

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

VILLAGE OF VILLA PARK
Village Hall, Board Chambers
20 South Ardmore Avenue
Villa Park, IL 60181

Committee of the Whole

September 12, 2022

6:00 PM

Village President Nick Cuzzone

Village Clerk Hosanna Korynecky

Village Trustees David Cilella, Jack Corkery, Jack Kozar, Deepa Kumar, Christine Murphy,
Kevin Patrick

1. Call to Order - Roll Call

2. Pledge of Allegiance

3. Discussion Items

3.A Tax Increment Financing Districts Overview

The Board will be asked to consider extending and redefining the St. Charles TIF. This discussion is meant to give you a background on this project, and also an update on all TIF Districts so far.

[COW -TIF Incentive Program Memo 09-22 \(003\).pdf](#)

3.B Review of Mixed Use (MX) Districts

In 2018 the Village adopted a revised Zoning Code (Appendix C Basic Zoning Code) which included a change in Article 4 to add Mixed Use (MX) Districts. At the request of the Village Board we will review those MX Districts. The most recent P&Z Commission recommendation for changes to the Zoning Code include one change to the MXT district. This discussion will provide staff with direction on other potential changes for the P&Z Commission to review.

[VB Memo 091222 COW MX District Discussion.docx](#)

[Exhibit 1 Map - All MX-Type Zoning.pdf](#)

[Exhibit 2 Bldg Type Comparison Sec 4.4.pdf](#)

[Exhibit 3 Use Table Sec 6.1.3.pdf](#)

4. Public Comments

5. Adjournment

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

Village of Villa Park

Economic Development Department



MEMORANDUM

TO: President Cuzzone and Board of Trustees

FROM: Patrick Burke, Director of Economic Development

DATE: September 12, 2022

SUBJECT: TIF Incentive Program Summary

The Village has four active Tax Increment Finance (TIF) districts:

The North Avenue TIF was created in 2006. The base equalized assessed valuation (EAV) in 2005 was \$35,241,510. The EAV at the end of 2021 was \$44,739,790.

The redevelopment objectives for this TIF district are:

- Encourage commercial redevelopment in appropriate locations
- Encourage private investment, especially new development on vacant and underutilized lots
- Assemble land into parcels of appropriate shape and sufficient size for redevelopment
- Direct development activities to appropriate locations
- Promote the use of environmentally conscious building design

The Village issued bonds to acquire and assemble properties for redevelopment such as 257 - 277 E. North Avenue and 325 E. North Avenue. Both were sold in the last few years. The former Ladewig property was developed with Range USA opening last year.

Projects in the North Avenue TIF have included Wild Fire Harley-Davidson, Pet Supplies Plus, and streetscaping. Upcoming projects will include a new salt dome, a regional stormwater detention system, and a Casey's General Store.

The St. Charles Road TIF was created in 2009. The base EAV in 2008 was \$2,972,210. The EAV at the end of 2021 was \$3,372,670.

The redevelopment objectives for this TIF district are:

- Facilitate the transition of weak and underutilized commercial areas into strong and viable mixed-use development
- Assemble land into parcels of adequate size and shape for redevelopment
- Encourage appropriate infill development on vacant or underutilized sites
- Direct redevelopment activities to appropriate locations
- Upgrade and maintain infrastructure to support redevelopment efforts

Until recently, there has been limited activity in this TIF district. The Village purchased 100 – 110 S. Villa Avenue and the site was converted to public parking. AK Mulch was relocated to 631 E. Wildwood. Catalyst Partners and Marquette Companies have proposed a \$50 million mixed-use, market rate residential project at this site called The Union. It would include 220 apartments, 8,000 sf of commercial space on the Villa Avenue side, and a two-story parking deck that would include 100 public parking spaces.

The Kenilworth TIF was created in 2014. The base EAV in 2013 was \$4,607,360. The EAV at the end of 2021 was \$6,802,708.

The redevelopment objectives for this TIF district are:

- Reduce or eliminate those conditions that are leading to or causing blight
- Encourage a high-quality appearance of buildings and encourage high standards of design
- Strengthen the economic well-being of the area
- Assemble land into parcels of sufficient shape and size for redevelopment
- Stimulate private investment in appropriate new construction and redevelopment
- Provide needed public improvements or facilities
- Provide needed incentives to encourage a broad range of improvements
- Provide for the clean-up of hazardous waste and substances that are a material impediment to redevelopment
- Address flooding problems or stormwater management problems
- Improve the visual attractiveness of the Village through landscaping
- Enhance the sustainability of the community by improving its stature
- Improve opportunities for development and redevelopment

This TIF district has financed the downtown façade program, renovations to the Cortesi Veteran’s Memorial Park, renovations to the depot and the museum, and kiosks and wayfinding signage. All 16 units of the Kenilworth Townhomes had been sold by the end of 2020. The final five units were completed in the spring of 2021.

The North Ardmore/Vermont TIF also was created in 2014. The base EAV in 2013 was \$2,234,455. The EAV at the end of 2021 was \$3,236,860.

The redevelopment objectives for this TIF district are:

- Reduce or eliminate those conditions that are leading to or causing blight
- Encourage a high-quality appearance of buildings and encourage high standards of design
- Strengthen the economic well-being of the area
- Assemble land into parcels of sufficient shape and size for redevelopment
- Stimulate private investment in appropriate new construction and redevelopment
- Provide needed public improvements or facilities
- Provide needed incentives to encourage a broad range of improvements
- Provide for the clean-up of hazardous waste and substances that are a material impediment to redevelopment
- Address flooding problems or stormwater management problems
- Improve the visual attractiveness of the Village through landscaping
- Enhance the sustainability of the community by improving its stature
- Improve opportunities for development and redevelopment

Until Eco Terra, there had been little activity in this TIF district. During 2021, intergovernmental agreements with school districts 45 and 88 were negotiated, the planned unit development and redevelopment agreement were approved, and Hawthorne Development closed on the properties. Demolition was completed in the spring of 2022. Hawthorne anticipates opening June 2024.

St. Charles Commercial Corridor TIF The Village is in the process of considering creating a TIF district that would encompass the entire St. Charles Road corridor as well as the site for the mixed-use residential project proposed by Catalyst Partners and Marquette Companies at 100 – 110 S. Villa Avenue.

Accompanying this memo are two documents from the Illinois Tax Increment Association which provide excellent background information regarding TIF districts.

Village of Villa Park



Community Development Department, 11 W. Home Avenue, Villa Park, IL 60181

TO: Villa Park Village Board
FROM: Community Development
DATE: September 12, 2022
RE: COW DISCUSSION – MX DISTRICTS

Background

In 2018 the Village adopted a new zoning code containing “traditional zoning districts” and new “form-based districts. with the latter predominantly located on St. Charles Road, and the Ardmore and Villa Business Districts. A map illustrating MX Districts location is attached as Exhibit 1. The 2018 Zoning Code update was undertaken through a grant and at one point, work stopped on the project due to funding concerns; some momentum was lost due to the time gap. As the Planning & Zoning Commission has evaluated zoning applications, some conflicts within the new code have been identified, this is not uncommon for a new Code which is a complicated document.

In the past year several projects have been reviewed in MX Districts:

1. 24 W. St. Charles – speculative commercial development – a Special Use for Drive through with Variations for window and canopy location was requested with a “Storefront Building” in an MX-3 District
2. 100 – 110 S. Villa – mixed use residential and commercial - a Special Use for Planned Unit Development with Variation for streetscape landscaping, building height, garage entrance location, and as an accommodation for the public garage, design elements related to blank wall limitations, doors, and entrances to construct a 6-story mixed use (residential and commercial) with a “Storefront Building” in a MX-2 (PUD) District
3. 24 W Park Avenue – residential – for a 4-story apartment “General Building” in a MX-T District with Variations for parking (number and drive aisle design), garage entrance, lot coverage, minimum streetscape, and visibility triangle.

Through PZ 22-0006 Text Amendment the Commission has identified some recommendations for the Village Board which will address some minor conflicts. The recommendations for PZ 22-0006 will appear for discussion on a future agenda. Pertinent to this discussion tonight, Land Use on the first floor and Building Height in a General Building in the MX-T District were

discussed by the Commission during the Public Hearing. *This evening, the Village Board is asked to identify other issues they would like the Planning & Zoning Commission to address in future Text Amendments.*

What is Form Based Zoning?

Form based zoning differs from traditional/conventional, which is often called “Euclidian” zoning, based on the first law case which established the legal right for towns to enact zoning legislation. Zoning is a tool used by municipalities to protect the “health, welfare, and social well-being” of the community. Like with Euclidean zoning codes, the purpose of form-based codes is to implement the vision established for a community during a planning process. A form-based code is an alternative variety of legal tool for implementing a plan.

The focus is on the “form of the building” and its relationship to streetscape and adjacent uses more than the uses *within* the building. Form-based codes emerged in the late 20th century in North America as an idea to reform the traditional zoning codes that had encouraged sprawling settlement patterns and rely on design concepts as a means to shape the community character (as illustrated through the built environment we share) through compact development to promote walkability. Form based codes encourage mixed-uses while traditional zoning segregates uses.

The 2018 Village Zoning Code includes six (6) form-based districts. Exhibit 1 is a map identifying the location of each throughout the Village.

4.1.1. - The Districts / 4.1.2. - Purposes

		Purposes – intended to accommodate:
MX-1	Mixed-Use TOD District	low-scale mixed-use buildings in the train station area. The building form establishes an essentially continuous street wall of storefront facades along the sidewalk of primary streets, and focuses pedestrian-friendly retail and service uses on the ground story along primary streets with residential and/or office uses elsewhere. Parking is intended to be internal to the building or located in the rear of the lot, screened from the primary street with the building.
MX-2a	Mixed-Use Main Street District (a)	lower-scaled mixed-use buildings in the neighborhood mixed-use nodes. The building form establishes an essentially continuous street wall of storefront facades along the sidewalk of primary streets, and focuses pedestrian-friendly retail, office and service uses on the ground story along primary streets with residential and/or office uses elsewhere. Parking is intended to be internal to the building or located in the rear of the lot, screened from the primary street with the building.
MX-2b	Mixed-Use Main Street District (b)	

		<i>Note, 2 MX-2 (a and b) are identified, but not differentiated in the code. 4.1.1 is the only place the 2 are labeled.</i>
MX-3	Mixed-Use Corridor District	low- to mid-scaled mixed-use buildings along commercial corridors. The building form defines a street wall of storefront facades along the sidewalk of the primary corridor, while allowing for limited interior side yard parking between the buildings to account for no on-street parking along the corridor. Uses focus a wider variety of commercial uses on the ground story along primary streets with residential and/or office uses elsewhere. Parking may also be internal to the building or located in the rear of the lot.
MX-T	Mixed Transitional (Office-Residential) District	low- to mid-scaled office and/or residential buildings transitioning between mixed-use shopping nodes and residential uses. The building form defines compact buildings with entrances, windows, and interior uses facing the primary corridor. Parking is intended to be internal to the building; located in the rear of the lot, screened from the primary street with the building; or located in the side yard, limited in width and orientation.
MX-R1	Mixed Residential District 1	The MX-R districts are primarily residential within a mix of building types. MX-R1 is mid-scale and intended for use in the station areas. MX-R2 is lower in scale and intended as a transition to existing single-family neighborhoods. The allowable building types, including apartment buildings and townhouses, define compact buildings with entrances, windows, and interior uses facing the primary corridor and small landscape yards in front. Parking is intended to be internal to the building or located in the rear of the lot, screened from the primary street with the building.
MX-R2	Mixed Residential District 2	

Within each district, different “building types” are permitted. For example, a General Building may be built in the MX-T, MX-R1, and MX-R2 Districts.

Building Type	MX-1	MX-2	MX-3	MX-T	MX-R1	MX-R2
Storefront Building	P	P	P	-	-	-
General Building	-	-	-	P	P	P
Row Building	-	-	-	P	P	P
Civic Building	P	P	P	P	P	-

P = permitted - = not permitted

For each building type, a separate table in Article 4 identifies the development regulations for the individual building; the regulations for a building type are the same within each Zoning

District that the Building type is permitted; this includes how close a building should be to the property lines, height, uses, and form requirements. Again, these regulations are “by building type,” not “by zoning district.” Exhibit 2 compares the respective regulations for Storefront and General Building types. Land Uses are per District, however, and are identified in Article 6, Section 6.1 Uses. The building regulations in Section 4.4 indicate which uses may be on each floor. For example:

Uses for Storefront Buildings restrict first floor to commercial, with any use on upper floors.

4.4.2. Storefront Building C. Uses (Refer to Figure 4-5)		
13	Primary Frontage Ground Story	All permitted non-residential uses.
14	Non-Primary Frontage, Upper Stories, Basement	Any permitted use.

Uses for General Buildings permit a mix on the first floor and office or residential on the upper floors.

4.4.3. General Building C. Uses (Refer to Figure 4-8)		
14	Ground Story & Basement	All permitted uses are limited to no more than 50% of gross floor area of the story, except commercial service, eating and drinking establishments, and retail sales
15	Upper Stories	Any permitted use except commercial service, eating and drinking establishments, and retail sales
16	Parking within Building	Permitted fully in any basement and in rear of upper floors

The Planning & Zoning Commission has discussed first floor use, and height in a General Building in the MX-T, MX-R1, and MX-R2 Districts. Few commercial uses are permitted in the MX-R Districts, so their discussion of 4.4.3.14 (above) was primarily related to the MX-T District. The text highlighted above in 4.4.3.14 was found vague and the Commission discussed at length what type of “transition” is envisioned in the MX-T Mixed Transitional (Office-Residential) District because without some clarification, the building may be all residential, and not a mixed-use building at all. The Commission felt mixed-use on the first floor is desirable, but in some cases commercial may not be a viable use.

During discussion of PZ 22-0006 Text Amendments, the Planning and Zoning Commission concluded and will recommend to the Village Board that Table 4.4.3 be modified such that first-floor residential use in a General Building within an MX-T District may only be via Special Use, and should be a “by-right” use on upper floors. They concluded that within the MX-R1 and MX-R2 districts all permitted uses within the respective district should be allowed “by-right” on the first floor of a General Building. In coming to this decision, the Commission considered that some properties may not be viable for commercial use due to lot placement, size, street frontages, adjacent uses, and other factors; they held consensus that residential could be a consideration if commercial was not feasible.

Though discussed, the Commissioners *did not* place limits on percentage of the first floor for any one use or restrict whether residential on the first floor should be only in the rear or non-primary streets. They felt that any residential in a General Building in the MX-T district on the first floor would be subject to review and special considerations could potentially be applied through the Special Use process if warranted. They clarified that if the residential use is in the upper floors, first floor accessory use such as a lobby, or entrance would not require a special use review.

	Permitted Districts	MX-T	MX-R1	MX-R2	References and Additional Requirements
		All permitted uses except commercial service, eating and drinking establishments, and retail sales are limited to no more than 50% of gross floor area of the story			Refer to Article 6
14	Ground Story & Basement	All permitted uses except that ground floor residential shall require a Special Use. Residential Accessory Units will be permitted on the ground floor by right if all residential is above.	All Uses permitted in the district.		

In general discussion regarding the MX Districts the Commission reviewed a map of MX-T zoned parcels – and though not pertinent to the Text Amendment, the Commission confirmed their consensus that 4-5 stories are an acceptable height for the district. *This will not be a component of this text amendment recommendation because height of a principal building was*

not included in the published legal notice. Further, the Commission believes that MX-T zoned properties should be reviewed with consideration on potential rezonings.

Recommended Action

Provide feedback for future discussion by the Planning and Zoning Commission. Are there other issues related to MX Districts which the Village Board would like the Planning & Zoning Commission to review?

Exhibit 1 Map – All MX Zoned properties

Exhibit 2 Building Type Comparison

Exhibit 3 Accessory Uses, Section 6.10 Zoning Ordinance (Appendix C) Article 6 Uses



All MX Type Zoning Districts

Zoning

-  MX-1 - Mixed-Use TOD
-  MX-2 - Mixed-Use Main Street
-  MX-3 - Mixed-Use Corridor
-  MX-T - Mixed Transitional
-  MX-R1 - Mixed Residential
-  MX-R2 - Mixed Residential

Map Revised:
Thursday, September 8, 2022 JRW



NOT TO SCALE
The enclosed materials and documentation are being provided pursuant to a request for information, which has been submitted, to the Village of Villa Park, Illinois. The Village expressly disclaims any responsibility for the accuracy of completeness or the materials and documentation provided, and any use thereof is at the requestor's sole and risk and expense.

SEC. 4.4. BUILDING TYPE REGULATIONS

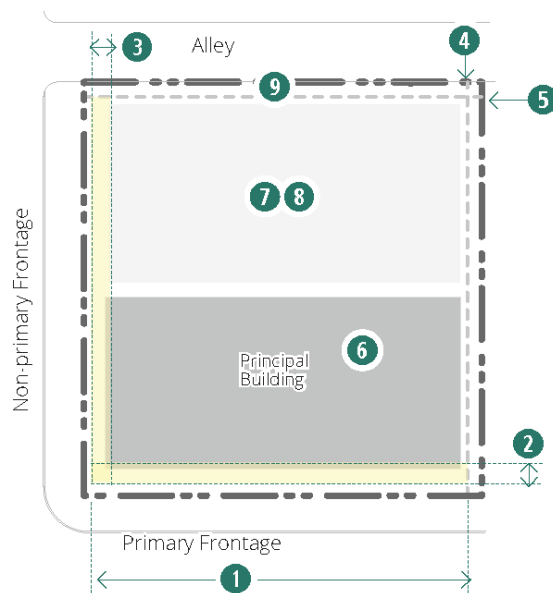
Regulations applicable to each building type allowed in MX districts are presented on the following pages:

4.4.2. Storefront Building

		Permitted Districts			
		MX-1	MX-2	MX-3	References and Additional Requirements
A. Building Siting (Refer to Figure 4-4)					
①	Minimum Primary Frontage Build-to Zone Coverage	95%	95%	50%	Refer to 4.5.1
②	Front Build-to Zone	0' to 5'	0' to 5'	6' to 10'	Minimum 13 ft. streetscape area is required along street frontages; refer to 4.5.2
③	Corner Build-to Zone	0' to 5'	0' to 10'	0' to 10'	
④	Minimum Side Yard Setback	0'; 5' if adjacent to other building type			
⑤	Minimum Rear Yard Setback	5'; 40' if abutting RS or RD district	5'; 15' if abutting RS or RD district	5'; 40' if abutting RS or RD district	See 9.1.5 for required landscape screening
⑥	Maximum Impervious Cover Additional Semi-Pervious Cover	75% 25%	75% 25%	75% 25%	
⑦	Surface Parking or Accessory Parking Structure	Rear yard only	Rear yard only	Rear and limited side yard only	Limited side yard means one double-loaded aisle of parking perpendicular to the street
⑧	Permitted Driveway Access Locations	Alley. If no alley exists, 1 driveway permitted off each non-primary streets; if no alley and non-primary street abut the parcel, 1 driveway permitted off a primary street with			Shared driveways and parking is encouraged

		an administrative adjustment (see Sec. 11.6)		
9	Permitted Garage Entrance Location	Rear facade.. Side facade garage access requires an administrative adjustment	Rear, side, or corner side facade	
B. Height (Refer to Figure 4-5)				
10	Overall: Minimum Height Maximum Height	2 stories 8 stories	1 stories 4 stories	1 stories 4 stories
				Up to 2 additional stories permitted with special use approval (see Sec. 11.4); see 4.5.3 for measuring

Figure 4-4. Storefront Building: Siting



		Permitted Districts			
		MX-1	MX-2	MX-3	References and Additional Requirements
11	Ground Story: Minimum Height	14' 24'	14' 18'	14' 24'	Measured floor to floor; more than 18' in height

	Maximum Height				counts as 2 stories; see 4.5.4 for measuring
12	Upper Stories: Minimum Height Maximum Height	9' 14'	8.5' 12'	9' 14'	
C. Uses (Refer to Figure 4-5)					
13	Primary Frontage Ground Story	All permitted non-residential uses.			Refer to Article 6
14	Non-Primary Frontage, Upper Stories, Basement	Any permitted use.			Refer to Article 6
15	Parking within Building	Permitted fully in any basement and in rear of upper floors			
16	Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade; not required in basement			Refer to Sec. 14.2 for definition of occupied building space
D. Facade and Roof Requirements (Refer to Figure 4-6)					
17	Primary Frontage Minimum Ground Story Transparency	75%	70%	65%	Measured between 2' and 9' above adjacent walk grade; see 4.5.5
18	Minimum Transparency Street, Courtyard, Open Space Facade	20%	15%	15%	Measured per story of all stories; see 4.5.5
19	Blank Wall Limitations	Required per floor on all street facades			Refer to 4.5.5
20	Entrance Location and Number	Principal entrance required on primary frontage facade; entrances required a minimum of one per every 60' of building facade			Refer to 4.7.7 for principal entryway
21	Entryway Configuration and Elevation	Recessed between 3' and 8', maximum 8' wide; entrances shall be within 1.5' vertically of adjacent walk elevation.			Refer to 4.7.8 for storefront design
22	Ground Story Vertical Facade Divisions	One 2" deep expression line per every 30' of facade width			

23	Horizontal Facade Divisions	Within 3' of the top of the ground story and the bottom of the any 5th floor	
24	Permitted Roof Types	Parapet, pitched, flat; tower permitted	Refer to Section 4.6 for roof types

Figure 4-5. Storefront Building: Height and Use Requirements

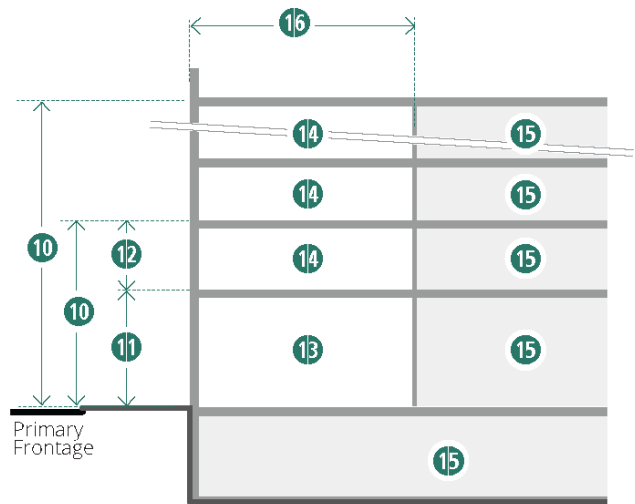
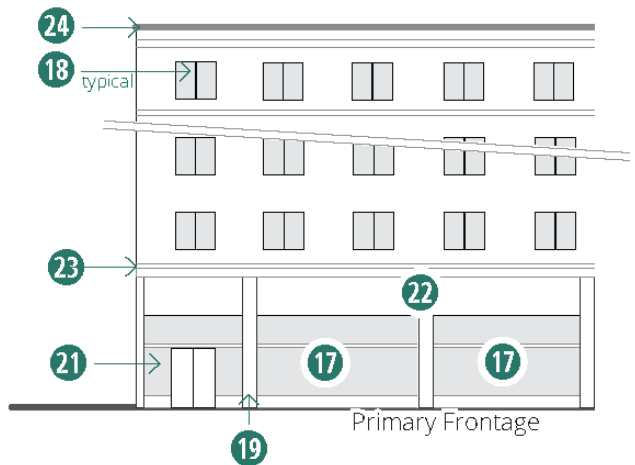


Figure 4-6. Storefront Building: Facade Design Requirements



4.4.3. General Building

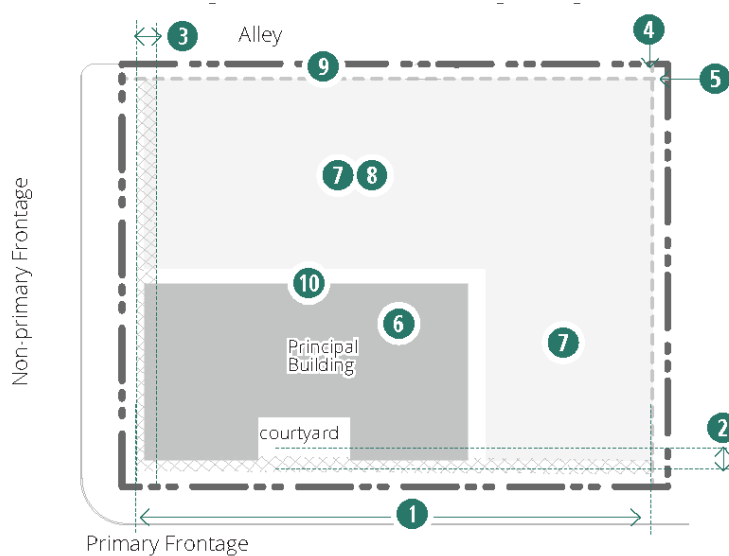
		Permitted Districts			
		MX-T	MX-R1	MX-R2	References and Additional Requirements
A. Building Siting (Refer to Figure 4-7)					
1	Minimum Primary Frontage Build-to Zone Coverage	75%	75%	60%	Refer to 4.5.1
2	Front Build-to Zone	5' to 10'	5' to 10'	10' to 20'	Minimum 13 ft. streetscape area is required along street frontages; refer to 4.5.2
3	Corner Build-to Zone	0' to 10'	0' to 10'	5' to 15'	
4	Minimum Side Yard Setback	5'	10'	15'	
5	Minimum Rear Yard Setback	5'; 40' if abutting RS or RD district			See 9.1.5 for required landscape screening
6	Maximum Building Width	None	None	120'	
7	Maximum Impervious Cover Additional Semi-Pervious Cover	70% 25%	70% 20%	65% 20%	
8	Surface Parking or Accessory Parking Structure	Rear and limited side yard only	Rear yard only	Rear yard only	Limited side yard means one double-loaded aisle of parking perpendicular to the street
9	Permitted Driveway Access Locations	Alley. If no alley exists, 1 driveway permitted off each non-primary streets; if no alley and non-primary street abut the parcel, 1 driveway permitted off a primary street with an administrative adjustment (see Sec. 11.6)			Shared driveways and parking is encouraged
10	Permitted Garage Entrance Location	Rear façade. Side facade garage access requires an		rear, side, or corner side facade	

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(Supp. No. 203)

		administrative adjustment		
B. Height (Refer to Figure 4-8)				
11	Overall: Minimum Height Maximum Height	2 stories 5 stories	2 stories 6 stories	2 stories 4 stories Up to 2 additional stories permitted with special use approval (see Sec. 11.4); see 4.5.3 for measuring
12	Stepped Back Upper Stories	Stories above the third shall be stepped back a minimum of 12 feet from the front facade		
13	All Stories: Minimum Height Maximum Height	9' 14'	8.5' 12'	9' 14' Measured floor to floor; see 4.5.4 for measuring

Figure 4-7. General Building: Siting



	Permitted Districts			References and Additional Requirements
	MX-T	MX-R1	MX-R2	

C. Uses (Refer to Figure 4-8)					
14	Ground Story & Basement	All permitted uses are limited to no more than 50% of gross floor area of the story, except commercial service, eating and drinking establishments, and retail sales			Refer to Article 6
15	Upper Stories	Any permitted use except commercial service, eating and drinking establishments, and retail sales			Refer to Article 6
16	Parking within Building	Permitted fully in any basement and in rear of upper floors			
17	Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade; not required in basement			Refer to Sec. 14.2 for definition of occupied building space
D. Facade and Roof Requirements (Refer to Figure 4-9)					
18	Minimum Transparency Street, Courtyard, Open Space Facade	15%	15%	15%	Measured per story of all stories; see 4.5.5
19	Blank Wall Limitations	Required per floor on all street facades			Refer to 4.5.5
20	Entrance Location and Number	Principal entrance required on primary frontage facade; entrances required a minimum of one per every 90' of building facade			Refer to 4.7.7 for principal entryway
21	Entryway Configuration and Elevation	Entry doors shall be off a stoop, minimum 6' wide and 3' deep; entrances shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)			Refer to 4.7.8 for storefront design
22	Ground Story Vertical Facade Divisions	One 2" deep expression line per every 60' of facade width			
23	Horizontal Facade Divisions	Within 3' of the top of the ground story, any visible basement, and the bottom of the any 5th floor			

24	Permitted Roof Types	Parapet, pitched, flat; tower permitted	Parapet, pitched, flat; tower permitted	Parapet, pitched; tower permitted	Refer to Sec. 4.6 for roof types
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Figure 4-8. General Building: Height and Use Requirements

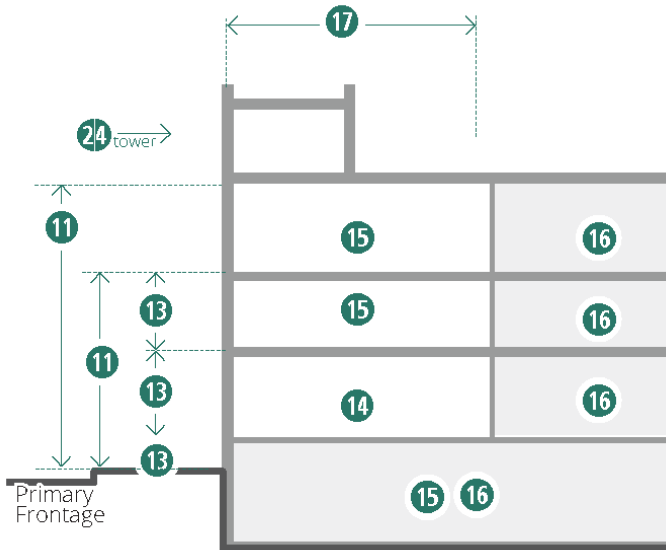
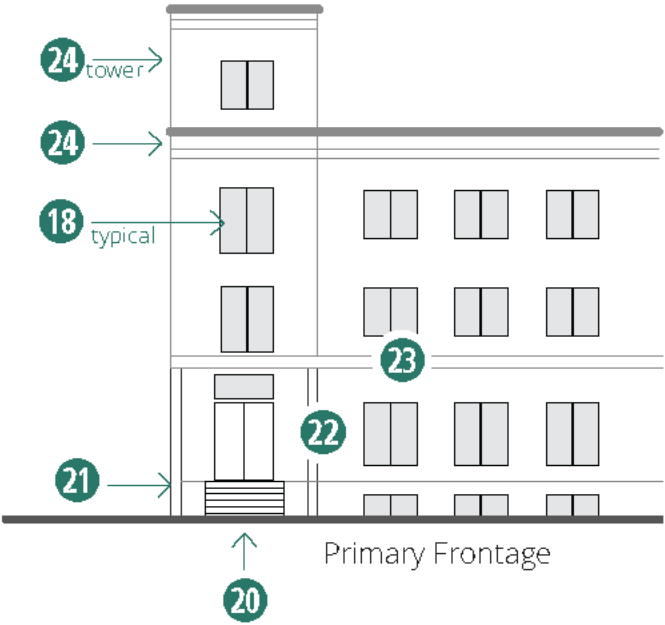


Figure 4-9. General Building: Facade Design Requirements



6.1.3. Use Subcategories

Each use category is further divided into more specific "subcategories." Use subcategories classify principal land uses and activities based on common functional, product or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions.

A. Specific Use Types

Some use subcategories are further broken down to identify specific types of uses that are regulated differently than the subcategory as a whole.

B. Determination of Use Categories and Subcategories

1. The community development director is authorized to classify uses on the basis of the use category, subcategory and specific use type descriptions of this article. When a use cannot be reasonably classified into a use category, subcategory or specific use type, or appears to fit into multiple categories, subcategories or specific use types, the community development director is authorized to determine the most similar and thus most appropriate use category, subcategory or specific use type based on the actual or projected characteristics of the principal use or activity in relationship to the use category, subcategory and specific use type descriptions provided in this section. In making such determinations, the community development director must consider:
 - a. The types of activities that will occur in conjunction with the use;
 - b. The types of equipment and processes to be used;
 - c. The existence, number and frequency of residents, customers or employees;
 - d. Parking demands associated with the use; and
 - e. Other factors deemed relevant to a use determination.
2. If a use can reasonably be classified in multiple categories, subcategories or specific use types, the community development director must categorize the use in the category, subcategory or specific use type that provides the most exact, narrowest and appropriate "fit."
3. If the community development director is unable to determine the appropriate use category for a proposed use, the community development director is authorized to classify the use as a prohibited use and deny permits and certificates for establishment of the proposed use. This decision may be appealed in accordance with Sec. 11.7.

Table 6-1: Use Table

USE CATEGORY	Zoning District															Regula tions (Sec.)
Subcategory	RS-10	RS-7.5	RD-7.5	RM-9	O-R	C-1	C-2	C-3	MX-1	MX-2	MX-3	MX-T	MX-R	M-1	M-2	
Specific Use Type																
RESIDENTIAL																
Household Living																6.2.1
One household per lot	●	●	●	●	-	-	⊙	⊙	⊙	⊙	⊙	●	●	-	-	
Two households per lot	-	-	●	●	-	-	⊙	⊙	⊙	⊙	⊙	●	●	-	-	
Three or more households per lot	-	-	-	●	-	-	⊙	⊙	⊙	⊙	⊙	●	●	-	-	
Group Living																
Group home, small (8- persons or less)	●	●	●	●	-	-	-	-	-	-	-	●	●	-	-	6.2.2.A

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Group home, large (9 or more persons)	-	-	-	?	-	-	-	-	-	-	-	?	?	-	-	
Nursing home	-	-	-	?	?	-	-	-	-	-	-	?	?	-	-	
Sheltered Care	-	-	-	?	?	-	-	-	-	-	-	?	?	-	-	
PUBLIC, CIVIC AND INSTITUTIONAL																
Cemetery	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
College or University	-	-	-	-	?	?	?	?	-	-	?	?	-	-	-	
Community Center	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
Fraternal Organization	-	-	-	-	?	-	?	•	-	-	•	?	?	?	?	
Governmental Facility	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
Hospital	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
Library	?	?	?	?	?	?	?	?	•	•	•	•	-	?	?	
Museum or Cultural Facility	?	?	?	?	?	?	?	?	•	•	•	•	-	?	?	
Natural Resource Preservation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Parks and Recreation	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
Religious Assembly	?	?	?	?	?	?	?	?	?	?	?	•	?	?	?	
Safety Service	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
School	?	?	?	?	•	?	?	?	?	?	?	?	?	?	?	
Utilities and Public Service Facility																
Minor	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Major	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
COMMERCIAL																
Animal Service																
Boarding or shelter	-	-	-	-	-	-	-	•	-	-	?	-	-	•	•	6.4.1.B
Grooming	-	-	-	-	-	-	•	•	•	•	•	?	-	•	•	
Veterinary care	-	-	-	-	-	-	•	•	•	•	•	•	-	•	•	
Assembly and Entertainment (except the following)	-	-	-	-	-	-	?	•	•	•	•	-	-	-	-	
Dance hall	-	-	-	-	-	-	-	?	-	-	-	-	-	-	-	
Off-track betting	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	
Paintball, billiards center, video game arcade	-	-	-	-	-	-	-	•	-	-	-	-	-	?	•	6.4.2.
Theater or cinema	-	-	-	-	-	-	•	•	•	•	•	-	-	-	-	
Commercial Service																
Body art service	-	-	-	-	-	?	•	•	•	•	•	-	-	•	•	
Building service	-	-	-	-	-	-	-	?	-	-	-	-	-	•	•	
Business support service	-	-	-	-	-	-	•	•	•	•	•	-	-	•	•	
Consumer maintenance and repair	-	-	-	-	-	?	•	•	•	•	•	-	-	•	•	
Personal improvement service	-	-	-	-	-	?	•	•	•	•	•	•	-	•	•	
Fortune telling or psychic services	-	-	-	-	-	-	-	-	-	-	-	-	-	•	•	
Research service	-	-	-	-	•	-	•	•	•	•	•	•	-	•	•	
Day Care																
Day care home	•	•	•	•	-	-	-	-	•	•	•	•	•	-	-	6.4.5.C
Day care center	-	-	-	-	?	•	•	•	•	•	•	•	-	-	-	6.4.5.C

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Eating and Drinking Establishment																	
Restaurant	-	-	-	-	-	●	●	●	●	●	●	●	-	-	-		
Bar	-	-	-	-	-	-	●	●	●	●	●	●	-	-	-		
Microbrewery	-	-	-	-	-	-	●	●	●	●	●	●	-	-	-		
Wine making facility	-	-	-	-	-	-	●	●	●	●	●	●	-	-	-		
Financial Service (except the following)	-	-	-	-	●	●	●	●	●	●	●	●	-	-	-		
Personal credit establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	6.4.7.B	
Currency exchanges	-	-	-	-	-	-	-	●	-	-	-	-	-	-	-	6.4.7.C	
Funeral or Mortuary Service	-	-	-	-	?	-	-	●	-	-	●	●	-	-	-		
Lodging	-	-	-	-	-	-	-	●	●	●	●	●	?	?	?		
Medical Service	-	-	-	-	-	-	●	●	●	●	●	●	-	-	-		
Office	-	-	-	-	●	●	●	●	●	●	●	●	-	-	-		
Parking, Non-Accessory	-	-	-	-	?	-	?	?	-	-	?	?	-	-	-		
Retail Sales																	
Convenience goods	-	-	-	-	-	●	●	●	●	●	●	●	-	-	-		
Consumer shopping goods	-	-	-	-	-	-	●	●	●	●	●	●	-	-	-		
Building supplies and equipment	-	-	-	-	-	-	?	●	-	-	●	-	-	●	●		
Tobacco products	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●		
Self-service Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	6.4.14	
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●		
Trade School	-	-	-	-	-	-	●	●	●	●	●	●	-	-	-		
Vehicle Sales and Service																	
Commercial vehicle repair and maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●		
Commercial vehicle sales and rentals	-	-	-	-	-	-	-	?	-	-	-	-	-	●	●		
Fueling station	-	-	-	-	-	-	-	?	-	-	?	-	-	-	-		
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	?	-	-	?	-	-	●	●		
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	?			
Vehicle sales and rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●		
WHOLESALE, DISTRIBUTION & STORAGE																	
Equipment & Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	?	?		
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●		
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●		
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●		
INDUSTRIAL																6.6	
Artisan Industrial	-	-	-	-	-	-	-	●	●	●	●	●	-	●	●		
Limited Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●		
General Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●		

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Intensive Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	?	
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
RECYCLING																		
Recyclable Material Drop-off Facility	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	•	•	
Recyclable Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	?	•	
AGRICULTURE																		
Crop Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Community Garden	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
OTHER																		
Cannabis Facilities	-	-	-	-	-	-	-	-	?	-	-	-	-	-	-	-	-	
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	?	?	-	-	?	-	-	-	-	-	
Planned Unit Dev.	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	11.3
Wireless Telecommunications	See Article 10																	

Ord. No. 4036 , § 2(Exh. A), 6-11-18; Ord. No. 4069 , § 1, 2-25-19; Ord. No. 4084 , § 1, 6-10-19; Ord. No. 4125 , § 1, 1-13-20; Ord. No. 4126 , § 3, 1-13-20; Ord. No. 4149 , § 2, 5-11-20)