

Article 4. Multi-Family Residential and Mixed-Use District Standards

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4-101. General Provisions

A. **Purpose.** The purpose of this Article is to establish the multifamily zoning districts of the Village including their purpose, dimensional standards, and allowed encroachments, to:

1. Implement the intent of this Code and the Comprehensive Plan,
2. Allow for orderly development, and
3. Protect natural resources.

B. **Applicability.** The zoning districts established in this Article shall apply to all parcels zoned in multifamily or mixed-use districts (Section 4-102) within the Village of Northbrook as detailed on the Village of Northbrook Zoning Map.

4-102. Establishment, Purpose, and Intent of Multi-Family Residential and Mixed-use Districts

Table 4-102 Multi-Family Residential Base Districts	
District Name	District Purpose and Intent
R-6 Multi-Family Residential District	The R-6 Multi-Family Residential District is established to provide land for a mix of single family detached, duplex, triplex, quadplex, cottage court, and townhouse residential development in a moderate to high density setting. The district is intended to function as a transition between single family detached neighborhoods and other, less restrictive, zoning districts. Transitions in density and height between development in the R-6 district and adjacent single family detached neighborhoods are required to ensure compatibility.
R-7 Multi-Family Residential District	The R-7 Multi-Family Residential District is established to provide land for single family detached, duplex, triplex, quadplex, cottage court, townhouse, senior and assisted living, and multi-family residential development in a high density setting. The district is intended to function as a transition between lower density neighborhoods and other, less restrictive, zoning districts. Transitions in density and height between development in the R-7 district and adjacent single family detached neighborhoods are required to ensure compatibility.
R-8 Multi-Family Residential District	The R-8 Multi-Family Residential District is established to provide land for townhouse, senior and assisted living, and multi-family residential development in a high density, master planned, campus setting. The district is intended to function as a transition between residential neighborhoods and nonresidential development. Transitions in density and height between development in the R-8 district and adjacent residential neighborhoods are required to ensure compatibility.

Table 4-102 Multi-Family Residential Base Districts

District Name	District Purpose and Intent
RS Residential Specialty District	The RS Residential Specialty District is established to provide opportunities for a wide range of residential uses of an institutional nature that provide housing and may also provide some level of personal care for residents, such as independent senior living facilities, assisted living facilities, and other group homes. Development in the RS District is generally compatible with other types of multi-family uses, however the facilities constructed in this district may be of a larger scale and more specialized function than other multi-family buildings. The district may function as a transition between residential neighborhoods and nonresidential development. Transitions in density and height between development in the RS district and adjacent residential neighborhoods are required to ensure compatibility.
MFRC Multiple Family Residential and Commercial District	The MFRC Multi-Family Residential and Commercial District is established to provide greater interaction between residential, retail, entertainment and other related uses. The district is intended to create environments that expand the range of living, entertaining, and business opportunities within the Village while not adversely impacting nearby residential neighborhoods. The district should be located in areas with convenient access to major arterial highways, expressways, or tollways that are part of the regional transportation network.
RLC Residential and Limited Commercial District	The RLC Residential and Limited Commercial District is established to provide a diversity of residential uses and certain limited community-based commercial uses that complement the Village's Central Business District. The district is intended to strengthen the identity and importance of gateways to the Village's downtown by improving the appearance of the existing public rights of ways and parkways to promote pedestrian movement.

Table 4-102 Multi-Family Residential Base Districts

District Name	District Purpose and Intent
VGRC Village Green Residential Commercial District	The VGRC Village Green Residential and Commercial District is intended to provide opportunities for single-family detached, townhouse, and multi-family residential development in or in close proximity to the Village's central business area. Development in the district is pedestrian-oriented and should conform to the planning and design principles of the central business area as a whole. The complementary uses that enhance the vibrancy and pedestrian oriented nature of the Village Green such as neighborhood serving commercial uses, parks, and places of worship are also allowed.

4-103. Dimensional Standards

A. R-6 District Dimensional Standards.

Table 4-103-A: R-6 Dimensional Standards						
1 = Single-Family Detached, Duplex;			4 = Cottage Court;			
2 = Triplex/Quadplex			5 = Independent Senior / Assisted Living Facility;			
3 = Townhouse;			6 = All Other Uses			
	1	2	3	4	5	6
<i>Lot Standards</i>						
Lot Area, Minimum (sq ft)	7,500	15,000 [1]	5,000 [2]	20,000 [1]	40,000 [1]	20,000
Lot Width, Minimum (ft)	60	60	40 [2]	60	60	60
<i>Yard Setbacks</i>						
Front, Minimum (ft)	25	25	25	25	25	25
Corner Side, Minimum (ft)	25	25	25	25	25	25
Interior Side, Minimum (ft)	6	6 [3]	6 [3]	6	6	6
Rear, Minimum (ft)	30	30	30	30	30	30
<i>Building Standards</i>						
Height, Maximum (ft)	35	35	35	25	35	35
Height, Maximum (stories)	3	3	3	2	3	3
Lot Coverage, Maximum (%)	50	65	65	65	65	65
<i>Notes</i>						
[1] Standard shall apply to the entire lot on which the use is located and not to individual dwelling units.						
[2] Standard shall apply to individual dwelling units.						
[3] Setback may be 0 feet if fire rated partition wall provided.						

B. R-7; R-8; and RS District Dimensional Standards.

Table 4-103-B: R-7, R-8, and R-S District Dimensional Standards

1 = Single-Family Detached, Duplex, Triplex / Quadplex;			4 = Cottage Court;			
2 = Multi-Unit Building, R-7: 5-12 Units R-8, RS: All Units;			5 = Independent Senior / Assisted Living Facility;			
3 = Townhouse;			6 = All Other Uses			
	1	2	3	4	5	6
<i>Lot Standards</i>						
Lot Area, Minimum (sq ft)	7500 [1]	15,000 [1] [2]	3,000 [3]	20,000 [1]	40,000 [1]	20,000
Lot Width, Minimum (ft)	60	60	24 [3]	60	60	60
<i>Yard Setbacks</i>						
Front, Minimum (ft)	25	25	25	25	25	25
Corner Side, Minimum (ft)	25	25	25	25	25	25
Interior Side, Minimum (ft)	6	6	6 [4]	6	6	6
Rear, Minimum (ft)	30	30	30	30	30	30
<i>Building Standards</i>						
Height, Maximum (ft)	35	35 [5]	35	25	35	35
Height, Maximum (stories)	3	3 [5]	3	2	3	3
Lot Coverage, Maximum (%)	50	65	65	65	65	65
<i>Notes</i>						
[1] Standard shall apply to the entire lot on which the use is located and not to individual dwelling units.						
[2] In the R-8 and RS Districts a minimum of 3,000 square feet of lot area shall be provided per dwelling unit.						
[3] Standard shall apply to individual dwelling units.						
[4] Setback may be 0 feet if fire rated partition wall provided.						
[5] In the R-8 District a maximum height of 65 feet and 5 stories is allowed.						

C. MFRC and RLC District Dimensional Standards.

Table 4-103-C: MFRC and RLC District Dimensional Standards			
1 = Multi-Unit Building, All Units; 2 = All Other Uses	MFRC		RLC
	1	2	2
<i>Lot Standards</i>			
Lot Area, Minimum (sq ft)	460,000	40,000	45,000
Lot Width, Minimum (ft)	N/A	N/A	200
Lot Depth, Minimum (ft)	300	300	n/a
<i>Yard Setbacks</i>			
Front, Minimum (ft)	40	40	100
Corner Side, Minimum (ft)	40	40	100
Interior Side, Minimum (ft) [1]	75	75	6
Rear, Minimum (ft) [1]	40	40	25
<i>Building Standards</i>			
Height, Maximum (stories)	4	3	4
Height, Maximum (ft)	55	50	65
Maximum Lot Coverage (%)	50	50	70
<i>Notes</i>			
[1] Standard shall depend on required buffer yards as detailed in Section 10-106-B-4.			

D. VGRC District Dimensional Standards.

Table 4-103-D VGRC District Dimensional Standards				
1 = Single-Family Detached		3 = Townhouse;		
2 = Multi-Unit Building, All Units;		4 = All Other Uses		
	1	2	3	4
<i>Lot Standards</i>				
Lot Area, Minimum (sq ft)	25,000	25,000	25,000	25,000
Lot Width, Minimum (ft)	40	18	100	40
<i>Yard Setbacks</i>				
Front, Minimum (ft)	20	10	25	10
Corner Side, Minimum (ft)	20	10	12	10
Interior Side, Minimum (ft)	5	5	12	5
Rear, Minimum (ft)	20	15	20	15
<i>Building Standards</i>				
Height, Maximum (ft)	30	45	45	45 [1]
Height, Maximum (stories)	2	4	4	4
Lot Coverage (%)	60	80	75	N/A
<i>Note</i>				
[1] A Planned Development may, by right, be constructed to a maximum height of 64 feet or 5 stories, whichever is less.				

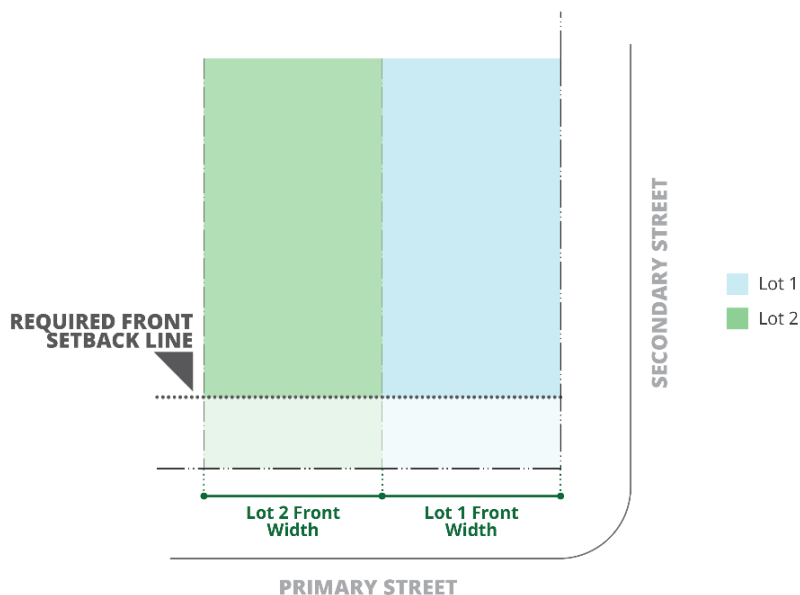


Figure 1 Lot Width

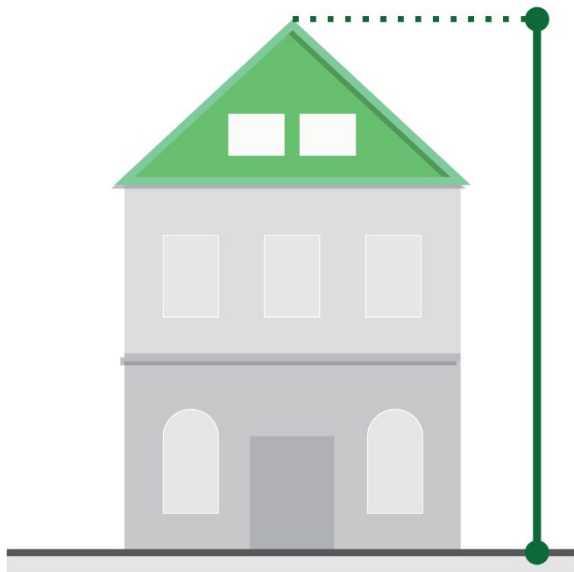
**HIP, GABLE
& GAMBREL**

Figure 2 Building Height - Hip, Gable, Gambrel

MANSARD

Figure 3 Building Height - Mansard

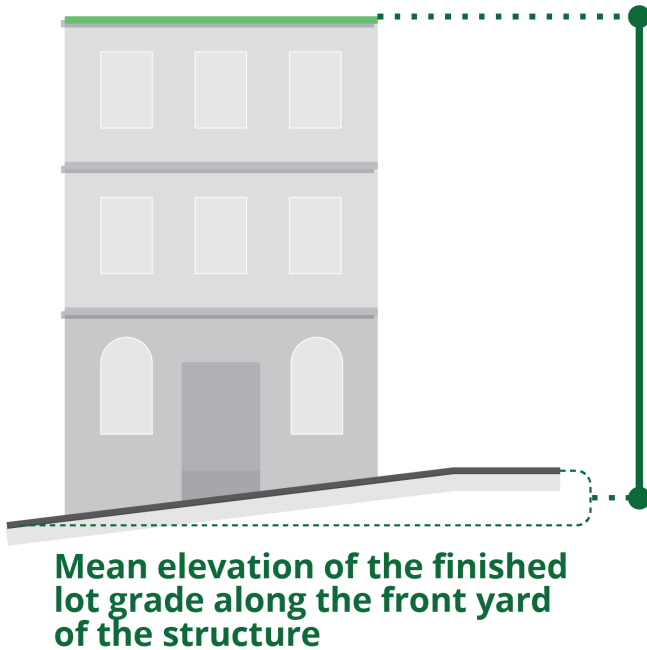
FLAT & SHED

Figure 4 Building Height - Flat, Shed

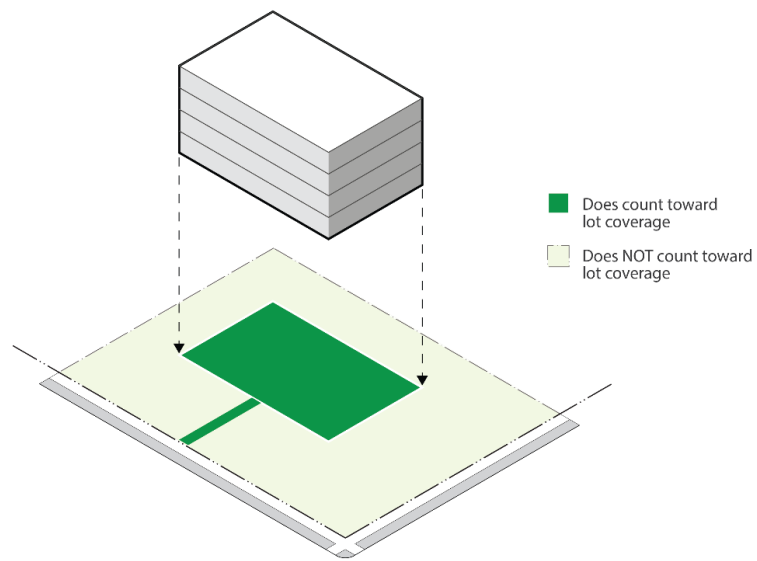


Figure 5 Lot Coverage

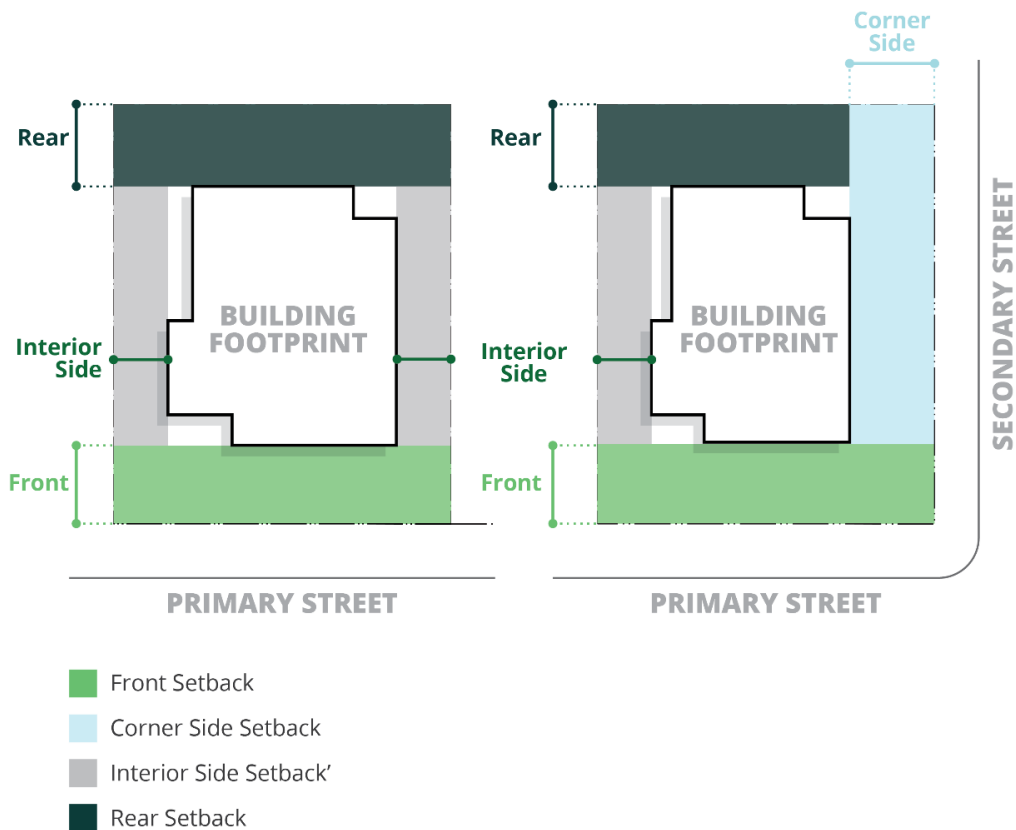


Figure 6 Building Setbacks

4-104. General Use Standards

- A. **Purpose.** The purpose of this Section is to establish the allowed uses in the Multi-Family Districts of the Village including how they are allowed (permitted, special use, etc.) and supplemental standards that must be met for use establishment.
- B. **Applicability.** The uses and supplemental use standards established in this Article shall apply to parcels within Multi-Family and Mixed-use Districts of the Village of Northbrook, as designated on the Village of Northbrook Zoning Map.
- C. **General Use Types.** In order to regulate the use of land, general use types have been established. General use types provide a systematic basis for assigning land uses to appropriate categories with other similar uses. General use types classify land uses and activities based on common functional, product or physical characteristics.
1. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions.
 2. Where a general use definition contains a list of example uses, the list is to be considered non-inclusive. Uses shall be categorized through the Interpretation process established in Section 2-107.
- D. **Qualified Uses.**
1. **Floor Dependent.**
 - a. If a use includes “above ground floor only” in the title, it shall be allowed on the second story or higher of a building only.
 - b. If a use does not include “above ground floor only” in the title, it shall be allowed on all building stories.
 2. **Square Footage Dependent.**
 - a. If a use includes a qualifying statement regarding square footage, such as “less than 2,500 sq ft” the total square footage of the building, or tenant space, in which the use may operate shall not exceed what is specified.
 - b. If a use does not include a qualifying statement regarding square footage, the total square footage of the building in which the use may operate is not restricted, unless otherwise stated in this Code.
 3. **Public or Private Designation.**
 - a. If a use includes “public” in the title, it shall be owned and operated by a governmental entity, non-profit organization, or other non-taxing body.

- b. If a use includes “private” in the title, it shall be owned and operated by a for-profit organization or business.

E. **Principal Uses.**

1. **Allowance.**

- a. Principal uses are allowed by district as established in Table 4-105-A Principal Uses.
- b. A parcel may contain one or more principal uses or principal buildings in the RS, MFRC, RLC, and VGRC Districts only. The establishment of multiple principal uses or principal buildings on a parcel shall require a Special Permit as specified in Section 2-112.
- c. A development with multiple principal uses shall include only those principal uses designated in Table 4-105-A Principal Uses as allowed in the applicable zoning district, and each principal use shall be subject to all applicable supplemental standards.

2. **Use Categories.**

- a. **Residential.** Premises for long-term human habitation by means of ownership or rental, excluding short-term leasing or rental of less than one (1) month.
- b. **Public and Institutional.** Premises for organizations dedicated to religion, government, arts and culture, recreation and sports, and other similar areas of public assembly in addition to uses and premises dedicated to education, social service, and health care.
- c. **Commercial.** Premises for the commercial sale of merchandise, prepared foods, and food and drink consumption; the transaction of general business and the provision of services; and short-term human habitation, including daily and weekly rental.
- d. **Utilities and Infrastructure.** Uses and structures dedicated to transportation, communication, and utilities.

F. **Accessory Uses.** Accessory uses are allowed by district, as established in Table 4-107-A Accessory Uses, but only incidental to a legally established, conforming principal use.

G. **Temporary Uses.** Temporary uses are allowed by district as established in Table 4-108-A Temporary Uses.

4-105. Principal Uses

A. **Principal Uses Table.** The following shall be used in the interpretation of Table 4-105-A.

1. **Permitted Uses (P).** Uses which are marked as "P" in the table shall be allowed principal uses subject to all applicable regulations of this Zoning Code.
2. **Special Uses (S).** Uses which are marked as "S" in the table shall require approval with a Special Permit as detailed in Section 2-113 prior to establishment.
3. **Prohibited Uses.** A blank space in the table indicates that a use is prohibited.
4. **Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section 2-107, it is determined that the use is a part of a general use type as described in Section 4-104-C.
5. **Additional Regulation.** If a use has supplemental standards, they are referenced in the Additional Regulation column. Supplemental standards shall apply to the use, regardless of whether it is a permitted or special use.

Table 4-105-A: Principal Uses by Multi-Family Residential District								
Use	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
<i>Residential Uses</i>	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Community Residences (up to 8 residents)	4-105-B-1	P	P	P	P			P
Dwelling, Cottage Court	4-105-B-2	P	P	P	P	P	P	
Dwelling, Duplex	4-105-B-3	P	P	P	P		P	
Dwelling, Single-Family Detached		P	P	P	P		P	
Dwelling, Townhouse	4-105-B-4	P	P	P	P	P	P	
Dwelling, Triplex/Quadplex	4-105-B-5	P	P	P	P	P	P	
Live-Work Unit	4-105-B-6					P	P	P
Multi-Unit Building, 5-12 Units	4-105-B-7		P	P	P	P	P	
Multi-Unit Building, 13+ Units	4-105-B-8			P	P	P	P	
Multi-Unit Dwelling Complex	4-105-B-9			P	P		P	P
Multi-Unit Dwelling, Above Ground Floor Only						P	P	P
Senior Living Facility, Dependent	4-105-B-10	S	S	P	P			
Senior Living Facility, Independent	4-105-B-10	S	S	P	P		S	
Transitional Service Facilities, up to 9 residents								
Transitional Service Facilities, up to 15 residents								

Table 4-105-A: Principal Uses by Multi-Family Residential District								
Use	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
<i>Public and Institutional Uses</i>	<i>Additional Regulation</i>	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Cemetery								
Day Care	4-105-B-11	S	S	S	S			
College/University								
Hospital								
Membership Organizations, 2,500 sq ft or less								
Membership Organizations, More than 2,500 sq ft								
Park					S			
Place of Worship, 2,500 sq ft or less		P	P	P	P		S	S
Place of Worship, More than 2,500 sq ft		S	S	P	P		S	S
Public Cultural and Community Facilities								
Public Service/Safety Facility								
School, Elementary and Middle Public								
School, Elementary and Middle Private								
School, High								
School Vocational/Technical								
Vacant Land/Vacant Building		P	P	P	P	P	P	P
<i>Commercial Uses</i>	<i>Additional Regulation</i>	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Adult Uses								
Alcohol/Liquor Sales							S	
Amusement and Recreation Services, 2,500 sq ft or less								
Amusement and Recreation Services, More than 2,500 sq ft								
Bank, Credit Union, Financial Services						P	P	
Bar/Tavern								
Cannabis Dispensary, Adult Use								
Cannabis Dispensary, Medical Use								
Coworking Space						P	P	
Firearms Dealer								

Table 4-105-A: Principal Uses by Multi-Family Residential District

Use	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Funeral Home								
General Office							P	P
General Retail							P	P
Golf Course								
Hotel						P		
Medical Clinic						P	P	
Medical Spa								
Meeting/Event Facility								
Microbrewery/Winery/Distillery With Tasting Room						P	P	P
One-on-One Educational Services								
One-on-One Personal Fitness Facilities								
Personal Service							P	P
Physical Fitness Facilities, 2,500 sq ft or less								S
Physical Fitness Facilities, 2,500 sq ft or more								S
Restaurant						P	P	P
Short-Term Rental	4-105-B-14							
Tobacco Retail Sale							S	
Industrial and Vehicle Related Uses	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Artisan Manufacturing								
Brewery/Winery/Distillery								
Car Wash								
Cannabis Cultivation Center								
Cannabis Craft Grower								
Cannabis Infuser								
Cannabis Processor								
Commercial Kitchen								
Contractor Facility								
Crematorium								
Dry Cleaning Facility, Processing On-Site								
Building Material, Machinery, and Equipment Sales or Storage								

Table 4-105-A: Principal Uses by Multi-Family Residential District								
Use	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Fuel Sales								
Industry, Heavy								
Industry, Light								
Materials Salvage Yard/Recycling Operations								
Microbrewery/Winery/Distillery With or Without Tasting Room								
Motor Vehicle Sales/Rental, With Open Sales Lot								
Motor Vehicle Sales/Rental, Without Open Sales Lot								
Off-Street Parking								
Personal / Self Serve Storage								
Trucking Company								
Vehicle Services - Major Repair/Body Work								
Vehicle Services - Minor Maintenance/Repair								
Warehouse, Distribution/Storage								
Wholesale Trade								
Utilities and Infrastructure	<i>Additional Regulation</i>	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Electrical Substations	4-105-B-12					S	S	
Public Utility Facilities	4-105-B-13						S	S
Required Detention Facilities		P	P	P	P	P	P	P
Transit Facilities								
Wireless Telecommunications Equipment	4-105-B-15					S	S	
Wireless Telecommunications Tower								
Agriculture and Animal Related	<i>Additional Regulation</i>	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Animal Production								
Community Garden		P	P	P				
Crops and Horticulture								
Indoor Agriculture								
Nursery & Garden Center, With Open Sales Lot								
Nursery & Garden Center, Without Open Sales Lot							S	

Table 4-105-A: Principal Uses by Multi-Family Residential District								
Use	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Veterinary and Animal Care Services, indoor and outdoor								
Veterinary and Animal Care Services, indoor only								

B. Principal Use Supplemental Standards.

1. **Community Residences.** Community residences shall comply with the following standards.
 - a. **Maximum Occupancy.** Shall have no more than eight (8) residents.
2. **Dwelling, Cottage Court.**
 - a. **Number of Cottage Courts.** A maximum of one cottage court shall be allowed per development site.
 - b. **Dwelling Unit Standards.**
 - i. **Dwelling Unit Lot Standards.** If the dwelling, cottage court buildings are located on individual lots, the following standards shall apply.
 - a) **Lot Area.** The minimum size of a dwelling, cottage court building lot shall be 2,500 square feet.
 - ii. **Size of Dwelling Units.**
 - a) A dwelling, cottage court building utilized as a dwelling shall have a maximum floor area of 1,800 square feet.
 - b) A dwelling, cottage court building utilized as a common amenity space shall have a maximum floor area of 4,000 square feet.
 - iii. **Number of Dwelling Units.**
 - a) A maximum of one dwelling unit shall be allowed per building in a dwelling, cottage court.
 - b) A dwelling, cottage court development site shall have a minimum of four buildings per site.
 - c) One of the allowed dwelling, cottage home court buildings may be utilized for common amenity space.
 - iv. **Building Orientation.**
 - a) Buildings shall be oriented with their main entrance facing the shared common court open space, except for corner buildings.

- b) Corner buildings shall be oriented with their main entrance facing either the shared common court open space or the public right of way.
- v. **Permanent Foundation Required.** Individual cottage court buildings shall be affixed to the ground with a permanent foundation.
- c. **Common Court Open Space.**
 - i. Buildings in a dwelling-cottage court shall be arranged around a common court.
 - ii. The common court shall be open to and visible from the public right of way.
 - iii. The common court shall have a minimum area of 2,500 square feet.
 - iv. The common court shall have a minimum width of 30 feet as measured from the interior of the pedestrian walkway.
 - v. Required building setbacks do not count as common court open space.
 - vi. A maximum of 30 percent of a common court open space may be used for stormwater management if designed as a rain garden or bioswale.
- d. **Pedestrian Access.**
 - i. A pedestrian walkway with a minimum width of five feet shall connect all buildings to the public right of way, common court open space, and parking areas.
 - ii. The pedestrian walkway shall be setback a minimum of six feet from building entrances.
- e. **Vehicle Access and Parking.**
 - i. Parking and driveways shall be located to the rear of the buildings in a dwelling-cottage court.
 - ii. Parking shall be accessed by an alley if an alley exists.
 - iii. If no alley exists, parking shall be accessed by a single driveway.
 - iv. The driveway shall be located either:
 - a) From the secondary street for a corner development site, or

b) To the interior side of the buildings on the development site.

3. Dwelling, Duplex.

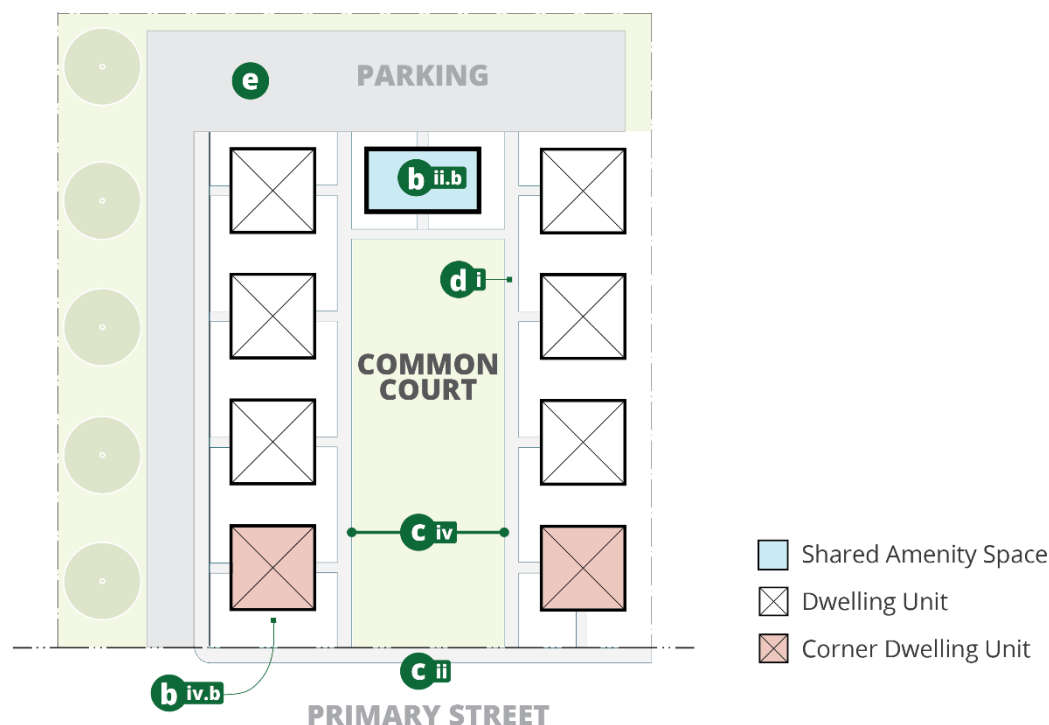


Figure 7 Dwelling, Cottage Court

- a. **Orientation.** Duplex dwellings shall be oriented with their primary entrances toward the designated front, or corner side, lot line.
- b. **Parking.**
 - i. A minimum of one (1) of the parking spaces, as required in Section 10-102, shall be provided in an attached or detached garage per unit.
 - ii. Attached garages located on the primary façade shall be setback a minimum of 25 feet from the front property line and shall be in-line with the front façade of the dwelling, exclusive of a front porch or other allowed encroachment per Table 4-106.

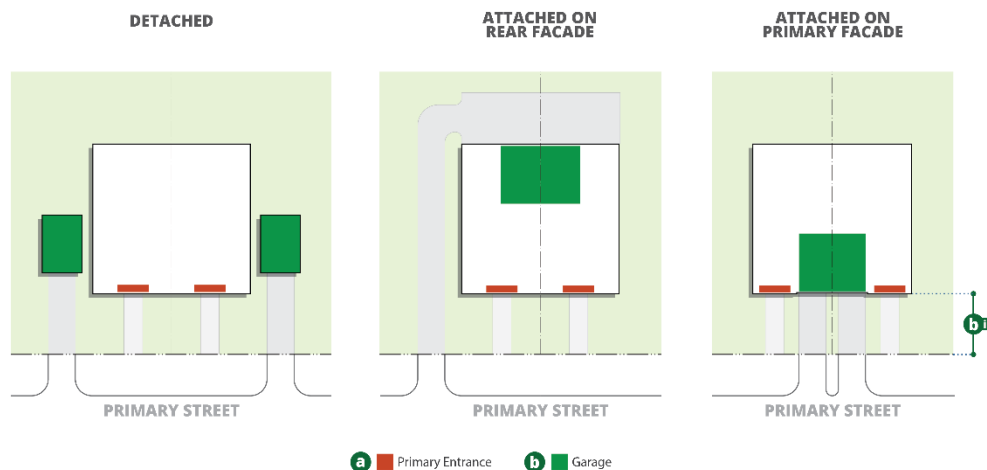


Figure 8 Dwelling, Duplex

4. Dwelling, Townhouse.

- a. **Orientation.** Townhouse dwellings shall be oriented with their primary entrances either:
 - i. **Toward the designated front, or corner side, lot line.** The primary entrance of end unit townhouses on corner lots may be oriented toward the designated front or exterior side lot line.
 - ii. **Toward an internal courtyard space.** The primary entrance of end unit townhouses closest to the designated front lot line shall be oriented toward the designated front lot line.
- b. **Articulation.** Individual units shall be articulated through the exterior design of the townhome cluster. This can be accomplished through the use of two or more of the following design features:
 - i. dormers,
 - ii. porches,
 - iii. vertical design elements, or
 - iv. varying roof forms.
- c. **Cluster Standards.**
 - i. Townhouse unit clusters shall not exceed 150 linear feet in gross length.
 - ii. The siting of townhouse units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.

iii. Townhouse clusters shall be separated by a minimum distance of 12 feet.

d. Parking.

- i. Garage access to townhouses may be from a private parking court. Such parking court may not exceed 150 feet in length.
- ii. All additional off-street parking, as required in Section 10-102 of this Zoning Code, shall be located to the rear or interior side of the primary building and shall be setback a minimum of five (5) feet from the front and street side elevations of the primary building.

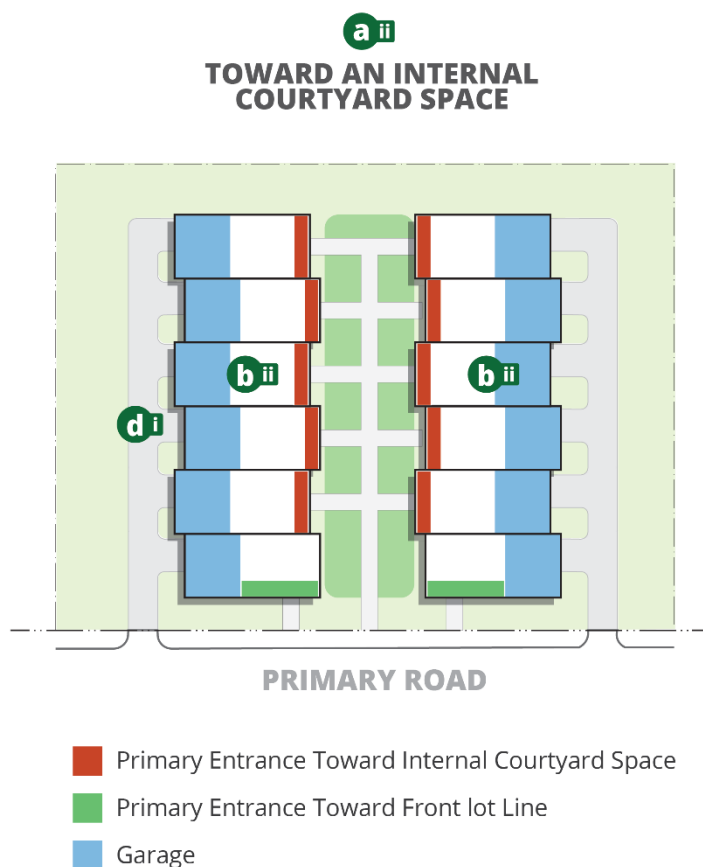


Figure 9 Dwelling, Townhouse

5. Dwelling, Triplex/Quadplex.

- a. **Orientation.** Triplexes and quadplexes shall be oriented with their primary entrances toward the designated front, or corner side, lot line.
- b. **Parking.**
 - i. Parking shall be located to the interior side or rear of a triplex or quadplex building.

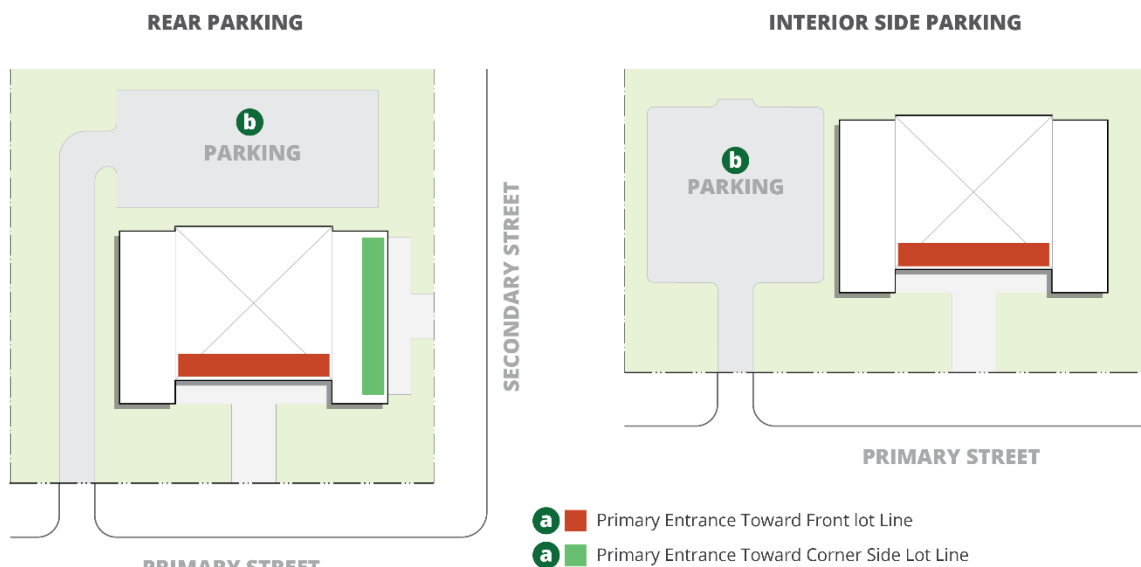


Figure 10 Dwelling, Triplex-Quadplex

6. **Live-Work Unit.**

- a. The operator of the nonresidential portion of a live-work unit shall be the same person or persons as the resident(s) of the residential component of a live-work unit.
- b. The residential component of a live-work unit may be located on the ground floor or upper floors.
- c. The nonresidential component of a live-work unit shall be located on the ground floor and shall be directly adjacent to windows on a street facing façade if applicable.
- d. Outdoor storage, operations, or activities are prohibited.
- e. Outdoor operations or activities may be approved with a temporary use permit.

7. **Multi-Unit Building, 5-12 Units.**

- a. **Orientation.** Multi-unit buildings with five to 12 dwelling units shall be oriented with their primary entrances toward the designated front, or corner side, lot line.
- b. **Parking.** Parking shall be located to the interior side or rear of a multi-unit building with five to 12 dwelling units.

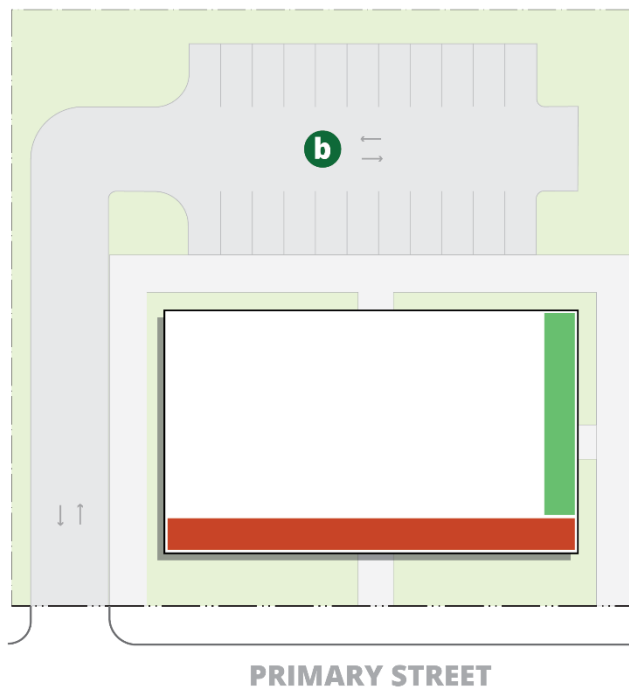
8. **Multi-Unit Building, 13+ Units.**

- a. **Orientation.** Multi-unit buildings with 13 or more dwelling units shall be oriented with their primary entrances toward the designated front, or corner side, lot line.

4 | Multi-Family Residential and Mixed-Use District Standards

Principal Uses

- b. **Parking.** Parking shall be located to the interior side or rear of a multi-unit buildings with 13 or more dwelling units.



- a** ■ Primary Entrance Toward Front lot Line
- a** ■ Primary Entrance Toward Corner Side Lot Line

Figure 11 Multi-Unit Building

9. Multi-Unit Building Complex.

- a. **Access.** Multi-Unit Building Complexes shall meet the internal access drive standards established in Section 10-102-C.

10. Senior Living Facility, Dependent and Independent.

- a. **Federal and State Requirements.** Senior living facilities shall meet all applicable federal and state requirements including, but not limited to licensing, health, safety and building code requirements.
- b. **Pick Up and Drop Off.** Adequate vehicular drop-off and pick-up zones, sidewalks, and exterior lighting for the safety of the residents and other pedestrians shall be provided.
- c. **Building Design.** The site and building characteristics shall complement the visual character of the surrounding neighborhood to the greatest extent possible. Features including roof pitch, window placement, and the location of parking shall be considered.

11. Day Care.**a. Required Approvals.**

- i. No child day care service shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed service.
- ii. Every application for a Special Permit for a child day care service shall set forth each agency that must approve the establishment or operation of the service and shall be accompanied by a formal acknowledgment of approval from each such agency.
- iii. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special permit.

b. Supervision. Every child day care service shall provide qualified supervisory personnel in sufficient numbers to ensure the safety, well-being and appropriate behavior of all children enrolled in the service. The Special Permit may establish minimum supervision requirements.**c. Outdoor Play Area.**

- i. Every child day care service shall provide at least 75 square feet of open space per child, exclusive of any open space located in a required front yard,
- ii. Open Space shall be completely enclosed by a fence or other suitable barrier sufficient to prevent access by children to neighboring properties or to traffic or other hazards.
- iii. An existing fence or barrier on a neighboring property shall not be relied upon to satisfy this requirement.

d. Recreational Devices. No recreational device shall be located within 20 feet of any abutting residential property, nor shall a recreational device be located closer to the public right of way than the front, or corner side façade of the principal structure on the same lot.**e. Landscape Buffer.** A Type C Landscape Buffer as specified in Section 10-106 shall be provided along property lines abutting a residential district.**12. Public Utility/Electrical Substations.** In the MFRC and RLC Districts Public Utility/Electrical Substations shall comply with the following standards:

- a. **Structure Appearance and Screening.** All buildings and structures either shall have exteriors which give the appearance of a structure permitted in the district where located or shall provide screening as specified in Section 10-107-C along all interior side or rear property lines.
- b. **Safety Fencing.** All such uses shall be fenced where any hazard to the safety of human or animal life is present.

- c. **Service and Storage Prohibited.** No service or storage yard or building shall be permitted except as permitted for other uses in the district.

13. **Public Utility Facilities.** Lot area of at least 100,000 square feet shall be required.

14. **Short-Term Rentals.**

- a. Only properties with a principal single-family detached residential use may be used or offered as short-term rentals. No exclusively commercial, office, industrial or institutional property or portion thereof may be used or offered as a short-term rental.
- b. No single-family detached dwelling unit may be used or offered as a short-term rental as its principal use.
- c. No dwelling unit may be used or offered as a short-term rental unless the owner or long-term tenant of the dwelling unit resides on the premises for the entire duration of any short-term rental.
- d. No short-term rental may be rented for a period shorter than two consecutive nights.
- e. No more than two bedrooms within a dwelling unit may be used or offered as a short-term rental at any one time. Notwithstanding this limit, at no time may all bedrooms within a dwelling unit be offered as short-term rentals simultaneously.
- f. No bedroom used or offered as a short-term rental may be rented and occupied by more than two adults simultaneously.
- g. Accessory dwelling units on a lot may not be used or offered as short-term rentals.
- h. All overnight parking for persons renting a short-term rental must be provided on the same lot as the short-term rental and must be located on an improved hard surface. Street parking may not be used by persons renting a short-term rental.
- i. No dwelling unit may be used for a short-term rental unless the owner or long-term tenant of the dwelling unit has registered with the Village their intent to offer and use the dwelling unit as a short-term rental.
- j. Prior to the first rental of a short-term rental in any calendar year, the owner or long-term tenant of the dwelling unit must deliver written notice by mail or personal delivery to the owners of all parcels that abut the property on which the short-term rental will be located of the owner's or long-term tenant's intent to offer their dwelling unit as a short-term rental. The written notice must include the rental registration number of the property, as provided by the Village Manager, and contact information for the owner or long-term tenant of the short-term rental.
- k. All short-term rentals must incorporate and contain all fire protection equipment and systems required pursuant to Chapter 6 of the Northbrook Municipal Code in an operable manner.

- l. All garbage and refuse must be stored in compliance with the requirements of the Village Code. Refuse containers may not be placed outdoors, except on the designated day for garbage and refuse collection.
- m. Advertising and Signage.
 - i. No sign advertising or otherwise promoting a short-term rental may be installed or erected on the premises.
 - ii. All online advertising regarding short-term rentals, including listings on short-term rental platforms, must:
 - a) List a valid short-term rental registration number issued by the Village Manager, and
 - b) Only advertise a short-term rental that complies with all of the short-term rental regulations and restrictions set forth in this Section.
- n. **Penalty.** Any person who violates any of the provisions of this Section will be fined in the amount set forth in the Annual Fee Ordinance. Each day that a violation exists constitutes a separate offense.

15. **Wireless Telecommunications Equipment.**

- a. **Purpose and Intent.** This subsection creates the framework for the siting of wireless telecommunication facilities in a manner which protects the public health, safety, and general welfare of the community, provides comprehensive service to the community, and implements the Village's policies for said facilities, as detailed below. The provisions of this subsection are in addition to, and do not replace, any obligations an applicant may have under any franchises, licenses, encroachments, or other permits issued by the Village. This section is intended to:
 - i. Facilitate the comprehensive provision of wireless telecommunication services to the residents and businesses of the Village of Northbrook.
 - ii. Maximize the use of existing and approved telecommunication towers, buildings, and structures for collocation to accommodate new wireless telecommunication antennas in order to minimize the number of telecommunication towers needed to comprehensively serve the community.
 - iii. Minimize the number, height, obtrusiveness, and the visual impacts of telecommunications equipment and associated structures.
 - iv. Direct and allow wireless telecommunication facilities to areas which are least disruptive to residential, park, open space, and greenway uses and to be as unobtrusive and invisible as reasonably possible.

- v. Ensure that the height of telecommunications towers has the least visual impact and is no greater than required to achieve service area requirements and potential co-location.
 - vi. Site telecommunications towers to minimize locations which are visually solitary or prominent when viewed from residential areas or any public way.
 - vii. Site telecommunications towers at locations which are obscured by vegetation, tree cover, topographic features, buildings or other structures to the maximum extent feasible.
 - viii. Protect views of and vistas from architecturally or historically significant structures and historically significant landscapes so that these architectural or historical resources are not impaired or diminished by the placement of telecommunications towers.
 - ix. Avoid potential damage to adjacent properties from telecommunication tower failure through structural design standards and setback requirements.
- b. **General Applicability.** The provisions, of this subsection shall apply to the following:
- i. Wireless telecommunication facilities (towers and associated equipment) that are or will be operated by a licensed wireless telecommunication service provider which consists of the equipment and structures involved in the receiving or transmitting of electromagnetic waves associated with wireless telecommunication services.
 - ii. Small wireless telecommunication towers that meet the following characteristics:
 - a) Each antenna is located inside an enclosure of no more than six cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet;
 - b) All other wireless equipment associated with the facility is cumulatively no more than 28 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services; and
 - c) An antenna array feature that is attached to a telecommunications tower or building to transmit or receive radio waves. For this subsection, this does not include antenna dishes or other antenna features on individual homes or businesses that are intended to receive radio or television broadcasts, or internet communication for said use.
- c. **Amateur Radio Exemption.** These provisions neither apply to nor shall be construed to apply to Amateur Radio Operators who are licensed to operate a radio or transmitter by

the Federal Communications Commission under Part 97 of the Federal Communications Commission's Rules.

- d. **Interference with Public Safety Telecommunications.** No new or existing telecommunications service shall interfere with public safety telecommunications. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the Village at least 10 calendar days in advance of such changes and allow the Village to monitor interference levels during the testing process.
- e. **Compliance with Other Laws.** A telecommunications tower shall be erected and operated in compliance with the most current Federal Communication Commission and Federal Aviation Administration rules and regulations and other applicable federal and state standards. All telecommunications towers shall comply with all ordinances of the Village which are not in conflict with this subsection.
- f. **Wireless Telecommunication Facilities Establishment and Siting Alternatives Analysis.**
 - i. **Co-location Preference.** The Village shall promote the co-location of wireless telecommunications equipment on existing towers, buildings, or utilities elements. New standalone wireless telecommunication facilities (towers) may only be allowed where co-location of said facilities on existing towers, buildings, or public infrastructure elements is deemed infeasible through a siting alternatives analysis.
 - ii. **Siting Alternatives Analysis.** For all new, standalone wireless telecommunication towers, the applicant shall provide a siting alternatives analysis to determine whether co-location on existing structures is feasible within the applicant's search ring, including information pertaining to the fair market value of similar contracts – this shall be provided as part of the permitting process and submittal requirements pursuant to Article 2. The siting alternatives analysis shall determine the feasibility of co-locating the new telecommunication facilities/equipment in the following situations. (i) Co-location on existing towers; (ii) Placement on Village-owned Structure or Building; (iii) Placement on Existing Structure or Building; and (iv) Construction of New Tower Structure or Substantial Modification of Existing Structure. The following describes the various co-location situations.
 - a) **Co-location Standards.** The co-location or placement of new telecommunications antennas upon existing telecommunications towers, light poles, and/or buildings.
 - b) **Village-owned Structure or Building.** The utilization of existing Village-owned structures and buildings for placement of antenna and associated equipment or buildings, including surface-mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on water towers, electric line transmission towers, or other existing structures.

- c) **Existing Structure or Building Utilization.** The utilization of all other existing structures and buildings for placement of antenna and associated equipment or buildings, including surface mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on existing structures.
 - iii. **Consulting Option.** As part of the review procedures, the Village Manager shall determine the sufficiency of the information. The Village may choose to hire an outside consultant to conduct a third-party review of the siting alternatives analysis in the following situations: (i) where there are disputes of the findings between the applicant and the Zoning Administrator and/or (ii) where expert consultation is deemed necessary to reach conclusions of the analysis. Where the Village utilizes a consultant in its application review, the fee for such services shall be fixed in advance as part of the application fee for a new telecommunications facility.
 - g. **Wireless Telecommunications Antennas Mounted on Existing Buildings or Structures.** The following design standards apply to antennas associated with wireless communication operations that are mounted on existing buildings and structures.
 - i. **Roof-Mount Elements.** Roof-mounted wireless telecommunications antennas are permitted on buildings and structures in multifamily and mixed-use districts (Section 4-102). Such features shall meet the height standards of the governing district and shall be no taller than the existing building. Said elements shall be subject to the following standards.
 - a) Whip telecommunication/antenna features (an antenna which transmits signals in 360 degrees) shall be no closer than 15 feet to the perimeter of the building.
 - b) The telecommunications antenna and associated equipment located on buildings shall be screened in elevation view with enclosures or façades having an appearance that blends with the building on which they are located; and be located so they are not overtly visible from an adjacent public right of way.
 - ii. **Surface-Mount Elements.** Surface mounted telecommunications antennas (an antenna attached to a building exterior wall) are permitted on buildings or structures in the MFRC and RLC districts and subject to approval by Special Permit.
 - a) Telecommunications/antenna features shall be mounted flush with the exterior of the building or structure so that it projects no more than 30 inches from the surface to which it is attached.
 - b) The telecommunications/ antenna appearance shall blend with the surrounding surface of the building or structure in terms of color and materials.
 - c) Surface-mount elements are subject to applicable design standards in National Register listed properties and historic districts, local historic districts, and locally designated historic landmarks.

- iii. **Elements Attached to Other Existing Structures.** Telecommunications antennas are permitted on existing utility, lighting, telecommunications towers, and other structures in the MFRC and RLC districts and subject to approval by Special Permit.
 - a) Existing utility, lighting, telecommunications towers, and other structures used to affix telecommunication/ antenna features shall not exceed 150 feet in height above grade.
 - b) The telecommunications antenna shall not exceed the height of the existing structure by more than 10 feet for a non-whip antenna or 15 feet for a whip antenna.
 - c) Existing structures may be rebuilt/ modified to support the load of the new telecommunications antenna, and subject to the Village's building permitting standards.
- iv. Existing structure mounted elements are subject to applicable design standards in National Register listed properties and historic districts, local historic districts, and locally designated historic landmarks.
- v. **Separation Standards.** Telecommunications antennas and associated features located on existing buildings or structures are not subject to the separation requirements stated above.
- vi. **Photo Simulation Requirements.** As part of the application process, applicants shall provide photo simulations showing the site of the existing structure with a photo realistic representation of the proposed telecommunications antenna and the existing structure or any proposed reconstruction of the structure as it would appear viewed from the closest R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, RS, MFRC, RLC, or VGRC District and from adjacent public right of way. The applicant shall also submit photographs of the same views as in the photo simulations showing the current appearance of the site without the proposed telecommunications antenna.
- h. **Abandonment and Removal of Telecommunications Towers, Antenna Arrays, and Associated Equipment.** The following standards apply to all telecommunication features and their associated elements – these standards ensure inoperable features are removed, whereas habitable buildings are exempt from these requirements.
 - i. **Abandonment.** Telecommunications towers, antenna arrays, and associated equipment which have not been used for a period of one (1) year shall be deemed abandoned and shall be removed from the site.
 - ii. **Notice Required.** The owner of the telecommunications tower and the last service provider to use a telecommunications tower shall notify the Village Manager within 30 days that use of a telecommunications tower has been discontinued.

4-106. Dimensional Standards Encroachments, Exceptions, & Adjustments

A. Allowed Encroachments into Required Yards.

Table 4-106-A: Allowed Encroachments into Required Yard		
Encroachment Type	Allowed Location	Limitations of Encroachment
Accessibility Ramps and Fire Escapes required by the Illinois State Building Code	any required yard	Shall be a minimum of three feet from the property line unless otherwise approved by the Village Manager as an administrative adjustment per Section 2-104.
Air Conditioning Units	rear and interior side yard	Shall be a minimum of three feet from any lot line.
Antennae	rear and interior side yard	Shall be a minimum of three feet from any lot line.
Basketball equipment	any required yard	A maximum of one per front yard shall be allowed. Shall be a minimum of five feet from side lot lines and ten feet from a front lot line.
Bay Windows and Balconies	front and corner side yard	Shall extend no more than five feet from the applicable elevation of the building and at least five feet from the property line. May not have any foundation or footing and may only project from a façade.
	interior side and rear yard	Shall be a minimum of three feet from the applicable building elevation. May not have any foundation or footing and may only project from a façade.
Clothesline	rear yard	Shall be a minimum of three (3) feet from any lot line.
Compost bin	rear yard	Shall be a minimum of three (3) feet from any lot line.
Cornices, Gutters, Eave Overhangs, and Similar Architectural Projections	any required yard	May encroach up to two (2) feet from the applicable elevation of the building or approved by the Village Manager or Village Engineer per Section 2-104.

Table 4-106-A: Allowed Encroachments into Required Yard

Encroachment Type	Allowed Location	Limitations of Encroachment
Covered Porches, Covered Decks, and Covered Patios (attached to principal structure)	Front, corner side yard, and rear yard	<ul style="list-style-type: none"> May encroach up to five feet into a required yard. May not be screened-in or enclosed.
Driveways	any required yard	<ul style="list-style-type: none"> Shall comply with the standards of Section 10-102-C. Shall be a minimum of two feet from the interior side property line.
Fences, Walls, and Berms	any required yard	Shall comply with the standards of Section 10-108.
Flagpoles	any required yard	Shall be a minimum of five feet from the property line.
Generators	rear and interior side yard	Shall be a minimum of three feet from any lot line.
Lighting: landscape, building façade, outdoor recreational, and pedestrian	front and corner side yard	Shall comply with the standards of Article 10.
Parking	As allowed and in accordance with the standards of Section 10-102.	
Pergola and Gazebo	Interior side and rear yard	<ul style="list-style-type: none"> Shall comply with Accessory Structure regulations in Section 3-107 B.2 May not be screened-in or enclosed.
Permeable Path	Interior side yard	As approved by Village Engineer.
Pool, Spa, and Hot Tub	Interior side and rear yard	Shall be a minimum of six feet from the property line.
Signs	any required yard	Shall comply with the standards of Article 11.
Statuary and garden feature	any required yard	Shall comply with the standards of Section 10-106.

Table 4-106-A: Allowed Encroachments into Required Yard

Encroachment Type	Allowed Location	Limitations of Encroachment
Uncovered and Unenclosed Steps and Stairs	front and corner side yard	May encroach up to six feet from the applicable elevation of the building and no closer than five feet to the property line, whichever is greater.
Uncovered Decks, Patios, and similar Features	front, interior, and corner side yard	<ul style="list-style-type: none"> May encroach up to five feet into a required yard and no closer than five feet to the property line, whichever is less. May not exceed 30 inches in height above the average finished grade.
	rear and side yard	<ul style="list-style-type: none"> Shall be a minimum of five feet from the property line. May not exceed 30 inches in height above the average finished grade.

- B. **Allowed Front and Corner Side Yard Adjustment.** For a lot in any district that is subject to a platted setback line, the front and/or corner side yard setback for the lot shall be either the platted setback line or the yard setback requirement for the governing district, whichever is greater.
- C. **Allowed Height Exceptions.** Buildings built for Place of Worship uses may have a maximum height of 55 feet and may include spires and minarets with a maximum height of 70 feet.

4-107. Accessory Uses

A. **Accessory Uses Table.** The following shall be used in the interpretation of Table 4-107-A.

1. **Permitted Uses (P).** Uses which are marked as "P" in the table shall be allowed accessory uses subject to all applicable regulations of this Zoning Code.
2. **Special Uses (S).** Uses which are marked as "S" in the table shall require approval with a Special Permit as detailed in Section 2-113 prior to establishment.
3. **Prohibited Uses.** A blank space in the table indicates that a use is prohibited.
4. **Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section 2-107 it is determined that the use is a part of a general use type as described in Section 4-104-C.
5. **Additional Regulation.** If a use has supplemental standards, they are referenced in the Additional Regulation column. Supplemental standards shall apply to the use, regardless of whether it is a permitted or Special Use.

Table 4-107-A: Accessory Uses by Multi-Family Residential District

Use	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Accessory Dwelling Unit (ADU), Attached								
Accessory Dwelling Unit (ADU), Detached								
Accessory Structure	4-107-B-1	P	P	P	P	P	P	P
ATM								
Day Care Nursery		S	S	S	S			
Drive-Through Facility								
Electric Vehicle Charging Station – Commercial	4-107-B-2	P	P	P	P	P	P	P
Garden		P	P	P	P	P	P	P
Home Based Daycare		S	S	S	S			
Home Occupation	4-107-B-3	P	P	P	P	P	P	
Outdoor Display - Permanent	4-107-B-4					P	P	P
Sale of Merchandise – Permanent	4-107-B-4					P	P	P
Outdoor Seating for Eating and Drinking Uses	4-107-B-4					P	P	P
Outdoor Storage / Open Lot								
Pool, Spa, and Hot Tub		P	P	P	P	P	P	P

Table 4-107-A: Accessory Uses by Multi-Family Residential District

Use	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Solar Energy Collection System, Canopy Mounted	4-107-B-5	P	P	P	P	P	P	P
Solar Energy Collection System, Ground Mounted	4-107-B-6	P	P	P	P	P	P	P
Solar Energy Collection System, Roof Mounted	4-107-B-7	P	P	P	P	P	P	P

B. Accessory Use Supplemental Standards.**1. Accessory Structure.****a. Number.**

- i. **All Accessory Structures.** The number of all accessory structures on a lot shall not exceed the maximum allowed lot coverage per district as established in Section 4-107-B-1(d).
- ii. **Total Number of Accessory Structures.** The total number of all accessory structures shall not exceed one per 3,000 square feet of lot area.

- b. **Compatibility.** The exterior of a large accessory structure shall be compatible with the principal building in terms of color, exterior building cladding materials, and roof style and materials.

c. Standards For Specific Accessory Structures.

- i. **Pool, Spa, and Hot Tub.** No pool, spa, hot tub, or any equipment appurtenant thereto, shall be located:
 - a) In any required front yard;
 - b) In any required corner side yard; or
 - c) Less than six (6) feet from any property line if located in any required rear yard or required interior side yard. See also Chapter 6 of the Village Code for pool fence requirements.
- ii. **Campers, Recreational Vehicles, Etc. Prohibited For Use:** Campers, travel trailers and recreational vehicles are not permitted for use as an accessory structure and shall not be connected to utilities or occupied. These vehicles shall not be located in front of a principal structure.

4 Multi-Family Residential and Mixed-Use District Standards

Accessory Uses

- d. **Dimensional Standards.** Accessory structures shall meet the dimensional standards established in Table 4-107-B-1(d).

Table 4-107-B-1(d). Accessory Building/Structure Dimensional Standards	
Yard Setbacks	
Front, Minimum	Five feet behind front elevation of principal building or shall adhere to the front setback of the district, whichever is greater
Corner Side, Minimum	Five feet behind corner side elevation of principal building or shall adhere to the corner side setback of the district, whichever is greater
Interior Side, Minimum	5 feet
Rear, Minimum	5 feet
Building Standards	
Height, Maximum	15 feet
Building Area, Maximum	1,000 square feet or 20 percent of gross lot area, whichever is greater, however in no instance shall an accessory structure exceed the area of the principal building

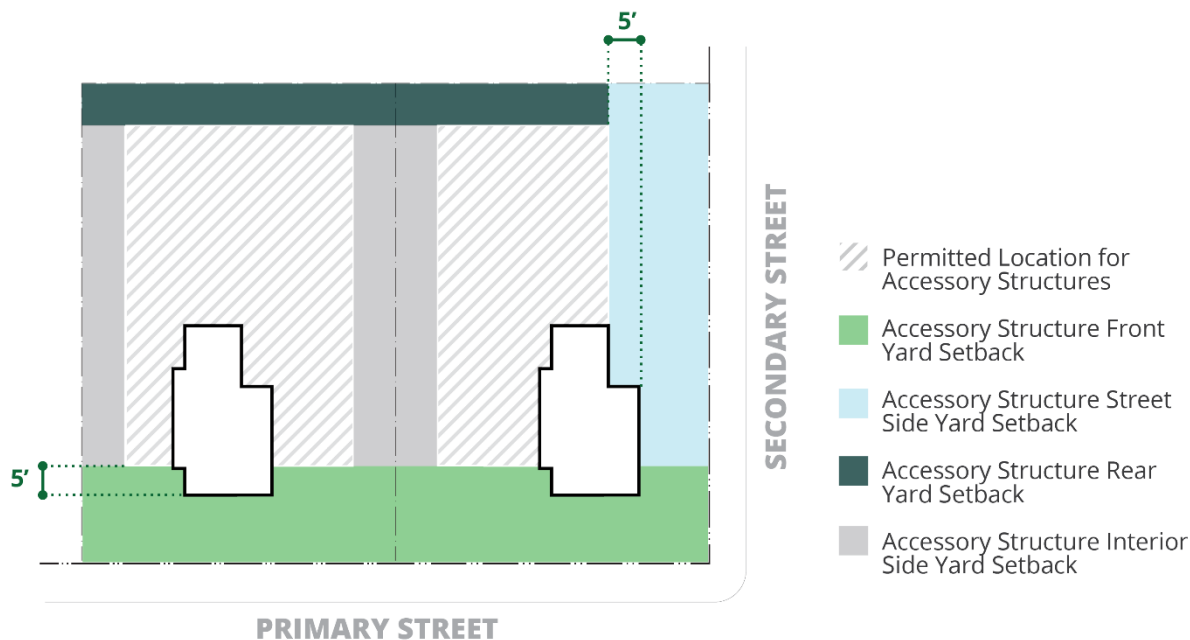


Figure 12 Accessory Structure

2. Electric Vehicle Charging Station.

a. Equipment.

- i. Electric Vehicle Charging stations that are accessory to all mixed-use, multifamily, and non-residential uses shall be a minimum of a level 2 charging capacity.
- ii. Electric vehicle charging station equipment shall be protected by a wheel stop, curb, or bollards.
- iii. All connections of the charging station to electrical utility equipment shall be underground.
- iv. All electric vehicle charging station equipment shall comply with the National Fire Protection Association/National Electrical Code and be approved by the Underwriters Laboratory.
- v. All equipment shall be low-maintenance, durable materials and shall be vandal-proof to the extent possible.
- vi. All equipment shall provide a cord management system that minimizes tripping hazards for pedestrians. Charging cords may not cross sidewalks, walkways, or driveways.

b. Design Considerations.

- i. Electric vehicle charging station equipment shall be located in a manner that will not obstruct pedestrian walkways. A minimum of three feet of clear area shall be maintained.
- ii. Electric vehicle charging stations shall provide a safe and clearly delineated area for maneuvering around the vehicle for connecting to the equipment.
- iii. A sign indicating that the electric vehicle parking is for use while charging only shall be provided.
- iv. All charging stations shall be illuminated. Lighting shall comply with the limitations in Section 10-109.

- c. **Maintenance.** All electric vehicle charging station equipment shall be maintained to working condition. Equipment that is no longer functional must be decommissioned within 60 days.

3. Home Occupation.

- a. **Use Accessory To.** Home occupations shall be allowed accessory to any single-unit residential use.
- b. **Location.** A home occupation shall be located interior to the principal dwelling.

- c. **Employees.** At least one resident of the residential unit of the property shall be employed by a home occupation.
 - d. **Outside Entrance.** A home occupation shall not have a separate entrance.
 - e. **On-Site Customers/Clients/Employees.** A home occupation may have no more than three employees, customers or clients on site at any one time.
 - f. **Signs.** No advertising sign, other than a name plate not exceeding one square foot in total area, shall be displayed in connection with a home occupation.
 - g. **Prohibited Home Occupations.** The following uses shall be prohibited as home occupations:
 - i. All public and institutional uses,
 - ii. All commercial uses with the exception of personal services and professional services,
 - iii. All industrial and automotive uses,
 - iv. All utilities and infrastructure uses, and
 - v. All agriculture and animal related uses.
 - vi. All firearms dealers.
4. **Outdoor Display / Sale of Merchandise / Outdoor Seating for Eating and Drinking Uses.**
- a. **Principal Use.** Outdoor seating/display shall be allowed accessory to a legally conforming principal use only.
 - b. **Location.** Accessory outdoor seating/display areas may be located:
 - i. On a public sidewalk directly in front of the principal use to which the outdoor seating is accessory so long as:
 - a) A clear pathway at least five feet wide is maintained to allow through public pedestrian traffic along the sidewalk and from the sidewalk into the entrance to the establishment. A greater width may be required by the Village Manager to ensure the safe and convenient flow of pedestrian traffic, and
 - b) A clear separation of at least five feet is maintained from any alley, crosswalk, fire hydrant, or similar public or emergency access feature in or near the sidewalk. A greater clear distance may be required by the Village Manager to ensure use of the public or emergency access features.

- ii. In a parking lot so long as:
 - a) No more than 10 percent of the required parking spaces (per Section 10-102-D) are utilized,
 - b) The outdoor seating/display area is directly accessible from inside the principal use to which it is accessory, and
 - c) The outdoor seating/display area is surrounded by a barrier with a minimum height of three feet and maximum height of four feet.
- iii. Within the buildable area of the lot, per Section 4-107-B-1(d).
- c. **Noise.** No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be used, operated, or played in an outdoor seating/display area within 50 feet of a residential use or residentially zoned property.
- d. **Hours of Operation.** Hours of operation shall be the same as those for the principal use to which the outdoor seating/display area is accessory.
- e. **Furnishings.**
 - i. Tables, chairs, umbrellas, and other furnishings associated with the outdoor seating/display area shall be of sufficient quality design, materials, and workmanship to ensure the safety and convenience of area occupants and compatibility with adjacent uses.
 - ii. If located on a public sidewalk, no tables, chairs, umbrellas, or other furnishings or equipment associated with the outdoor seating area shall be attached, chained, or otherwise affixed to any curb, sidewalk, tree, post, sign, or other fixture within the outdoor seating/display area.
- f. **License Required.** When located on public property a license agreement shall be obtained from the Village for proof of liability insurance and recorded with Cook County.

5. Solar Energy Collection System, Canopy Mounted.

- a. Canopy solar energy collection systems are permitted over any principal or accessory parking lot.
- b. The height of canopy solar energy collection systems shall not exceed the height of the principal building that the parking area serves or 20 feet, whichever is greater.
- c. The minimum height of solar energy collection systems shall allow clearance for emergency and service vehicles.

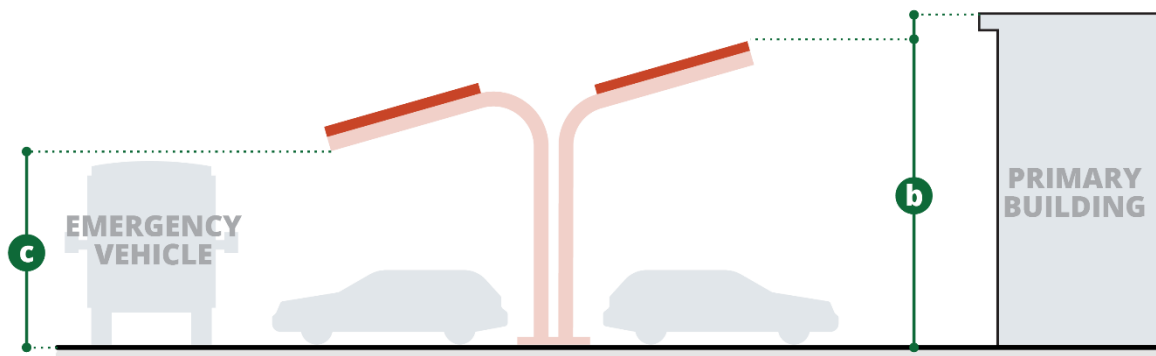


Figure 13 Solar Energy Collection System, Canopy Mounted

6. Solar Energy Collection System, Ground Mounted.

- a. Ground-mounted solar energy collection systems shall be permitted in accordance with the principal structure setbacks on the front, street sides, and any applicable accessory structure setbacks.
- b. The maximum height of ground-mounted solar energy collection systems shall be five feet, measured from the grade at the base of the pole to the highest edge of the system.
- c. The minimum clearance between the lowest point of the system and the surface on which the system is mounted shall be 12 inches.
- d. Ground-mounted solar energy collection systems shall be exempt from the impervious surface limits if the ground directly under the solar panel is planted with native plantings and groundcover other than turf grass.
- e. All parts of the freestanding system shall be set back five feet from the side and rear lot lines and shall not be located in an easement.

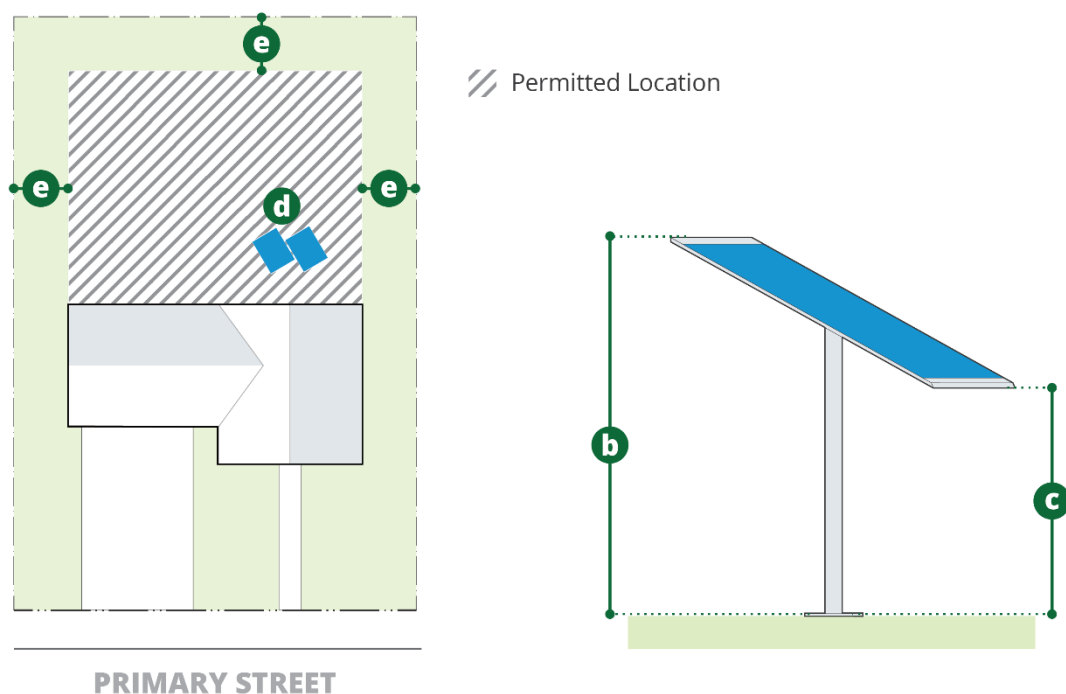


Figure 14 Solar Energy Collection System, Ground Mounted

7. Solar Energy Collection System, Roof Mounted.

- a. Roof-mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
- b. Systems on structures 35 feet or less in height shall not extend beyond 12 inches parallel to the roof surface.
- c. Systems on structures greater than 35 feet in height shall not extend beyond 36 inches parallel to the roof surface.
- d. Systems on all structures shall not extend above the highest peak of a pitched roof.
- e. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility, or black.

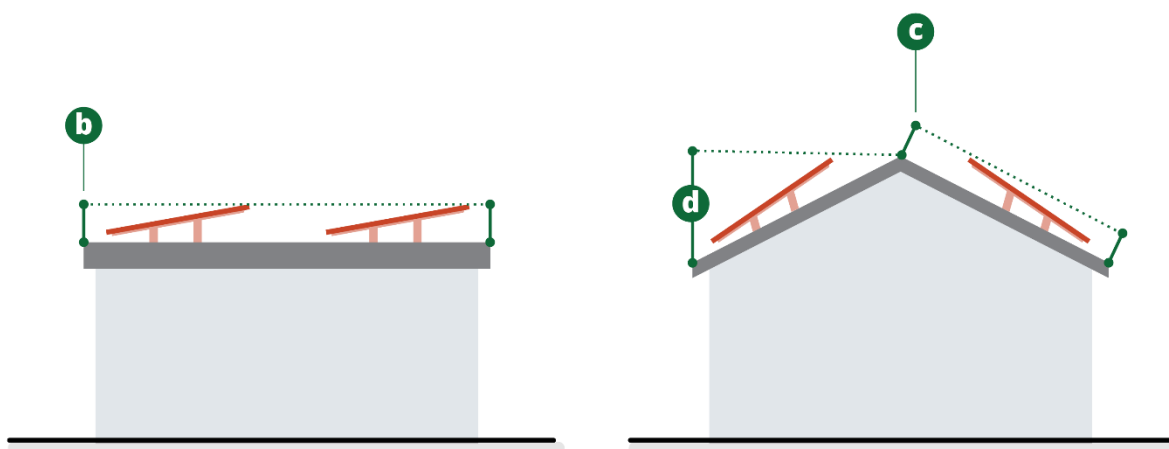


Figure 15 Solar Energy Collection System, Roof Mounted

4-108. Temporary Uses

A. Temporary Uses Table.

1. **Permitted Uses (P).** Uses which are marked as “P” in the table shall be allowed temporary uses subject to all applicable regulations of this Zoning Code.
2. **Temporary Uses (T).** Uses which are marked as “T” in the table shall be allowed temporary uses after the approval of a Temporary Use Permit, as detailed in Section 2-110.
3. **Special Uses (S).** Uses which are marked as “S” in the table shall require approval with a Special Permit as detailed in Section 2-113 prior to establishment.
4. **Prohibited Uses.** A blank space in the table indicates that a use is prohibited.

5. **Uses Not Listed.** A use not specifically listed is prohibited unless, through the Interpretation process established in Section 2-107, it is determined that the use is a part of a general use type as described in Section 4-104-C.
6. **Additional Regulations.** If a use has supplemental standards, they are referenced in the Additional Regulations column. Supplemental standards shall apply to the use, regardless of whether it is a permitted or special use.

Table 4-108-A: Temporary Uses by Multi-Family Residential District								
Use	Additional Regulation	R-6	R-7	R-8	RS	MFRC	RLC	VGRC
Civic Uses of Public Property								
Contractor Trailer / Temporary Real Estate Sales	4-108-B-1	T	T	T	T	T	T	T
Farmers Market								
Garage Sales	4-108-B-2	P	P	P	P		P	
Parking of Trailers, Boats, and Other Vehicles								
Portable Outdoor Storage Device	4-108-B-3	T	T	T	T	T	T	T
Seasonal Sales	4-108-B-4					T	T	T
Tents	4-108-B-5							

B. Temporary Use Supplemental Standards.

1. **Contractor Trailer / Temporary Real Estate Sales.**
 - a. Contractors' trailers and temporary real estate sales model units are allowed when accessory to a construction project or a new development.
 - b. Contractors' trailers and temporary real estate sales model units shall be limited to a period not to exceed the duration of the active construction phase of such project or the active selling and leasing of space in such development.
 - c. Contractors' trailers and temporary real estate sales model units shall not contain any sleeping or cooking accommodations, except if located in a model unit.
 - d. No such trailer, unit, or office shall be used as the general office or headquarters of any firm.
 - e. Contractors' trailers and temporary real estate sales model units shall be located within the buildable setback of the lot where it is located.

2. **Garage Sales.** Shall comply with the following terms and conditions:
 - a. **Permit Required.** It shall be unlawful for any person to conduct or allow a garage sale involving the sale of multiple new items of the same description without applying for and obtaining a permit therefor. Such permit shall be without charge and in a form acceptable to the Village Manager.
 - b. **Certificate of Zoning Compliance.** No Certificate of Zoning Compliance shall be required for garage sales authorized pursuant to this Subsection.
 - c. **Frequency.** Garage sales shall be limited to a period not to exceed three consecutive days. No more than four garage sales shall be conducted from the same dwelling unit in any calendar year, and no more than one such sale shall occur in any 30-day period.
 - d. **Hours of Operation.** No garage sales shall operate before 7 am or after 9 pm.
 - e. **Sign Limitations.** Notwithstanding the provisions of Section 11-103 of this Code, only off-site directional signs not to exceed four square feet in area shall be permitted for the purpose of advertising garage sales. Such signs shall not be erected in excess of 24 hours prior to the commencement of the garage sale and shall be removed within two (2) hours after the termination of the sale.
 - f. **Location of Sale.** No portion of any garage sale shall take place on any public or private landscaped area, on any public sidewalk, or on any public right-of-way.
3. **Portable Outdoor Storage Device.**
 - a. Only one portable outdoor storage device may be located on a lot at a time.
 - b. No portable outdoor storage devices shall block any public sidewalk or public/private street right of way or interfere with their use.
 - c. The portable outdoor storage device shall not exceed:
 - i. Eight feet in width,
 - ii. 12 feet in length, and
 - iii. Eight feet in height
 - d. The portable outdoor storage device must be located on a hard paved surface approved by the Village Manager.
 - e. Every portable outdoor storage device must be locked and secured when not being loaded or unloaded.
4. **Seasonal Sales.**
 - a. Seasonal sales areas may use a maximum of 20 percent of the parking spaces required for the operation of the principal use or 2,000 square feet, whichever is less.
 - b. Seasonal sales areas shall not block circulation and movement of emergency vehicles.

- c. Seasonal sales areas shall not block pedestrian walkways in a manner which reduces the width of that walkway to less than five feet.
- d. Seasonal sales hours of operations shall be limited to between 7 am and 10 pm.

5. **Tents.**

- a. No tent shall be allowed to remain for a period of more than four (4) days longer than the period during which the permitted, accessory, temporary or special use with which it is associated with is allowed to remain or, in the absence of any such period, ten (10) days.
- b. Unless waived in writing by the Village Manager, every tent shall comply with bulk, yard and space requirements applicable to accessory structures pursuant to Section 4-107-B-1(d).