire Rescue Department to address concerns of life safety.

(iii) Stub streets: Stub Streets shall be required as follows:

I. Stub streets shall be provided to all adjacent land-locked properties.

II. Stub street connections shall be provided to all existing and planned stub streets on adjacent properties.

c. Street layout and alignment.

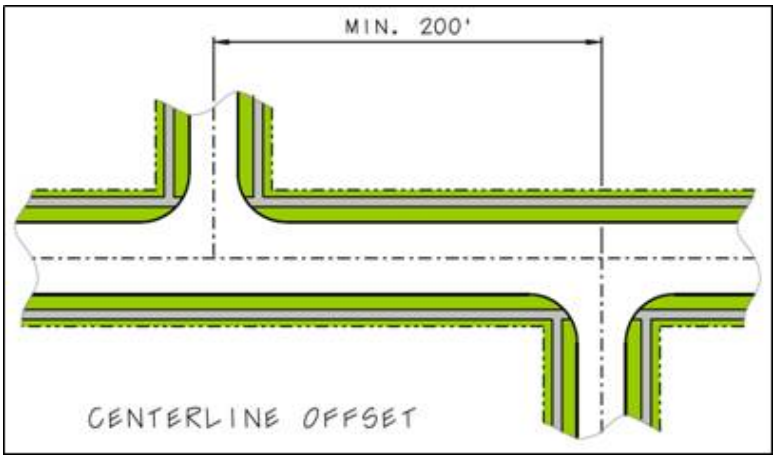
(i) General principles: The following principles should be followed in street layout and design:

I. Streets should be designed with short gentle curves, neckdowns, and changes in grade to break the sight line of the road into smaller visual elements and cause drivers to slow down.

II. Encourage the use of rectilinear or grid patterns to interconnect streets as well as a mix of street types.

III. Incorporate tee intersections that afford terminating vistas and fewer possible vehicle-vehicle and vehicle-pedestrian conflicts.

(ii) Center-line offsets: Street jogs with center-line offsets of less than 200 feet shall be prohibited. Center-line offsets shall also be sufficient for any turn lane storage bays and tapers that are required.



(iii) Multiple street intersections: Intersections of more than two streets shall be avoided unless specific conditions of design indicate otherwise. It must be evidenced that all street intersections and confluences encourage safe traffic flow.

(iv) Tangent between reverse curves: Between reverse horizontal curves, a tangent shall be introduced with a length not less than:

I. Arterial/Major collector streets = 300 feet.

II. Minor collector/local streets/alleys = 100 feet.

(v) Horizontal curve radius: Where there is a deflection in horizontal center lines in excess of 5° within a given block at any given point, a horizontal curve shall be inserted with a center line radius of not less than:

I. Arterial/Major collector streets = 350 feet.

II. Minor collector/local streets/alleys = 150 feet. **[Amended 3-1-2016 by Ord. No. 7200]**

(vi) Vertical curve radius: Where there is a deflection in vertical center-lines within a given block at any point in excess of 6°, a curve shall be inserted with a radius of not less than:

I. Arterial/Major collector streets = 300 feet.

II. Minor collector/local streets/alleys = 150 feet.

III. Where there is a deflection in a vertical center line within a given block at any point in excess of 2.5%, a curve shall be inserted with a radius of not less than 100 feet. **[Added 3-1-2016 by Ord. No. 7200]**

(vii) Tangent between vertical curves: Consecutive vertical curves shall be separated by a tangent not shorter than:

I. Residential zoning districts: 50 feet.

II. Nonresidential zoning districts: 100 feet.

(viii) Gradient of streets:

I. Gradients of streets shall be at least 0.5%; 1% is desirable.

II. Gradients of streets shall not exceed 5% for arterial and major collector streets and 6% for minor collector and local streets.

III. Intersections with collector or local streets: Grades shall not exceed 2% for the 100 feet closest to any predetermined stopping points with collector (major or minor) or local streets such as T-intersections or four-way intersections.

IV. Intersections with arterial streets: Grades shall not exceed 2% for the 250 feet closest to any predetermined stopping points with arterial streets (major or minor) such as T-intersections or four-way intersections.

V. In order to preserve trees or other natural features, the City Engineer may approve grades steeper than the minimum requirements in this Ordinance that meet the criteria established in the latest edition of the AASHTO Policy on Geometric Design of Highways and Streets.

VI. No gradient change shall be more than 3% in 100 feet.

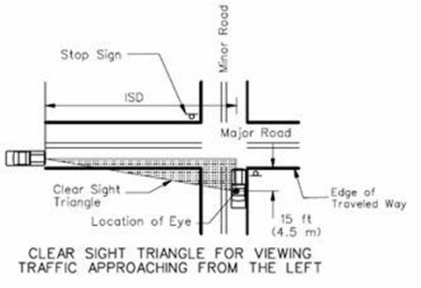
(ix) Cross slope: All public streets shall have a minimum cross slope of 2%.

d. Clear sight triangle: On any street intersection, a clear sight triangle shall be established according to the dimensions in the Table 4-100D-1 below. **[Amended 1-18-2011 by Ord. No. 6641]**

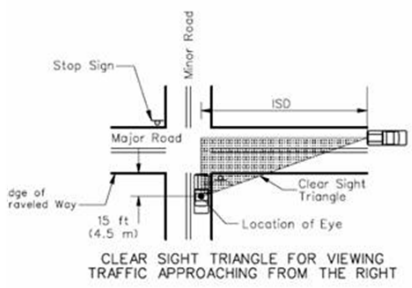
(i) No construction, planting or grading shall be permitted to be erected, placed, planted or allowed to grow within the clear sight triangle in such a manner as to materially impede vision.

(ii) A clear view is to be maintained between a height of 2 1/2 feet and 10 feet above the plane surface of this triangular area.

(iii) Permanent easements may be required to preserve the clear zone.



CLEAR SIGHT TRIANGLE FOR VIEWING TRAFFIC APPROACHING FROM THE LEFT



CLEAR SIGHT TRIANGLE FOR VIEWING TRAFFIC APPROACHING FROM THE RIGHT

Table 4-100D-1 Clear Sight Triangle Dimensions [Amended 3-1-2016 by Ord. No. 7200]	
a. All-Way Stop Controlled Intersections	
Posted Speed Limit (mph)	**Dimension "X" Stopping Sight Distance (SSD), feet**
25	200
30	250
35	305
40	360
45	425
50	495
55	570
b. Partially Controlled Intersection (Stop Controlled on Minor Road)	
Posted Speed Limit (mph)	**Dimension "X" Stopping Sight Distance (SSD), feet**
25	335
30	390
35	445
40	500
45	555
50	610
55	665

e. Traffic calming.

(i) Local streets and minor collector streets shall be laid out in such a manner as to encourage the flow of traffic at slow speeds and so that their use by non-local traffic will be discouraged without impairing the overall efficiency of traffic. The types of traffic calming features and geometric requirements shall be in accordance with the criteria of the City of Crystal Lake Neighborhood Traffic Calming Program Guidelines referenced in the Appendix and approved by the City Engineer.

(ii) Spacing: Traffic calming devices shall be utilized on all minor collector streets when deemed necessary in the traffic study. Spacing of traffic calming measures is dependent upon the traffic calming measure selected. Traffic calming measures may also be required in the traffic study for certain Local Streets depending on the layout of the roadway network.

(iii) On new streets, traffic calming devices are to be installed at the same time as the street.

(iv) Off-site impacts: In cases where the traffic study shows that the proposed new development traffic will likely impact the streets of an adjacent or nearby existing neighborhood, the off-site traffic calming measures may be required as a condition of approval. The City Engineer shall approve the appropriate location(s) and device(s) to be implemented by the developer on off-site streets prior to the first certificate of occupancy.

f. Other street types.

(i) Culs-de-sac: Refer to the City Standard Details in the Appendix for additional information.

I. Total road footage: Cul-de-sac streets shall be limited to a maximum of 15% of the total road footage in a residential development. Cul-de-sac streets in nonresidential and mixed-use developments shall be limited to a maximum of 10% of the total road footage.

II. Termination: Each cul-de-sac shall have a terminus of nearly circular shape with a minimum diameter right-of-way of 140 feet. "T" culs-de-sac are discouraged. The use of "T" (shaped) turnarounds in lieu of culs-de-sac is permitted only if the City Engineer determines that environmental, density (four or fewer lots will be served) or other conditions unique to the subdivision justify their use. The "T" cul-de-sac shall terminate in a twenty-foot paved section that is at least 70 feet wide to provide ample turning room.

III. Island: An unpaved island shall be provided at the center of the terminus of a standard cul-de-sac per the City's Standard Detail.

IV. Landscaping: The surface of the island shall be landscaped and at least one canopy tree shall be planted. Landscaping shall be in accordance with the City's Standard Details for fire hydrant clearance and municipal utility easement restrictions. Maintenance of the landscaped island shall be provided by the adjacent property owners or the homeowners' association, with a recorded maintenance agreement, covenants or plat conditions.

V. Cul-de-sac fees: A maintenance fee in accordance with the provisions of this Ordinance shall be required for each new cul-de-sac proposed for development.

VI. "Eyebrow" or "bump out" type culs-de-sac are not permitted on public roadways.

VII. Maximum length: The maximum length of a cul-de-sac shall be 500 feet measured along the center line from the intersection at origin through center of circle to end of right-of-way.

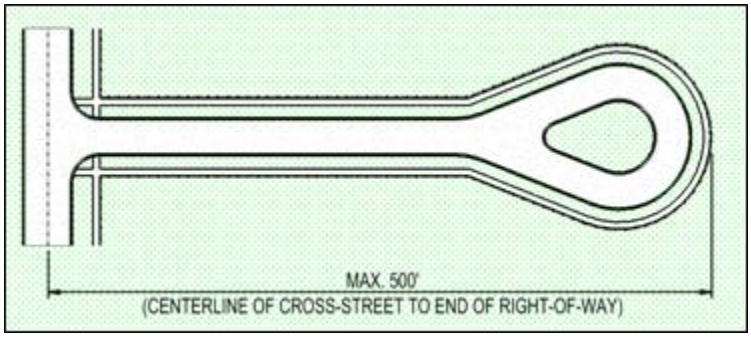
(ii) Stub streets: A temporary cul-de-sac (standard or "T") shall be provided at the terminus of all dead-end or stub streets.

I. The right-of-way lines and constructed pavement shall be extended to the boundary line of the proposed subdivision if the adjacent property is undeveloped.

II. Type III barricades and "Street Closed" signs shall be erected at the terminus during the construction phase.

III. At the completion of the street construction, three "end of roadway" signs (MUTCD Standard OM4-1) with reflective diamonds shall be erected at the terminus.

IV. The following notation shall be placed on the subdivision plat: "Future access connection for adjacent development, to be removed upon the extension of the street." It also shall be noted on the plat that no direct access to the "T" turnaround shall be permitted until such time as the temporary "T" turnaround is removed and the street extended.



(iii) Half streets: The construction of half streets is prohibited except where essential to the reasonable development of this regulation and where the Planning and Zoning Commission and the City Council finds it will be practicable to require the dedication of the other half when the adjoining property is developed. Wherever a half street is adjacent to a tract to be developed, the other half of the street shall be planned within such tract.

(iv) Private streets.

I. Frontage on a public street shall not be required in the following situations so long as an access easement providing access to the public street is approved by the City Engineer and recorded with the McHenry County Recorder's office:

[a] Outparcels within commercial or industrial centers, provided that the number of outparcels shall not exceed one per 10 acres of site area, with a minimum lineal frontage of 300 feet per outparcel or greater. This frontage requirement may be waived where access is internalized using the shared circulation system of the principal development or retail center. In such cases the right of direct access to the street shall be dedicated to the City and recorded with the deed.

[b] Multiple-family dwellings.

II. All private streets shall be built to City standards for the appropriate street classification in accordance with the provisions of this Ordinance and all other applicable City standards.

III. Private streets that invite the public in shall have all traffic control features, such as striping or markers, in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).

IV. The minimum distance between private street outlets on a single side of a public street shall be 600 feet.

V. All properties served by the private street shall provide adequate access for emergency vehicles and shall conform to the approved local street numbering system.

VI. All private streets with a posted speed limit shall have a written agreement from the property owner or property owner's association with the Crystal Lake Police Department authorizing access and traffic enforcement. This agreement shall be a covenant running with the land.

VII. All private streets shall have adequate provisions for drainage and stormwater runoff as provided in the Crystal Lake Stormwater Ordinance.

VIII. A second access connection to a public street shall be required for private streets greater than 1,000 feet in length.

IX. All private streets shall be identified on detailed construction plans, preliminary and final plats of subdivision.

X. A street maintenance agreement to assure private responsibility of future maintenance and repair shall be approved as to form and content by the City Attorney and shall be recorded with the deed of each property to be served by a common private street. The agreement shall provide for:

[a] A method to initiate and finance a private street and maintain that street in good condition;

[b] A method of apportioning maintenance costs to current and future users;

[c] A provision that the City may inspect and, if necessary, require that repairs be made to the private street to ensure that safe access is maintained for emergency vehicles. If required repairs are not made within six months of date of notice, the City may make the necessary repairs and assess owners of parcels on the street for the cost of all improvements plus an administrative fee, not to exceed 15% of total costs;

[d] A provision that the majority vote of all property owners on the street shall determine how the street is maintained except in the case of emergency repairs as outlined above;

[e] A statement that no public funds shall be used to construct repair or maintain the street, except in the case of a TIF district;

[f] A provision requiring mandatory upgrading of the street if additional parcels are added to reach the specified thresholds; and

[g] A provision that property owners along that street are prohibited from restricting or in any manner interfering with normal ingress and egress by any other owners or persons needing to access properties with frontage on that street.

XI. All private streets shall have a sign and name meeting City standards.

XII. All purchasers of property served by a private street shall, prior to final sale, be notified that the property receives access from a private street that shall be maintained collectively by all property owners along that street; that the City shall not be held responsible for maintaining or improving the private street; and that a right-of-way easement to provide the only access to that property has been recorded in the deed for that property.

XIII. The United States Postal Service and the local school districts are not required to use the private street for access to the parcels abutting the private street and may require that service be provided only at the closest public access point. Refuse collection should be provided on private streets (if not, refuse collection service may be obtained by placing refuse containers in locations as approved by the Zoning Administrator).

(v) Frontage roads/access restrictions: Provisions shall be made for serving lots abutting arterial streets by either the use of frontage roads, restriction of access to internal subdivision streets or shared driveway access (refer to the Access Management Manual in the Appendix). Screening shall be required along the arterial frontage should a frontage road not be provided. These provisions are intended to provide adequate protection of residential properties and to afford separation of through and local traffic.

g. Overland flood route: Streets are the preferred routing of the overland emergency floodway. Cross sections shall be graded to produce a depth of water not exceeding six inches at the center line of the street (or highest point in the pavement cross-section).

h. Street and curb intersection lines: Street intersections shall be as nearly at right angles as is possible and in no case shall be less than 60°. All curb corners shall have radii of not less than 25 feet and, at intersections, not less than 30 feet (as measured from the back of curb). Larger radii may be required by the City Engineer for intersections of collector or arterial streets.

i. Curb and gutter: **[Amended 3-1-2016 by Ord. No. 7200]**

(i) Barrier curbs and gutters shall be required on streets unless otherwise approved by the City Engineer.

(ii) Barrier curbs and gutters on streets shall be not less than 19 inches in overall width with a curb height of not less than six inches. IDOT STD B6-12 and M6-12 are acceptable standards.

j. Speed bumps: No speed bump or other such obstruction shall be constructed, placed or maintained on any public street, or any other paved area within the City. Speed tables or raised crosswalks, when utilized as a traffic calming measure, may be permitted with the approval of the City Engineer after a traffic study shows that this device is warranted.

k. Subdivisions in unincorporated areas: In subdivisions outside of the corporate areas, but within the 1 1/2 mile area, street improvements shall conform to the same minimum standards of improvements as required by the appropriate township district or county.

l. Street names.

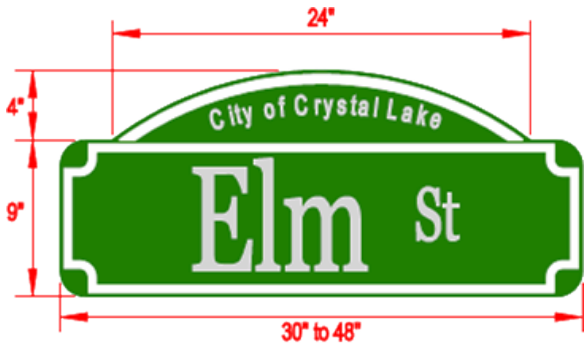
(i) Street names shall not be similar to or duplicate any other existing street within the City or the portions of the townships and municipalities within the Crystal Lake Rural Fire Protection District. The names of all streets must be approved by the City Council, the City of Crystal Lake Community Development Department, the local Fire Protection District and the local Post Office.

(ii) New streets that are extensions of or in alignment with existing streets shall bear the name of the existing street wherever possible.

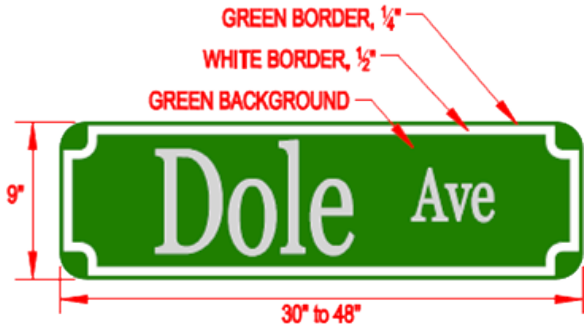
(iii) Street name signs shall be erected at all street intersections.

(iv) Signs and sign posts shall meet the minimum requirements set forth in the Standard Details. Only signs authorized by the highway authority having jurisdiction and in compliance with the Traffic Control Manual shall be permitted to be placed, displayed or maintained within the right-of-way.

(v) A sign inventory is required upon placement of the binder course for all streets open to public traffic. The developer shall reimburse the City 100% of the costs associated with the sign inventory, if any, including all materials and installation costs for missing signs.



UPPER SIGN DETAIL



LOWER SIGN DETAIL

m. Regulatory and directional signs: Regulatory and directional signs shall be erected at locations indicated by the City Engineer and consistent with the requirements of the MUTCD.

n. Access: Refer to the Access Management Manual in the Appendix.

o. Reserve strips: Reserve strips controlling access to streets shall not be permitted.

p. Adjacent and continuous improvement requirements: When the limits of required improvements are within 250 feet of an existing widened section of roadway, the improvements shall be extended to connect with the existing widened section, maintaining continuity and lane alignment, unless it is not warranted, as determined by the City Engineer.

Table 4-100D2: Summary of Street Design Standards

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local/ Alley	Code Section
Street Center Line Offsets	Min. 200' (or as required for turn lane storage and taper)					4-100D-1c (ii)
Reverse Curve - Tangent	Min. 300'			Min. 100'		4-100D-1c (iv)

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local/ Alley	Code Section
Horizontal Curve - Radius	350'			200'		4-100D-1c (v)
Vertical Curve - Radius	Min. 300'			Min. 150'		4-100D-1c (vi)
Vertical Curve - Tangent	Residential: Min. 50'			Nonresidential: Min. 100'		4-100D-1c(vii)
Gradient of Streets	Min. 0.5% Max. 5.0%			Min. 0.5% Max. 6.0%		4-100D-1c(viii)
Gradient @ Intersections	Max. 2.0% for 250 feet		Max. 2.0% for 100 feet			4-100D-1c(viii)
Gradient Change	Max. 3.0% in 100 feet					4-100D-1c(viii)
Clear Sight Triangle (along center line from ROW)	60'	50'	40'	30'	20'	4-100D-1d
Traffic Calming - Spacing	N/A			Min. 200'	Max. [§] 1200'	4-100D-1e (ii)
Cul-De-Sac - Length	N/A				Max. 500'	4-100D-1f (i)
Standard Asphalt Pavement (Surface/ Binder/HMA-Base/ Aggregate Base)	1.5"/2.5"/8"/4"		1.5"/4.5"/0"/12" 1.5"/2.5"/7"/4"	1.5"/2.5"/0"/12" 1.5"/2.5"/6"/4"	1.5"/2.5"/0"/12" 1.5"/2.5"/4"/4"	Appendix
Standard Concrete Pavement	10"-11" PCC/6" Stone		9"-10" PCC/6" Stone	8" PCC/6" Stone	8" PCC/4" Stone	Appendix
Asphalt Thickness	Surface Course: Min. 1.5" thickness			Binder Course: Min. 2.25" per lift		Appendix
Overland Flood Route	Max. 6" depth					4-100D-1g
Intersection Curb Radii	Min. 30' (larger radii may be required)					4-100D-1h

2. Sidewalks.

   a. Sidewalk width.

      (i) All sidewalks constructed on City streets shall be five feet wide, except as noted in this section.

      (ii) Where a new sidewalk at its termini abuts an existing sidewalk(s), it shall match that dimension but be no less than four feet in width.

      (iii) Where the sidewalk is immediately adjacent to the travel lane (i.e., carriage walk), it shall be no less than six feet in width.

   b. Sidewalk thickness.

      (i) Concrete sidewalks in the public right-of-way shall be not less than four inches in thickness.

      (ii) Where the sidewalk extends through a residential driveway, the walk shall be no less than six inches in thickness.

      (iii) For commercial/industrial properties, the thickness through driveways shall be eight inches minimum.

   c. Corner lots: For corner lots, the sidewalks shall be extended to the curblines to provide pedestrian crossings in all directions at each street intersection.

   d. Driveways: All sidewalks are to extend through driveways, unless said driveway is constructed of concrete, in good condition and at proper grade. Concrete driveways shall have tooled joints in the sidewalk through the approach.

   e. Accessibility.

      (i) All sidewalks shall be constructed in such a manner so as to provide access to the sidewalk at the curbline for handicapped persons by means of an inclined ramp. All grades must meet the latest guidelines and standards of the American with Disabilities Act. **[Amended 6-3-2014 by Ord. No. 7034]**

      (ii) Curb ramps shall include detectable warnings using prefabricated plates per the City Standard Detail.

      (iii) Curbs shall be depressed where sidewalks intersect curblines for the full width of the sidewalk to provide for sidewalk ramps.

      (iv) Refer to the City Standard Details in the Appendix for additional information.

   f. Permits: A permit issued by the Community Development Department shall be required for all sidewalk installations. **[Amended 6-3-2014 by Ord. No. 7034]**

   g. Where required: Sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected, unless a variation to this requirement is granted by the City Council after a recommendation by the Planning and Zoning Commission.

h. Standard specifications: The latest edition of the Standard Specifications for Road and Bridge Construction manual for the State of Illinois, and henceforth referred to as the "IDOT Standard Specifications," shall govern the sidewalk construction and is hereby incorporated by reference.

Table 4-100D3: Summary of Sidewalk Design Standards

[Amended 6-3-2014 by Ord. No. 7034]				
				Code Section
Sidewalk Width	Standard:	Min. 5 feet		4-100D-2a(i)
	Matching Existing:	Min. 4 feet		4-100D-2a(ii)
	Carriage Walks:	Min. 6 feet		4-100D-2a(iii)
Sidewalk Thickness	In Public ROW:	Min. 4 inches		4-100D-2b(i)
	Through Residential Drives:	Min. 6 inches		4-100D-2b(ii)
	Thru Nonresidential Drives:	Min. 8 inches		4-100D-2b(iii)
Sidewalk Pavement Design	Well-compacted subgrade			Appendix
	Compacted CA-6 Gravel (Grade 8 or 9) - Min. 2 inches			Appendix
	Six-bag cement mix per cubic yard of concrete (Class SI Concrete)			Appendix
	A curing compound shall be applied to all finished surfaces.			Appendix
Tooled Joints	Contraction	5-foot centers	Shall not exceed 1/3 the thickness of the finished	Appendix
	Expansion	1/2 inch full-depth every 50 feet.	Where the walk abuts an existing walk, a curb, driveway, approach, building	
Cold Weather Pours	Air Temp: 35° F. and rising			Appendix
Cold Weather Protection	25° F. through 32° F.	2 layers of polyethylene		Appendix
	Below 25° F.	12 inches of straw covered with 2 layers of polyethylene		

3. Bicycle and pedestrian facilities.

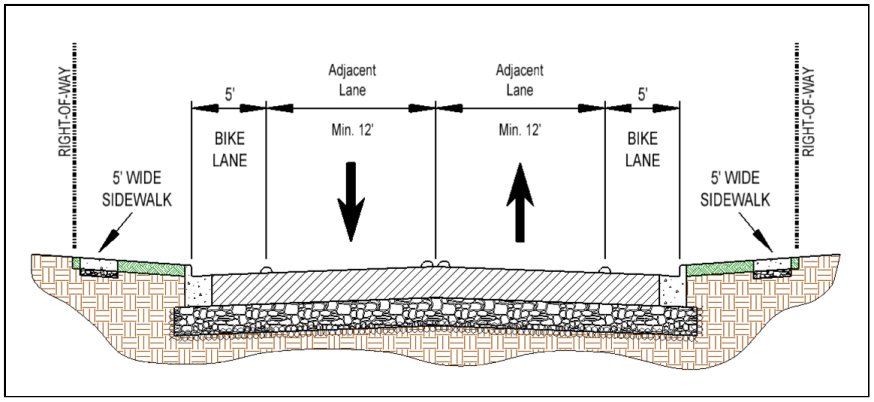
   a. Separate facilities: Separate bicycle facilities shall be provided on all new collector and arterial streets unless waived by the City Engineer.

   b. On-street bicycle lanes.

      (i) Permitted on major collector or minor arterial streets.

      (ii) Bike lanes shall be at least five feet wide (including the gutter) on each side of the road and include appropriate pavement striping, markings, and signage per the latest edition of the MUTCD.

      (iii) Adjacent roadway travel lanes must be at least 12 feet wide.



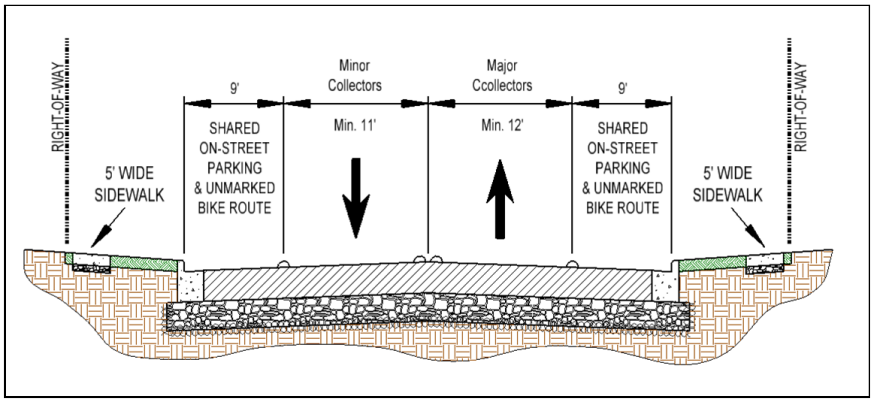
   c. On-street combined parking/bike lane.

      (i) Permitted on major or minor collector streets.

      (ii) Combined parking/bike lanes shall be at least nine feet wide (including the gutter) on both sides of the road to allow use by on-street vehicular parking and occasional bicycle traffic.

      (iii) Combined parking/bike lane shall not be signed as an officially designated "Bike Route" due to shared traffic.

      (iv) Adjacent roadway travel lanes must be at least 11 feet wide for minor collectors and at least 12 feet wide for major collectors.

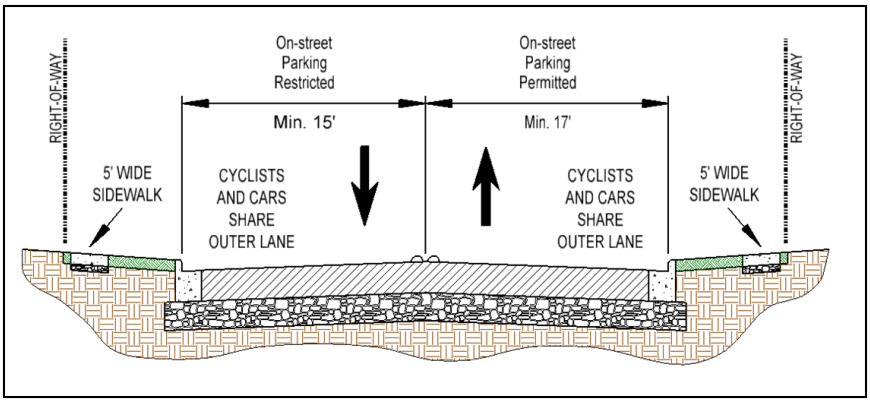


d. On-street wide outside curb lanes.

(i) Permitted on major and minor collector streets.

(ii) If on-street parking is restricted, the outside, or curb lane, shall be at least 15 feet wide, excluding the gutter.

(iii) If on-street parking is permitted, the curb lane shall be at least 17 feet wide, excluding the gutter.

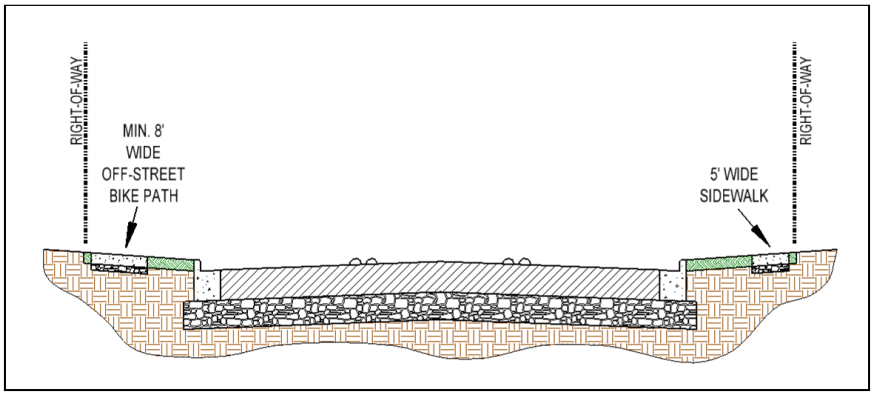


e. Off-street path.

(i) Permitted on major collector or arterial streets.

(ii) Off-street shared-use paths shall be at least eight feet wide and meet the requirements of the AASHTO Guide for the Development of Bicycle Facilities, latest edition.

(iii) A wider path may be required depending on pedestrian/bicycle volume (see IDOT Bureau of Local Roads Manual, latest edition, for criteria on path width).



4. Driveways and parking areas.

   a. Driveway permit: A permit shall be required for any new access to a publicly maintained street and shall conform to the requirements of this Ordinance and the Access Management Manual in the Appendix.

   b. Access management: Refer to the City's Access Management Manual in the Appendix and the City's Standard Details for additional driveway guidelines and requirements.

   c. Residential driveway pavement: Refer to § 570-1 of the City Code.

   d. Residential parking areas for one to six vehicles: Refer to § 570-1 of the City Code.

   e. Residential parking areas for more than six vehicles: Refer to § 570-1 of the City Code.

   f. Nonresidential parking areas: Refer to § 570-2 of the City Code.

E. Street standards for conservation design.

1. Roadway design.

   a. All streets in a conservation design development, whether publicly dedicated or private, shall be developed to the standards specified in this Ordinance unless modified as below:

      (i) Interior local streets in a conservation design development may take the form of a:

         I. Two-way street;

         II. Two-way street with landscaped median;

         III. One-way loop street around a landscaped median; or

         IV. "Grid system" of one-way streets bound by two-way streets.

(ii) Parking restrictions for one or both sides of the street are required for certain roadway configurations in order to justify the pavement width reductions allowable in conservation design.

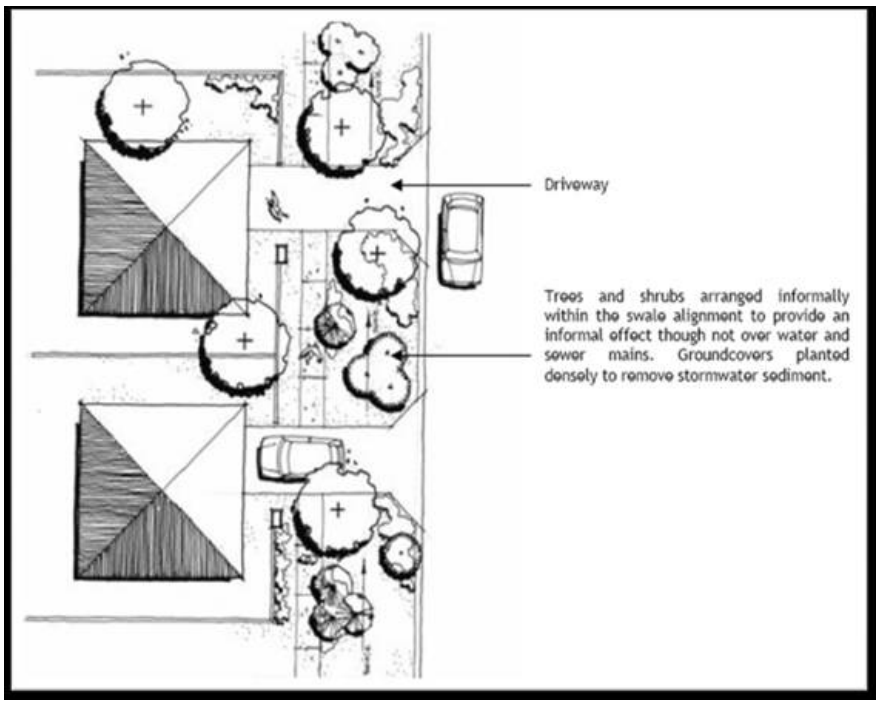
(iii) The right-of-way and pavement width of any interior local street within a conservation design development shall meet the following requirements in the table below. Right-of-way 90 feet or more may be required if a rural cross section with vegetated swales is utilized.

Typical Local Street Specifications			
Street Type	**On-Street Parking**	**Pavement Width (edge-to-edge)**	**Right-of-Way**
Two-Way Street	None	20'[1]	Min. 60'
	One Side	24'	
One-Way Street	None	20'[1]	Min. 60'
	One Side	20'[1]	

[1] Pavement width at intersections with other public streets shall be increased to local street standards (25' edge-to-edge) at taper at ____:1 in order to account for emergency vehicle and snow plow turning radii.

(iv) Reinforced grass mat products shall be used along the outside edge of the ribbon curb if on-street parking is not prohibited.

(v) The use of enclosed drainage curb and gutter systems is discouraged in favor of vegetated swales/biofiltration and ribbon curb (per City details), where feasible and where a significant environmental benefit will be realized.



(vi) Non-local streets, such as collectors or arterials, shall meet the improvement and design standards required by this Ordinance for all other streets not within a conservation design development.

b. The applicant must demonstrate through a traffic study by one of the City's approved traffic consultants that access to the development has the capacity to handle traffic generated by the proposed project and the site layout is developed according to standards that promote road safety, provide adequate access for emergency vehicles, and allow for adequate vehicular circulation and movement.

2. Sidewalks and bicycle paths.

a. Sidewalks shall be installed on at least one side of a street and may be required by the City Council to be installed on both sides of a street. Sidewalks shall connect residential areas to common open space areas, and provide convenient pedestrian access throughout the conservation design development and from the development site to other areas of the City. The City Council may waive all or a portion of the sidewalk requirements.

b. Sidewalks located within a public street right-of-way shall be paved and have a width of five feet, unless used to accommodate bicycle traffic, in which case the standard width may be exceeded. Sidewalk with a minimum width of four feet may be approved by the City Engineer as an impervious area reduction measure if sidewalk is constructed on both sides of the street.

c. When the conservation design development provides a pedestrian system with access equal to or greater than the provision of sidewalks along public street

rights-of-way, said pedestrian system may be installed in lieu of sidewalks along public streets.

d. Sidewalks dedicated and/or intended for public use shall be paved with a hard, dust-free surface such as asphalt, brick, pavers, or concrete. The use of alternative paving materials for sidewalks such as permeable pavers may be permitted (subject to City Engineer approval).

3. Driveways.

a. Private drives, parking areas, and walkways in a conservation design development may be built with alternative surfaces and designs, including permeable pavers, subject to the approval of the City Engineer.

b. Shared or common drives shall be permitted and shall comply with the following standards, provided there is a recorded covenant applicable to the properties utilizing such drive which establishes standards for its maintenance and use.

(i) A common drive may serve multiple units and may be built to serve residential or nonresidential uses. A common drive shall extend from a public or private street and may connect to other existing or planned public or private streets. A maintenance agreement running with the land for the shared driveway must be executed by all units served and recorded with the County Recorder's Office.

c. Culs-de-sac should be designed as semi-circular and circular loop roads. A minimum thirty-foot outside radius around a landscaped island with a minimum ten-foot radius is required. The center landscaped areas should be depressed and potentially can be designed for stormwater storage.

SECTION 4-200. Off-street parking and loading.

A. Purpose. The purpose of the off-street parking and loading Section is:

1. To provide an appropriate amount of off-street parking and loading uses for development within the City;

2. To provide standards that prevent undue congestion in the streets and relieve traffic congestion in the streets;

3. To minimize any detrimental effects of off-street parking areas on adjacent lands; and

4. To ensure the proper and uniform development of parking areas throughout the City.

B. Applicability.

1. General. All buildings, structures and land uses and all modifications, initiated after the effective date of this Ordinance, shall be provided with accessory off-street parking or loading facilities as required by this Ordinance. A building or structure for which a building permit has been issued prior to the effective date of this Ordinance shall comply with the requirements in effect at the time of issuance of the permit. Expansion of parking areas, change in parking lot access, or other changes to the

parking lot will require improvements as outlined in the table below. **[Amended 1-18-2011 by Ord. No. 6641]**

Table 4-200B-1 Parking Lot Improvements						
	Required Number of Parking Spaces	Parking Lot Setbacks	Parking Lot Curbing	Parking Lot Landscaping	IL Accessibility Code Compliance	Wheel Stops
Expansion of Parking Area						
— Up to 10 spaces			X		X	X
— 11 or more additional spaces	X	X	X	X	X	X
Change in parking lot access			X		X	
Parking lot sealcoat/striping only (same as existing layout)					X	X
Repair of storm sewer structure					X	
Parking lot patching only					X	
Parking lot overlay (same as existing layout)					X	
Parking lot remove and replace	X	X	X	X	X	X
Remove and replace curb			X		X	
Add curb			X		X	

2. Existing parking and loading facilities. Accessory off-street parking and loading spaces in existence on the effective date of this chapter may not be reduced in number, except in compliance with the requirements of this section. For existing uses in the Downtown District and Virginia Street Corridor Overlay District, on-street parking shall be considered acceptable.

3. Permissive parking and loading spaces. Nothing in this Ordinance shall prevent the establishment of off-street vehicle parking or loading facilities to serve any existing use of land or buildings, provided that all regulations governing the location, design, improvement, and operation of such facilities are adhered to.

4. Change, expansion or alteration in use. When a change of use occurs, the minimum number of parking spaces required for the new use as determined by this Ordinance, shall be provided. If the intensity of use of any building, structure or premises is increased through addition of units, gross floor area, seating capacity, or other units of measurement specified in this Ordinance for calculating the required parking or loading facilities, or where the expansion of a use results in increased vehicle trips to the existing building, structure or use as determined by the City Engineer or his/her assigned designee, parking and loading facilities as required per this Ordinance shall be provided for such increase in intensity of use. Where there is a reduction in the intensity of use, it is permissible to reduce the existing parking and loading facilities to the number of spaces as required by this Ordinance.

5. Parking in the Downtown District and Virginia Street Corridor. Special conditions exist in the Downtown District and Virginia Street Corridor of the City, due to the availability of on-street parking spaces and public off-street parking lots. These public facilities contribute to a reduced need for off-street parking spaces. Therefore, buildings, structures and all uses located in these districts are allowed a reduction in the required number of parking spaces to provide 70% of the required number of spaces for a similar new building or use. When unusual circumstances exist and meeting these provisions would constitute a hardship or make the redevelopment of properties in these districts economically impractical, the City will receive a cash contribution in lieu of on-site parking facilities. Value per parking space for this contribution will be calculated taking into consideration comparable land value, the cost of design, engineering, construction, lighting and landscaping. Funds received by the City in lieu of on-site parking facilities will be utilized to provide additional downtown parking facilities. **[Amended 12-11-2017 by Ord. No. 7419]**

6. Joint/shared parking facilities. The key goal of joint/shared parking is to find the balance between providing adequate parking, meeting the needs of the development and minimizing the impact of excessive land or resources devoted to parking. Joint/shared off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be permitted, provided that proof of cross access agreement is submitted for review and approval by City staff and recorded with the McHenry County Recorder of Deeds. Joint/Shared parking facilities for similar uses may not be reduced below the total cumulative number of parking spaces required for all uses. Joint/Shared parking facilities for dissimilar uses, or a combination of uses where maximum parking needs vary for the different uses at different days and time, may be reduced to allow the total maximum parking spaces required for the combination of uses at the same time. The total number of parking spaces to be provided shall not be reduced by more than 25% of the originally required cumulative number of spaces for all uses. For shared parking to be successful, the parking spaces have to be equally accessible and available to each of the participating developments. The City Engineer or his/her assigned designee must find that the use of shared parking or a reduction will not result in any increased congestion in the public streets and will not otherwise violate the intents and purposes of this Ordinance to allow the shared/

joint parking facility. (See Appendix for "Sample procedure for determining a shared parking benefit.")

7. Control of off-site facilities. When required accessory off-street parking facilities are provided on a lot other than on which the principal use served is located, they shall be in the same possession, either by deed, lease, license or easement, as the property occupied by such principal use. A copy of the signed lease, easement, license or agreement, recorded in the office of the Registrar of Deeds of McHenry County must be filed with the application. Where leased, licensed or through easement, the term of the agreement shall be long-term (at least three years) or identical to the lease term of the principal use. The applicants and their successors shall annually provide certification to the Zoning Enforcement Officer that the parking spaces associated with the off-site parking agreement are still available. If any of the parking spaces associated with the off-site parking agreement become unavailable, the use shall have 30 days from the time that the parking spaces associated with the off-site parking agreement became unavailable to provide the required number of parking spaces or to apply for a parking variation to reduce the required number of spaces. The use's certificate of occupancy shall be conditioned upon the continued availability of the required number of parking spaces. Off-street facilities shall be within the same zoning district as the principal use. If the parking is located in another zoning district, a special use permit shall be required. Off-site parking facilities must be within 600 feet of the main entrance of the principal use being served, and, except for the Downtown District and the Virginia Street Corridor Overlay District, must be in the same block so that no public street lies between the off-site parking spaces and the principal use being served. No off-site parking shall be located in a residential zoning district unless accessory to a use permitted in that district.

C. General standards for off-street parking, stacking and loading spaces.

1. Use of parking area. All vehicular parking areas, stacking areas and loading spaces required by this Ordinance shall be used only for those purposes. Any other use, including but not limited to vehicular storage, vehicle sales, vehicular repair work, vehicle service, or display of any kind, shall constitute a separate business use of the space.

2. Identified as to purpose and location when not clearly evident. All off-street parking areas, except those serving single-family detached and two-family uses, and off-street loading areas shall include painted lines or other methods of identifying the individual parking spaces and loading areas and distinguishing such spaces from aisles.

3. Surfacing. All off-street parking and loading areas shall meet the standards listed in Article III, Land Development, Chapter 570, Parking Lot, Driveway and Sidewalk Construction, of the City Code. Parking shall occur only on off-street parking areas. In certain areas, where permeable soils are present and allow proper drainage, the City Engineer or his/her assigned designee may permit the use of permeable paving materials, including, but not limited to, porous concrete, permeable interlocking concrete pavers, concrete grid pavers, and porous asphalt. Compacted gravel will not be considered as permeable pavement and gravel parking lots shall be permitted only upon the approval of a variation. **[Amended 6-3-2014 by Ord. No. 7034]**

4. Arrangement. Required off-street parking areas for all uses with five or more required parking spaces, shall be so designed, maintained and regulated that no maneuvering incidental to parking or unparking shall be on any public street or street right-of-way, walk or alley, and so that any automobile may be parked and unparked without moving another.

5. Drainage. All off-street parking and loading areas must provide a one-percent cross slope on pavement surface and must be properly drained so as not to cause any nuisance on adjacent land. **[Amended 3-1-2016 by Ord. No. 7200]**

6. Exterior lighting. Where exterior lighting is provided for off-street parking and loading areas, it shall comply with the standards in Section 4-800, Exterior Lighting Standards of this Ordinance.

7. Landscaping. Except for parking areas serving single-family detached dwellings, all off-street parking and loading areas shall be landscaped to soften their visual impact on adjacent areas, and unless specifically exempted, shall comply with the standards of Section 4-400, Landscaping and screening standards, of this Ordinance.

8. Curbs and motor vehicle stops. Perimeters of all parking lots and interior parking lot islands shall be curbed. The City Engineer or his/her authorized designee may waive this requirement to grant allowances for water quality treatment BMPs that do not permit a curb to be installed. All off-street parking and loading areas shall provide curbs, motor vehicle stops, or similar devices so as to prevent vehicles from overhanging on or into public right-of-way, sidewalks, walkways, adjacent land, or landscape areas.

9. Maintained in good repair.



   a. Maintained at all times. All off-street parking and loading areas shall be maintained in good repair, and in safe condition at all times, so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.

   b. Periodically restored. All off-street parking and loading areas shall be periodically restored to maintain a clear identification of separate parking stalls.

10. Construction of off-street parking and loading areas. All required off-street parking and loading areas shall be completed prior to the issuance of a certificate of occupancy for the use or uses they serve. In case of phased development, off-street parking and loading areas should only be provided for the portions of the development for which a building permit is approved.

D. Off-street parking standards.

1. Submission of a parking plan. A parking plan shall be submitted for any development that is required to provide off-street parking spaces. The plan shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve.

2. Units of measurement.

a. Floor area: Where the standards use floor area (square footage in a building) for calculating the required number of parking spaces, unless otherwise specified, the gross floor area shall be used in computing the required number of spaces.

b. Employees, students: Where the required number of parking spaces are based on the number of employees or students, the maximum number of full- or part-time employees on duty or residing, or both on the premises at any one time and the maximum proposed enrollment shall be used in computing the required number of spaces.

c. Capacity: Where parking spaces are computed on the basis of capacity, the total number of required spaces shall be based on the maximum proposed capacity for the particular building, structure or use.

3. Computation.

a. Except as provided for in this Ordinance, parking shall be calculated separately for each different use area in a building or on a site, including all accessory uses.

b. When the number of off-street parking spaces required by this Ordinance results in a fractional space, any fraction of 1/2 or less may be disregarded, while a fraction in excess of 1/2 shall be counted as one parking space.

4. Minimum number of spaces required. **[Amended 1-18-2011 by Ord. No. 6641; 6-3-2014 by Ord. No. 7034; 8-2-2016 by Ord. No. 7247]**

a. Every use must provide adequate parking spaces on-site to meet the demand for the proposed land use. If the normal parking demand generated by a use is greater than the parking requirement as determined by this Ordinance, adequate parking to meet the demand must be provided. All uses must provide adequate parking for business patrons as well as employees. The minimum required number of parking spaces to be provided for each use shall be per Table 4-200D-1 of this Ordinance. (Reduced requirements shall apply to uses in the Downtown District and the Virginia Street Corridor District Overlay District per Sections 4-200B-5 and 3-400B.) Uses that are not listed in Table 4-200D-1 shall provide parking spaces per the provisions in Planning Advisory Service (PAS) Report 510/511, Parking Standards, published by the American Planning Association, which is adopted by reference herewith, as amended. For convenience, required parking for certain customary uses is included in the Appendix.[5] Please contact the Community Development Department to request parking standards for uses not listed in Table 4-200D-1 or the Appendix.

b. Parking requirements for a use not specifically listed in Table 4-200D-1 or the PAS Report shall be determined by the City Engineer or his/her designated appointee based on the standards for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use. The City Engineer may determine that a parking study by the City's approved traffic consultant is warranted. Such a study shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Zoning Administrator,

5. Editor's Note: See the parking standards in Appendix Section A-1000.

and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity and location. The study shall document the source of data used to develop the recommendations.

c. The Zoning Administrator shall have the authority to allow a reduction of up to 10% of the required number of parking spaces if, in his/her opinion, a special site-specific condition warrants the reduction.



TABLE 4-200D MINIMUM OFF-STREET PARKING REQUIREMENTS
[Amended 1-18-2011 by Ord. No. 6641]

DU = Dwelling Unit
SF = Square Footage
GFA = Gross Floor Area
NFA = Net Floor Area

RESIDENTIAL		
Household Living	Dwelling, Single-Family Detached	2 per DU, 1 space shall be an enclosed garage and 1 can be a driveway at least 21 feet long.
	Dwelling, Two-Family	2 per DU, 1 space shall be an enclosed garage and 1 can be a driveway at least 21 feet long.
	Dwelling, Single-Family Attached	2 per DU, 1 space shall be an enclosed garage and 1 can be a driveway at least 21 feet long + 0.25 guest parking per unit.
	Dwelling, Multifamily	1 per efficiency unit + 1.5 per 1-bedroom unit + 2 per 2-/3-/4-bedroom unit + 0.25 guest parking per unit.
	Dwelling, Manufactured Home	2 per DU
	Dwelling, Upper Story Above Nonresidential Use	1 per DU
Congregate Living	Group Dwelling	1 per employee + 1 per 3 adults
	Family Care	1 per employee + 1 per 3 adults
	Continuing Care Retirement Community	0.5 per DU (where centralized amenities like dining, housekeeping, etc. are provided)
COMMERCIAL		

TABLE 4-200D MINIMUM OFF-STREET PARKING REQUIREMENTS [Amended 1-18-2011 by Ord. No. 6641]		
DU = Dwelling Unit SF = Square Footage GFA = Gross Floor Area NFA = Net Floor Area		
Motor Vehicle and Parts Dealer	Automobile Dealers	1 per 5,000 square feet of outdoor display/storage area + 2 per service bay + 1 per employee working the largest shift.
	Automotive Parts, Accessories and Tire Stores	1 per 300 SF GFA
	Automotive Accessory Sales and Installation	1 per 300 SF GFA
Vehicle Repair and Maintenance	Automobile Repair, Major and Minor; Automotive oil change and lubrication Shops	3 per service bay + 1 per employee on the largest shift
	Car Washes	Stacking spaces as required by this Ordinance + 1 per employee on largest shift
	Sales-Oriented Uses	5 per 1,000 GFA
	Sales-Oriented Uses 25,001-400,000 SF	3.3 per 1,000 SF GFA
	Service-Oriented Uses	5 per 1,000 GFA
Furniture and Home Furnishings Store	Furniture Stores; Floor Covering Stores; Window Treatment Stores; All other Home Furnishings Store	2 per 1,000 SF GFA
Lawn and Garden Equipment and Supplies Store	Nursery, Garden Center, and Farm Supply Store	1 per 300 SF + 1 per 1,000 SF outdoor nursery lot
Health and Personal Care Stores	Pharmacies or Drug Store (with drive-through)	4.5 per 1,000 SF GFA
Food and Beverage Stores	Convenience Stores	1 per 350 square feet excluding any storage areas with a minimum of 6 parking spaces

TABLE 4-200D MINIMUM OFF-STREET PARKING REQUIREMENTS [Amended 1-18-2011 by Ord. No. 6641]		
DU = Dwelling Unit SF = Square Footage GFA = Gross Floor Area NFA = Net Floor Area		
Gasoline Stations	Gasoline Stations (Where vehicle repair or maintenance or accessory car wash facilities are provided, parking and stacking spaces must be provided as required by this Ordinance).	1 per 4 pumps plus 1 per 350 square feet per gross floor area for the building where other retail goods are offered for sale.
Miscellaneous Store Retailers	Used Merchandise Stores	3.5 per 1,000 SF GFA
	Cannabis Dispensary **[Added 10-1-2019 by Ord. No. 7576]**	5 per 1,000 SF GFA
Personal and Laundry Services	Barber Shops, Beauty Salons, Nail Salons	1 per station or chair + 1 per employee on the largest shift
	Pet Care (except Veterinary) Services	3.3 per 1,000 SF GFA
	Funeral Home/Crematorium	8 per reposing room + 1 per 4 seats in each chapel + 1 per vehicle used in the conduct of the business
	Tattoo, Massage	4.5 per 1,000 SF GFA
Food Service and Drinking Places	Restaurants, Full Service	1 per 250 SF GFA or 1 per 4 seats based upon the capacity of the fixed or moveable seating area, whichever is greater
	Restaurants, Limited-Service; Cafeterias, Grill Buffets and Buffets; Snack and Non-Alcoholic Beverage Bars	1 per 100 SF GFA + stacking spaces for any drive-through as required per this Ordinance
	Drinking Places	1 per 3 seats of the design capacity or 1 per 100 SF GFA, whichever is greater
Educational Services	Nursery School, Preschool	1 per 2 classrooms + 1 per employee on largest shift
	Elementary and Secondary Schools	1 per classroom + 1 per employee (on largest shift) OR 1 per every 3 auditorium or stadium seats, whichever is greater

TABLE 4-200D MINIMUM OFF-STREET PARKING REQUIREMENTS [Amended 1-18-2011 by Ord. No. 6641]		
DU = Dwelling Unit SF = Square Footage GFA = Gross Floor Area NFA = Net Floor Area		
	High Schools	1 per classroom + 1 per every 5 students + 1 per employee on largest shift OR 1 per every 3 auditorium or stadium seats, whichever is greater.
	Colleges, Universities and Professional Schools	Site Specific
	Technical or Trade Schools	1 per 3 students + 1 per every employee on largest shift
COMMERCIAL RECREATION		
Commercial Recreation	Bowling Facility	3 per alley + spaces as required for accessory uses
	Billiards	2 per table + spaces as required for accessory uses
	Health clubs	5.9 per 1,000 SF GFA
	Physical Fitness Facilities, Weight Training Centers, Strength Development Centers, Weight Loss Centers	6.4 per 1,000 SF GFA
	Skating Rink	30% of capacity
	Mini Golf, Batting Cages	3 spaces per hole or cage
	Golf Course, Private	10 per hole or 5 per hole for par 3 courses
	Golf Driving Range	3 per tee
	Banquet Hall, Ballroom, Dance Hall	1 for every 4 seats in principal auditorium or assembly room
	Lodge membership club (seating capacity of less than 300 in main activity area)	1 per 300 SF or 1 per 3 persons in accordance with design seating capacity
	Lodge Membership Club (seating capacity of 300 or greater in main activity area)	1 per 300 SF or 1 per 3.5 persons in accordance with design seating capacity
	Nonresidential Indoor or Outdoor Swimming Pools, Wave Pools	10 per 1,000 SF swimming pool water surface + 1 per employee on largest shift + as required for ancillary uses

TABLE 4-200D MINIMUM OFF-STREET PARKING REQUIREMENTS [Amended 1-18-2011 by Ord. No. 6641]		
DU = Dwelling Unit SF = Square Footage GFA = Gross Floor Area NFA = Net Floor Area		
	Shooting Range	1 per 1,000 SF GFA + 1 per shooting bay + as required for ancillary uses
	Large-Scale Entertainment Venue	Site Specific
	Amusement and Theme Parks (including indoor/outdoor water parks)	Site Specific
	Convention Center	1 per 3 persons of maximum fire rated capacity
	Marina	1 per 2 slips
OVERNIGHT LODGING		
Overnight Lodging	Hotels (except Casino Hotels) and Motels	1 per every 3 guest rooms + 1 per employee on largest shift + 75% of spaces required for on-site accessory uses
	Resorts	Site Specific
	Bed-and-Breakfast Inn	2 + 1 per guest room
	Hostel	1 per 3 resident beds + 1 per employee on largest shift
OFFICES		
Offices	Professional Offices	1 per 250 SF of GFA
	Offices of Physicians, Dentists and Other Health Practitioners	1 per 150 SF of GFA
	Financial Institutions without Drive-Through	1 per 250 SF of GFA
	Financial Institutions with Drive-Through	1 per 350 SF of GFA + stacking spaces for any drive-through as required per this Ordinance
	Government Offices	1 per 300 SF GFA used by the public + 1 per 600 SF GFA not used by the public
CIVIC		
Community Facilities	Arts, Performing Arts Center	1 per 4 seats in accordance with the design seating capacity

TABLE 4-200D MINIMUM OFF-STREET PARKING REQUIREMENTS [Amended 1-18-2011 by Ord. No. 6641]		
DU = Dwelling Unit SF = Square Footage GFA = Gross Floor Area NFA = Net Floor Area		
	Museum	4 per 1,000 SF NFA
	Movie Theater	Single Screen: 0.5 per seat; Up to 5 screens: 0.33 per seat; 5 to 10 screens: 0.3 per seat; Over 10 screens: 0.27 per seat
	Library and Archives	4.5 per 1,000 SF GFA
DAY CARE		
Day Care	Commercial Child Day-Care Center	1 per employee + 1 per 6 children of licensed capacity
	Home Day Care	1 per 6 children + required parking for the dwelling unit
MEDICAL USES		
Medical Facility	Outpatient Care Centers (including Freestanding Ambulatory Surgical and Emergency centers)	7 per 1,000 SF GFA
	Blood and Organ Banks	1 per 300 SF GFA
	Hospitals	2 per patient bed + 1 per 300 SF GFA for administrative areas
RELIGIOUS ESTABLISHMENTS		
COMMERCIAL - Religious Organizations	Religious Organizations	1 per 4 fixed seats + 1 per 8 feet of bench length + 1 per 28 square feet in areas where no permanent seats are maintained in the main place of worship + spaces required for accessory uses.
UTILITIES		
Utilities	Major Utilities	1 per employee on the largest shift
	Wireless Communication Facilities/ Radio Transmission Tower	1 per service provider with equipment on-site
	Landfill and Transfer Station	Site Specific
PARKING AND TRANSPORTATION		
Transportation	Airport, Heliport	Site Specific
INDUSTRIAL		

TABLE 4-200D MINIMUM OFF-STREET PARKING REQUIREMENTS [Amended 1-18-2011 by Ord. No. 6641]		
DU = Dwelling Unit SF = Square Footage GFA = Gross Floor Area NFA = Net Floor Area		
Industrial	Industrial Uses	1 per 2 employees based on the maximum number of employees on 1 shift which the plant is designed to employ + 1 space per vehicle used in the conduct of the business
WAREHOUSING, DISTRIBUTION AND STORAGE		
Warehousing, Distribution and Storage	Warehousing distribution	1 per 1,000 SF NFA (up to 10,000 SF) + 1 per 2,000 SF NFA above 10,000 SF + as required for office use + 1 per vehicle used in the conduct of the business
	Self Storage, Mini Warehouse	1 per 4,000 SF NFA up to 20,000 SF + 1 per 10,000 SF NFA above 20,000 SF + 1 per vehicle used in the conduct of the business
OPEN		
Agricultural	Farms and Farmhouses	DU requirement only
PARKS AND OPEN SPACE		
Parks and Open Space	Campground	Site Specific
	Park	Site Specific
	Preservation Areas	Site Specific
	Private Recreation Field	Site Specific
TEMPORARY		
Temporary	Construction Trailer and Sales Office	1 per 250 SF GFA
	Holiday Tree and Decoration Sales	1 per employee + 1 per 500 SF display area (indoor and outdoor), including walkways.

5. Off-street vehicle parking spaces shall not be provided in an amount that is more than 125% of the minimum standards established in Section 4-200C-4 for parking lots with fewer than 200 spaces and 115% of the minimum standards established in Section 4-200C-4 for parking lots with greater than 200 spaces. If additional parking beyond the percentages established above is desired, the use of pervious or semi-pervious parking area surfacing materials or recycled materials such as glass, rubber, used asphalt, brick, block and concrete shall be required, provided that such areas

must be maintained properly. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices.

E. Other standards.

1. Parking lot setbacks.

a. Parking lots fewer than 200 spaces. Parking lots are required to be setback at least 20 feet, exclusive of municipal utility easements, or 10 feet in width in addition to a municipal utility easement, whichever is less, along all rights-of-way. Surface parking areas are permitted in required yards, provided that all parking areas meet the landscaping provisions outlined within Section 4-400, Landscaping and screening standards, of this Ordinance. On a corner lot, the requirements shall apply to both frontages.



Commentary

On Strategic Regional Arterial (SRA) routes, parking areas are recommended to be located outside the anticipated required SRA right-of-way, for both, parking lots with fewer than or more than 200 spaces.

b. Parking lots with 200 or more spaces. Parking lots with 200 or more spaces are subject to the setback requirements outlined in Table 4-200E(1). Depending on variables, including, but not limited to, unusual grading, excessive public or municipal utility easements, the parking lot setback required may be even greater. Surface parking areas are permitted in required yards, provided that all parking areas shall meet the landscaping provisions outlined within Section 4-400, Landscaping and screening standards. On a corner lot, these requirements shall apply to both frontages.

TABLE 4-200E(1) Parking Lot Setback Requirements

Depth of Parking Lot	Required Setback Width (Feet)
< 129 feet up to 192 feet	25
193 to 256 feet	30
25 to 320 feet	35
321 to 384 feet	40
358 to 448 feet	45
For every additional 64 feet of depth	Add 5 feet for setback

2. Minimum separation. Except in the Downtown Business District and the Virginia Street Corridor (VSC) Overlay District, all parking areas shall be separated from buildings in order to allow room for sidewalks, foundation landscaping or other plantings between the building and the parking area. Refer to Section 4-400, Landscaping and screening standards, for foundation planting requirements. This

separation may be eliminated in areas designed for unloading and loading of materials.

3. Cross-access required.

   a. General. All development, except existing platted lots in single-family detached or two-family zoning districts and new single-family attached and multifamily development with less than four dwelling units shall be designed to allow for cross-access to adjacent sites in accordance with the standards listed below. Where stubs are provided by adjacent properties to the development in question, the development must be designed to incorporate the cross-access.

      (i) Future stubs required. A stub for future cross-access shall be provided to all adjacent vacant properties.

      (ii) Proper placement. Cross-access ways shall meet the appropriate throat-length requirements as provided in the access-management ordinance.

      (iii) Minimum width. Cross-access ways shall allow for two-way traffic between parcels through the use of a single drive aisle with a minimum width of 24 feet or through two one-way aisles each with a minimum width of 12 feet or as required per Table 4-200H(1), Dimensional Standards for Parking Spaces and Aisles.

   b. Waiver. The cross-access standard may be waived by the City Engineer or his/her appointed designee, if the applicant demonstrates it is impractical to provide cross-access due to:

      (i) Topography, or other natural features;

      (ii) The size and configuration of the site;

      (iii) Vehicular safety factors;

      (iv) The presence of incompatible uses; or

      (v) Existing development patterns on adjacent developed sites that make cross access impossible.

   c. Bicycle and pedestrian connections. When cross-access is waived in accordance with this section, bicycle and pedestrian connections shall be provided between adjacent developments or uses, to the maximum extent practicable.

   d. Recording required. Where provided, a cross-access easement shall be recorded by the owner/developer prior to issuance of a certificate of occupancy.

4. Accessible spaces. The required number of accessible parking spaces for disabled persons shall be provided according to the provisions of the Illinois Accessibility Code as adopted and amended.

5. Standards for parking areas in conservation developments.

a. New parking lots and structures may include a maximum of 10% of designated spaces for compact cars. Compact car spaces shall eight feet wide by 16 feet long.

b. Racks or other facilities shall be provided for bicycles.

c. Bio-infiltration, filter strips, and other practices as described in the Crystal Lake Watershed Design Manual shall be included in all off-street parking facilities for 10 or more vehicles.

d. The use of enclosed drainage curb and gutter systems is discouraged in favor of vegetated swales, where feasible. The use of swales vegetated with native materials is encouraged as a method of stormwater conveyance to decrease runoff velocity, allow for biofiltration, allow suspended sediment particles to settle, and remove pollutants. Parking bumpers shall be utilized at the stalls on the outer perimeter of the parking lot.

e. Where groundwater will not be adversely affected by the use of such materials, alternative paving materials, such as permeable pavers, are permitted for overflow parking and other low volume parking areas (subject to City Engineer's approval). The use of alternative paving materials must meet the guidelines of the Crystal Lake Watershed Design Manual.

f. Underdrains must be utilized to route runoff from the areas beneath any permeable surface used for parking to a pretreatment facility (rain garden or bio-swale) prior to infiltration or release from the site.

F. Use of residential parking areas. The parking and storage of construction equipment, trucks, trailers and commercial vehicles in any residential district must be in a fully enclosed structure. If not, the vehicle standards listed below must be met. All vehicles as provided herein are allowed to be parked only on an approved surface. ("Approved surface" shall mean asphalt/bituminous, concrete/PCC, brick pavers, and any surface that is approved by the City Engineer.) **[Amended 12-20-2011 by Ord. No. 6765; 3-1-2016 by Ord. No. 7200]**

1. Vehicle standards. A vehicle must meet all of the following standards if it is not located within a fully enclosed structure. If all of these standards cannot be met, the vehicle is not allowed to be parked in a residential area or on a private parking area accessory to a residential use.

a. Vehicle classification. The vehicle shall be classified in, and shall have on proper display a sticker reflecting one of the following current Illinois vehicle registrations or equivalent registration issued by another state:

(i) Motorized pedal cycle.

(ii) Motor drive cycle.

(iii) Motorcycle.

(iv) Passenger vehicle.

(v) Taxi.

(vi) Livery.

(vii) "B" Registration plate.

(viii) "D" Registration plate.

(ix) Trailer (Plates TA and TB only).

(x) Recreational vehicles. A recreational vehicle (RV) shall include, but is not limited to, camper trailer (pop up), motor home, off-road vehicle, open trailer, pickup camper, snowmobile, travel trailer, and watercraft.

(xi) Tow trucks that are owned and operated by a City contractor and are on-call with the City of Crystal Lake. No idling of diesel engine tow trucks is permitted.

b. Vehicle height. No portion or element of the vehicle shall exceed a height of 11 feet from the ground to its highest point, including cargo box or other permanently mounted equipment; provided, however, that ladder racks, warning lights, and antennas; and air conditioner units and other accessory structures on vehicle roofs shall not be included in the measurement of height. Height shall be measured with the vehicle's tires properly inflated.

c. Vehicle length. The vehicle shall not exceed a length of 25 feet. The length for watercraft shall be determined by measurement of the watercraft only and not the watercraft trailer. In measuring the watercraft, the motor, whether inboard or outboard, shall be excluded from the measurement. In measuring any trailer, the measurement shall exclude the trailer tongue.

d. Cargo bed standards. For every vehicle designed to carry cargo of any kind, excluding boat trailers, the cargo bed shall be fixed, with permanently mounted bed walls. No flat-bed trucks, dump trucks, tow trucks and stake-bed trucks shall be permitted at any time, except for tow trucks that are owned and operated by a City contractor and are on-call with the City of Crystal Lake.

2. Exceptions.

a. The following vehicles are exceptions to the restrictions set forth in the vehicle standards listed above in Subsection F(1):

(i) Recreational vehicles. A recreational vehicle can be stored anywhere on the interior side yards (does not include side yard abutting a street), rear yard or driveway, as long as it does not result in impaired visibility for motorists maneuvering between neighboring properties and the street.

(ii) Oversized livery vehicles. An oversized livery vehicle, commonly known as a "stretch limousine," that is used or intended to be used for the transportation of persons for hire shall not be subject to the length restrictions set forth in Subsection F(1)(c) of this section.

(iii) Service, emergency, and utility vehicles. Garbage trucks, school buses, utility company vehicles, government-owned vehicles, emergency vehicles conducting emergency operations, service trucks, tow trucks,

landscaping vehicles, vehicles servicing a construction site, delivery trucks, and moving vans (while loading or unloading), but only while engaged in their customary business use.

(iv) Motor homes over 25 feet in length can be temporarily parked on residential driveways, for a period not to exceed 10 days in one month, as long as the motor home is not being used for residential purposes. **[Amended 6-18-2019 by Ord. No. 7553]**

(v) A recreational vehicle that is larger than 25 feet in length and/or 11 feet in height can be stored in the interior side yards or rear yard as long as it is not located within five feet of the side or rear property lines. "Rear yard" shall be defined as set forth in this chapter.

(vi) Not more than two recreational vehicles shall be located on a lot, unless otherwise allowed pursuant to the provisions of this chapter. Trailers and contents located thereon shall be considered as one recreational vehicle.

(vii) In the case of a legal nonconforming lot, where the side yard is obstructed by restrictive size, trees, uneven grade, or poor access, watercrafts may be stored in the front yard, yard abutting a street or the street side yard of a lake front lot. Fences, landscaping or similar obstacles constructed or placed in the access to the interior side yard do not constitute an obstruction. Watercraft shall only be allowed in these locations from October 1 through April 30. From May 1 through September 30, watercraft may be parked on the driveway.

b. Any person owning any residential property may file an application for a special permit in accordance with the application materials to allow for vehicles that do not meet this subsection by an appeal to the City Council.

3. Repair of vehicles in residential zoning districts. The repair or servicing of automobiles, trucks, or other motorized vehicles shall be prohibited in any residential zoning district, unless as provided in this section:

a. The vehicles are owned by a resident or residents of the property.

b. The repair or servicing is conducted by a resident or residents of the property, and provided that all major vehicle repair shall be conducted entirely within an enclosed building or structure upon the property.

c. The repair or servicing shall not create a fire, health or explosion hazard, emit noxious fumes, offensive orders, excessive noise, smoke, vibration, dust, glare, visual nuisances or other objectionable pollution factors.

4. Nothing contained in this section shall prohibit authorized emergency vehicles from performing emergency road service, including, but not limited to, the starting of vehicles, the charging or changing of batteries of vehicles, the changing of tires, fan belt replacement, and the installation of new windows.

Table 4-200G(1) Required Stacking/Standing Spaces		
Type of Use	**Minimum Stacking Spaces**	**Measured From**
Automated Teller Machine (standalone)	3	Teller Machine
Automobile Repair and Service (all types)	1 bay: 5; > 1 bay: 3 per bay	Bay Entrance
Automobile Service Station (gas pump island)	30 feet from each end of the outermost island	
Financial Institution, Teller Lane and ATM Lane	1 window: 6; < 1 window: 4 per window	Teller Window
Car Wash, Automatic	5 per bay	Bay Entrance
Car Wash, Self-Service	4 per bay	Bay Entrance
Dry Cleaner	3 per lane	Agent Window
Restaurant, with Drive-Through [1][2]	5 (9 total, where separate order box is provided)	First Service Point (Window or Order Box)
Restaurant, with Drive-Through Coffee/Smoothie/ Donut/Bakery sales [1]	8 total	Order Box
Pharmacy	6 per lane (1 lane); 4 per lane (2 or more lanes)	Agent Window
All other uses [3]	5 per window	First Stop

NOTES:

[1] Restaurants with drive through components shall provide for a minimum four-vehicle queue between the order box and the pick-up window.

[2] If a separate order box is provided, a minimum of four stacking spaces shall be provided between the order box and the first service window. This is in addition to the minimum five stacking spaces ahead of the order box.

[3] Standards for uses not specifically listed may be determined by the City Engineer based upon the standards for comparable uses and upon the particular characteristics of the use. Alternately, the applicant may submit a parking demand study.

G. Stacking spaces for drive-through and related uses.

1. In addition to meeting the off-street parking standards, all uses with drive through facilities or similar auto-orientation shall comply with the minimum stacking space standards in Table 4-200G(1), Required Stacking/Standing Spaces.

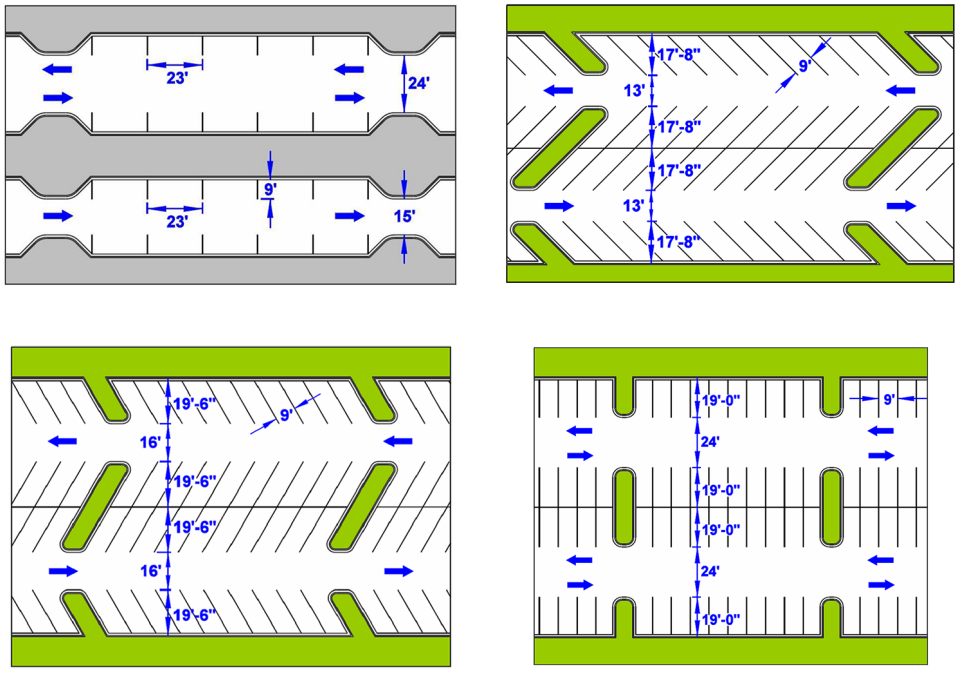
H. Dimensional standards for parking spaces and aisles.

1. General. The minimum dimensional standards for standard vehicle parking spaces and parking lot aisles shall comply with Table 4-200H(1), Dimensional Standards for Parking Spaces and Aisles. All parking spaces shall be separated by painted stripes or

an approved alternative method of space separation. Where a single stripe is used, the stripe shall be four inches in width. For parking lots greater than 200 spaces, a double stripe design is recommended. Double stripes for space striping are recommended as they help parkers center their vehicles between stripes, maximizing the space between vehicles. The double stripe shall be separated by 18 inches and parking spaces shall be measured from the center to center of double stripes. Parking facilities shall be regularly restriped to provide clearly visible separation between spaces. Where wheel stops are provided, an overhang of 1 1/2 feet is permitted. **[Amended 11-5-2013 by Ord. No. 6970]**

Table 4-200H(1) Dimensional Standards for Parking Spaces and Aisles

Parking Angle (degree)	Parking Space	Stall Width (Feet - Inches)	Stall Depth (Feet- Inches)	Aisle Width for 2-Way Traffic (Feet - Inches)	Aisle Width for 1-Way Traffic (Feet - Inches)
Parallel	Regular	9 - 0	23 - 0	24 - 0	15 - 0
45	Regular	9 - 0	17 - 8	N.A.	13 - 0
60	Regular	9 - 0	19 - 6	N.A.	16 - 0
90	Regular	9 - 0	19 - 0	24 - 0	N.A.



2. Medians in driveway entrances. Medians may be provided within driveway entrances, provided the minimum aisle width is maintained for each travel and turning lane. The minimum median divider size must be at least five feet wide (as measured between back of curbs).

3. Primary drive aisles. Primary drive aisles within off-street surface parking lots of 200 or more spaces will be designed to appear as an extension of the public street network extending from the public right-of-way along the full length of the primary facades of structures being served by the drive, and shall meet the following standards.

   a. Sidewalks meeting or exceeding the construction standards within Part III, Land Development, Chapter 570, of the City Code shall be provided adjacent to the building's front facade.

   b. Parkway trees shall be provided along both sides of the primary drive aisle in accordance with Section 4-400, Landscaping and tree preservation, although understory trees may be used adjacent to the building facade within 40 feet of building entrances.

4. Pedestrian and bicycle facilities.

   a. Except for development in the Downtown District and within the Virginia Street Corridor Overlay district, fully separated pedestrian pathways shall be provided in surface parking lots with 200 or more spaces. In addition, pedestrian pathways shall:

      (i) Be paved with asphalt, cement, or other comparable material;

      (ii) Be of contrasting color or materials when crossing drive aisles;

      (iii) Be at least five feet in width where located within planting strips, and 10 feet in width when crossing drive aisles;

      (iv) Terminate at drive aisle edges;

      (v) Provide safe and efficient pedestrian access to the use they serve.

   b. Bicycle facilities. All development with surface parking areas with 50 or more spaces shall provide bicycle-parking facilities, which shall comply with the following standards:

      (i) Location. Bicycle parking spaces shall be conveniently located, but in no case shall such facilities be located farther than 100 linear feet from the primary building entrance.

      (ii) Number of bicycle spaces. Bicycle parking spaces shall be provided at the following ratio:

         I. One bicycle parking space per every 10 off-street parking spaces within the Downtown Business District and the Virginia Street Corridor Overlay District.

         II. One bicycle parking space per every 20 off-street parking spaces elsewhere in the City.

      (iii) Securing device. Include a rack or other device to enable bicycles to be secured.

I. Loading space standards.

1. Number of required off-street loading berths. All developments will be required to provide the minimum number of loading spaces or berths as required for the particular use on-site.

2. Standards.

   a. Location.

      Where possible, loading areas shall be located to the rear of the use they serve and not face the street. In addition, the loading area shall be located adjacent to the buildings loading doors, in an area that promotes their practical use. No loading berth shall be closer than 50 feet to any property in a residential district unless completely enclosed by building walls, or a solid fence or wall for screening, not less than six feet in height, and maintained in good condition. Off-street truck loading berths for properties located on the streets listed below shall be so located that trucks parked or maneuvering into such berths will not occupy the public right-of-way.

      The backing of motor trucks, tractors and trailers for the purpose of loading and unloading from the public streets, public ways or alleys within the City of Crystal Lake is specifically allowed except upon the following streets: Bard Road, Huntley Road, North Avenue, McHenry Avenue, Virginia Street, Virginia Road, Northwest Highway, Teckler Boulevard, Berkshire Road, Main Street, Pyott Road, Liberty Street, Rakow Road, Keith Avenue, Pingree Road, Route 31, Three Oaks Road, Congress Parkway, Crystal Lake Avenue, Walkup Avenue, Erick Street, Gates Street, Route 176, Federal Drive, Woodstock Street, East Street, Williams Street, Route 14 (Northwest Highway), Randall Road and Miller Road.

   b. Minimum dimensions. A required loading berth shall be at least 10 feet in width, at least 45 feet in length, exclusive of access aisles and maneuvering space, and shall have a vertical clearance of at least 14 feet, Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof. All loading spaces shall be delineated by signage and striping and labeling of the pavement.

   c. Access. For businesses located on all other streets not listed above, each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with on-street traffic movement. No loading berth shall be located within 25 feet of the nearest intersection of any two street rights-of-way. Loading berths open to the sky may be located in any required side or rear yards.

   d. Surfacing. All open or enclosed off-street loading berths shall be improved with a base and surface, which meets all applicable City ordinances.

   e. Screening. Loading areas and berths must be screened either by landscaping, which meets the provisions of Section 4-400, Landscaping and screening standards, and/or visual barriers such as a six feet tall solid fence, from adjacent properties and public streets. This excludes screening of the access to the loading area or berth.

f. Existing nonconforming loading berths. Existing buildings with inadequate number or size of loading berths and with loading berths so located that trucks may occupy the public right-of-way for loading and unloading on the prohibited streets listed above, may continue. If buildings are expanded by more than 20% of floor area or if there is a significant change in type of use, deficient loading berth areas must be brought into compliance with the current regulations of this Ordinance.

g. Exterior lighting. All exterior lighting for loading areas shall comply with the standards in Section 4-800, Exterior lighting standards, of this Ordinance.

SECTION 4-300. Tree preservation.

A. Purpose. The purpose of this section is to establish high tree preservation standards for development and redevelopment within the City and to preserve trees as an important public resource enhancing the City's natural character and heritage. This article is hereby determined to be significant in the following manner in protecting the public health, welfare and safety:

1. Preserving the essential character of those areas throughout the community which are wooded and in a more natural state with an intention of preserving the visual and aesthetic qualities of the City generally;

2. Protecting the habitat of its existing wildlife and migration corridors;

3. Reducing soil erosion and stormwater runoff;

4. Enhancing and preserving the air quality through the filtering effect of trees on air pollutants;

5. Creating a sound buffer to noise pollution;

6. Providing protection against natural elements such as sun, wind and rain; and

7. Protecting and increasing property values.

B. Exemptions.



1. The following properties and/or entities shall be exempted from the tree preservation requirements of this article:

a. Single-family residentially zoned parcels that are less in area than three acres and were created prior to September 3, 2002;

b. Commercial nurseries or orchards;

c. Properties for which a landscaping or tree preservation plan was approved, pursuant to the terms of an annexation agreement, special use permit or other agreement or ordinance, as long as the development activity is in compliance with said approved plans. It is the property owner's responsibility to maintain the landscaping per the approved plan. **[Amended 11-5-2013 by Ord. No. 6970]**

d. Parkway trees; and

e. Property owned by the Crystal Lake Park District, City of Crystal Lake, McHenry County College, School Districts 47 and 155, the McHenry County Conservation District or utility companies.

2. It is the policy of the City to follow the spirit and intent of this article, as it would apply to its own property, where practical.

C. Tree removal permit required; fee. It shall be unlawful for any person to cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the cutting down, destroying, removing, moving or damaging of any tree, unless exempted under Section 4-300B of this article or without first obtaining a tree removal permit. The fee for such permit shall be covered by the cost of building permit or zoning petition fee.

1. Tree removal permits shall be issued for the following reasons:

a. The tree is dead or dying;

b. The tree is diseased;

c. The tree is damaged or injured to the extent that it is likely to die or become diseased, or that constitutes a hazard to persons or property; or

d. Removal of the tree is consistent with good forestry practices.

2. In the event a tree removal permit is sought in connection with work for which no building permit is required, there shall be no charge for such permit. The application for such permit shall contain:

a. Name and address of applicant;

b. Name, address, telephone number and facsimile number of contractor or other person responsible for tree removal;

c. Tree survey indicating the tree(s) to be removed, including species, size and condition;

d. The reasons for removal of any tree(s); and

e. A letter of credit equaling the cost of replacement of the trees that are to be removed.

3. When a tree removal permit is sought in connection with construction requiring a building permit, the application shall be accompanied by:

a. A tree preservation plan.

D. Removal and replacement standards.

1. The replacement of trees is based on the condition rating and species group (listed below) as identified by a certified arborist. The species group is comprised of the trees found in the "Species Ratings and Appraisal Factors for Illinois," prepared by the Illinois Arborist Association. If a species identified on a property is not found within the following listing, it is the responsibility of the City and a certified arborist to assign the tree to an appropriate species group. The amount of inches of tree caliper to be replaced is a percentage, based on group and condition rating, of the total amount

of inches of DBH being removed. Only trees with condition ratings of 1, 2 or 3 are required to be replaced. When possible, replacement trees shall be chosen from Groups A and B.

2. Condition rating.

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal cause, has no other observed problems, and requires no remedial action.
2	Good to Fair	The tree is typical of the species and/or has less than 20% dead wood in the crown, only one or two minor problems that are easily corrected with normal care.
3	Fair	The tree is not typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
4	Fair to Poor	The tree is typical of the species and/or has significant problems such as 30% to 50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems, that even if aggressively corrected, would not result in the long-term survival of the tree.
6	Dead	Less than 10% of the tree shows signs of life.

3. Tree list.

Tree List

Common Name	Botanical Name	Cultivar	Tree Type	Species Group
Arborvitae, Eastern (also Eastern White-cedar)	Thuja occidentalis	"Emerald," "Nigra," "Pyramidalis" "Wintergreen"	Evergreen	A
Ash, Blue **[Amended 1-18-2011 by Ord. No. 6641]**	Fraxinus quadrangulata	"Newport"	Shade Tree	D

Common Name	Botanical Name	Cultivar	Tree Type	Species Group
Ash, European **[Amended 1-18-2011 by Ord. No. 6641]**	Fraxinus excelsior	"Aurea," "Hessei"	Shade Tree	D
Ash, Green **[Amended 1-18-2011 by Ord. No. 6641]**	Fraxinus pennsylvanica	"Honeyshade," "Marshall Seedless," "Patmore," "Summit"	Shade Tree	D
Ash, Mountain	Sorbus americana		Ornamental/ Small Tree	D
Ash, White **[Amended 1-18-2011 by Ord. No. 6641]**	Fraxinus americana	"Autumn Applause," "Autumn Purple," "Champaign County," "Chicago Regal," "Elk Grove," "Rosehill," "Royal Purple," "Skyline," "Windy City"	Shade Tree	D
Baldcypress	Taxodium distichum		Shade Tree	A
Beech, American	Fagus grandifolia		Shade Tree	B
Beech, European	Fagus sylvatica	All cultivars	Shade Tree	B
Birch, Paper	Betula papyrifera	"Chickadee," "Snowy"	Shade Tree	D
Birch, River	Betula nigra		Ornamental/ Small Tree	B
Boxelder	Acer negundo	"Auratum," "Flamingo," "Kelly's Gold," "Violaceum"	Shade Tree	D
Buckeye, Ohio	Aesculus glabra		Shade Tree	B
Catalpa	Catalpa speciosa		Shade Tree	D
Cedar, Eastern Red	Juniperus virginiana	"Canaertii," "Taylor"	Evergreen	B
Cherry, Black	Prunus serotina	"White Sparkle"	Shade Tree	C
Cherry, Japanese Flowering		"Amanogawa," "Kwanzan," "Royal Burgundy," "Shirofugen," "Shirotae," "Shogetsu"	Ornamental/ Small Tree	D

Common Name	Botanical Name	Cultivar	Tree Type	Species Group
Chokeberry, Amur	Prunus maackii	"Amber Beauty"	Shade Tree	B
Coffeetree, Kentucky (male only)	Gymnocladus dioica		Shade Tree	A
Coffeetree, Kentucky, female only	Gymnocladus dioicus	"Prairie Titan"	Shade Tree	B
Cottonwood (female, only)	Populus deltoides		Shade Tree	D
Cottonwood (male only)	Populus deltoides	"Siouxland"	Shade Tree	C
Crabapple, Flowering	Malus spp.		Ornamental/ Small Tree	A
Crabapple, Flowering	Malus spp.		Ornamental/ Small Tree	B
Dogwood, Pagoda	Cornus alternifolia		Ornamental/ Small Tree	B
Douglas fir	Pseudotsuga menziesii		Evergreen	A
Elm, American	Ulmus americana	"Delaware #2," "Jefferson," "Princeton," "Valley Forge"	Shade Tree	D
Elm, Chinese	Ulmus parvifolia	"Dynasty," "Frosty"	Shade Tree	B
Elm, hybrid	Ulmus hybrids	"Accolade," "Homestead," "Jacan," "Pioneer," "Regal," "Sapporo Autumn Gold"	Shade Tree	B
Elm, Red (Slippery)	Ulmus rubra		Shade Tree	D
Elm, Rock	Ulmus thomasii		Shade Tree	D
Elm, Siberian	Ulmus pumila	"Chinkota," "Coolshade," "Dropmore," "Lincoln," "Morton Plainsman," "New Horizon," "Pendula," "Urban"	Shade Tree	D
Filbert, Turkish	Corylus colurna		Shade Tree	A

Common Name	Botanical Name	Cultivar	Tree Type	Species Group
Ginkgo, male only	Ginkgo biloba	"Autumn Gold," "Fairmount," "Fastigiata," "Lakeview," "Princeton Sentry"	Shade Tree	B
Hackberry, Common	Celtis occidentalis		Shade Tree	A
Hawthorn, Cockspur	Crataegus crus-galli var. inermis		Ornamental/ Small Tree	A
Hawthorn, Downy	Crataegus mollis		Ornamental/ Small Tree	C
Hawthorn, English	Crataegus laevigata	"Crimson Cloud," "Paul's Scarlet," "Snowbird," "Toba"	Ornamental/ Small Tree	D
Hawthorn, Washington	Crataegus phaenopyrum		Ornamental/ Small Tree	B
Hickory, Shagbark	Carya Ovata		Shade Tree	B
Honeylocust, Common	Gleditsia triacanthos		Shade Tree	D
Honeylocust, Thornless	Gleditsia triacanthos f. inermis	"Green Glory," "Imperial," "Majestic," "Shademaster," "Skyline"	Shade Tree	A
Hornbeam, American	Carpinus caroliniana		Ornamental/ Small Tree	B
Horsechestnut, Common	Aesculus hippocasta-	"Baumannii"	Shade Tree	B
Lilac, Japanese Tree	Syringa reticulate	"Ivory Silk"	Ornamental/ Small Tree	B
Lilac, Peking	Syringa pekinensis		Ornamental/ Small Tree	B
Linden, American (Basswood)	Tilia americana	"Fastigiata," "Redmond"	Shade Tree	B
Linden, Littleleaf	Tilia cordata	"Greenspire," "June Bride"	Shade Tree	B
Linden, Redmond	Tilia euchlora	"Redmond"	Shade Tree	A
Locust, Black	Robinia pseudoacacia	"Frisia," "Idaho," "Purple Robe,"	Shade Tree	D

Common Name	Botanical Name	Cultivar	Tree Type	Species Group
Magnolia, Saucer	Magnolia x soulangi-		Ornamental/ Small Tree	B
Magnolia, Star	Magnolia stellata	"Centennial," "Rosea," "Royal Star," Waterlily"	Ornamental/ Small Tree	B
Maple, Amur	Acer tataricum subsp. Ginnala	"Compactum," "Durand Dwarf," "Flame," "Red Fruit"	Ornamental/ Small Tree	B
Maple, Black	Acer nigrum	"Greencolumn"	Shade Tree	A
Maple, Hedge	Acer campestre	"Marimo," "Queen Elizabeth"	Ornamental/ Small Tree	B
Maple, Norway	Acer plantanoides	"Crimson King," "Columnare," "Deborah," "Drummondil," "Emerald Lustre," "Erectum," "Green Lace," "Royal Red," "Schwedleri"	Shade Tree	B
Maple, Red	Acer rubrum	"Armstrong," "Autumn Flame," "Columnare," "Red Sunset," "October Glory"	Shade Tree	B
Maple, Silver	Acer saccharinum	"Beebe," "Laciniatum," "Silver Cloud," "Silver Queen," "Skinner"	Shade Tree	C
Maple, Sugar	Acer saccharum	"Green Mountain," "Legacy," "Sweet Shadow," "Wright Brothers"	Shade Tree	A
Mulberry, Red (female only)	Morus alba		Shade Tree	D
Mulberry, Red (male only)	Morus rubra		Shade Tree	C
Mulberry, White (female only)	Morus rubra		Shade Tree	D
Mulberry, White (male only)	Morus alba	"Fruitless," "Mapleleaf"	Shade Tree	C

Common Name	Botanical Name	Cultivar	Tree Type	Species Group
Oak, Bur	Quercus macrocarpa		Shade Tree	A
Oak, Chestnut	Quercus prinus		Shade Tree	B
Oak, Chinquapin	Quercus muehlenbergii		Shade Tree	A
Oak, English	Quercus robur	"Autopurpurea," "Concordia," "Filicifolia," "Michround," "Pendula," "Pyramich," "Skyrocket," "Variegata"	Shade Tree	B
Oak, Hill's	Quercus ellipsoidalis		Shade Tree	B
Oak, Pin	Quercus palustris	"Crownright," "Green Pillar,"	Shade Tree	B
Oak, Red	Quercus rubra		Shade Tree	B
Oak, Swamp White	Quercus bicolor		Shade Tree	A
Oak, White	Quercus alba		Shade Tree	A
Olive, Russian	Elaeagnus augustifolia		Ornamental/ Small Tree	D
Pear, Flowering	Pyrus calleryana	"Chanticleer," "Red Spire," "Whitehouse"	Shade Tree	A
Pine, Austrian	Pinus Nigra		Evergreen	C
Pine, Eastern White	Pinus strobus	"Contorta," "Fastigiata," "Pendula"	Evergreen	B
Pine, Red	Pinus resinosa		Evergreen	C
Pine, Scots	Pinus sylvestris	"Aurea," "Beauvronensis,"	Evergreen	D
Planetree, London	Platanus x acerifolia	"Bloodgood," "Columbia," "Liberty," "Metzam," "Yarwood"	Shade Tree	B
Poplar, Black Lombardy	Populus nigra "Italica"	"Majestic," "Thevestin"	Shade Tree	D
Poplar, White	Populus alba	"Pyramidalis"	Shade Tree	D

Common Name	Botanical Name	Cultivar	Tree Type	Species Group
Redbud, Eastern	Cercis canadensis	"Flame," "Wither's Pink Charm"	Ornamental/ Small Tree	B
Redwood, Dawn	Metasequoia glyptostroboides		Shade Tree	C
Serviceberry, Allegheny	Amalanchier Laevis		Ornamental/ Small Tree	B
Serviceberry, Apple	Amalanchier x grandiflora	"Autumn Brilliance," "Ballerina," "Princess Diana," "Robin Hill," "Strata"	Ornamental/ Small Tree	B
Serviceberry, Downy	Amalanchier arborea		Ornamental/ Small Tree	B
Serviceberry, Saskatoon	Amalanchier alnifolia		Ornamental/ Small Tree	B
Spruce, Colorado Blue	Picea pungens		Evergreen	B
Spruce, Norway	Picea abies		Evergreen	B
Sweetgum	Liquidambar styriciflua	"Grazam," "Moraine," "Variegata"	Shade Tree	C
Sycamore	Platanus occidentalis		Shade Tree	C
Tree of Heaven	Ailanthus altissima		Shade Tree	D
Tulip Tree	Liriodendron tulipifera	"Aureomarginatum"	Shade Tree	B
Walnut, Black	Juglans nigra	"Laciniata"	Shade Tree	C
Willow, Corkscrew	Salix matsudana "Toruosa"		Shade Tree	D
Willow, Weeping	Salix alba	"f. argentea," "Britzensis," "Tristis"	Shade Tree	D
Zelkova	Zelcova serrata	"Goshiki," "Green Vase," "Halka," "Spring Grove" "Village Green"	Shade Tree	D

4. Replacement ratios. Except as hereinafter provided, within 12 months after removal of each tree by a property owner pursuant to a tree removal permit, the owner or successor owner shall replace the removed tree pursuant to the following table. The minimum size of tree that warrants replacement for



Groups A and B must have a DBH of two inches or greater, and six inches or greater for Groups C and D.

Species Group	Percentage of DBH to Replace
A	50
B	30
C	10
D	5

5. Guaranty of replacement. At the time of replacement of the trees, the owners shall provide to the City a copy of a written guaranty, in the form of a Letter of Credit, from the vendor of the tree to the owner that the tree will be replaced if the tree dies or becomes diseased within one year after installation of the tree.

6. No replacement required for dead or dying trees. The owner is encouraged but not required to replace any tree in the event the tree is diseased and cannot be treated, dead or dying from natural causes, or in the event the tree is damaged or injured by natural causes where it is likely to die or become diseased. The owner shall not be required to replace any tree in the event that a the certified arborist determines that removal of the tree is consistent with good forestry practices or if its removal will enhance the health of the remaining trees within the immediate vicinity.

7. Tree banking. Where, due to the scope of development, insufficient space is available for the planting of the required replacement trees, tree banking can be used. The amount of money required to be donated shall be determined based on the total inches of caliper to be replaced and the current cost for the tree species to be replaced.

E. Tree preservation involving construction.

1. A tree preservation plan shall be submitted as an attachment to the application for a building permit, in connection with projects involving excavation, earth moving, demolition, and/or the construction of any structure requiring a building permit.

2. Consistent with the various setback requirements of this Ordinance, all buildings and other structures shall be located upon a lot or parcel of land to minimize tree damage and/or removal. The building activity area shall be the smallest practical area of a lot or parcel of land.

3. The tree preservation plan should be shown on a plan that has the engineering plans (grading, utilities) as the base and should specify the following:

a. The tree preservation area and building activity area;

b. Steps to be taken to provide tree protection devices adjacent to the tree preservation area. Detailed drawings of the protection devices shall be included;

c. The name, address, telephone number and facsimile number of the general contractor responsible for the construction, erection, and maintenance of tree protection devices adjacent to the tree preservation area;

d. The location, shape and spatial arrangement of all existing and proposed structures, driveways, parking areas, roads, and access drives designed in such a way as to avoid unnecessary removal of trees.

e. Location of existing property lines, proposed or existing utility services, including gas, electric, telephone, and cable television. Every effort shall be made to protect existing trees during the placement of utility service lines, including auguring as opposed to open cutting where feasible. A copy of the tree preservation plan and this article shall be submitted to the appropriate public utilities in order to alert said regulated public utilities to the proposed placement of the regulated utility service lines;

f. A tree survey showing the location, species, DBH and condition of every tree with a DBH of two inches or larger on the property. The survey shall distinguish existing trees, which are proposed to be destroyed, relocated, replaced, preserved at their present location, or introduced into the area from an off-site source and identified on either the map or an accompanying sheet. The Zoning Administrator shall have the latitude to allow a modified tree survey for heavily wooded properties. A pre-meeting with staff is recommended prior to preparing a tree survey.

4. Approval of an application for a building permit involving tree removal activity shall be granted only if the City finds that all reasonable efforts have been undertaken in the architectural layout and design of the proposed development to preserve existing trees and to otherwise enhance the aesthetic appearance of the development by the incorporation of trees in the design process. Relocation or replacement of trees may be required as a condition of approval in accordance with the criteria set forth in this article. No tree removal shall take place until the issuance of a tree removal permit.

5. Work shall not begin on the site, until the site has been inspected by the City for compliance with the tree preservation plan.

6. An approved tree preservation plan shall be available on the building site before work commences and at all times during construction of the project. The general contractor shall be responsible for notifying all other contractors of the tree preservation plan and providing the City with written confirmation of this notification.

F. Tree protection during construction. During construction, reasonable steps necessary to prevent the destruction or damaging of trees (other than those specified to be removed) shall be taken, including but not limited to the following:

1. No construction activity, movement and/or placement of equipment or material or spoils storage shall be permitted outside the building activity area or within the tree preservation area.

2. Trees to be preserved shall be protected during construction by tree protection devices around the CRZ of each tree to prevent compaction of soil and other damage to the tree by equipment or materials. No excess topsoil, construction materials, debris or chemicals are allowed within the CRZ of any tree, which is to be preserved. In addition, no parking of vehicles, on-site offices or machinery is allowed inside the CRZ. All refueling, maintenance, lunch, break and burning areas shall located away from all trees.

3. All required protective fencing or other physical barriers must be in place around the tree preservation area and/or trees and approved by the City prior to beginning construction. The fencing or other physical barrier must remain in place during the entire construction period. All fencing must be secured to metal posts driven into the ground spaced no further than 10 feet apart.

4. No attachments, fences or wires, other than those approved for bracing, guying or wrapping, shall be attached to trees during the construction period.

5. Whenever a change of ground grading is planned, the trees to be preserved shall be protected by a wall so as to preserve the existing grade for the roots. The wall and its design shall be shown on the tree preservation plan.

6. Wherever a change of grading is planned, the topsoil shall be preserved for the new landscaping to be installed. Unless otherwise authorized by the tree removal permit, no soil is to be removed from within the CRZ of any tree that is to remain.

7. When trenching alongside existing trees is unavoidable, the trench must be one foot for every one inch DBH away from the base of the existing tree to be protected.

8. Construction pruning and root pruning of trees directly impacted by construction may be required for preservation of existing trees. These measures must be indicated on the tree preservation plan or the submitted application for permit.

9. All utilities, including service lines, shall be installed in accordance with the tree preservation plan. Regulated public utilities that have been notified of the tree preservation plan in accordance with this article herein shall be responsible for adhering to said tree preservation plan during installation of necessary utility service lines.

G. Removal of certain dangerous trees without permit. In the event that any tree shall pose a threat to health, safety or property and require immediate removal (for example, a tree which has blown over or been struck by lightning), the City may give verbal authorization, and the tree removed without a written permit as herein required.

H. Appeals. Property owners may discuss alternative layouts and present the reasons why the literal provisions of this article causes hardship for their development. The intent of this article is to establish standards for development and redevelopment within the City and to preserve trees as an important public resource enhancing the City's natural character and heritage. However, it is acknowledged, that in order to obtain the very best development plan, latitude from these provisions can be evaluated in consideration of plans with unique site design or properties with physical limitations inhibiting tree preservation. If the literal application of this section results in hardship, the applicant can appeal to the City Council for a variation from the requirements of this section.

I. Penalty.



1. Failure to obtain a tree removal permit prior to removing trees will result in a fine of $200 per inch of tree diameter measured at DBH, but subject to a maximum fine as provided by Illinois law.

2. It shall be unlawful for any person, firm or corporation to fail to abide by the terms of any tree preservation plan pursuant to which a building permit or tree removal permit has been issued, including all regulated public utilities.

3. If the precautions as specified in the tree preservation plan were not undertaken before construction commenced or are not maintained at any time during construction, the City shall issue a stop-work order until such time as the permittee complies with these precautions.

4. Trees removed without a tree removal permit must be replaced with trees whose sum of caliper equals the sum of DBH of the trees removed, with a minimum caliper of 2 1/2 inches.

5. Any violation of this article in which the DBH and/or species of a tree cannot be determined, the tree shall be replaced with 16 trees with a minimum caliper of 2 1/2 inches, and any other penalties pursuant to this article.

SECTION 4-400. Landscaping and screening standards.

A. Purpose. The purpose of the landscaping and screening standards is to:

1. Use landscape elements to foster aesthetically pleasing, environmentally beneficial and sustainable development that will enhance, protect and promote the appearance, character, general health, safety and welfare of the community.

2. Provide visual screens and buffers intended to increase the compatibility of adjoining uses by minimizing the harmful effect of noise, dust and other debris, headlight glare from motor vehicles, other artificial light intrusions and other objectionable activities or impacts conducted or created by an adjoining or nearby use.

3. Provide a minimum standard for landscape treatment.

Owners and developers are encouraged to exceed this standard in seeking more creative solutions, both for the enhanced value of their land and for the collective health and enjoyment of all citizens of Crystal Lake.

B. Applicability. This section will be applicable to all development with the following exceptions:

1. Previously approved development;

2. Development of an individual single-family detached residence or single duplex on an existing lot of record; and

3. Any additions or alterations to existing building(s), development(s) or construction (excluding single-family detached or two-family residences) that increases the amount of gross floor area of the structure or building by no more than 50% or 2,500 square feet, whichever is less.

C. Landscape plan. Where required, the landscape plan shall conform to the following requirements:

1. The landscape plan shall be prepared by a registered landscape architect, nurseryman, or other professional experienced in landscape design and the installation and care of plant materials.

2. All landscape plans submitted for approval shall show the entire zoning lot to scale and shall contain the following information:

   a. The location and dimensions of all existing and proposed structures, parking lots and drives, roadways and right-of-way, sidewalks, bicycle paths, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, utility lines and easements, freestanding structural features, and other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights and courts or paved areas.

   b. The name and address of the owner, developer and plan preparer, the date the plan was prepared, scale and north arrow.

   c. The location, quantity, size, root ball condition (e.g., balled and burlapped or potted), and names, both scientific (Latin) and common, of all proposed plant materials and existing plant materials to be preserved as well as boundaries of all planting beds. This information shall be represented in a tabulation along with clearly displaying the relevant statistical information necessary to evaluate compliance with the provisions of this article.

   d. The location of all proposed berming and drainage swales, indicating contours at one foot intervals, percent of slope, and the location of all proposed drainage features with natural vegetation, including, but not limited to, rain gardens, and other stormwater detention and infiltration areas.

   e. Specification and boundaries of all natural landscaping areas, including prairie, woodland, and wetland plant communities identified by specific community type and by scientific and common names of all species.

   f. Elevations and details of all fences, bridges, retaining walls or other decorative features proposed for location on site. The details shall include, but are not limited to materials, colors, styles and sizes.

   g. Elevations, cross sections and planting details and notes, and other information as deemed necessary by the Zoning Administrator.

   h. The width and length of the bufferyard, the quantity of trees by name (common and scientific) and by type (evergreen, shade or ornamental), and the quantity of shrubs by name (common and scientific) and by type (evergreen or deciduous).

   i. Specification of the type and boundaries of all proposed vegetative ground cover.

   j. Details indicating specific grading measures or other protective devices where trees are to be preserved in areas of cut and fill.

3. All plant materials, trees, shrubs, and vegetation illustrated on approved landscaping plans must be planted and subsequently maintained in perpetuity. Replacements of

plant materials, trees, shrubs, and vegetation shall be approved by the Community Development Department. **[Added 3-1-2016 by Ord. No. 7200]**

D. Design guidelines. When preparing landscape plans, consideration shall be given to the following:

1. General landscape design principles:

a. All proposed landscaping shall be sensitive to the natural topography of the site, watercourses and existing vegetation. Where mature trees are present, the landscape plan shall attempt to preserve these mature trees to the greatest extent possible.

b. Thought shall be given to providing effective year-round screening to lessen the visual impact of parking lots, service yards, loading docks, public utility structures and any other unsightly appurtenances.

c. Innovative landscape design proposals that promote sustainability, reduce irrigation requirements and that utilize on-site stormwater management techniques are encouraged. Thoughtful selection and placement of plant material and ground covers based on ecological principles is also encouraged.

d. Thought shall be given to the aesthetic aspect of proposed landscape improvements, both at installation and maturity. Groupings of trees or other plantings are recommended for optimal visual effect and ease of maintenance.

e. Thought shall be given to incorporate a variety of texture to add interest and depth to the landscape design. For example, coarser plants (larger leaves, dense foliage) may work to "anchor corners"; medium textured plants can gradually transition to fine textured plants.

f. Plants of various forms, including columnar, round, vase, weeping, pyramidal and oval, should be utilized. Plants of contrasting shapes may provide variety and interest by accenting a group of plants of another form.

g. Color can be used to unify or contrast plantings on a site. It is essential to consider the varying colors exhibited by a plant in all seasons.

2. Scale. The scale and nature of landscape materials should be appropriate to the site and structures. Larger buildings and sites may accommodate and be enhanced by larger plant material, plant groupings and planting beds. Materials shall be located to avoid interference with overhead and underground utilities, utility easements or vehicular or pedestrian movement and visibility. Growth characteristics should be considered prior to selecting planting material.

3. Plantings and energy conservation. Plants should be selected and located to maximize the energy efficiency of buildings. South and west facing windows should be shaded from the summer sun. Evergreens placed on north and east sides of buildings, particularly when entrances occur on those sides, can temper the chilling effects of winter winds. Paved surfaces should be shaded to help counteract the overall "heat island" effect.

4. Facade treatments. Landscape improvements should be provided to enhance architectural features and to add visual interest to large expanses of blank walls. Landscape improvements should also be provided as a buffer between pedestrian and vehicular activity at primary building entrances and along building facades.

E. General landscaping requirements.

1. Planting standards. Plantings shall comply with the following standards:

a. New plantings.

(i) Deciduous canopy or shade trees shall be a minimum of 2 1/2 inches in caliper at the time of planting. Multi-stem varieties shall be a minimum of eight feet in height above ground level at the time of planting.

(ii) Understory, small maturing, or ornamental trees shall have a caliper of 2 1/ 2 inches at time of planting. Multi-stem varieties shall be a minimum of eight feet in height above ground level at the time of planting.

(iii) Evergreen trees shall be a minimum of six feet in height at the time of planting.

(iv) Large deciduous shrubs, which are upright in nature shall be a minimum of three feet in height at the time of planting and small deciduous shall be a minimum of 18 inches in spread at the time of planting. Large evergreen shrubs shall be a minimum of five feet in height at the time of planting and small evergreen shrubs shall be a minimum of two) feet in height at the time of planting.

(v) All landscape areas shall include living materials around the trees and shrubs, including grasses, flowers and ground cover plants. No more than 10% of a landscape area can include non-living materials such as mulch or stone. **[Added 12-11-2017 by Ord. No. 7419]**

(vi) In cases where a replacement caliper inch requirement is utilized to derive a required amount of vegetation, and the figure includes a fraction, an applicant may:

I. Utilize a tree or trees with a caliper inch measurement exceeding the minimum size at time of planting standard of this subsection in order to meet the required caliper inches; or

II. Round the figure upwards until the figure corresponds with a whole number of trees meeting the minimum size at time of planting standard. When trees exceeding the minimum size at time of planting standard are proposed, the minimum calipers of such trees shall be clearly noted on the landscape plan.

(vii) In cases where application of the requirements in this article results in a fraction in the number of plantings to be provided, the minimum number to be provided shall be rounded upwards to the next highest whole number.

(viii) To curtail the spread of disease or insect infestation in a plant species, new plantings shall comply with the following standards:

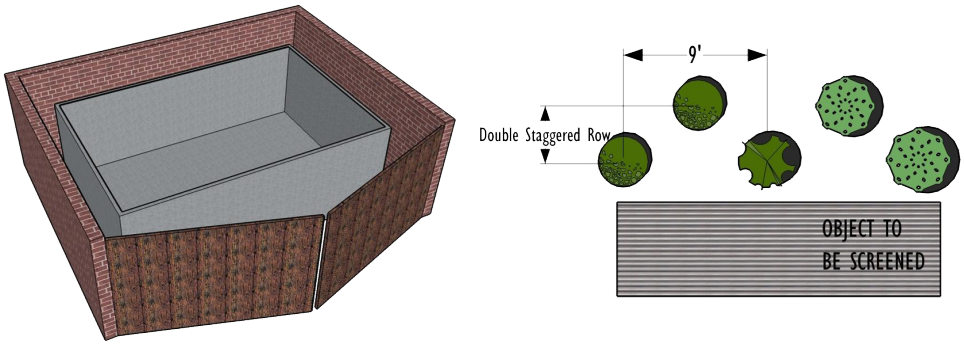
I. When fewer than 20 trees are required to be planted on-site, at least two different species shall be utilized, in roughly equal proportions;

II. When more than 20, but fewer than 40 trees are required to be planted on-site, at least three different species shall be utilized, in roughly equal proportions;

III. When 40 or more trees are required to be planted on-site, at least four different species shall be utilized, in roughly equal proportions;

IV. Nothing in this subsection shall be construed so as to prevent the utilization of a larger number of different species than specified above.

2. Miscellaneous screening standards. Where landscaping is utilized as a means to provide screening, such screening may be achieved by using a six-foot-high, completely opaque fence or wall, a six-foot-high berm or a six-foot-high evergreen screen planted nine feet on center in a double staggered row.



3. Miscellaneous placement standards.

a. A minimum eight-foot radius, free of trees or any plant material with a mature height greater than 12 inches shall be maintained around fire hydrants.

b. All parkway trees must be planted at least 25 feet from any light poles, eight feet from drives, five feet from manholes and b-boxes and 15 feet from stop signs.

c. No planting shall be permitted within the stormwater emergency overland flow routes.

d. Plant material branching higher than 2 1/2 feet and lower than 10 feet above the top of curb shall not be planted or maintained within the clear view triangle (as defined in Section 4-100). All planting must be located at least 25 feet from an intersection.

e. Nothing except ground cover shall be planted or installed within any underground or overhead (municipal or private) utility, drainage, or gas easement without the consent of the utility provider, easement holder, or the City, as applicable.

f. Plantings shall be at least 30 feet from overhead power lines, unless appropriate species are selected.

g. Where less than eight feet of space exists between curb and sidewalk, parkway trees will not be permitted. In such cases, the required number of parkway trees shall be planted on private property.

h. Parkway trees shall be planted within 35 feet to 50 feet of space between trunks and 40 feet on center spacing (depending on species). Trees should be alternately spaced along a street, rather than opposite one another.

F. Site landscaping.

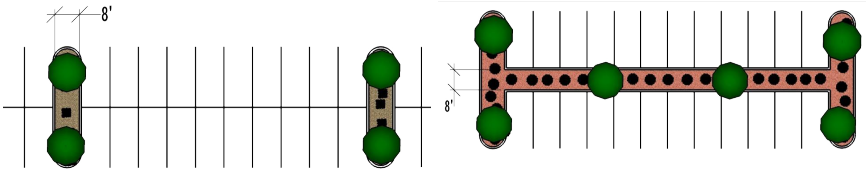
1. Parking lots between 10 spaces and no more than 200 spaces require: **[Amended 12-11-2017 by Ord. No. 7419]**

a. Interior landscape.

(i) One eight-foot-by-nineteen-foot landscape island, as measured between back of curbs, containing one canopy or ornamental tree and five shrubs, every 10 parking spaces and at the ends of every parking row; or

(ii) A five-foot-wide continuous center landscape island, as measured between back of curbs, containing one canopy, ornamental or evergreen tree and 10 shrubs every 40 lineal feet and eight-foot-by-nineteen-foot landscape islands, as measured between back of curbs, containing one canopy or ornamental tree and five shrubs, at the ends of every parking row.

(iii) Parallel parking spaces require an eight-foot-by-eight-foot landscape island, as measured between back of curbs, containing one canopy or ornamental tree and five shrubs, every four spaces and at the ends of every parking row.



b. Perimeter landscape for parking lots abutting rights-of-way.

(i) Continuous visual screen 15 feet in width using both deciduous and evergreen species planted in undulating beds forming an interesting pattern requiring one canopy, ornamental or evergreen tree and 10 shrubs, with shrubs planted at various heights, averaging three feet in height, along every 40 lineal feet.

(ii) For properties Downtown or in the Virginia Street Corridor a continuous visual screen averaging 10 feet in width, measured in ten-foot intervals, with the minimum width being no less than five feet using both deciduous and evergreen species planted in undulating beds forming an interesting pattern requiring one canopy, ornamental or evergreen tree and 10 shrubs,

with shrubs planted at various heights, averaging three feet in height, along every 40 lineal feet.

(iii) In both cases, the landscape strip is to be exclusive of sidewalks, public or municipal easement and not impact required sight lines.

c. Perimeter landscaping for parking lots not abutting rights-of-way.

(i) Continuous visual screen eight feet in width using both deciduous and evergreen species planted in undulating beds forming an interesting pattern requiring one canopy, ornamental or evergreen tree and five shrubs, with shrubs planted at various heights, averaging three feet in height, along every 40 lineal feet.

(ii) For properties Downtown or in the Virginia Street Corridor a continuous visual screen five feet in width, measured in ten-foot intervals with the minimum width being no less than five feet using both deciduous and evergreen species planted in undulating beds forming an interesting pattern requiring one canopy, ornamental or evergreen tree and five shrubs, with shrubs planted at various heights, averaging three feet in height, along every 40 lineal feet.

(iii) Parking lots adjacent to residentially zoned properties shall provide a six-foot solid screen either through berm, fence or evergreen plantings.

2. Parking lots over 200 spaces require: **[Amended 12-11-2017 by Ord. No. 7419]**

a. Interior landscape.

(i) An eight-foot-wide continuous center landscape island, as measured between back of curbs, between every four parking rows, containing four canopy, ornamental or evergreen trees and 20 shrubs every 40 lineal feet and eight-foot-by-nineteen-foot landscape islands, as measured between back of curbs, containing one canopy or ornamental tree and five shrubs, at the ends of every parking row; or

(ii) Six-hundred-sixty-square-foot islands, containing six canopy, ornamental or evergreen trees and 30 shrubs, every increment of 40 parking spaces and at the ends of every parking row.

b. Perimeter landscape for parking lots abutting rights-of-way.

(i) Continuous visual screen 15 feet in width using both deciduous and evergreen species planted in undulating beds forming an interesting pattern requiring one canopy, ornamental or evergreen tree and 10 shrubs, with shrubs planted at various heights, averaging three feet in height, along every 40 lineal feet.

(ii) For every additional setback of five feet beyond the initial 20 feet required for the parking lot, an additional 2.5 feet of landscape width is required.

(iii) The landscape strip is to be exclusive of sidewalks, public or municipal easements and not impact required sight lines.

c. Perimeter landscape for parking lots not abutting rights-of-way.

(i) Continuous visual screen eight feet in width using both deciduous and evergreen species planted in undulating beds forming an interesting pattern requiring one canopy, ornamental or evergreen tree and five shrubs, with shrubs planted at various heights, averaging three feet in height, along every 40 lineal feet.

(ii) Parking lots adjacent to residentially zoned properties shall provide a six-foot solid screen either through berm, fence or evergreen plantings.

3. Parking structures. Enclosed parking facilities require special landscaping considerations because they can significantly contribute to the building bulk on a site. These landscaping considerations shall be incorporated at the design stage, to ensure that the structure can accommodate the weight of the landscaped areas, and provide for adequate watering, drainage, etc. The visual impact of such structures shall be reduced by implementing the following:

a. Rooftop landscaping. Landscape islands and planting beds shall be incorporated into the rooftop levels of parking structures, wherever possible. Where landscape is provided on the rooftop, shade trees and shrubs shall be planted in landscaped islands that are at least eight feet wide measured back of curb to back of curb, at the end of each row of parking.

b. Landscape setbacks. The perimeter of the lot on which parking structure is located shall meet the setback requirements referenced in Article 3, Density and Dimensional Standards, of this Ordinance.

c. Planting required. Columnar parkway trees shall be provided surrounding all perimeters of the property for which the structure is located. A perimeter landscape area shall be provided at the foundation of all perimeters of the structure. The use of planting boxes and trellises shall be considered on the exterior parapet of parking structures.

All the above landscaping applications will require special detailed designs developed to ensure proper drainage within the landscaped areas subject to staff review and approval.

4. Foundation landscaping. **[Amended 12-11-2017 by Ord. No. 7419]**

a. Five-foot-wide landscape area around all perimeters of buildings containing both deciduous and evergreen species of tree and shrubs providing an interesting visual pattern around the building.

b. Exceptions for ninety-degree sidewalk connections to doors, drive-through lanes directly adjacent to the building, and single-family and duplex buildings.

c. Properties in the Downtown and Virginia Street Corridor require special review on their ability to meet the requirement. Every effort should be made to meet the requirement while allowing for flexibility in areas with unique setbacks.

5. General buffering requirements.

a. Buffer required: Landscape buffering is required where adjoining properties are located within different zoning districts or from specific uses to soften the visual impact of the development or use. Developments or uses in the Downtown District and the Virginia Street Corridor Overlay District are exempted from these standards.

TABLE 4-400F(1): Buffer Matrix
[Amended by Ord. No. 6543]

Adjoining Property / Subject Property	A	B	C	D	E
A					
B	20 feet				
C	30 feet	30 feet			
D	40 feet	40 feet	30 feet		
E	50 feet	50 feet	40 feet	30 feet	

Where adjoining property is vacant, the required buffer shall be based on the highest use of the land based on the zoning classification of the adjoining property. Where adjoining property is in the Watershed district, the buffer width will be based on the highest use of the land based on the future land use designation of the adjoining property delineated in the Northwest Sub-Area Plan. Where adjoining property is not within City limits, the buffer width will be based the highest use of the land based on the future land use designation of the adjoining property per the Comprehensive Plan and any adopted subarea plans.

A: SF Detached, Two-family, Home Day Care
B: Single-family attached, Multifamily, Manufactured Housing, Congregate Living
C: Offices, Commercial Day Care; Medical Facility (except Hospitals); Social Assistance
D: Commercial, Retail Uses; Commercial, Service Uses; Commercial Recreation, Overnight Lodging; Information; Community Facilities; Hospitals
E: Industrial (including Warehousing, Distribution and Storage)
Buffers for parking and transportation uses, utilities, agricultural uses and parks and open spaces shall be determined on a site-specific basis by the Zoning Administrator,

The uses specified below are required to provide a buffer from adjoining residential properties, as indicated in Table 4-200B, Buffer Standards for Specific Land Uses, below.

TABLE 4-200B: Buffer Standards for Specific Land Uses	
Use	**Buffer Width**
Cemeteries, golf courses, passive recreational areas (without sports lighting)	10 feet
Churches, schools, public facilities including playgrounds, recreational facilities	20 feet
Public swimming pools, and recreation areas (with sports lighting)	25 feet

b. Required planting: Where a buffer area is required between adjoining properties, the following minimum plant material shall be installed, meeting the requirements of this section:

Buffer Width	Required Material per 100 Lineal Feet
10 feet	2 overstory deciduous or evergreen trees + 4 understory trees + 16 shrubs
20 or 25 feet	2 overstory deciduous or evergreen trees + 6 understory trees + 16 shrubs
30 feet	3 evergreen trees + 1 overstory deciduous tree + 4 understory trees + 8 shrubs
40 feet	4 evergreen trees + 2 overstory deciduous tree + 4 understory trees + 16 shrubs
50 feet	4 evergreen trees + 2 overstory deciduous tree + 6 understory trees + 24 shrubs

c. Development within buffers: Buffer areas may include sidewalks, trails, utilities, surface drainage swales and detention areas only if required planting can still be located within the buffer meeting the intent of this section.

6. Signs. All permanent freestanding signs shall have landscaping planted around the base of the sign.

a. Landscape area. The amount of landscape area required shall be one square foot of landscape area per one square foot of sign area. The landscaping shall be located in an area radiating from the base of the sign.

b. Required landscaping. A mix of small deciduous trees, medium evergreen trees, ornamental trees and deciduous and evergreen shrubs is required. At least 50% of the required landscaping area shall be planted with trees and/or shrubs. The remaining area shall consist of annual and perennial flowers and ground covers, planted to accent the trees and shrubs.

G. Recommended plant list. Refer to the Appendix for a recommended plant list.

H. Parkway tree planting regulations. Refer to the Appendix for furnishing and planting of parkway trees.

SECTION 4-500. Planned unit development standards.

A. Purpose. The purpose of a planned unit development (PUD) is to encourage unique and innovative development of land, that supports a high quality of life, and that achieves a high quality of development, environmental sensitivity, energy efficiency and other City goals. planned unit developments are intended to allow the relaxation of otherwise substantive requirements based upon procedural protections providing for detailed review of individual proposals for significant developments. This special regulatory technique is included in this Ordinance in recognition of the fact that traditional use, bulk, space, setback and yard regulations that may be useful in protecting the character of substantially developed and stable areas may impose rigid regulation upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach. Through the flexibility of the planned unit development technique the City seeks to achieve the following specific objectives:

1. Reducing or diminishing the monotonous design patterns that can result from the strict application of zoning, development and design standards that are targeted primarily towards individual lot development;

2. Allowing greater flexibility in selecting the means to provide access, open space and design amenities;

3. Allowing greater latitude in providing a well-integrated mix of residential and nonresidential land uses throughout the development and on individual lots, including a mix of housing types, lot sizes and densities;

4. Promoting high-quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and uses; and

5. In specific instances, encouraging high quality design and environmentally sensitive development by allowing increases in residential density or nonresidential square footage where such increases are justified by superior design or the provision of additional amenities such as public open space.

B. General standards.

1. The permitted uses within a PUD are subject to the discretion and approval of the City Council with recommendations from the Planning and Zoning Commission, based on the land uses prescribed in the City's adopted plans.

2. The PUD ordinance shall indicate, either directly or by reference, the land use, development and design requirements and other applicable specifications that shall govern the planned unit development. If the PUD ordinance is silent on a particular land use, development and design requirement, or other specification, the standard of the underlying zoning district or the applicable regulations shall apply. The development requirements that apply to the underlying zoning district shall apply to the planned unit development, unless the PUD ordinance specifies an alternate standard. The PUD ordinance may set land use, development requirement, or other specifications for aspects of the development on which the Unified Development Ordinance is otherwise silent. Any lessening of the required standards of the Unified

Development Ordinance shall be directly related to the creative design, merits and benefits of the PUD to the City.

3. The area designated in the PUD shall remain under single-ownership and/or unified control. Unified control of property under multiple-ownership may be accomplished through the use of enforceable covenants or the enabling PUD ordinance. If land within a PUD is sold and/or ownership or controlling interest transferred, said actions shall be conditioned upon the new owners or controlling interest agreeing to build/ develop the lot/land in accordance with the approved PUD approvals. Building permits shall only be issued for structures which conform to the approved final PUD.

4. The minimum gross area required for a nonresidential PUD is five acres and for residential developments is 50 units or greater unless the following is proposed, in which case a PUD will be required:

   a. Two or more principal structures on a single zoning lot;

   b. Development on any lot or parcel one acre or greater in the B-4 Downtown District;

   c. Exclusively residential developments in the B-4 Downtown District;

   d. Multifamily projects which contain over two units in the R-3A Two-Family District, over four units in the R-3B District, whether in one building or multiple buildings; and

   e. Any development in the W Watershed District or C Conservation Overlay District.

5. The minimum area/unit count requirements listed in Subsection (4) above may be waived based on a finding that creative site planning through a PUD is necessary to address a physical development constraint, protect sensitive natural areas or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

C. Development standards.

1. The PUD plan must implement the vision and land use policies of the Comprehensive Plan; the adopted subarea plans and the Tax Increment Financing Redevelopment Plans, if applicable;

2. The proposed PUD shall not result in a substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matters affecting public health, safety or general welfare, as they exist at the time of application or as they may exist in the future.

3. Development along the perimeter of a PUD must be compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PUD must provide for transition areas at the edges of the development that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

4. If different phases of development are proposed for the PUD, a development phasing plan shall be provided that identifies the general sequence or phases in which the land will be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the Preliminary PUD.

5. Density/intensity: The density for residential developments and the intensity of any proposed nonresidential development shall be established in the PUD plan and shall be consistent with the Comprehensive Plan; the adopted subarea plans and the Tax Increment Financing Redevelopment Plans, if applicable. Where deemed appropriate by the City Council, upon recommendation of the Planning and Zoning Commission, densities and intensities may exceed those allowed in the base zoning district.

6. Dimensional standards: Where dimensional standards for the development do not follow the dimensional standards for the underlying zoning district, the minimum lot area, minimum lot width, minimum setbacks, maximum building coverage, maximum impervious surface coverage, maximum height for development, floor area ratios and setbacks from adjacent residential zones or uses must be specified in the PUD plan.

7. The responsible parties for all on-site and other required public improvements shall be established and an utility plan indicating all proposed easements shall be provided.

8. The design of public and private streets within the PUD must comply with all applicable City standards. Right-of-way, pavement widths, and street widths may be reduced by the City Council where it is found that:

    a. The PUD plan provides for separation of vehicular, pedestrian, and bicycle traffic;

    b. Access for emergency service vehicles is not substantially impaired;

    c. Adequate off-street parking is provided for the uses proposed; and

    d. Adequate space for public utilities is provided within the right-of-way.

9. The PUD plan shall establish the responsibility of the applicant/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed planned development, including but not limited to police facilities, fire facilities, and EMS facilities. The PUD plan shall also establish the responsibility of the subdivider/owner to make any other improvements as required by City ordinances, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City regulations.

10. A bond or letter of credit to cover the cost of required public improvements and school and park cash contributions, in accordance with the provisions of Article 5, Subdivision Standards, must be submitted prior to issuance of any permits for the PUD.

D. Additional standards for planned unit developments.

1. Residential PUDs.

   a. Location: A residential PUD can be located anywhere in the City, including any land proposed for annexation.

   b. Permissible uses: A mix of different residential dwelling types in proximity to each other is encouraged. Neighborhood commercial uses serving the development may be approved as part of a residential PUD where appropriate.

   c. Nonresidential uses: Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone that meets the requirements of Section 4-400, Landscaping and screening standards.

   d. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.

   e. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year. The maximum number of units to be constructed shall be 25 residential units or 15% of the total number of residential units (including all phases of the proposal), whichever is greater, in any calendar year. The City Council with recommendations from the Planning and Zoning Commission, at final PUD approval can approve, deny or adjust the percentage of an increase in the number of units that can be built in one calendar year. The City Council and the Planning and Zoning Commission shall consider the following criteria in approving an increase in the number of units that can be built annually:

      (i) Advance dedication of school and park sites and advance payment of school, park and other impact fees;

      (ii) Payment for installation of road impact improvements or fees applicable by law;

      (iii) Smaller subdivisions which encourage in-filling within an established part of the community;

      (iv) Completion of major and collector road networks and critical linkages in the street systems;

      (v) Fulfill a need for various unit types and income levels such as low and moderate-income housing;

      (vi) Provisions which satisfy needed public facilities;

      (vii) Innovative architectural design, quality of exterior materials and creative use of landscaping;

(viii) Other criteria or extraordinary amenities, not listed above, which may meet the development goals of the City.

2. Commercial PUDs.

   a. Location: A commercial PUD can be located in the B-1 Neighborhood Commercial, B-2 General Commercial, B-4 Downtown Business and W Watershed Districts or any land proposed for annexation.

   b. Permissible uses: A mix of retail and office with residential above street level uses is encouraged in the B-4 Downtown Business, Virginia Street Corridor Overlay District and the Watershed District.

3. Industrial PUDs.

   a. Location: An industrial PUD can be located in the M-L Manufacturing Limited or M Manufacturing District or any land proposed for annexation.

   b. Permissible uses: Uses which are principal permitted uses in the underlying zoning district listed in Article 2.

4. Mixed-use PUDs.

   a. Location: A mixed-use PUD may be located anywhere within the City, including lands proposed for annexation.

   b. Permissible uses: A mixed-use PUD should be structured to provide a mix of uses, like residential, retail, civic, and recreational uses. The integration of residential and nonresidential uses allows residents to meet more of their daily needs within the development. In addition, a variety of housing options must be provided to allow a greater diversity of residents within the neighborhood.

   c. Density/Intensity: Densities and intensities should be sufficient to support a compact, pedestrian-oriented environment.

   d. Relationship between building types: Buildings within a mixed-use PUD shall be designed with a common, harmonious architectural vocabulary and landscape with intent not to create a uniform appearance, but rather to create a sense of place.

   e. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a mixed-use PUD.

   f. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year. The maximum number of units to be constructed shall be 25 residential units or 15% of the total number of residential units (including all phases of the proposal), whichever is greater, in any calendar year. The City Council with recommendations from the Planning and Zoning Commission, at Final PUD approval can approve, deny or adjust the percentage of an increase in the number of units that can be built in one calendar year, based on the criteria provided in Section 4-500D(1)e above.

E. Procedures.

1. PUD approval: The review and approval of a planned unit development shall be according to the procedures outlined in Article 9, Administration.

2. Changes or amendments: Any changes or amendments to the approved preliminary PUD or approved final PUD shall follow the procedures outlined in Article 9, Administration. Minor deviations within the development may be approved administratively by the City Manager, without the need to seek a PUD amendment, as long as such changes are not of a nature that would affect the character and standard of the PUD. Deviations that require a preliminary or final PUD amendment (or a new preliminary PUD approval) include, but are not limited to:

    a. Changes in the location, proportion or allocation of uses, or changes to the types of uses allowed (including a change in the legal description that was approved at the Preliminary PUD approving certain uses or zoning areas);

    b. Increases in residential density;

    c. More than a 10% change to the proportion of building types;

    d. An increase of more than 10% in the volume of the building;

    e. More than 5% reduction of any proposed open space;

    f. Changes in the functional uses of any proposed open space, where such changes constitute an intensification of open space usage;

    g. Substantial changes in standards, general location of roads, utilities, or stormwater management features;

    h. Substantive changes in the Covenants, Conditions and Restrictions, or other governing agreements, that affect in any manner the character of the PUD.

3. Existing PUDs: All PUDs existing as of the date of adoption of this Ordinance shall continue to be governed under the conditions of prior approval.

    a. Controlling regulations. The PUD ordinance adopted at the time of the approval shall be the controlling document pertaining to the PUD.

    b. Amendment. In amending any PUD in existence at the time of approval of this Ordinance, any amendments shall be consistent to the maximum extent possible with the provisions of this Ordinance.

SECTION 4-600. Accessory structures and uses.

A. Purpose. The purpose of the accessory structures and uses Section is:

1. To authorize the establishment of accessory uses and structures that are incidental and customarily subordinate to principle uses so that they may be carried on under the umbrella of the principal use; and

2. To ensure the compatibility of accessory structures and uses with permitted structures and uses.

B. General standards. Subject to the limitations of this section, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing within such district, provided the accessory structure or uses:

1. Are subordinate in area, extent and purpose to, and serve, a principal structure or use;

2. Are customarily found as incidental to the principal structure or use;

3. Contribute to the comfort, convenience, or necessity of those occupying, working at, or being served by the principal structure or use;

4. Except as otherwise expressly authorized by the provisions of this Ordinance, are located on the same zoning lot as the principal structure or use;

5. Are under the same ownership and control as the principal structure or use;

6. Are not constructed or established on the site prior to the establishment of the principal use. A permit for a detached accessory structure such as a garage may be issued simultaneously with the issuance of a permit for the principal structure;

7. Are not located within five feet of a principal structure, with the exception of flat work; **[Amended 12-20-2012 by Ord. No. 6765; 6-3-2014 by Ord. No. 7034; 8-2-2016 by Ord. No. 7247; 12-11-2017 by Ord. No. 7419]**

8. Unless otherwise expressly stated, comply with all applicable regulations of this Ordinance, including the floor area ratio, maximum lot coverage, height and setback regulations.

C. Permitted accessory structures. **[Amended by Ord. No. 6543; 3-1-2016 by Ord. No. 7200]**

1. All Residential uses: Permitted accessory structures for residential uses include but are not limited to: detached garages; decks; gazebos; private greenhouses; garden houses; sheds or buildings for domestic storage; children's playhouses; play equipment (including, but not limited to, swing set, trampoline, basketball hoop, treehouses, etc.); fences, walls, hedges (in compliance with Section 4-700, fences, walls and screening); flagpoles; swimming pools; antenna or satellite dish (smaller than 39 inches in diameter); signs (in compliance with Section 4-1000, Signs); mailboxes; off-street parking areas for multifamily developments; waste disposal containers for multifamily developments (screened from public view, in compliance with Section 4-700, Fences, walls and screening); benches; public utility equipment and any supporting structures; and other structures meeting the definition of an accessory use or structure. Additionally, structures used for water-related activities, including boat docks, boathouses, piers, sea walls and similar structures are permitted accessory structures for properties that front on Crystal Lake.

2. Nonresidential uses: Permitted accessory structures for nonresidential uses include but are not limited to: detached garages; off-street parking and loading facilities; storage buildings for merchandise, stock or records as part of a principal use; process, production or maintenance facilities; guardhouses for industrial uses; rail spur lines or rail loading docks for industrial uses; signs (in compliance with Section 4-1000, Signs); waste disposal containers (screened from public view, in compliance with Section 4-700, Fences, walls and screening); fences,



walls, hedges (in compliance with Section 4-700, Fences, walls and screening); public utility equipment and any supporting structures; and other uses and structures meeting the definition of an accessory use or structure.

D. Special use permit required: Any individual structure or accessory to a single-family detached, single-family attached or a two-family dwelling, greater than 900 square feet in area, is required to obtain a special use permit. **[Amended 3-1-2016 by Ord. No. 7200]**

1. Residential uses:

a. Any enclosed, detached, accessory structure greater than 900 square feet in area is required to obtain a special use permit.

Residential enclosed, detached accessory structures include, but are not limited to, garages, sheds, greenhouses, playhouses, or any other applicable accessory structure as determined by the Zoning Administrator.

b. The requirement to obtain a special use permit does not apply to attached accessory structures, including gazebos, decks, porches, terraces, pergola or patio covers that are greater than 900 square feet in area, as long as the applicable principal structure setback requirements are met.

c. This requirement also does not apply to above-ground or in-ground swimming pools or above-ground swimming pool and deck combinations, attached or detached, as long as the applicable setback requirements are met.

2. Nonresidential uses: Accessory structures for a nonresidential use that are located in a residential zoning district and greater than 900 square feet in area are required to obtain a special use permit.

E. Location of accessory structures.

1. Front yard and yard abutting a street: Accessory structures are not permitted within the front yard and yard abutting a street setback, with the following exceptions: **[Amended 11-19-2013 by Ord. No. 6972; 3-1-2016 by Ord. No. 7200; 12-11-2017 by Ord. No. 7419]**

a. For all residential uses: Signs (in compliance with Section 4-1000, Signs); fences, walls, hedges (in compliance with Section 4-700, Fences, Walls and Screening); mailboxes, flagpoles, play equipment permanently affixed to the wall of the principal structure; freestanding basketball hoops on poles, flat work, and off-street parking areas for multifamily developments.

b. For residential uses fronting Crystal Lake: benches, decks, any other related structures, children's play houses, and play equipment.

(i) Setback: Must meet the minimum five-foot setback from the interior property lines.

(ii) Retaining walls: Retaining walls cannot exceed three feet in height, measured at any point on either side of the wall, from the finished grade level adjacent to the wall to the top of the wall. Walls cannot be used to alter the overall natural topography of the land.

(iii) Appearance: The proposed structure must be architecturally compatible with the principal structure on the lot and must be contextual with the neighborhood.

(iv) Exemption: Detached flatwork such as patios and decks not more than 12 inches above the ground are exempt as long as the five-foot side yard setback is met and the maximum allowable impervious coverage is not exceeded. Any seat walls around the patio or deck can be no taller than 18 inches in height. A continuous wall around the patio or deck is not considered a seat wall.

All detached accessory structures, with the exception of boat docks, boat houses, piers, and seawalls, must comply with the following limited use standards:

(i) Setback: Must meet the minimum five-foot setback from the interior property lines.

(ii) Retaining walls: Retaining walls cannot exceed three feet in height, measured at any point on either side of the wall, from the finished grade level adjacent to the wall to the top of the wall. Walls cannot be used to alter the overall natural topography of the land.

(iii) Appearance: The proposed structure must be architecturally compatible with the principal structure on the lot and must be contextual with the neighborhood.

(iv) Exemption: Detached flatwork such as patios and decks not more than 12 inches above the ground are exempt as long as the five-foot side yard setback is met and the maximum allowable impervious coverage is not exceeded. Any seat walls around the patio or deck can be no taller than 18 inches in height. A continuous wall around the patio or deck is not considered a seat wall.

Detached accessory structures for residential uses fronting Crystal Lake that cannot meet the above criteria may request a special use permit to obtain approval.

2. Side and rear yards:

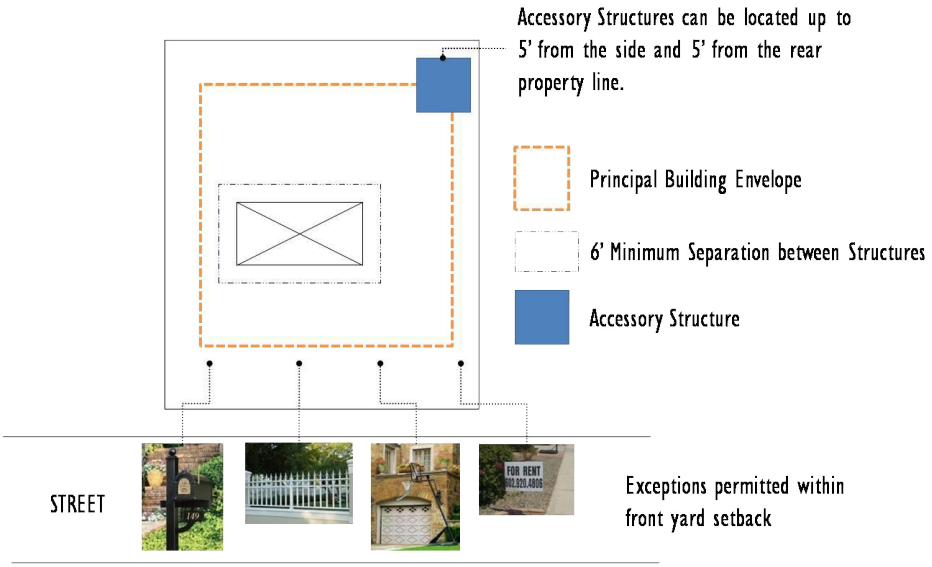
a. For residential uses (not including residential uses fronting Crystal Lake): **[Amended 3-1-2016 by Ord. No. 7200]**

(i) Accessory buildings or structures are permitted to be located within five feet of a side lot line and five feet of a rear lot line, provided the accessory structure is not located on a recorded utility, drainage or municipal easement and provided the wall of the accessory structure adjacent to the rear lot line contains no openings.

(ii) Fences, walls and hedges are permitted to be closer than five feet to a side or rear lot line, provided they meet the requirements of Section 4-700, Fences, walls and screening.

(iii) Accessory structures on lots in residential subdivisions that are greater than 600 square feet in area are required to meet the principal structure setbacks. Exemption: Flatwork such as patios and decks not more than 12 inches above the ground are exempt as long as the five-foot side yard setback is met and the maximum allowable impervious coverage is not exceeded. **[Amended 8-2-2016 by Ord. No. 7247]**

b. For residential uses fronting Crystal Lake: Accessory buildings or structures in the rear (street) yard are permitted as long as they meet the setback requirements of the Ordinance. Signs (in compliance with Section 4-1000, Signs); mailboxes; flagpoles; fences (in compliance with Section 4-700, Fences, walls and screening) are excluded from this requirement. All existing accessory structures located in side and rear (street) yards as of May 16, 2006, are considered as legal nonconforming structures and shall conform with the requirements set forth in Article 7, Nonconformities, of this Ordinance. **[Amended 11-5-2013 by Ord. No. 6970; 8-2-2016 by Ord. No. 7247]**

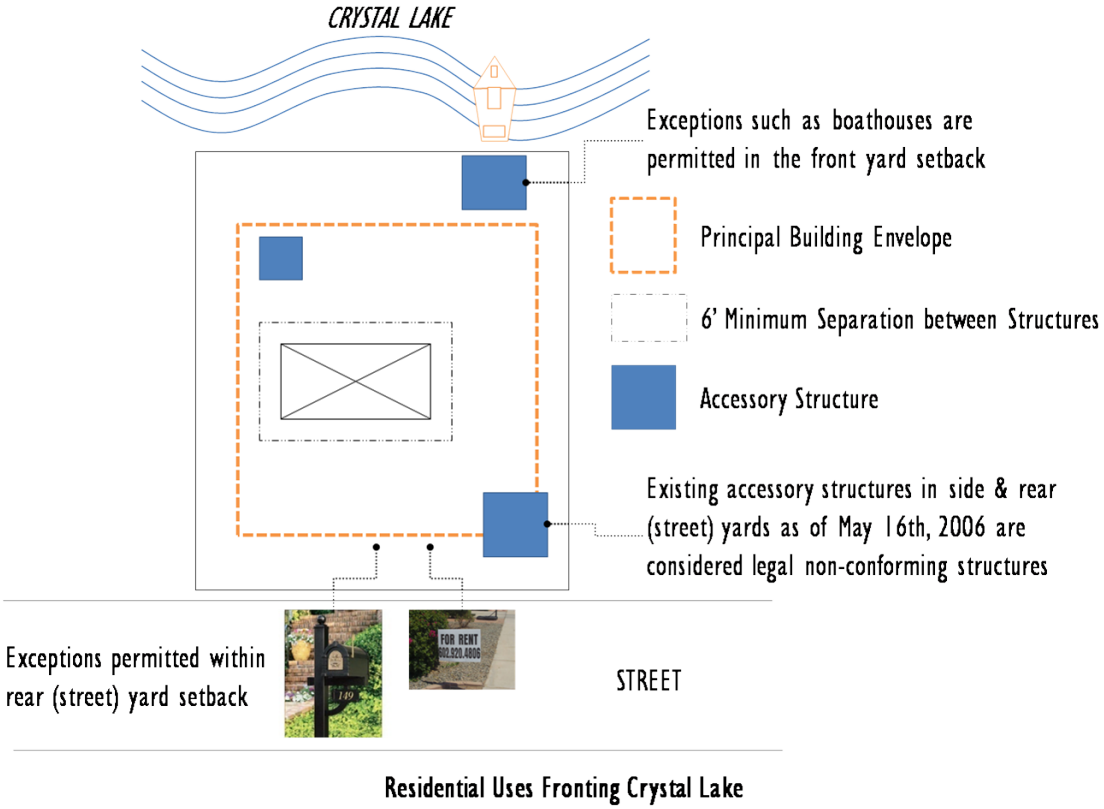


Residential Uses

c. Attached or detached above-ground or in-ground swimming pools or above-ground swimming pool and deck combinations must meet the five-foot required accessory structure setback requirements. In-ground swimming pools and any related flat work, whether attached to or detached from the principal structure, must meet the five-foot required accessory structure setbacks. **[Amended 3-1-2016 by Ord. No. 7200; 8-2-2016 by Ord. No. 7247]**

d. For nonresidential uses: Accessory buildings or structures may be located adjacent to a railroad right-of-way, but only for the purpose of providing a rail

loading dock. Accessory structures must meet the setback requirements listed in Article 3, Density and Dimensional Standards. Exceptions include fences, walls or screening in accordance with the provisions of Section 4-700, Fences, walls and screening, and waste disposal containers. **[Added 3-1-2016 by Ord. No. 7200]**



F. Other regulations.

1. Where an accessory structure is structurally attached to the principal building it shall be subject to, and must conform to, setback regulations of this Ordinance applicable to the principal building. Where a substantial part of the wall of an accessory structure is part of the wall of the principal building or where an accessory structure is attached to the principal building in a substantial manner as by a roof, such accessory building shall be counted as part of the principal building and shall conform to all regulations applicable to the principal building. Connection of two otherwise separate principal structures by a insignificant attachment does not render these structures attached. Examples of insignificant attachments include, but are not limited to, arbors, fences and similar unenclosed structures. Breezeways open on both sides along the length of the pedestrian pathway between structures are also considered insignificant attachments.

2. Decks and platforms, open to sky, whether attached to the principal structure or within six feet are considered as part of the principal building and are subject to all regulations of this Ordinance applicable to the principal building.

3. Structures accessory to residential uses shall be limited to a single dormer per side elevation, which can be no wider than 20% of the length of each side elevation upon which the dormer is constructed or no more than 40% of one side in a noncontiguous pattern.

4. Uses which are accessory to special uses may be permitted when approved as part of the special use, or when the Zoning Administrator finds they are not an expansion of an approved special use.

5. Tents used in nonresidential districts or tents used for camping purposes where permitted, must be of a temporary nature and must meet the requirements for a temporary use permit per the requirements of Article 2, Land Use, if applicable.

6. Car ports, that do not meet applicable Building Code requirements, even when used as temporary structures are not permitted.

7. Accessory structures over 120 square feet shall utilize exterior siding materials of wood, cement board, vinyl siding, or other similar material and complement the residential character of the area. **[Added 12-11-2017 by Ord. No. 7419]**

G. Procedures. Building permits may be required for accessory structures as determined by the City Code. Where permits are required, the permit must be approved and issued by the Building Commissioner or his/her appointed designee prior to the commencement of work.

SECTION 4-700. Fences, walls and screening.

A. Purpose. The purpose of the fences, walls and screening section is:

1. To provide for the maximum safety of persons using the sidewalks and streets;

2. To provide for the maximum enjoyment of the use of the property by specifying regulations that shall apply to all fences; and

3. To protect the general appearance of properties within the City and enhance aesthetics on private property.

B. General standards.

1. Permits. No fence or wall shall be erected or altered until a permit has been secured from the City by the owner of the property on which such fence is located or proposed, or his/her agent, and payment for the fees required per the City Code is made.

2. General regulations. All fencing shall be subject to the following general regulations:

a. Barbed wire fences are prohibited in all zoning districts except as follows:

(i) Farming Districts;

(ii) Manufacturing (M), when located five feet above grade and at the top of the fence; and

(iii) Other zoning districts, when approved via variations, special use permits or planned unit development approval.

b. Electric fences are prohibited in all zoning districts except as follows:

(i) Farming Districts; and

(ii) Watershed District (W) where stables, horses, animal raising, dairy, livestock and poultry farms are permitted.

Where permitted, electric fences must be appropriately signed with warning signs installed above grade.

c. Fences shall be erected with the support members on the side of the fence facing the property to which the fence is accessory. The finished or good side of the fence shall face the adjacent property.

d. The maximum length of a continuous, unbroken and uninterrupted wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections or a change in material.

e. Fences, walls or screening shall be installed and maintained so as not to interfere or impede the flow of surface drainage.

f. Fences and walls shall not be installed in municipal utility easements (MUE) or restricted public utility easements (RPUE). Fences can be installed in utility easements upon obtaining a written permission from the utility company having use of that easement. If permission is granted to construct a fence in the utility easement by the authority having jurisdiction of the easement, that authority will not be responsible for the reinstallation of the fence due to the authority's exercising its easement rights.

g. All fences, walls and screening shall be maintained in good repair to ensure the integrity of the fence.

3. Height requirements for fences, walls and screening.

a. Fences, walls or screening in any front yard or yard abutting a street shall not exceed three feet in height and meet the clear view provisions listed in Section 4-700B-4 below.

b. Fences, walls or screening in any yard abutting a street shall not exceed four feet in height, provided it is set back a minimum of five feet from the property line and meets the clear view provisions listed in Section 4-700B-4 below. This does not apply to properties that front on Crystal Lake. **[Amended 12-11-2017 by Ord. No. 7419]**

c. Fences, walls or screening in the Manufacturing (M) District are permitted to be eight feet high in the rear or side yards.

d. Where required through review criteria for specific uses or where unusual conditions exist the City may approve additional height for fences, so long as a clear view is maintained.

e. The height limitations shall apply to the fence, walls or screening and any other appurtenances attached to it. Height shall be measured vertically from grade to the top of the improvement and shall be determined on the property in which it is installed. Posts used specifically for supporting a fence may exceed the applicable height limit by a maximum of eight inches, thus allowing for ornamental treatment. To accommodate potential drainage conflicts and fluctuations in grade, the Building Commissioner may allow portions of a fence to exceed the applicable height limit by a maximum of six inches.

f. The height limitations shall apply to the fence, walls or screening and any other appurtenances attached to it. Height shall be measured vertically from grade to the highest-most point of the fence panel and shall be determined on the property in which it is installed. Posts used specifically for supporting a fence may exceed the applicable height limit by a maximum of eight inches, only if for ornamental treatment. To accommodate potential drainage conflicts and fluctuations in grade, the Building Commissioner may allow portions of a fence to exceed the applicable height limit by a maximum of six inches. **[Added 12-11-2017 by Ord. No. 7419]**

4. Clear view of intersecting streets. On any corner lot in order to maintain a clear view, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision. A clear view shall be established per according to the provisions of Section 4-100D(1)d.

5. Fence materials. **[Added 12-11-2017 by Ord. No. 7419]**

a. Permitted fences. Fences shall only be constructed of the following materials:

(i) Wood or simulated wood;

(ii) Wrought iron or simulated wrought iron;

(iii) Decorative brick or stone;

(iv) Masonry or stucco wall;

(v) PVC; or

(vi) Chain link.

The Zoning Administrator may approve additional fence materials that are constructed with durable material in addition to the materials listed above.

b. Prohibited fences. The following fences are prohibited:

(i) Chicken wire, barbed wire, welded mesh wire and electrically charged wire fences, except as permitted per Section 4-700B-2.

(ii) Snow fences, except for exclusive control of snow between November 1 and March 31 and as authorized by the Building Commissioner for special events or construction sites.

(iii) Fences made of solid plywood, scrap lumber, temporary fencing and similar noncustomary materials.

(iv) Fences on any portion of any public right-of-way, except fences erected by a governmental entity.

C. Required fences.

1. Swimming pools. Fences shall be required around swimming pools in accordance with the Building Code, as adopted and amended.

2. Refuse containers and facilities. **[Amended by Ord. No. 6543; 1-18-2011 by Ord. No. 6641; 6-3-2014 by Ord. No. 7034; 8-2-2016 by Ord. No. 7247]**

Nonresidential properties: Refuse containers and facilities shall be hidden by an opaque wall or opaque fence of sufficient height to screen the bin and any appurtenances, but not less than six feet in height. Walls and fences shall be constructed to match the architectural detail of the principal structure, unless they are not visible from the right-of-way or main drive aisle, as determined by the Zoning Administrator, and then can be constructed entirely of wood, and contain a securable gate to minimize blowing refuse. Trash containers serving nonresidential uses shall not be located abutting residential property. Trash/Refuse containers shall be placed only on an approved surface. ("Approved surface" shall mean asphalt/ bituminous, concrete/PCC, brick pavers, and any surface that is approved by the City's Engineering Division.)

3. Loading areas. Loading areas must provide a year-round screen of all loading areas from surrounding properties (does not include upper-story residential) and public rights-of-way (not including an alley). The screen shall be six feet in height when constructed. Wall materials shall be compatible with the primary structure.



Commentary

When landscaping is used to screen loading areas, compact evergreen planting must be used so as to provide a year-round screen. Planting must be watered, weeded, pruned or replaced as needed to meet the screening requirements.

4. Mechanical equipment. All ground and wall mounted mechanical equipment (e.g., air-handling equipment, compressors, duct work, transformers, etc.) shall be screened from view. Screening shall consist of planting screens or preservative pressure-treated wood, or other similar materials.

5. Any use in the R-3B, B-1, B-2, B-4, O, M-L or M District abutting residential uses is required to provide a six-foot solid screen of fencing or landscaping.

6. All trash dumpsters, trash pads, loading areas, loading docks and service and maintenance areas as well as all utility equipment, dish antennas, mechanical equipment, air conditioning units or any other visible outside equipment (not classified as outdoor storage) shall be screened from any adjoining lands in a residential zone and all adjacent public rights-of-way. The screening requirement for trash dumpsters and trash pads for existing developments that are previously unscreened will be applicable where a new restaurant occupies the building or tenant space. For new developments, this requirement will apply regardless of the proposed use. **[Amended 12-20-2011 by Ord. No. 6765]**

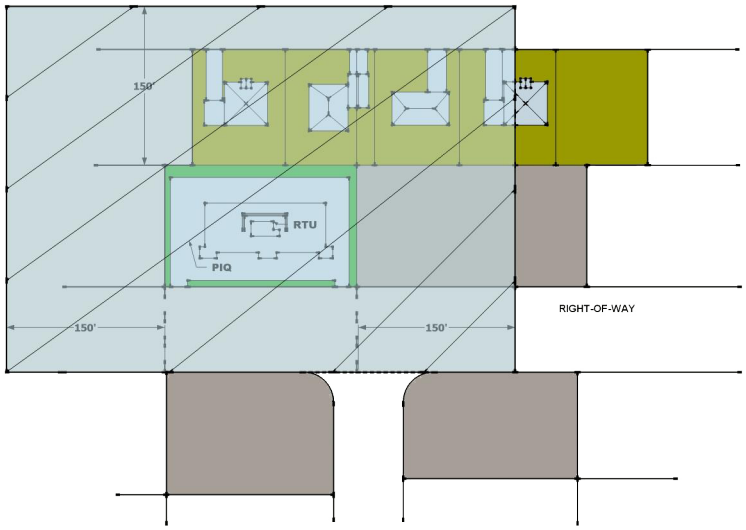
7. Rooftop appurtenances: For nonresidential uses, all cooling towers, elevator or mechanical equipment, vents, intakes or stacks or other rooftop structures shall be screened from view by employing the following methods:

   a. The rooftop appurtenances shall be located in the center of the building (or tenant space) or as far from the street side facade as possible; and/or

   b. The rooftop appurtenances shall be painted and maintained on the same color as the roof or top portion of the building; and/or

   c. If more than 50% of the rooftop appurtenances are still visible after providing both (a) and (b) above, then the rooftop appurtenances shall be screened by a parapet wall, solid metal sight screening or similar systems designed for use as screening of these types of devices.

      All screening shall comply with all applicable building and fire codes for fire rating, wind load and structural integrity. All screening shall be of a material and color compatible with the materials used on the exterior of the building, the in tent being that the screening system is designed so as to be an architectural component, consistent with the overall building design. Compliance with these screening standards shall be computed within a one-hundred-fifty-foot buffer from the property lines, excepting the side abutting a right-of-way, where it shall be computed across the right-of-way (See Illustration). Uses adjacent to residential uses are to provide sound buffering measures. All commercial uses (including but not limited to retail, restaurants, commercial services, institution) are to screen from all sides, except any side that abuts a manufacturing use.



D. Non conforming fences, walls or screening. Normal repair of an existing nonconforming fence, wall or screening are permitted. Removal of an existing fence, wall or screening and subsequent replacement shall require compliance with all requirements contained in this section.

E. Utility exemption.

1. In accordance with the statutes of the State of Illinois, nothing in this section shall impose restrictions on the type or location of any poles, wires, cables, conduits, vaults, laterals or any other similar distributing equipment of a public utility not otherwise regulated through City franchise agreement or Article 5, Subdivision Standards.

2. Buildings and structures not covered by the Illinois utility exemption and not specifically permitted as a matter of right in the various zones, pertaining to water, sewerage, gas, telephone, and electric utilities through applicable franchise agreements; and police, fire, radio and television stations, including broadcasting antennas are required to secure a special use permit.

a. Lot area and location: The required lot area and location shall be specified as part of the special use permit and be determined in relation to the proposed use, the intensity of such use and the effect of such use upon the environment.

b. Fencing and screening: If findings indicate that a hazard may result or that interference with the development, use or enjoyment of surrounding properties may ensue, then fencing or screening with a densely planted evergreen hedge or other screening material may be required in a manner consistent with such findings.

SECTION 4-800. Exterior lighting standards.

A. Purpose. The purpose of the exterior lighting standards is:

1. To provide for and control lighting in outdoor public places where public health, safety and welfare are potential concerns.

2. To protect pedestrians, cyclists and motorists from the excessive illumination of nonvehicular light sources. **[Amended 3-1-2016 by Ord. No. 7200]**

3. To reduce the distribution of stray light upon neighboring properties and protect neighbors, the environment and the night sky from nuisance illumination and light trespass from improperly selected or poorly placed, aimed, applied, maintained or shielded light sources. **[Amended 3-1-2016 by Ord. No. 7200]**

4. To promote conservation of energy through energy-efficient lighting design and operation.

5. To protect and retain the intended visual character of the various venues of the City and to maintain and improve nighttime aesthetics of Crystal Lake, including preservation of the night sky.

B. Applicability.

All zoning lots in all zoning districts established in Article 1, Zoning Districts, of this Ordinance, shall comply with the provisions of this section, unless otherwise exempted herein. The provisions of this section do not apply to any interior lighting.

For clarity and organization, references are made within this section to Residential Lighting Zones and Commercial Lighting Zones. These lighting zones are defined in Article 10, Definitions, of this Ordinance.

C. Conformance. **[Amended 1-18-2011 by Ord. No. 6641; 3-1-2016 by Ord. No. 7200]**

1. Any existing luminaire or lighting installation used for outdoor lighting in any zoning district on the effective date of this Ordinance that does not comply with the requirements of this section shall be considered a nonconforming use. Existing nonconforming luminaires or light installations legally installed and operative before the effective date of this Ordinance are exempt from compliance with the requirements of this section, unless such fixtures are deemed a safety hazard by the Zoning Enforcement Officer or his/her designated appointee.

2. Any nonconforming luminaire or light installation is required to comply with the requirements of this Ordinance or be removed within 30 days if any of the following are met:

   a. The luminaire is producing light trespass that is deemed by the City to create a hazard or nuisance.

   b. The height or location of the luminaire is changed.

   c. The luminaire is changed or replaced (except routine maintenance and bulb replacement of equal light output), except if it is a part of a parking lot lighting installation consisting of an array of three or more identical luminaires and poles or supporting structures.

d. The supporting structure for the luminaire is changed or replaced, except if it is part of a parking lot lighting installation consisting of an array of three or more identical luminaires and poles or supporting structures.

D. Illumination standards.

1. Gross emission of light.

a. Commercial lighting zones. The total light output from all luminaires used for outdoor lighting on any zoning lot in a commercial lighting zone, except for streetlighting, outdoor display lots, and outdoor lighting of playing fields on public property, shall not exceed 100,000 lumens per net acre.

2. Light intensity and uniformity.

a. Commercial lighting zones. During permitted hours of operation as defined in this section, outdoor lighting on any zoning lot in a commercial lighting zone shall meet the following requirements for light level as measured in the plane of the illuminated surface:



Table 4-800D(1)
[Amended 1-18-2011 by Ord. No. 6641; 3-1-2016 by Ord. No. 7200; 8-2-2016 by Ord. No. 7247]

Illuminated Surface	Minimum Light Level (footcandles)	Maximum Average Light Level (footcandles)
Non-internally illuminated signs (wall and ground, light color)	—	5.0
Non-internally illuminated signs (wall and ground, medium color)	—	10.0
Non-internally illuminated signs (wall and ground, dark color)	—	15.0
Auto Dealerships: Front Row and Feature Displays Other Merchandise Areas	— —	32.0 20.0
Private or Public Parking Areas*	0.25	4.5
Vehicular Entrances from Right-of-Way*	1.0	4.5
Playing Fields	—	IESNA**
Automobile Service Station/Pumping Areas[1]	10.0	50.0
Drive-In/Drive-Through Canopies[2]	—	15.0

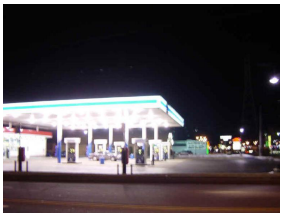
Table 4-800D(1) [Amended 1-18-2011 by Ord. No. 6641; 3-1-2016 by Ord. No. 7200; 8-2-2016 by Ord. No. 7247]		
Illuminated Surface	**Minimum Light Level (footcandles)**	**Maximum Average Light Level (footcandles)**
Building Entrance and Exit Pedestrian Pathways*	1.0	5.0
Stairways and Steps*	1.0	5.0

* Maximum-to-minimum light level ratio shall not exceed 12:1

** Illuminance level specified in Table 7 of IESNA document RP-6-01

[1] Automobile service station fixtures shall be recessed into the canopy ceiling, with a lens that is flat and flush to the ceiling. No fixtures shall be mounted on the top or the side fascias of the canopy. If the canopy is located within 150 feet of a residential property, the canopy fascia shall be extended to a minimum depth of 12 inches below the canopy ceiling. Preferred light sources are high-pressure sodium, metal halide or LED.

[2] All fixtures for drive-in/drive-through canopies shall either be recessed into the ceiling canopy or mounted such that the lowest portion of the fixture is higher than the canopy fascia.



This gas station is recommended as an example of good lighting practices. The gas pumps are illuminated from above by fairly low-wattage lamps in fully recessed fixtures. The even illumination levels across the station property means that all areas are easily seen - there are no hidden or obscured hazards. Practically all the light from this gas station stays within the boundaries of its property.



This gas station is not recommended as an example for good lighting practices. The canopy lights are unshielded below the canopy and the bright lights suggest over lighting.

3. Light direction and control.

a. Residential lighting zones and commercial lighting zones.

(i) The use of luminaires for uplighting on any zoning lot in a residential or commercial lighting zone is permitted only for landscape lighting, architectural lighting, flag pole/statues/similar monuments or the lighting of ground-mounted signs that are not internally illuminated in a manner outlined below:

I. Landscape lighting: Any single luminaire used for landscaping and foliage illumination shall not exceed 1,100 lumens† up to 45° maximum inclination or 800 lumens‡ up to 60° maximum inclination.

II. Architectural lighting: Lighting may be used only to accentuate an architectural or aesthetic element of the building, not illuminate the entire building or portions of building(s). Architectural lighting of any portion of a building or structure with a polished or glass exterior surface that uses uplighting is not permitted. Any single luminaire shall not exceed 1,100 lumens† (up to 45° maximum inclination).

III. Flag poles, statues, monuments: Luminaires shall be setback no more than 30% of the object height nor closer than 15% of the object height unless it can be demonstrated that a closer mounting will result in less sky illumination. Any single luminaire shall not exceed 1,100 lumens† up to 45° maximum inclination or 800 lumens‡ up to 60° maximum inclination and collectively not exceed 12,000 lumens. The tradition of lowering flags at sunset is encouraged to avoid the need for lighting.

IV. Sign lighting: Any single luminaire used for lighting of a ground-mounted sign that is not internally illuminated shall not exceed 1,100 lumens† (up to 45° maximum inclination). Internally illuminated signage shall be designed to minimize the amount of light transmitted through the sign panel and not cause excessive light trespass. The display of light should be limited to the copy area. **[Amended by Ord. No. 6543; 3-1-2016 by Ord. No. 7200]**

† Typical 75W incandescent bulb or 50W low-voltage halogen landscape bulb

‡ Typical 60W incandescent bulb or 35W low-voltage halogen landscape bulb

(ii) All uplighting shall have the necessary shielding and/or beam-angle control and/or shall be aimed to substantially confine the directed light to the object intended to be illuminated.

b. Residential lighting zones. Any luminaire with a light output exceeding 2,200 lumens which is used for outdoor lighting on any zoning lot in a residential lighting zone shall have the necessary shielding and/or beam-angle control and/or shall be aimed so that the light source is not visible along any property line, as viewed at a height of five feet above grade.

c. Commercial lighting zones. Except as stated herein, any luminaire on any zoning lot in a commercial lighting zone which emits light directed at a building, sign, billboard or other outdoor feature shall be located at or above the top of the said object and aimed and controlled so that the direction of all emitted light is at or below horizontal and the directed light is substantially confined to the object intending to be illuminated.

4. Light trespass. Except for streetlighting, light emitted from outdoor lighting on any zoning lot shall not cause the light level along any property line, as measured at the height of five feet above grade in a plane at any angle of inclination to exceed the following limits:

Emitting Zoning Lot	Impacted Zoning Lot	Maximum Light Level (footcandles)
Residential Lighting Zone	Residential Lighting Zone	0.1
Residential Lighting Zone	Commercial Lighting Zone	0.5
Commercial Lighting Zone	Residential Lighting Zone	0.1
Commercial Lighting Zone	Commercial Lighting Zone	0.5

5. Permitted hours for outdoor lighting.

   a. Commercial lighting zones. Except for streetlighting and sign lighting, outdoor lighting on any zoning lot in a commercial lighting zone is permitted to be lighted 15 minutes prior to the normal hours of operation of the business and is permitted to be lighted between 1/2 hour before sunset and 10:00 p.m. or one hour after the close of business based on normal hours of operation of the business, whichever is later (Refer to Section 4-1000L for internally illuminated signs.). Thereafter, for security and safety purposes, security lighting is permissible at a total light output from all outdoor lighting not greater than 50% of the total light output from all outdoor lighting located on the zoning lot during permitted outdoor lighting hours. "Lighting for security and safety purposes" shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways or to illuminate outdoor storage areas. During security lighting hours, no luminaire may exceed its light output exhibited during permitted outdoor lighting hours **[Amended 1-18-2011 by Ord. No. 6641; 3-1-2016 by Ord. No. 7200]**

   b. Property used for public purposes. Any zoning lot in any zoning district used for public purposes, except streetlighting, shall comply with the permitted hours and security lighting limitations for commercial lighting zones. In addition, outdoor lighting of a playing field of an organized sporting event on public property that is in progress at the close of permitted outdoor lighting hours shall be allowed to remain illuminated until 30 minutes after the conclusion of the event but no later than 11:30 p.m. No outdoor lighting of the playing field for any sport or recreational purpose shall be initiated after 10:00 p.m.

E. Luminaire standards.

1. Full-cutoff requirement.

   a. Residential lighting zones and commercial lighting zones. Except for uplighting applications permitted within this section, any luminaire used for outdoor

lighting shall be a full-cut-off luminaire and shall be installed in the proper orientation to achieve full-cutoff performance with respect to a horizontal plane. This requirement does not apply to any luminaire with a light output not exceeding 2,200 lumens in residential lighting zones.

b. Streetlighting. Any luminaire used for streetlighting shall be a full-cut-off luminaire and shall be installed in the proper orientation to achieve full-cutoff performance with respect to a horizontal plane. Said luminaire, as well as any poles, brackets, supports and mounting hardware shall comply with current City standards. Acorn style decorative luminaires used in downtown Crystal Lake, or where permitted through previously approved planned unit developments are exempted from the requirement to be full-cutoff fixtures.

2. Installed height. The installed height of any luminaire used for outdoor lighting (including pole, standard or wall-mounted) on any zoning lot, except for streetlighting or for outdoor sports fields or performance areas shall not exceed the following limits:

Zoning Lot	Maximum Installed Height*
Residential Lighting Zone	20 feet
Office Uses	25 feet
Commercial Lighting Zone, excepting Office Uses	35 feet

* A maximum installed height of 50 feet shall be permitted for lighting of playing fields on public property.

F. Prohibited lighting. The following outdoor lighting applications are prohibited in all zoning districts:

1. Lighting that could be confused for a traffic control device;

2. Lighting that is oriented upwards, except as provided for in this Ordinance;

3. Laser source lights or any similar high-intensity light except for those used in emergencies by police or fire personnel or at their direction, or for approved temporary lighting through a temporary use permit, issued by the City. Searchlights for advertising purposes are permitted on any property for no more than four three-day periods in a calendar year. These lighting installations can only be operated between the hours of sunrise and 11:30 p.m. **[Amended 1-18-2011 by Ord. No. 6641]**



Commentary

A permit is not required for searchlight installation, however, it is necessary to contact the Building Division to inform the City when the searchlights will be used.
[Amended 1-18-2011 by Ord. No. 6641]

4. Blinking, flashing, moving, scintillating, flickering, changing intensity and changing colors light fixtures not otherwise permitted by Section 4-1000, Signs;

5. Mercury vapor light fixtures;

6. Lighting used for outlining windows, doors, rooflines or buildings, unless used as part of signage per the provisions of Section 4-1000, Signs; **[Amended 1-18-2011 by Ord. No. 6641; 3-1-2016 by Ord. No. 7200]**

7. Any lighting fixture or device that is operated in such a manner as to constitute a hazard, nuisance or danger to persons or to safe vehicular operation, as determined by the Zoning Enforcement Officer or his/her assigned designee. **[Amended 1-18-2011 by Ord. No. 6641; 3-1-2016 by Ord. No. 7200]**

G. Exempt outdoor lighting.

1. All lighting required by federal, state, county or municipal agencies.

2. Temporary seasonal displays, using multiple low wattage bulbs (approximately 15 lumens or less), provided they do not constitute a fire hazard, create a nuisance, and are maintained in a safe condition.

3. Portable lighting temporarily used for maintenance or repair that is not deemed by the City to create a hazard or nuisance.

4. Underwater lighting in swimming pools and other water features, as governed by the National Electrical Code.

5. Exit signs and other illumination and lighting for stairs and ramps as required by Building Codes.

6. Lighting approved by the City for temporary events such as carnivals, gala, picnics, fairs, etc. or through temporary use permits.

7. Emergency lighting used by police, fire-fighting, emergency management or medical personnel at their discretion as long as the emergency exists.

8. Temporary lighting required for road construction or other public improvements.

9. Airport lighting.

H. Procedures. **[Amended 1-18-2011 by Ord. No. 6641]**

1. Plan submission. For subdivision and land-development applications where outdoor lighting is required or proposed, all lighting plans, lighting installations or other requests for approval of lighting fixtures pursuant to this section shall be submitted in duplicate, in writing to, and a permit shall be obtained from, the Director of Community Development or his/her designative representative prior to installation. Plans or written requests shall include but not be limited to: **[Amended 6-3-2014 by Ord. No. 7034]**

a. A site plan complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), vegetation that might interfere with lighting, and all adjacent uses. The site plan shall show, by location, and identify

each existing and proposed luminaire and shall specify its installed height, pole foundation details, and mounting methods.

b. Iso-footcandle plots for individual lighting installations, or 10 feet by 10 feet illuminance grid plots for multi-fixture lighting installations, which demonstrate compliance with all applicable requirements, set forth within this Ordinance. The plots shall indicate the location of each existing and proposed luminaire, the installed height of said luminaires, and the overall light levels in footcandles on the entire zoning lot and at the property lines.

c. A summary table identifying the maximum and minimum light levels for all parking areas, entryways, signs, and walkways.

d. A description of each luminaire identified in the site plan, including the manufacturer, model number, a photograph or catalog cut, photometric data verifying any compliance requirements specified within this Ordinance, light output in initial lumens, shielding or illumination reduction devices, lamp type, and on/ off control devices. **[Amended 3-1-2016 by Ord. No. 7200]**

2. Post-approval alterations. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval, with all plan submission requirements set forth within this Ordinance, prior to installation.

SECTION 4-900. Design standards.

A. Block standards.

1. The maximum lengths of block shall be 1,400 feet. Blocks over 800 feet require cross-walkways. Dedications of not less than 10 feet in width shall be provided where necessary by the Planning and Zoning Commission at the approximate centers of the blocks. A sidewalk five feet wide and four inches thick shall be erected on the center line and full length of the cross-walkway. The use of additional cross-walkways in any instance to provide safe and convenient access to schools, parks or other similar destinations will be specified by the Planning and Zoning Commission or the City Council.

2. No specific rule concerning the shape of blocks is made, but blocks must fit easily into the overall plan of the subdivision and their design must evidence consideration of lot planning, traffic flow, and public areas.

3. Blocks intended for commercial and industrial use must be designated as such and the plan must show adequate off-street areas suitably surfaced to provide for parking, loading docks and such other facilities that may be required to accommodate motor vehicles.

B. Lot standards.

1. The minimum lot dimensions for residential development shall be pursuant to the standards established in the UDO, at the established building line Corner lots shall be larger than the minimum permitted within the zoning district.

2. Corner lots shall be sufficiently larger (at least 15% greater in area) than interior lots to allow maintenance of building lines on both streets. **[Amended by Ord. No. 6543]**

3. Within the incorporated limits of Crystal Lake, building lines shall conform to the front yard provisions of the UDO. Building lines for territory outside the incorporated limits, but within the jurisdiction of this Ordinance, shall conform to the provision of the applicable county ordinance except that in no instance shall the building lines be less than 25 feet from the street line. **[Amended by Ord. No. 6543]**

4. All lots shall abut on publicly dedicated streets.

5. Side lines of lots shall be approximately at right angles or radial to the street line.

6. Double frontage lots are discouraged except where lots back upon a major or minor arterial or major collector and in such instances, vehicular access between the lots and the thoroughfare is prohibited. Such lots shall have an additional depth of at least 20 feet in order to allow for a protective screen planting. **[Amended by Ord. No. 6543]**

7. Lots abutting a watercourse, drainageway, channel or stream shall have additional minimum width or depth as required to provide an adequate building site and afford the minimum usable area required in the UDO, for front, rear and side yards.

C. Single-family detached and two-family residential design standards.

1. Applicability.

a. Types of dwelling units: The residential design standards shall apply to all new single-family detached and two-family subdivisions. Different standards are provided for in-fill single-family detached or two-family subdivisions to ensure that new homes in established neighborhoods are compatible with and conform to the existing built environment.

b. Design elements required: The combination of design elements per Table 4-900C(1) is required for any dwelling unit subject to the provisions of this section.

Table 4-900C(1) Applicability of Design Elements

Standard	New Subdivision	Infill Development
Orientation of Dwellings	M	M
Entry Features	O	M
Garages	O	O
Building Foundations	O	O
Roofs and Rooflines	O	O
Windows and Entryways	O	O
Exterior Finish Materials	M	O

M = Standard is mandatory

O = Standard is optional. Single-family and two-family dwellings in new subdivisions are required to comply with at least three of the optional standards.

2. Standards for development.

a. Orientation of dwellings. For new and in-fill development, the main entrance of each primary structure must face the street, unless for in-fill development, another pattern is well established on the block. On corner lots, the main entrance may face either of the streets or be oriented to the corner. Where dwellings have more than one main entrance, only one entrance must meet this requirement.

b. Entry features.

(i) New subdivisions: A dwelling must include a front porch or stoop at main entrances that face a street. The porch or stoop shall adjoin the main entrance and the main entrance shall be accessible from the porch or stoop. Where porches are proposed, they shall be covered by a solid roof. If the roof of a required porch is developed as a deck or balcony, it may be flat. It is recommended that porches have a minimum depth of six feet and a minimum width of eight feet. Entry features shall be scaled appropriately for the individual dwelling. The entry feature shall not extend above the eave line of the structure. Entry features may extend above the first story eave if the design of the entry relates directly to the first story eave line and there is a second story wall rising just behind the entry feature.



Entry feature out of scale for building

(ii) Infill development: On blocks where at least 75% of the existing dwellings have front porches, new dwellings will be required to have front porches, consistent with the style of the house. Even on blocks without a dominant pattern of porches, the inclusion of front porches is encouraged as a symbol of entry.

c. Garages.

(i) New subdivisions: Garages should be sited such that they are not the predominant design feature of the dwelling.

I. Front or side loading attached garages shall be no wider than 45% of the total width of the dwelling. Where front or side loading attached garages are side facing, they can be up to 50% of the total width of the dwelling.

II. Front loading, front facing garages are discouraged. Where proposed, front loading, front facing garages shall incorporate at least two architectural elements (like columns flanking doors, moldings, overhanging eaves decorative vent covers, decorative brackets, etc.).

III. Side loading, front facing garages shall be at least two feet behind the primary front facade of the dwelling.

IV. Front loading, side facing garages shall have windows facing the street that match the style, spacing and frequency of windows for the rest of the dwelling.

V. Three-car garages are recommended to be side loading, side facing. If not, they shall be configured as two tandem spaces and one single space or split and offset as two distinct garages, a two-car and a one-car garage.

VI. In general, dormers and other elements are encouraged to soften a garage's appearance.

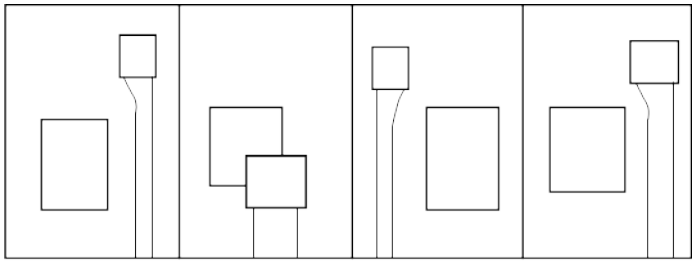
VII. Detached garages shall be of the same style, appearance and building material of the dwelling.



(ii) Infill development: In general, new garages should be located and sized consistent with the established pattern in the neighborhood.

I. Where 75% of the existing dwellings on a block have detached garages, new garages shall also be detached.

II. In neighborhoods where the predominant pattern is one-car or two-car attached garages, new garages that are for three cars should either be turned sideways to the street, or where that is not possible due to lot restraints, configured as two tandem spaces and one single space or split and offset as two distinct garages, a two-car and a one-car garage.



Attached garage disrupts neighborhood pattern

III. Detached garages shall be of the same style, appearance and building material of the dwelling. **[Added 12-11-2017 by Ord. No. 7419]**

d. Building foundations. New subdivisions and in-fill development: Exposed foundations walls or piers shall be clad in face brick, stone, stucco, or the principal exterior building material. Latticework screening shall be installed between the piers on front and side building facades.

e. Roof and rooflines.

(i) New subdivisions: Roofs and rooflines can add character, identity and interest to a home. Details on a roof are important because they can break up the mass and perceived bulk.

I. The main roof of the dwelling should have a minimum six vertical to 12 horizontal pitched roof. On major building masses, roof pitches should fall within the range of 8:12 to 18:12 and be consistent. Minor building massing (i.e. dormers) should fall within a range of 4:12 to 18:12.

II. Roof Eaves must project from the building wall at least 12 inches measured horizontally, on all facades.

III. Dormers are encouraged where they are appropriate to the architectural style of the home. Dormers must be correctly located on the roof and the use of proportionally designed dormers is encouraged.

IV. Continuous ridge vents or gable vents are encouraged. Venting should be subtle and should not be visually prominent from the street. Venting hardware must not disrupt the rooflines on front or side elevations.

V. Roofing materials should complement the architectural style of the home. Wood shakes/shingles are preferred and strongly encouraged as roofing materials. Slate and clay roof tiles are acceptable where consistent with the architectural style of the dwelling. If asphalt shingles are used, they must be laminated shingles.

(ii) Infill development.

I. Where 75% of the existing dwellings on a block have a predominant pattern of peaked roofs, the proposed dwelling shall also have a peaked roof.

f. Windows and entryways.

(i) New subdivisions.

I. Windows are required on all elevations. Long blank facades or token window/s on elevations are not permitted. The type, frequency and quantity of windows should be determined by the architectural style of the proposed dwelling. All windows should be of the same style and quality.

II. Window and door openings must be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. These treatments should be applied on all elevations of the dwelling. Original trim styles for traditional dwellings shall be replicated.

III. Where shutters are used, they should be sized to the window such that they appear as if they can be closed and fully protect the window.

(ii) Infill development.

I. New dwellings in established neighborhoods are encouraged to be compatible with the architectural style found in the neighborhood. Compatibility can be achieved by selecting window styles (double hung, casement, fixed, etc.) and frame materials that are specific to the predominant architectural style found in the neighborhood. Compatibility can also be achieved by paying attention to window sizes and proportions. For example, ranch-style windows are often wider than they are high, Victorian windows are typically tall and slender. Several styles also traditionally employ the same window repeated in groups of two, three or four as a fundamental style of expression.

g. Exterior finish materials.

(i) New subdivisions and in-fill development. Traditional masonry building materials such as brick or stone or wood clapboard or fiber cement siding are highly encouraged as exterior finish materials. Plain concrete block, plain concrete, corrugated metal, aluminum siding, plywood and sheet pressboard are not allowed as exterior finish material. Artificial stucco and exterior insulation and finish systems (EIFS) are not permitted as exterior finish materials. Authentic stucco consisting of three-coat Portland cement is acceptable. For in-fill developments, the materials should be appropriate to the style and style era of the dwelling. Materials developed after the establishment of a particular architectural style are appropriate only where they are of high quality or are deliberate reproductions of the original material. Composite boards manufactured from wood or other products, such as hardboard or hardiplank may be used where the board product is less than six inches wide. Where wood products are used for siding, the siding must be shingles or horizontal siding and not shakes. Where horizontal siding is used, it must be ship-lap or clapboard siding composed of boards with a reveal of three to six inches. If vinyl siding is used, it must be in a clapboard or ship-lap pattern where the Boards in the pattern are six inches or less in width.



Clapboard Siding



Shiplap Siding

(ii) New subdivisions. Identical materials shall be used on all exterior sides of a dwelling. Changes in color and material shall occur horizontally such as changes at upper floors or windowsills. Brick or stone on front facades and completely vinyl clad side or rear facades are not acceptable. A minimum of 25% of all dwellings within a single phase of a development shall have brick, stone, wood clapboard, fiber cement, wood shake/shingle or a combination thereof.

3. Neighborhood compatibility. While design integrity is important to the appearance of individual buildings, it is also important that proposed development "fit" in its neighborhood context. The following standards for development are recommended for in-fill development.

a. The overall scale and massing of new dwellings shall be compatible with the predominant block pattern. On blocks where single-story houses or small two-story houses are the predominant block pattern, a new two-story dwelling should be designed with particular attention to keep the perceived scale of the new construction compatible. Some of the techniques that can be applied are:

(i) Setting the second story back from the front and sides of the first story, a sufficient distance to reduce the apparent scale of the building.

(ii) Limiting the size of the second story relative to the first story.

(iii) Increasing front and/or side setbacks for the dwelling.

(iv) Sloping the new roof back from the adjacent dwellings.

(v) Retain the pattern of horizontal bands created by existing buildings.

(vi) As far as possible, match the existing side setbacks that are prevalent in a neighborhood.

b. Architectural styles of new homes should be compatible with the architectural styles in the neighborhood. Compatibility can be achieved through:

(i) Replication of a style commonly found in the neighborhood.

(ii) Use of an architectural style from the same era as styles commonly repeated in the neighborhood.

(iii) Use of a contemporary style that employs building scale, massing, roof lines, materials and building orientations that are commonly found in the neighborhood.

(iv) For blocks that have a single established architectural style, new dwellings should reflect that style or, at the very least blend with it in terms of massing, site orientation, roof slopes, characteristic architectural features.



Inappropriate new dwelling on a block

c. Architectural style and massing compatibility should include the elevation of floorplates. In neighborhoods with houses set high on foundations, new houses should be set similarly high.

4. Anti-monotony standards.

a. For all single-family detached and two-family developments involving four or more lots, there shall be multiple distinctly different house facade designs. Distinctly different shall mean that the dwelling's elevation must differ from other elevations in at least at least four of the following six ways:

(i) The use of different surface materials.

(ii) Variation in the width of the front facade by two feet or more.

(iii) At least a two foot horizontal and/or vertical variation of the placement and/or size of all windows and doors on the front facade.

(iv) Variations in rooflines, pitches, or the use of dormers.

(v) Variation in the location and proportion of front porches.

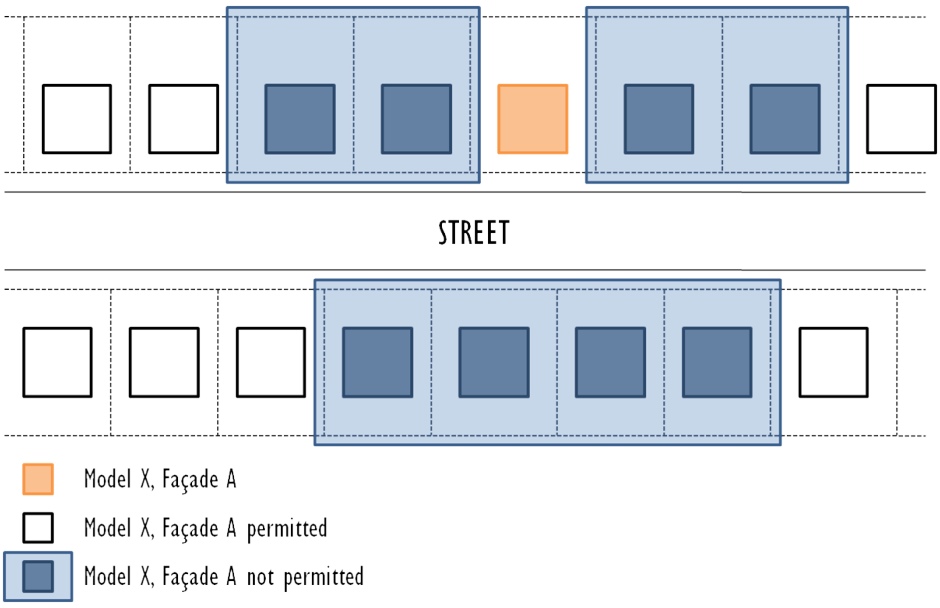
(vi) Variation in the location and/or proportion of garages and garage doors.

b. Merely changing colors or mirroring elevations is not acceptable for meeting the definition of "distinctly different."

c. No single front facade design shall constitute more than 25% of the front facades within a single phase of a development.

d. The same front facade design shall not be used within four closet dwellings on the same side of the right-of-way or four closest dwellings on the opposite side of the right-of-way. No lots on a cul-de-sac shall have dwellings with the same elevation on it.

e. A mix of one-story and two-story houses is encouraged.



D. Single-family attached and multifamily residential design standards.

1. Applicability.

a. Types of dwelling units: The residential design standards shall apply to all new single-family attached and multifamily development.

b. Design elements required: The combination of the following design elements in Table 4-900D(1) is required for any dwelling units subject to the provisions of this section.

Table 4-900D(1) Applicability of Design Elements [Amended 8-2-2016 by Ord. No. 7247]	
Standard	**Applicability**
Site Layout - Building Orientation	O
Site Layout - Building Orientation to Street Edges	O
Site Layout - Building Orientation to Non-Street Property Lines	O
Building Design - Mass and Form	M
Building Design - Facade Articulation	M
Building Design - Roof Articulation	M
Building Design - Building Materials	M

M = Standard is mandatory

O = Standard is optional; multifamily residential developments are required to comply with at least one of the optional standards

2. Standards for development.

a. Site layout: Appropriate site layout can reduce the perceived density of single-family attached and multifamily development and maximize open space areas.

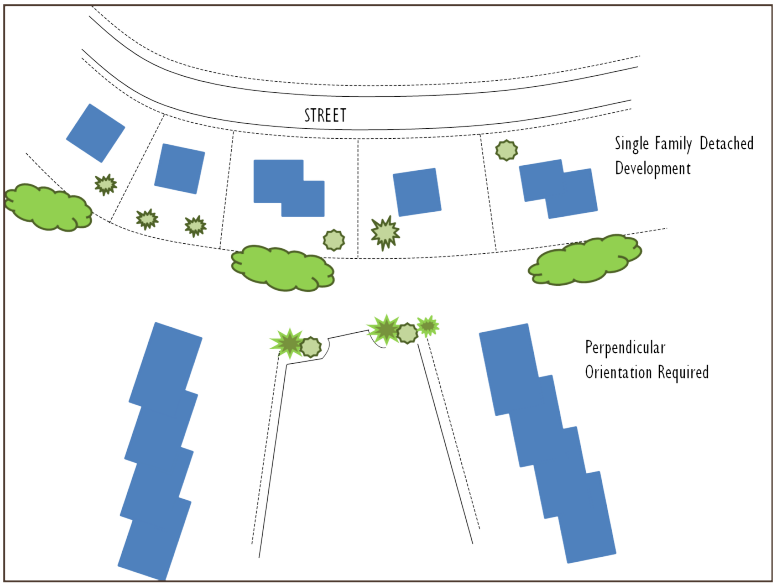
(i) Building orientation: Individual buildings should be organized around any common open space areas, public open spaces, natural features on the site or community amenities such as recreational facilities. To the maximum extent practicable, buildings should be oriented or arranged in a manner to enclose common open spaces. Individual buildings where oriented parallel to the public street or to the development's internal streets, should provide some setback variation for visual interest and shadow patterns. Energy efficiency and energy conservation should be considered in building siting.

(ii) Building orientation to street edges: To the maximum extent practicable, buildings along a public street should be oriented to avoid multiple parallel orientations to a public street. A variety of building orientations, including perpendicular and canted, or intervening open spaces should be provided to lessen the mass of buildings along the street.

Multiple buildings may line up parallel to a public street if the building entrance faces the perimeter street, individual building length along a street frontage is limited to 125 feet or where common open space is centrally located in the interior of the site and accessible by all units.

(iii) Along interior (non-street) property lines, where single-family attached or multifamily buildings are adjacent to single-family detached development, the buildings shall be oriented in a perpendicular rather than a parallel direction.

Minimum building separation: The minimum separation between individual multifamily buildings within a development shall be 15 feet.



b. Building design: The building design standards focus on constructing a high quality residential environment. The standards are intended to avoid monotonous featureless building massing and to provide design details that reduce the visual scale of large multifamily dwellings.

(i) Building mass and form: Building design should incorporate visually heavier and more massive elements at the building base and lighter elements above. For example, a second story should not appear heavier or demonstrate greater mass than the first story. All buildings shall be provided with complex massing configurations with a variety of wall planes and roof planes.

(ii) Facade articulation: All buildings shall be designed with a variety of different wall planes. Plain, monolithic structures with long, monotonous unbroken wall surfaces are not permitted. All sides of a building shall display a similar level of detail, quality and architectural interest.

I. All facades shall incorporate wall offsets in the form of projections and/or recesses in the facade plane, a minimum of every 50 feet of frontage, that has a differential in horizontal plane of at least two feet. As far as practicable, the facades of single-family attached dwellings shall be articulated to differentiate the individual units.

II. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting on the street:

[a] One or more dormer windows or cupola.

[b] A recessed entrance.

[c] A covered porch.

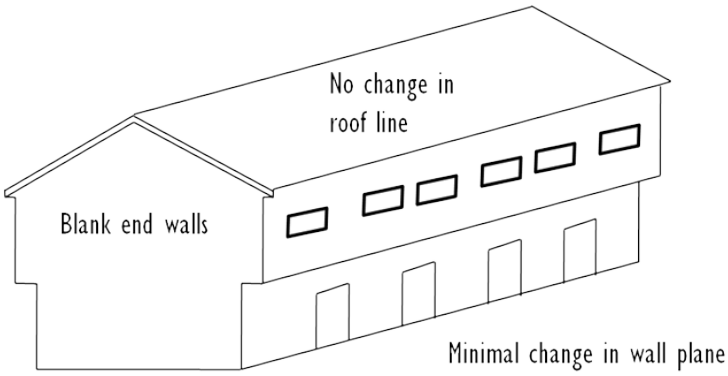
[d] Pillars, posts or pilasters.

[e] One or more bay windows with a minimum projection of 12 inches from the facade plane.

[f] Eaves with a minimum six-inch projection from the facade plane.

[g] A parapet wall with an articulated design.

[h] Multiple windows with a minimum four-inch-wide trim.



Unarticulated buildings are not permitted

III. All side and rear facades shall have a minimum of 10% facade glazing area.

IV. The maximum length of a single-family attached or multifamily residential dwelling shall be 200 feet. For townhome developments, no more than six single-family attached units shall be attached in any single row.

V. Garage doors of attached garages shall not comprise more than 50% of the total length of a building's front facade. Every two single-bay garage doors or every double garage door shall be offset at least two feet from the plane of an adjacent garage door(s).

VI. Windows in all garage doors, two sidelights and/or a transom on all front doors and real or simulated chimneys faced with masonry are encouraged design features.

(iii) Roof articulation: All single-family attached and multifamily buildings with pitched roofs shall have a minimum six vertical to 12 horizontal pitch. Roof forms shall be designed to correspond and denote building elements such as entrances. Roof materials shall be high quality, durable materials such as, but not limited to: wood shake/shingle, slate or clay tiles, or asphalt shingles. Where asphalt shingles are used, they must be laminated shingles.

(iv) Building materials: Traditional masonry building materials such as brick or stone or wood clapboard or fiber cement siding are highly encouraged as exterior finish materials. Plain concrete block, plain concrete, corrugated metal, aluminum siding, plywood and sheet pressboard are not allowed as exterior finish material. Artificial stucco and exterior insulation and finish systems (EIFS) are not permitted as exterior finish materials. Authentic stucco consisting of three-coat Portland cement is acceptable. Composite boards manufactured from wood or other products, such as hardboard or hardiplank may be used where the board product is less than six inches wide. Where wood products are used for siding, the siding must be shingles or horizontal siding and not shakes. Where horizontal siding is used, it must be ship-lap or clapboard siding composed of boards with a reveal of three to six inches. If vinyl siding is used, it must be in a clapboard or shiplap pattern where the boards in the pattern are six inches or less in width. No building shall have a front facade with more than 50% clad in vinyl cladding. Brick or stone on front facades and completely vinyl clad side or rear facades are not acceptable.

E. Commercial design standards.

1. Applicability.



a. The commercial design standards shall apply to all new commercial uses in the O, B-1, B-2, B-4 and W Districts, excluding public schools and junior colleges, universities and professional schools. In addition to new commercial uses, these standards shall apply to any commercial buildings existing at the time of the adoption of this Ordinance, if any expansion or alteration exceeds 50% of the façade area, as determined by staff, at the time of expansion or alteration. Where these guidelines conflict with any other guidelines established for a specific geographic area, the guidelines associated with the geographic area shall apply. **[Amended 8-2-2016 by Ord. No. 7247]**

b. Design elements required: The combination of design elements per Table 4-900E(1) below is required for any development subject to the provisions of this section.

Table 4-900C Applicability of Design Elements	
Standard	**Commercial Development**
Building Form	O
Building Massing and Articulation	O
Rooflines and Parapet	O

Table 4-900C Applicability of Design Elements	
Standard	**Commercial Development**
Building Materials	O
Roof Materials	O
Building Colors	O
Building Fenestration	O
Entrance Design	O
Canopy/Awning Design	O
Overall Facade Design	O

M = Standard is mandatory

O = Standard is optional; commercial developments are required to comply with at least six of the optional standards.

2. Standards for development.

a. Building form.

(i) In developments with multiple structures, recurring forms and materials should be used to tie the development together, while establishing an overall hierarchy of buildings for visual interest and to aid in orientation.

(ii) Where a shopping street is to be created, structures should be built with minimal retail storefront setbacks at internal roadways and plazas to create a pedestrian oriented "street wall." Structures in this alignment should include inviting storefront windows, easily identifiable entrances, and prominent display areas.

(iii) Where compatible with adjoining uses and designed to minimize the appearance of building bulk and mass, taller buildings may be acceptable. Compatibility can be accomplished through upper story setbacks, changes in building materials, and the articulation of building details. The City Council may grant variations to the maximum allowable building height where they feel that compatibility with surrounding uses has been achieved.

(iv) Along storefronts and at building entrances, generous walkways should be provided that establish a comfortable pedestrian zone adjacent to storefronts and allow for the addition of planters or green areas. **[Amended 8-2-2016 by Ord. No. 7247]**

[Must meet all applicable standards to be acceptable as meeting the criteria as determined by the Zoning Administrator.] **[Amended 8-2-2016 by Ord. No. 7247]**

b. Building massing and articulation.

(i) The apparent mass and bulk of a large building should be reduced by structural articulation, windows or other architectural and functional elements and by landscaping. Structural articulation can include breaking the plane of the building by off sets (horizontal and vertical), insets for entryways or balconies, step backs, and consideration of alternative roof structures.



Reduction in mass and bulk encouraged.

(ii) Long front facades must demonstrate a rhythm and articulation of "storefront" modules, to lend a pedestrian scale to the development.

(iii) Building forms should be articulated by varying roof heights and wall planes. Upper-story setbacks and false second stories can be utilized to add visual interest. Long, unbroken volumes and large, unarticulated wall and roof planes are not permitted.



Mansard roofs should be appropriately scaled so as not to dominate the elevation.

(iv) All facades shall incorporate wall offsets in the form of projections and/or recesses in the facade plane, a minimum of every 50 feet of frontage, that has a differential in horizontal plane of at least two feet.

(v) Where gable, hip or mansard roofs are used they shall be scaled to the face of the building so as not to dominate the elevation nor be so small as to appear disproportionate.

[Must meet (i) through (v) to be acceptable as meeting the criteria.]

c. Rooflines and parapet.

(i) Roof lines should be varied in height and long horizontal roof lines should be broken up.

(ii) Large expanses of roof shall be avoided. Visual diversity can be achieved by varying the roof line and/or the addition of dormers. Diversity can also be achieved by staggering the facade of the building thereby breaking up an otherwise potentially monotonous roof and front facade as well as reduce the visual mass of the building.



Eaves should project at least 12 inches beyond the facade line.

(iii) Pitched roofs shall have overhangs. Eaves should project at least 12 inches beyond the facade line.

(iv) Specialized architectural details are encouraged on both flat and pitched roofs, to the extent compatible with the building's overall architectural style. Examples of such features include, but are not limited to, the following:

- Crenellation (flat roofs)

- Finials (pitched roofs)

- Dormers (pitched roofs)

- Cupolas



Appropriate architectural details are encouraged.

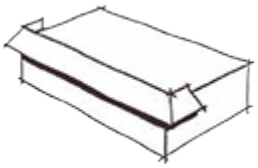
(v) Parapet walls should have a defined top, framing the building facade. A narrow piece of metal flashing or stone cap is considered inadequate to create this distinction. Brick patterns, deeper stone caps with an over hang and shadow line, and contrasting color for flashing are examples of treatments which may be considered to meet this guideline.]



Parapet wall conveying 2-D paper facade is not permitted.

(vi) Parapets should not appear to be "tacked on." Parapets should provide sufficient articulation of detail such as precast treatments, continuous banding, projecting cornices or corner details.

(vii) Faux-pitched roofs (through the use of parapets) are discouraged except to the extent minimally necessary to shield roof-based mechanical equipment.



Mansard roofs should wrap around the entire building.

(viii) If mansard roofs are utilized, they will wrap around the entire building perimeter.

[Must meet four of (i) through (viii) to be acceptable as meeting the criteria.]

d. Building materials.

(i) The primary building material (accounting for at least 60% of the facade area) for any new construction shall be traditional masonry building materials like brick or stone utilizing traditional construction techniques. These materials shall be used on all sides of the building expressing consistent architectural character and detail.



Masonry materials recommended.

(ii) Exterior insulation finish systems (EIFS)/Drivit® is not permitted as the primary building material, but permitted as an accent material.

(iii) Stucco, consisting of three-coat Portland cement is permitted on approximately 25% of the building, preferably limited to areas more than 10 feet above the adjacent ground or paved surface.



EIFS not permitted as primary material

(iv) The use of metal as a primary building material shall be permitted only where appropriate to the architectural style of the building and when exceptional building design warrants the use of the material. When used, metals will have an anodized, painted or powder coated finish in muted, non-bright colors that are aesthetically pleasing. The use of unfinished, exposed metals is not permitted.



EIFS not permitted as primary material

(v) Stone, simulated stone, terra cotta, wood and metal are recommended as accent materials. Metal may be used for gutters, downspouts, railings, trim, grills, panels and flashing.

(vi) Where transitions in material are made, the transition will not occur at an outside corner edge. All materials on the front will turn the corner and carry over to the side elevation to a point at which the corner looks solidly finished. Material changes at the outside corners of structures give an impression of thinness and artificiality and should be avoided.



EIFS not permitted as primary material

[Must meet (i) through (vi) to be acceptable as meeting the criteria.]

e. Roof materials.

(i) Slate, wood shingle, shake or close substitutes shall be preferred roof materials. Where asphalt shingles are used, "Architectural" shingles must be used.

(ii) Clay or ceramic roof tiles are appropriate when complementary with the overall facade design in color, tone, and architectural style.

(iii) Polished, glossy, shiny or reflective surfaces are not permitted.

(iv) Where metal surfaces are used, the finish and color of the metal surface shall be approved by staff.

(v) Skylights are discouraged, except when subtly integrated into the roof design or where they are integral to active or passive solar energy system designs.

[Must meet (i) through (v) to be acceptable as meeting the criteria.]



Wood shingle as roof material encouraged.



Skylights discouraged, where not integrated into roof design.

f. Building colors.

(i) Colors should be muted and complement each other. While complementary colors for different elements are encouraged, a multitude of varying colors on each facade is not permitted.

(ii) The natural color of the material should be maintained wherever possible. Where materials are painted, a neutral color should be chosen.

(iii) Contrasting trim colors should be used to highlight architectural elements such as window and door surrounds. Harsh, jarring contrasts should be avoided, except where true to the architectural style of the building.

(iv) Applied elements such as awnings, light fixtures, downspouts, railings and signage should coordinate with, rather than dominate the color scheme of the building. The elements may be the same color as the background wall, a contrasting shade of



Multitude colors on a facade not permitted.



Highlight architectural elements

the same color, or a more distinctive contrasting color. The important thing is to blend with the building's color palette.

(v) Primary, fluorescent or neon colors are not permitted for use as accent colors, including awning body color. **[Amended 8-2-2016 by Ord. No. 7247]**

[Must meet all applicable standards to be acceptable as meeting the criteria as determined by the Zoning Administrator.] **[Amended 8-2-2016 by Ord. No. 7247]**

g. Building fenestration.

(i) Buildings should meet the ground with a solid base treatment that creates a visual transition from sidewalk to building wall. Glass storefront wall systems that extend to the ground are not permitted.



Glass storefronts that extend to the ground are not permitted.

(ii) In larger developments (over 20,000 square feet), a variety of window sizes and styles should be utilized to create interest.

(iii) Monotonous grids of repeated windows should be avoided. The window pattern should add variety and interest to the architecture.



Variety of window styles are encouraged.

(iv) Wood or dark anodized window framing is encouraged to add depth and richness to the appearance of the building. **[Amended 8-2-2016 by Ord. No. 7247]**

[Must meet all applicable standards to be acceptable as meeting the criteria as determined by the Zoning Administrator.] **[Amended 8-2-2016 by Ord. No. 7247]**

h. Entrance design.

(i) Recessed or projected entries and articulation in storefront mass is required. Recesses or projections shall be at least 12 inches.



Continuous awnings not permitted.

(ii) Entrances should be highlighted by a change in the wall plane. Wall articulation around the door and projecting beyond the door is recommended.

(iii) A projecting element above the entrance is recommended to highlight the entrance.

(iv) Entrances should be highlighted by implementation of architectural elements such as flanked columns or decorative fixtures.

(v) Varied paving textures and/or elevation changes are recommended techniques to define entrances.

[Must meet three of (i) through (v) to be acceptable as meeting the criteria.]



Awnings to be placed over individual windows or openings.

i. Canopy/Awning design.

(i) Awnings should not be wrapped around buildings in continuous bands.

(ii) Awnings should only be placed on top of doors, on top of windows, or within vertical elements when the facade of a building is divided into distinct structural bays.



Projected entry with change in wall plane recommended.

(iii) When awnings are lit externally with direct lighting, architecturally interesting fixtures, such as goosenecks shall be utilized.

(iv) Awning colors should complement the overall building color scheme. Colors should coordinate with, rather than dominate, the color scheme for the building. Awnings may be the same color as the background wall, a contrasting shade of the same color, or, a more distinctive contrasting color. Bold Primary, Fluorescent or Neon colors are not permitted as the awning body color.



Projecting element over the entrance encouraged.

(v) Plexiglas, glossy vinyl and canvas awnings are not permitted. Metal, matte finish vinyl, fabric and treated canvas awnings are required.

(vi) The use of fan-/umbrella-shaped awnings is not permitted. **[Amended 8-2-2016 by Ord. No. 7247]**

[Must meet all applicable standards to be acceptable as meeting the criteria as determined by the Zoning Administrator.] **[Amended 8-2-2016 by Ord. No. 7247]**

j. Overall facade design.

(i) Building facades should be organized to have a clear base, middle, and top.

(ii) Changes in vertical and horizontal planes should be used to provide relief from a box like appearance.

(iii) On facades longer than 100 feet, the use of pilasters is recommended to create the appearance of smaller "bays."

(iv) Vertical elements such as towers can be used to accent horizontal massing and provide visual interest, especially on corner buildings.

(v) Details such as wall surfaces constructed with patterns, changes in materials, building popouts, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.

(vi) Blank walls on facades visible from public or private rights-of-way will not be permitted. Consider utilizing windows, wall articulation, arcades, changes in materials, or other features.

(vii) Minor surface detailing should not be substituted for distinctive building massing. Minor surface detailing includes score lines or changes in color rather than a change or relief in the wall plane.

(viii) Downspouts shall blend with the architecture or act as an accent, not a dominant feature. Coordinate downspouts with horizontal features (like banding or coursing), and vertical elements (like pilasters, columns, and corners). Downspouts shall not be the only relief feature in a wall.

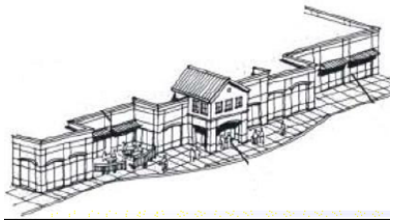
(ix) False fronts and false roof structures applied to generic buildings are not appropriate. Facade treatments should be applied to all sides of a structure and be integral to the overall massing of the building.



Vertical elements can be used to accent horizontal massing.



Ornamentation not to be used to "fill-in" a blank wall.



Various details recommended to be used to create shadow patterns and depth on wall surfaces.



Applied veneer "movie set" storefronts not permitted.

(x) Applied veneer "movie set" storefronts, token panels of brick on building fronts and blank masonry walls on the rear of buildings are not permitted.

(xi) Drive through elements should be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building.

(xii) Ornamentation should be avoided except as an enhancement of the overall facade design and ornamental details should complement the surrounding facade in color and material.

(xiii) Ornamentation should not be used as a substitute for quality architectural facade design.

(xiv) New construction and renovated building designs should reflect local, unique and traditional designs rather than chain or franchise designs. Franchise architecture is a building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature. Some typical issues and negative impacts often associated with national chain or commercial franchise designs include:

I. Large logos and/or colors used over large expanses of a building;

II. Branded buildings are difficult to reuse if vacated by the primary business promoting vacancies and blight.

III. Buildings lack architectural elements and design consistent with local community's architectural composition, character, vernacular, and historic context. **[Amended 1-18-2011 by Ord. No. 6641]**

F. Industrial design standards. **[Added 8-2-2016 by Ord. No. 7247]**

1. Applicability.

a. The industrial design standards shall apply to all new industrial and permitted uses in the M-L, M, and W Districts, excluding public schools, colleges, universities and professional schools. In addition to new industrial uses, these standards shall apply to any industrial buildings existing at the time of the adoption of this Ordinance, if any expansion or alteration exceeds 50% of the façade area, as determined by staff, at the time of expansion or alteration. Where these guidelines conflict with any other guidelines established for a specific geographic area, the guidelines associated with the geographic area shall apply.

b. Design elements required: The combination of design elements per Table 4-900F(1) below is required for any development subject to the provisions of this section.

Table 4-900F(1) Applicability of Design Elements

Standard	Industrial Development
Building Form and Massing	O
Rooflines and Parapet	O

Table 4-900F(1) Applicability of Design Elements	
Standard	**Industrial Development**
Building Materials	O
Building Colors	O
Entrance Design	O
Overall Facade Design	O

M = Standard is mandatory

O = Standard is optional; industrial developments are required to comply with at least three of the optional standards.

2. Standards for development.

a. Building form and massing.

(i) In developments with multiple structures, recurring forms and materials should be used to tie the development together, while establishing an overall hierarchy of buildings for visual interest and to aid in orientation.

(ii) The apparent mass and bulk of a large building should be reduced by structural articulation, windows or other architectural and functional elements and by landscaping. Structural articulation can include breaking the plane of the building by offsets (horizontal and vertical), insets for entryways or balconies, step backs, and consideration of alternative roof structures.

(iii) All facades shall incorporate wall offsets in the form of projections and/or recesses in the façade plane, a minimum of every 75 feet of frontage, that has a differential in horizontal plane of at least two feet.

[Must meet (i) through (iii) to be acceptable as meeting the criteria.]

b. Rooflines and parapet.

(i) Rooflines should be varied in height, and long horizontal roof lines should be broken up.

(ii) Large expanses of roof shall be avoided. Visual diversity can be achieved by varying the roof line and/or the addition of dormers. Diversity can also be achieved by staggering the façade of the building thereby breaking up an otherwise potentially monotonous roof and front façade as well as reducing the visual mass of the building.

(iii) Pitched roofs shall have overhangs. Eaves should project at least 12 inches beyond the façade line.

(iv) Specialized architectural details are encouraged on both flat and pitched roofs, to the extent compatible with the building's overall architectural

style. Examples of such features include, but are not limited to, the following:

Crenellation (flat roofs)

Finials (pitched roofs)

Dormers (pitched roofs)

Cupolas

(v) Parapet walls should have a defined top, framing the building façade. A narrow piece of metal flashing or stone cap is considered inadequate to create this distinction. Brick patterns, deeper stone caps with an overhang and shadow line, and contrasting color for flashing are examples of treatments which may be considered to meet this guideline.

(vi) Parapets should not appear to be "tacked on." Parapets should provide sufficient articulation of detail, such as precast treatments, continuous banding, projecting cornices or corner details.

(vii) Faux-pitched roofs (through the use of parapets) are discouraged except to the extent minimally necessary to shield roof-based mechanical equipment.

(viii) If mansard roofs are utilized, they will wrap around the entire building perimeter.

[Must meet four of (i) through (viii) to be acceptable as meeting the criteria.]

c. Building materials.

(i) A comparable variety of siding materials (i.e., masonry, concrete texturing, cement or plaster) should be used to produce effects of texture and relief that provide architectural interest.

(ii) Exterior insulation finish systems (EIFS)/Drivit® are not permitted as the primary building material, but are permitted as an accent material

(iii) The use of metal as a primary building material shall be permitted only where appropriate to the architectural style of the building and when exceptional building design warrants the use of the material. When used, metals will have an anodized, painted or powder-coated finish in muted, non-bright colors that are aesthetically pleasing. The use of unfinished, exposed metals is not permitted.

(iv) Stone, simulated stone, terra cotta, wood and metal are recommended as accent materials. Metal may be used for gutters, downspouts, railings, trim, grills, panels and flashing.

(v) Where transitions in material are made, the transition will not occur at an outside corner edge. All materials on the front will turn the corner and carry over to the side elevation to a point at which the corner looks

solidly finished. Material changes at the outside corners of structures give an impression of thinness and artificiality and should be avoided.

[Must meet (i) through (v) to be acceptable as meeting the criteria.]

d. Building colors.

(i) Colors should be muted and complement each other. While complementary colors for different elements are encouraged, a multitude of varying colors on each façade is not permitted.

(ii) The natural color of the material should be maintained wherever possible. Where materials are painted, a neutral color should be chosen.

(iii) Contrasting trim colors should be used to highlight architectural elements such as window and door surrounds. Harsh, jarring contrasts should be avoided, except where true to the architectural style of the building.

(iv) Applied elements such as awnings, light fixtures, downspouts, railings and signage should coordinate with, rather than dominate, the color scheme of the building. The elements may be the same color as the background wall, a contrasting shade of the same color, or a more distinctive contrasting color. The important thing is to blend with the building's color palette.

(v) Primary, fluorescent or neon colors are not permitted for use as accent colors, including awning body color.

[Must meet (i) through (v) to be acceptable as meeting the criteria.]

e. Entrance design.

(i) Recessed or projected entries and articulation in entryway mass are required. Recesses or projections shall be at least 12 inches.

(ii) Entrances should be highlighted by a change in the wall plane. Wall articulation around the door and projecting beyond the door is recommended.

(iii) A projecting element above the entrance is recommended to highlight the entrance.

(iv) Entrances should be highlighted by implementation of architectural elements such as flanked columns or decorative fixtures.

(v) Varied paving textures and/or elevation changes are recommended techniques to define entrances.

[Must meet three of (i) through (v) to be acceptable as meeting the criteria.]

f. Overall façade design.

(i) Building facades should be organized to have a clear base, middle, and top.

(ii) Changes in vertical and horizontal planes should be used to provide relief from a box-like appearance.

(iii) On facades longer than 150 feet, the use of pilasters is recommended to create the appearance of smaller "bays."

(iv) Vertical elements such as towers can be used to accent horizontal massing and provide visual interest, especially on corner buildings.

(v) Details such as wall surfaces constructed with patterns, changes in materials, building popouts, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.

(vi) Blank walls on facades visible from public or private rights-of-way will not be permitted. Consider utilizing windows, wall articulation, arcades, changes in materials, or other features.

(vii) Minor surface detailing includes score lines or changes in color rather than a change or relief in the wall plane.

(viii) Downspouts shall blend with the architecture or act as an accent, not a dominant feature. Coordinate downspouts with horizontal features (like banding or coursing), and vertical elements (like pilasters, columns, and corners). Downspouts shall not be the only relief feature in a wall.

(ix) False fronts and false roof structures applied to generic buildings are not appropriate. Facade treatments should be applied to all sides of a structure and be integral to the overall massing of the building.

(x) Applied veneer "movie set" storefronts, token panels of brick on building fronts and blank masonry walls on the rear of buildings are not permitted.

(xi) Ornamentation should be avoided except as an enhancement of the overall façade design, and ornamental details should complement the surrounding façade in color and material.

(xii) Ornamentation should not be used as a substitute for quality architectural façade design.

[Must meet all applicable standards to be acceptable as meeting the criteria.]

SECTION 4-1000. Signs.

A. Intent. The City recognizes that signs perform an important function in identifying properties, businesses, services, residences, events and other matters of public interest. This section establishes the standards for the location, quantity and characteristics of signs throughout the City. All newly proposed signs must meet the standards listed within this section. Legally existing signs that are not in conformity with this section will be considered nonconforming. Specifically, it is the intent of this section to:

1. Encourage effective communication. Encourage the effective use of signs as a means of communication and identification for properties in the City.

2. Maintain a pleasing appearance and enhance the aesthetic environment maintain and enhance the attractive and unique character of the City and of property signage and enhance the aesthetic environment of the City. **[Amended by Ord. No. 6543]**

3. Attract business. Preserve Crystal Lake as a community that is attractive to businesses and allows high-quality creative sign expression.

4. Improve safety. Improve pedestrian and traffic safety by providing them safe passage by regulating the location, illumination, size, design components, construction, installation and maintenance of signage.

5. Minimize adverse effects. Minimize the possible adverse effects of signs on nearby public and private property and protect and enhance property values and private/ public investments in property.

6. Define area. Allow signs to provide a style or type which can help preserve, establish or define a specific area or specific character for an area in the City.

B. Purpose.

This purpose of this section is to allocate permitted signage for properties within the City based on the land use of the property. Depending upon the type of sign being proposed, a permit may be required. Where required to obtain a permit the sign will be reviewed for compliance with sound construction practices per appropriate Building Codes as well as to ensure that life and safety requirements are met.

Provisions of this section regulating the location, type, size, purpose, placement, sign copy area, projection, height and number of signs shall be further subject to any applicable provisions of the City, where this section differs in any manner from the provisions of the Building Code, Planned Unit Development Ordinance relating to a specific property, annexation agreement or other applicable ordinance. All illustrations provided are for reference only and do not reflect limitations on design or content of the sign.

C. Standards for all signs.

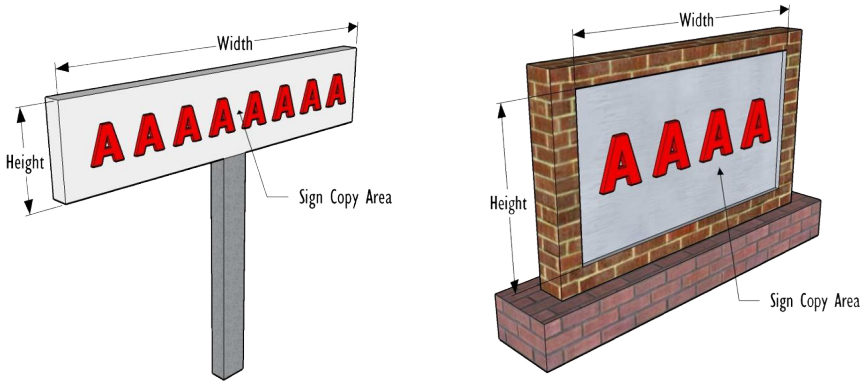
1. Sign allotment. The signage permitted on any property shall be determined by provisions of this section, unless other standards are applicable. Depending on the type of property, different sign types, quantities and sizes are permitted.

2. Structural construction. All signs shall be constructed and maintained in sound structural condition. No sign shall be allowed to deteriorate to a condition in which it requires repairs or renovations in an amount that exceeds 50% of its current replacement cost. Signs that deteriorate to such a condition are in violation of this Ordinance and shall be removed or replaced. The Building Commissioner shall have the authority to require removal or replacement of a sign if, in his/her opinion, the sign is deteriorated to an extent that it is no longer structurally sound. When a sign is replaced, it shall comply with the standards in this section at the time of replacement. Sign construction is reviewed by the Building Division based on the current applicable Building Codes.

3. Sign copy area calculation.

a. General: The sign copy area shall be the display surface of the sign: the portion of the sign face upon which any copy may be placed. Copy includes letters, words, symbols, color, background, trademarks, numbers or the like.

b. Size of sign copy area: In the case of freestanding signs, the sign copy area consists of the entire surface area of the sign on which copy could be placed. In the case of cabinet wall signs, the copy area consists of the entire surface area of the cabinet sign on which copy could be placed. In the case of channel letters, the copy area is determined by the smallest square, circle, rectangle, or triangle, or a combination thereof, which completely encompasses all copy in a single line. Where logos, trademarks, symbols, etc. are present, the smallest square, circle, rectangle, or triangle, or a combination thereof, encompassing the entire logos, trademarks, symbols, etc. will be used. Any backlit area shall be considered part of the sign copy area. The sign area of a free-form or sculptural sign shall be calculated as 50% of the sum of the area of the four vertical sides of the smallest cube that will encompass the sign. **[Amended by Ord. No. 6543; 1-18-2011 by Ord. No. 6641]**



Freestanding Signs









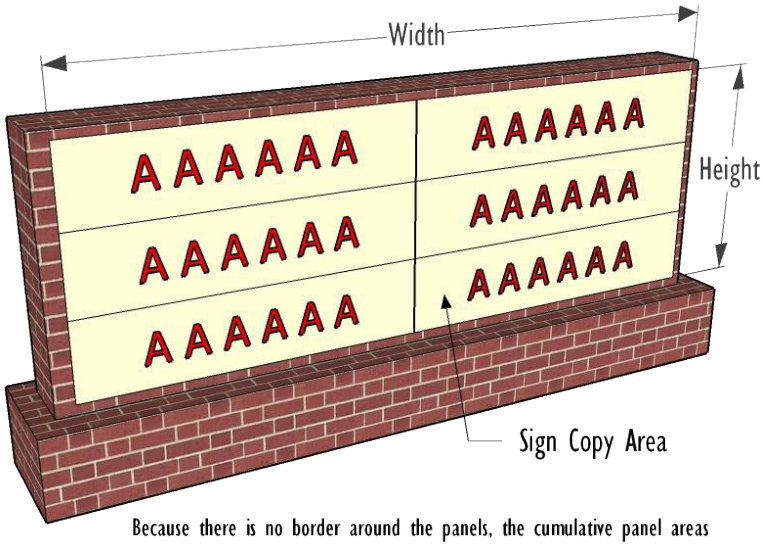
c. Structural elements not included: The supporting structure or surrounding structural elements of a sign shall not be counted as part of sign copy area unless such structure or bracing is made a part of the sign's message.

Commentary



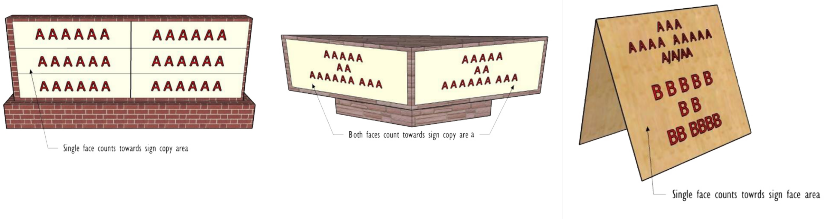
The "golden arch" at McDonald's, is used as support for the sign, but is clearly integral to the sign message and would be included in the computation of the copy area of the sign.

d. Multi-tenant signs: Individual uses on the same parcel or adjoining lands may place their individual freestanding sign copy area on a single sign support structure, provided the combined sign copy area does not exceed the amount of sign copy area permitted if the freestanding signs would have been constructed separately. Sign support structures shall comply with the height limits in this section, regardless of the number of sign copy panels. Multi-tenant buildings in O, B or M District which allow different uses will have signage based on the underlying zoning district. The following illustration shows multi-tenant sign panels on one sign.

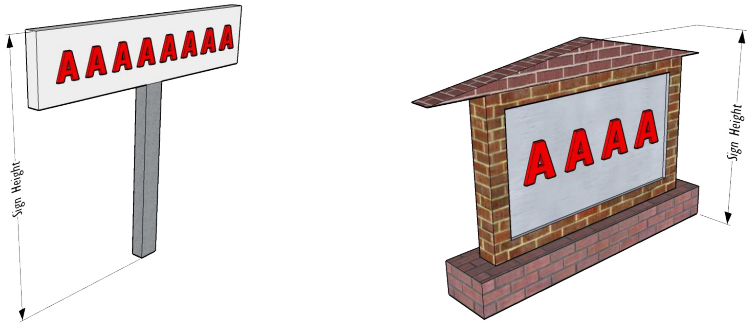


Because there is no border around the panels, the cumulative panel areas encompass the total sign copy area

e. Double-faced signs. Where the interior angle between two sign faces is 45° or less, the sign area is computed as the area of one face only. If the angle between two sign faces is greater than 45°, the sign area is computed as the sum of the sign faces. **[Amended 1-18-2011 by Ord. No. 6641]**



4. Sign height. Sign height shall be measured from normal grade at the base of the sign to the highest point of the sign support structure, sign embellishment or sign copy, whichever is highest.



5. Location. All signs must be located on the site which they identify. Signs are not permitted to be located within the right-of-way and must conform to both the sight distance and the sight triangle standards in this Ordinance and shall be erected where no obstruction to vision or sight distances at intersections or driveway entrances and exits will occur. Signs may not be placed where they pose a hazard to pedestrians

or vehicular traffic. Permanent signs must be setback a minimum of 10 feet from any property line, except in the Downtown District or the Virginia Street Corridor Overlay District. Legally required traffic control signs or devices are permitted within the right-of-way.

6. Accessory use. Signs are only permitted as accessory uses to an established principal permitted use on the site on which the sign is located. Vacant or undeveloped property may contain one temporary freestanding sign. The height and size of such temporary sign shall be determined by the zoning district designation of the property.

7. Sign lighting. Signs may be internally or externally illuminated. Illuminated signs are only permitted in nonresidential land uses adjacent to nonresidential land uses, unless they meet the requirements in Section 4-1000L. Only permanent freestanding and wall signage may be illuminated. All illumination must meet the requirements of Section 4-800, Exterior lighting standards, of this Ordinance.

8. Responsibility. All signs erected, used or maintained shall be the responsibility of the property owner, tenant, business owner/manager or responsible party who shall hold the City harmless from all damage arising and resulting from the construction, use, and maintenance of such signs. **[Amended by Ord. No. 6543]**

9. Sign abandonment. If a land use discontinues the use of a site, all signs accessory to that use shall be considered abandoned. Nonconforming abandoned signs, including all supporting structure, must be removed within 90 days of abandonment. Conforming abandoned signs shall have the copy area replaced with a blank panel. All wall signs shall have a blank copy panel installed or letters removed from the fascia or mounting track.

10. Conflict with other regulations. Where other regulations affect the size, placement, amount, and type of signage, the more restrictive regulation shall apply.

11. Non-signs. Certain items shall not be considered signs, as depicted in the following table. If the provisions established in the chart and above are not met, then the item shall be considered a sign and will be required to submit for a sign permit review and approval by the Building Division.

TABLE 4-1000C(1) NON-SIGNS
[Amended by Ord. No. 6543]

Item	Size (sq. ft.)	Height (Feet)	Quantity	Notes	
Address	N/A	N/A	1	All properties are required to display a legal address. 2 address markers are allowed for properties with entrances on 2 streets.	
Government	N/A	N/A	Unlimited	Any sign erected by a municipal agency for community benefit	

TABLE 4-1000C(1) NON-SIGNS [Amended by Ord. No. 6543]					
Item	**Size (sq. ft.)**	**Height (Feet)**	**Quantity**	**Notes**	
Human	N/A	N/A	N/A	Persons wearing a costume or sign, or carrying signs	
Internal	N/A	N/A	N/A	Signs internal to a structure which cannot be seen or viewed by persons from outside the structure	
Mailbox	N/A	4	1	Shall conform to other applicable government regulations	
Safety/ Warning	4	N/A	Unlimited	"Warning," "No Trespassing," "Beware of Dog," etc.	
Sculpture	Unlimited	25	Unlimited	Works of art or fountains	
Vehicle	N/A	N/A	N/A	Painting, symbols, graphics, or similar painted on an operable vehicle	

12. Public decency. No sign may contain obscene statements, words, or depictions that are construed to offend public morals or decency.



Commentary

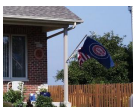
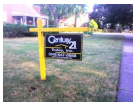
All signs marked with an asterisk in Section 4-1000D through 4-1000I are required to obtain a sign permit through the Building Division. Where no asterisk is present, the sign can be erected without a permit, as long as it adheres to all applicable provisions of the City Code and the Building Codes.

D. Residential signs.

1. Single-family residential signs.

The signage allowed for a single-family residence is based on the use of a property as a legally established single-family residential use and not the zoning designation

of the property. The following table relates to Land Use Table category Residential, subcategory Single-Family Detached Dwelling.

TABLE 4-1000D-1 Single-Family Residential Signs [Amended by Ord. No. 6543; 12-11-2017 by Ord. No. 7419]					
Sign Type	**Quantity**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
Flag	2	20	25		
Freestanding	1*	3	6	Home occupation, contractor, noncommercial content, etc.	
Limited Duration	2	6	3	Subject to § 274-6 of the City Code	
Temporary	N/A	6	6		
Wall	1*	1	N/A	Must not extend above the roofline.	

* Requires permit

Ornamental displays located on single-family residential sites, including but not limited to art, sculpture, lights, landscape, inflatable objects, moving objects and noise devices shall not be considered signs so long as they do not constitute a nuisance.

2. Multifamily residential signs. Multifamily residential dwellings include duplexes, townhomes, condominiums or apartments, both rental as well as owner-owned. The following signage is permitted for multifamily uses based on the use of the property as a legally established multifamily residential use and not the zoning designation of the property. The following table corresponds to the Land Use Table categories, subcategories and uses:

   a. Residential.

      (i) Household living (excluding single-family detached dwelling).

      (ii) Congregate living.

(iii) Family care.

All signage must be located on the property being identified. Signs are not permitted in the common areas unless the homeowners' or property association is the applicant. The listed signs may not reflect restrictions in the covenants, conditions and restrictions.

TABLE 4-1000D-2 Multifamily Residential Signs					
Quantity	**Sign Type**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
1	Flag	20	25	U.S. Flags will be governed by the U.S. Flag Code	
1	Freestanding	1	6		
Multiple	Freestanding	4	3	Way-finding signage only. Does not include duplexes. Where wall signage is used, the height restriction does not apply. Sign size shall not exceed 4 sq. ft. **[Amended by Ord. No. 6543]**	
1*	Freestanding	16	4	1 sign per each complex entrance. To be located in common area adjacent to entrance for identification purposes. The base width of the sign shall be a minimum 80% of the sign width and contain architectural elements from the building	
2	Limited Duration	6	3	Subject to § 274-6 of the City Code	
N/A	Temporary	6	6	**[Amended by Ord. No. 6543]**	

TABLE 4-1000D-2 Multifamily Residential Signs					
Quantity	**Sign Type**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
1*	Wall	4	N/A	Does not include duplexes or townhomes	

* Requires permit

E. Office signs. The signage allowed for a office use is based on the use of the property as a legally established principal office use and not the zoning designation of the property. Offices ancillary to residential uses or manufacturing uses shall be held to those primary use signage standards. The following table corresponds to the Land Use Table categories, subcategories and uses:

1. Commercial.
    a. Offices.
    b. Retail uses.
        (i) Postal packaging if not located within any B Zoning District.
    c. Service uses.
        (i) Personal and laundry services if not located within any B Zoning District.
2. Civic.
    a. Medical uses.
        (i) Medical facilities.

TABLE 4-1000E-1 Office Signs					
Quantity	**Sign Type**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
1*	Freestanding	32	6	The base width shall be a minimum of 80% of the sign width and contain architectural elements from the building.	
Multiple	Freestanding	4	3	Way-finding Signs	

TABLE 4-1000E-1 Office Signs					
Quantity	**Sign Type**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
1*	Limited Duration	32	4	A sign providing information on an event or occurrence. The sign is permitted 30 days prior to and 2 days following the event or occurrence and is limited to 4 permits per calendar year. For the purpose of this article, an event is an occurrence lasting no more than 7 days. **[Amended by Ord. No. 6543]**	
Multiple	Temporary	16	6	**[Amended 1-18-2011 by Ord. No. 6641]**	
Multiple*	Wall (Single-Tenant Building)	75 max. for any 1 sign or facade (150 total)	Must not extend above the roof line	**[Amended by Ord. No. 6543]**	
1 per tenant*	Wall (Multi-tenant building)	50 (75 for each corner tenant)	Must not extend above the roof line	The 50 sq. ft. maximum signage is allowed along a maximum of 70% of the individual tenant suite. The 75 sq. ft. maximum for a corner suite must be split between 2 signs with a maximum square footage of 50 for any 1 sign.	

* Requires permit

F. Commercial signs.

The signage allowed for a commercial use is based on the use of the property as a legally established commercial use and not the zoning designation of the property. The following table shall correspond to the Land Use Table categories, subcategories and uses:

1. Commercial.

   a. Retail uses.

      (i) All subcategories.

   b. Service uses.

(i) Home and garden.

(ii) Re-upholstery.

(iii) Footwear.

(iv) Other personal goods.

(v) Personal and laundry services if located within a B Zoning District (excluding industrial launderers).

(vi) Food services and drinking.

(vii) Consumer goods rental.

(viii) Business service.

(ix) Other service.

c. Commercial recreation.

(i) Commercial recreation (excluding golf courses and country clubs, golf driving ranges, lodge/membership club, shooting range, squash/ racquetball/handball/tennis club facility, and commercial stables).

d. Overnight lodging.

(i) Overnight lodging (excluding bed-and-breakfast inn and hostels).

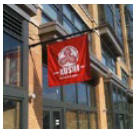
TABLE 4-1000F-1 Commercial Signs [Amended 1-18-2011 by Ord. No. 6641]					
Quantity	**Sign Type**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
1	A-Frame	6	3	The sign shall not block public access and must be located within 10 feet of the primary entrance and not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other applicable accessibility codes. The use of A-frame signs is limited to business hours only. Signs must be stored indoors at all other times. The signs must not be used outdoors when high winds or heavy snow conditions exist.	
1	Flag	20	25	Permitted in Location B. The flag pole or flag shall not be located on public property or attached to the top of the roof.	
1*	Freestanding	80	9	Permitted in Location A. The base width shall be a minimum of 80% of the sign width and contain architectural elements/materials from the building.	
1*	Freestanding	50 Lots with less than 50 feet of public street frontage are limited to 32 SF	8 or 3.5 if within 10 feet of the property line	Permitted in Location B. The base width shall be a minimum of 80% of the sign width and contain architectural elements or materials from the building.	
1*	Freestanding	50	8	Permitted in Location C. The base width shall be a minimum of 80% of the sign width and contain architectural elements or materials from the building.	

TABLE 4-1000F-1 Commercial Signs [Amended 1-18-2011 by Ord. No. 6641]					
Quantity	**Sign Type**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
1*	Freestanding	60	8	Permitted for food service drive-through tenants only. Must be located behind the front building line. [Please refer to the handout - "Signage for Limited-Service (Fast Food) Restaurants" for signage requirements. **[Amended 12-20-2011 by Ord. No. 6765]**	
1*	Freestanding-EMC **[Added 8-2-2016 by Ord. No. 7247]**	See § 2-400(C)(61)	See § 2-400(C)(61)	EMC signs require a Limited Use Permit; please see § 2-400(C)(61)	
Multiple	Freestanding	4	3	Way-finding signs	
1*	Limited Duration# (Feather Banner)	32(20)	5(12)	A sign providing information on an event or occurrence. The sign is permitted 30 days prior to and 2 days following the event or occurrence and is limited to 4 permits per calendar year. For the purpose of this article, an event is an occurrence lasting no more than 7 days. Signs must be located 10 feet from the property line. **[Amended by Ord. No. 6543; amended 12-20-2011 by Ord. No. 6765]**	

TABLE 4-1000F-1 Commercial Signs [Amended 1-18-2011 by Ord. No. 6641]					
Quantity	**Sign Type**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
# In addition to the Limited Duration signage, a total of 2 signs in conformance with the size and height requirements listed above are permitted as part of the construction and grand opening sign package. Construction signs are permitted where construction activity is underway along the right-of-way in front of the property and are permitted for the duration of the project. Grand opening signs are permitted 30 days prior and 60 days following a business opening. **[Amended 12-20-2011 by Ord. No. 6765]**					
1*	Projecting	9	Between 8 and 15 feet above mean ground level	Permitted in Location B only and is to be included in the total square feet of wall signage. Limited to a maximum of 4-foot projection and 3-foot width. **[Amended 8-2-2016 by Ord. No. 7247]**	
Multiple	Temporary	16 32 (for Sign Area "A")	6 (for Free-Standing signs)	A temporary wall sign shall not extend above the roof eave or top of the parapet wall. Signs must be located 10 feet from the property line. **[Amended 1-18-2011 by Ord. No. 2011]**	
Multiple*	Wall (single-tenant building)	75# max. for any 1 sign or on 1 facade (150 total)	Must not extend above the roof line	**[Amended by Ord. No. 6543]**	
2* per Tenant (interior) 3* per tenant (corner)	Wall (multi-tenant building)	75# (50 max. for any 1 sign or on 1 façade)	Must not extend above roof line	For all signs: No single sign or all signs on a single facade can exceed 50 SF along a maximum of 70% of the individual tenant-suite frontage. Interior tenants can install signs on 2 facades and corner tenants can install signs on 3 facades.	

TABLE 4-1000F-1 Commercial Signs [Amended 1-18-2011 by Ord. No. 6641]					
Quantity	**Sign Type**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
# In addition to the wall signage allowances listed above, for buildings or tenant spaces with at least 100 foot of primary frontage along a public street, 1.5 SF of signage for every linear foot of frontage along the public street up to 250 SF is permitted. For every additional 100 linear feet of building frontage along a public street over 166 feet, an additional 10 SF of wall sign is permitted. For buildings or tenant spaces with at least 100 foot of primary frontage along a public street, for every additional sign character over 9 characters and up to 14 characters, an additional 10 SF of wall signage is permitted. For every additional 100 feet of building setback from the roadway beyond 700 feet, an additional 10 SF of wall signage is permitted. The area allowance for limited duration signs can also be increased in accordance with the standards listed above.					
Multiple	Window	25% maximum of window/ door area	N/A	Signage may not cover more than 25% of the total window or door area for any elevation. Vehicle window signs shall not exceed 4 square feet of signage. Window signs are affixed to the window either on the inside or outside of the glass	

* Requires permit

For planned unit developments, a sign change that accompanies a change in occupancy will require compliance with the sign area requirements of this Ordinance. Other PUD requirements pertaining to signs shall apply.

The amount of signage permitted for commercial uses is based upon the character of the roadway that the property fronts. In general, where higher speed limits are permitted, greater area of signage is permitted than streets which have lower speed limits or where pedestrian environments dominate.

The following streets are located within Locations A, B and C delineated above:

Location A

1. Route 14 excluding the Virginia Street Corridor Overlay District.
2. Route 176 west of Route 14 and east of the Union Pacific Railroad tracks.
3. Route 31.

4. Randall Road.
5. Rakow Road.
6. Virginia Road east of Teckler Boulevard.

Location B

1. Downtown District.
2. Virginia Street Corridor.

Location C

1. Properties throughout the City not in Location A or Location B.



Commentary

For Electronic Message Center sign requirements, refer to Article 2, Land Use

G. Civic signs. The signage allowed for a civic use is based on the use of the property as a legally established civic use and not the zoning designation of the property. The following table corresponds to the Land Use Table categories, subcategories and uses: **[Amended by Ord. No. 6543]**

1. Commercial.
   a. Service use.
      (i) Educational services.
   b. Commercial recreation.
      (i) Lodge/Membership club.
2. Civic.
   a. Community facilities.
   b. Social assistance.

Table 4-1000G-1 Civic Signs					
Quantity	**Sign Type**	**Size (sq ft.)**	**Height (feet)**	**Notes**	
3	Flag	20	25		
1*	Freestanding	32	8	The base width shall be a minimum of 80% of the sign width and contain architectural elements or materials from the building.	
Multiple	Freestanding	4	3	Way-finding signage	
3*	Limited Duration	32	5	If the limited duration sign is a wall sign, it shall not extend above the roof eave or top of the parapet wall	
2*	Temporary	16	6	If the temporary sign is a wall sign, the height shall be the height of the copy area, also it shall not extend above the roof eave or top of the parapet wall	
1*	Wall	75	Must not extend above the roof line	2 wall signs are permitted if the building has frontage on 2 publicly dedicated streets.	
1* per tenant	Wall (multi-tenant building)	50 (75 for each corner tenant)	Must not extend above the roof line	50 SF along a maximum of 70% of the tenant suite frontage. 75 SF permitted for corner tenants.	

* Requires permit

c. Religious establishment.

H. Industrial signs. The signage allowed for an industrial use is based on the use of the property as a legally established industrial use and not the zoning designation of the property. The following table corresponds to the Land Use Table categories, subcategories and uses:

1. Civic.

a. Informational uses.

b. Parking and transportation.

c. Utilities.

2. Industrial.

a. Industrial.

b. Warehousing, distribution and storage.

Table 4-1000H-1 Industrial Signs

Quantity	Sign Type	Size (sq. ft.)	Height (Feet)	Notes	
1*	Freestanding	32	6	The base width shall be a minimum of 80% of the sign width and contain architectural elements or materials from the building.	
Multiple	Freestanding	4	3	Way-finding signage	
1*	Limited Duration	16	4	If the limited duration sign is a wall sign, the height shall be the height of the copy area, also it shall not extend above the roof eave or top of the parapet wall	
2	Temporary	32	6	If the temporary sign is a wall sign, it shall not extend above the roof eave or top of the parapet wall	
Multiple*	Wall (single-tenant building)	75 max. for any 1 sign (150 total)	Must not extend above the roof line	**[Amended by Ord. No. 6543]**	
1* per tenant	Wall (multi-tenant building)	50 (75 for each corner tenant)	Must not extend above the roof line	50 SF along a maximum of 70% of the tenant suite frontage. 75 SF permitted for corner tenants.	

* Requires permit

I. Unique area signs. Certain unique areas in the City such as rights-of-way, agricultural lands, open space or park land are permitted certain signage based on the unique needs of

these properties or to satisfy legal and safety requirements. The following table corresponds to the Land Use Table categories, subcategories and uses:

1. Open.
    a. Agricultural uses.
    b. Parks and open space.
    c. Commercial recreation.
        (i) Golf driving range.
        (ii) Shooting range.
        (iii) Squash/racquetball/handball/tennis club facility.
        (iv) Commercial stable.

Table 4-1000I-1 Unique Area Signs

Land Use	Quantity	Sign Type	Size (sq. ft.)	Height (Feet)	Notes	
Agricultural	1	Freestanding	24	5	Property identification	
Agricultural	Multiple	Freestanding	6	8	Agricultural farms only for crop identification purposes.	
Open space/ parks/golf course	1*	Freestanding	32	6	Property identification. The base width shall be a minimum 80% of the sign width. **[Amended by Ord. No. 6543]**	
Open space/ parks/golf course	Multiple	Freestanding	4	3	Way-finding signage.	

Table 4-1000I-1 Unique Area Signs						
Land Use	**Quantity**	**Sign Type**	**Size (sq. ft.)**	**Height (Feet)**	**Notes**	
Open space/ parks/golf course	Multiple	Accessory Structures	N/A	Not to exceed the height of the structure	Permitted to be located in conjunction with fencing or structures in the play areas/ball fields and as approved by the Crystal Lake Park District.	
Right-of-way	Multiple	Freestanding	N/A	N/A	As legally required to provide safe traffic control. Must comply with MUTCD. Must be approved by the applicable government agency.	
Commercial Recreation	1*	Free-Standing	16	6	Property identification. The base width shall be a minimum 80% of the sign width.	
Commercial Recreation	1*	Limited Duration	16	6	**[Amended by Ord. No. 6543]**	
Commercial Recreation	1	Temporary	16	6	**[Amended by Ord. No. 6543]**	
Commercial Recreation	1*	Wall	25	Must not extend above the roof line		

* Requires permit

J. Prohibited signs. Any sign not permitted through this Ordinance or through specific ordinances affecting the properties in question are expressly prohibited. Signs specifically and expressly prohibited within the City include but are not limited to:

1. Abandoned signs.

2. Animated signs: An animated sign is any sign that changes its copy by electronic means (lights, motors) and that creates movement or the appearance of movement. Animated signs include but are not limited to, flashing, moving, electronic message or video signs. Electronic displays are visual representation of text, graphics, and/or images through electronic means, either analog or digital, and whether by cathode ray tube, light emitting diode (LED), liquid crystal display (LCD), plasma, or any other electronic means." **[Amended by Ord. No. 6543]**

3. Inflatable objects.

4. Off-premise signs.

5. Pennants.

6. Traffic hazard signs: Any temporary sign or permanent sign which does not meet MUTCD requirements placed within the right-of-way, on a traffic control device or sign, on landscape materials within the right-of-way or on utility property within the right-of-way.

7. Any sign not listed or permitted by this article section.

8. Any sign which exceeds 80 square feet in area or nine feet in height. **[Amended by Ord. No. 6543]**

K. Nonconforming signs. Existing nonconforming signs and signs rendered nonconforming through the adoption of this Ordinance may continue to exist until terminated, either by a voluntary act or a catastrophic event that would require structural alteration or repair, or complete replacement of the sign, provided that compliance with the following conditions are met:

1. The sign, and portions thereof, be maintained in a safe condition and inspected on an annual basis.

2. Normal maintenance or minor repairs shall be permitted.

3. The sign face may be replaced with new materials or copy, in accordance with the standards set forth in this Ordinance, if the sign face is not changed or altered.

4. The owner of an existing projecting nonconforming sign which extends beyond a lot line shall file with the City of Crystal Lake, a liability insurance policy issued by an insurance company, authorized to do business in the State of Illinois, provided the limits of liability shall not be less than $50,000 for property damage, and $300,000 for public liability. A certificate of insurance under an existing liability policy which shows on its face that it meets the requirements of this section will be sufficient and said insurance shall not be canceled by the principal or surety until after a ten-day written notice to the Building Commissioner.

5. This section does not apply to signs approved by a variation, PUD ordinance, special use permit ordinance or annexation agreement as approved by the City Council.

6. Projecting signs which exist on the effective date of this Ordinance on buildings in the Downtown District may continue, subject to the provisions of this Ordinance.

7. All existing nonconforming window signs must meet the ordinance requirements five years from the effective date of this Ordinance. **[Amended by Ord. No. 6543]**

L. Procedures. The provisions of this section shall govern the construction, alteration, repair and maintenance of signs together with associated appurtenant and auxiliary devices.

1. Internally illuminated signs. Internally illuminated signs or electric awning signs for office use or in any zoning district across from or adjacent to a residential use must meet the following requirements: **[Amended by Ord. No. 6543]**

a. Any internally illuminated sign or electric awning sign located across from or adjacent to a residential district shall only be illuminated during the hours of business, but in no instance between the hours of 11:00 p.m. and 7:00 a.m.

b. Internally illuminated signs and electric awning signs shall permit light to shine fully through only the lettering and graphic elements of the sign. The background for such lettering and graphics shall be opaque.

c. Any illuminated sign or electric awning sign not meeting requirements (a) or (b) above shall be required to obtain a special use permit.

Internally illuminated signs or electric awning signs that are required to obtain a special use permit, shall follow the applicable requirements of Article 15, Procedures and Enforcement.

2. Building permit.

a. All signs listed within this section that are marked with an asterisk are required to obtain a sign permit through the Building Division.

(i) It shall be unlawful to erect, alter, construct, enlarge or relocate within the City any sign, as defined in this Ordinance, that requires a permit, without first applying for and obtaining a sign permit through the Building Division. Sign permits shall be subject to other applicable regulations in the adopted City Codes, including the payment of appropriate fees.

(ii) Application for the erection, alteration, construction, enlargement or relocation of a sign shall be made to the Building Commissioner.

(iii) A sign permit application shall be enacted upon by the City within 30 days from the date of application. If the application is not approved or denied within the thirty-day period, the sign permit is automatically deemed to be denied.

b. Signs not permitted or deviation from the standards for signs permitted. Any request to allow a sign which is not permitted through this Ordinance or where deviations from the standards are requested must apply for a sign permit along with a request for sign variation. Refer to Article 9, Administration, for procedures to apply for a sign variation.

M. Political signs. **[Added 12-17-2013 by Ord. No. 6983]**

1. Sign area: Political signs up to 16 square feet in area per sign for all land uses, and up to 32 square feet in area per sign for all uses in Sign Area A for commercial signs, may be located within the lot lines of any lot with the consent of the lot owner and subject to the requirements established in this section.

2. Total area and location: Except as provided in Subparagraph 10 below, the total area of all political signs may not exceed 32 square feet per zoning lot.

3. Sign height: Political signs may be up to six feet in height.

4. Required setback: All political signs must be set back not less than five feet from every property line.

5. Color and illumination: Political signs are exempt from regulations regarding sign colors, but not exempt from regulations relating to illumination of signs.

6. Sign types: Political signs may be window signs or any other structural types permitted in the district, but must comply with the size, total area, and location limitations of this section.

7. Physical condition: Political signs must be maintained in good physical condition at all times.

8. Person responsible: Unless the political sign includes on the sign face the name of the person responsible for the sign, the owner of the lot on which the sign is located will be deemed responsible for the sign.

9. Permit: Political signs are allowed at all times and are exempt from permit requirements at all times.

10. Political campaign signs: 90 days prior to an election and until 14 days after that election occurs, political campaign signs may be located anywhere on a zoning lot with no limitations on the total square footage per zoning lot and with no required setback. In no case may a political campaign sign be located in the clear sight triangle as established in this Ordinance.

Table 4-1000-M Political Signs

Quantity	Type	Size (sq. ft.)	Height	Notes
Dependent upon sign area	Freestanding	32 sq. ft. per sign 32 sq. ft. per zoning lot	6 feet	Location A See § 4-1000M for details.
Dependent upon sign area	Freestanding	16 sq. ft. per sign 32 sq. ft. per zoning lot	6 feet	All other locations See § 4-1000M for details.

SECTION 4-1100. Public utility standards.

A. General standards. The utility standards shall apply to all new development within the City of Crystal Lake.

1. Sanitary sewer standards.

a. General: All development shall provide for the collection of sanitary sewage discharges.

(i) All City-maintained sewers shall be placed within dedicated rights-of-way and approved easements. These utilities shall not be placed upon private properties except for PUDs in which alternate agreement(s) are entered into by the City and the developer.

(ii) Sanitary sewers shall be designed to be center line within the street and rights-of-way.

(iii) Overhead building sanitary sewer services are required for all new residential construction. **[Added 12-11-2017 by Ord. No. 7419]**

b. Sanitary sewer location: Sanitary sewers shall be installed to comply with specifications established by the City Engineer and shall be connected to the sanitary disposal system of the City of Crystal Lake if reasonably accessible; otherwise, to a specifically constructed sanitary sewage disposal plant in accordance with the plans acceptable to the City.

(i) A subdivision plat dependent upon individual septic systems and private wells shall not be approved unless the lots therein are at least 20,000 square feet each and the septic design is approved by the McHenry County Health Department.

(ii) Where the subdivision is served with public water, the lots with septic systems shall contain at least 12,000 square feet each.

2. Water service standards.

a. General: All development shall provide for the installation of a complete potable water and fire protection distribution system to supply all present and future needs. The system of water mains must be a looped ductile iron Class 52 or PVCO C909 main of no less than eight-inch diameter that provides a minimum of two separate sources of pressure and volume. Final design and material type shall meet the approval of the City Engineer and Chief of Fire Rescue. **[Amended 3-1-2016 by Ord. No. 7200]**

b. Extension of public water supplies: When a water main or sewer line is installed in a street right-of-way, connections shall be stubbed out to the property lines of each lot.

3. Over sizing of utilities. Wherever a development contains public utilities that are required by the City to be larger than those necessary to serve the development, the owner/developer has the right to prorate his/her cost of any over sizing. The proration shall be based on an agreement to that effect between the applicant and the City or a duly adopted resolution by the City Council.

4. Coordination of sewer/waterline installation. It shall be the petitioner's responsibility to coordinate the installation of the sewer and water system with other utilities. Conflicts with prior constructed utilities and damage to them shall not be permitted. If such damage occurs, the work shall be stopped and damages repaired before the work is allowed to continue.

5. Fire Hydrants. Fire hydrants shall be installed along all public streets and shall have a maximum distance between hydrants of 300 feet. The distance can be increased or decreased as approved by the City Engineer and Chief of Fire Rescue. **[Amended 3-1-2016 by Ord. No. 7200]**

6. Construction standards for utilities. All public utility improvements are to be designed and installed as per the Standard Details that are incorporated as part of this Ordinance.