



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

UNIFIED DEVELOPMENT ORDINANCE ADVISORY COMMITTEE AGENDA

Tuesday, April 21, 2020
7:00 PM

Yorkville City Hall Conference Room
800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Establishment of Quorum

Previous meeting minutes: June 13, 2019
 November 14, 2019

Citizen's Comments:

1. Consultant Houseal Lavigne Review of Materials
 - a. Zoning District Standards Memorandum
 - b. Chapter 3: Zoning District Standards (redline)
 - c. Chapter 3: Zoning District Standards (clean)
2. Committee Comment and Questions
3. Project Schedule and Next Steps
4. Adjournment

DRAFT

**UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Thursday, June 13, 2019 5:30pm
City Hall Council Chambers
800 Game Farm Road, Yorkville, IL

Welcome

The meeting was called to order at 5:32pm by Ms. Carly Petersen, Consultant with Houseal Lavigne & Associates, Chicago and she introduced her co-consultant, Ms. Jackie Wells. She thanked all for being part of this Advisory Committee and explained the purpose of the committee was to update the current development ordinance

Roll Call

The following answered present:

Chris Funkhouser, Public Safety, Alderman
Daniel Transier, Alderman
Deborah Horaz, PZC, White Oaks HOA
Jeff Olson, PZC, Construction
David Schultz, Engineer-HR Green
Billy McCue, Developer
Mike Torrence, Fire Marshal

Absent:

Greg Marker-Developer
Matt Hively, Landscape Owner

Others Present:

Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner
Pete Ratos, Code Official

Introduction of Staff, Consultants and Members

All those present introduced themselves.

Ms. Horaz moved to have Chris Funkhouser serve as Chairman of the committee and Mr. McCue seconded the motion. Roll call: Torrence-yes, McCue-yes, Schultz-yes, Olson-yes, Horaz-yes, Transier-yes, Funkhouser-present. Passed: 6-yes and 1-present.

Mr. Olson moved to have Ms. Horaz serve as Vice-Chairman and Alderman Transier seconded. Roll call: Funkhouser-yes, Transier-yes, Horaz-present, Olson-yes, Schultz-yes, McCue-yes, Torrence-yes. Passed: 6-yes and 1-present

Chairman Funkhouser then turned the meeting back over to Ms. Petersen.

Project Overview

a) Project Roles

Ms. Peterson explained the UDO is the tool which the Community Development Department uses to issues permits relating to land use development or subdivision control. The goal is to make sure documents are easy to understand, updated to modern standards and can be cross-referenced. Ms. Wells added that the sign ordinance will also be updated to bring it into compliance.

b) Scope of Project

Ms. Noble said this committee will be meeting over a 2-year period and a draft document is expected by the end of 2020. Houseal Lavigne has sub-contracted with Encode Plus for a smart code on-line feature, an interactive process including calculators and language linkable to definitions. There is a website for this project with access from the city website. Committee members can make comments by using a log-in to be provided.

This newly formed committee will give guidance and members have been chosen for their varied experience. A commercial workshop and subdivision ordinance control group met today with beneficial discussion.

c) Project Timeline

Ms. Peterson said tonight's meeting will be the end of step #1.

Step #2 will look at technical analysis and best practices. The Comprehensive Plan will be the overarching document if there are changes to the zoning code. Updates will be made to landscape ordinance, appearance code, zoning, stormwater management and the downtown overlay district will play a part. All the work that is completed here will be tracked vs. industry standards. Ms. Peterson discussed a new hybrid code to incorporate former types of codes and what works for Yorkville. Houseal Lavigne will present their findings in a diagnostic memo for review by staff and committee members. Ms. Wells explained what would be found in a diagnostic memo. Ms. Noble added that a text amendment will be adopted in the interim as the process moves forward and the city will be responsible for updates after Houseal Lavigne has finished their work. At the end of Step #2, new code language will be drafted to make sure it aligns with the Comp Plan and existing zoning map. The changes will be in Encode Plus format.

Step #4b: The committee will meet every 2-3 months to review pieces of the code.

Step #5: Review of national practices vs. local practices.

Step #6c: When regulations are in place, a meeting will be held to discuss the final document and hear comments. It will move forward for Public Hearings at PZC and then City Council. Jason Engberg is the designated point person. At the end of the process, it will be determined how to administer the new format, how to close out projects, specs for review etc.

Discussion of Topics/Issues

Questions and answers included: Alderman Transier asked if specific sections may be renumbered and refer to old chapter numbers. This will be addressed with the benefit of the smart code. Las Vegas is an example of a city that uses the smart code. When hovering over definitions, a pop-up box will provide an explanation. EncodePlus.com can also be referenced for examples. A link will be sent to the committee members for the Comp Plan. Mr. Olson asked if there will be a permit fee schedule. Ms. Noble said staff will try to provide that information. Chairman Funkhouser asked to have the ability to submit applications, etc. through the portal. Ms. Horaz asked how this information will be protected. Encode Plus has their own protections built in. For add-on features requested by committee members, Ms. Noble will ask Encode Plus. Mr. Olson asked that phone ability and a paper copy still be available. Mr. Schultz asked about the requirements from other agencies such as BKFD. YBSD will also be asked to enter their fees on the website. Alderman Funkhouser asked if GIS can be integrated. Mr. Engberg can make a website to include this information and Ms. Noble said the Enterprise Resource Program is hoped to be in place by this fall which would incorporate GIS.

It was noted that Greg Marker who was designated to be on the committee asked to step down.

The committee briefly discussed the changing footprint of land usage due to self-driving cars, double lanes for drive up restaurants and changing habits of consumers in general.

The committee will meet again in mid-September and Ms. Noble suggested that staff and committee members receive the revisions at the same time. Ms. Horaz asked if there would be sub-meetings for discussions and it was noted that comments can be uploaded to Encode Plus or sent to Ms. Noble or Mr. Engberg. The committee will determine if they wish to meet in smaller groups and will advise Ms. Peterson when they do. She handed out a worksheet to be returned to her or Ms. Wells.

Other comments included: the benefits to having user-friendly programs and to have all information consolidated, new format will use simple language, the volume of code might actually decrease, all definitions will be shown prior to the chapters and more transparency. Input has already been received from other city staff members.

Adjournment:

There was no further business and the meeting adjourned at 6:37pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker

DRAFT

**UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Thursday, November 14, 2019 6:00pm
City Hall Conference Room
800 Game Farm Road, Yorkville, Il

The meeting was called to order at 6:00pm by Chairman Chris Funkhouser.

Introductions

Roll Call

The following answered present:

Chris Funkhouser, Alderman
David Schultz, Engineer-HR Green
Jeff Olson, PZC, Construction
Billy McCue, Developer
Daniel Transier, Alderman

Absent:

Deborah Horaz, Mike Torrence, Greg Marker, Matt Hively

Others Present:

Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner
Nick Davis, Hauseal Lavigne
Jackie Wells, Hauseal Lavigne

Review of Code Diagnostic Memorandum

Mr. Davis said the committee would be reviewing the diagnostic memo and then engage in questions or comments. The intent of the memo is to provide an outline on how to move forward and the scope of the UDO. The first step is to review the Comprehensive Plan, bring the zoning codes up to speed and determine long range goals, etc. The second step is to review community outreach done to this point including challenges and feedback received by the consultants. The third step is discussion for the UDO proposal including reorganization information and recommended revisions.

First Step - Comprehensive Plan:

The first step is to review text and insure graphics represent what should be accomplished, maintain existing zoning standards and consistency. The Consultants will work with staff to amend zoning maps as needed. Ms. Noble said the UDO is a 2-year program and the city will be halfway through the Comprehensive Plan.

The Consultants will evaluate and enhance the downtown overlay district and carry forward the Form Based Code. They will encourage preservation and re-use of existing buildings, manage downtown parking and review landscaping standards. In general, they hope to make regulations easier to understand. Mr. Davis commented that he favors the Form Based Code, but not for the entire community. One of its challenges is administration of the Code. Promotion of sustainable designs will be encouraged along with modernized engineering designs and environmental standards, all of which will be folded into the revised language.

The development process will be streamlined and simplified to be understandable and checks and balances must be in place. A Conservation District will also be implemented. Public Works will be consulted regarding cul-de-sac designs, ways to reduce the amount of pavement, sustainable designs and road connections to future subdivisions.

Second Step - Public Outreach

Ms. Wells opened the discussion for the Public Outreach. Feedback was received from this committee and also from developers. Some of the topics raised were: 1) Actual parking needed for various venues—not enough or too much, 2) clarification of landscape regulations, 3) improve and modernize lighting regulations, 4) rules for multi-tenant building signage, electronic message boards, temporary signs, LED signs, 5) subdivision standards with more open space, no cul-de-sacs or eyebrow streets, improved street layouts, conservation areas, 6) administration and enforcement—streamline all reviews and add administrative relief with level of public review and less need for committee reviews, 7) restart of dormant subdivisions with easier processes for developers, update PUD process to make less burdensome, use zoning code more instead of adding ordinances.

Ms. Wells asked for other feedback from committee members. Ms. Noble suggested adding the concept of accessory dwelling units particularly in the older parts of town. This could include living space converted from garages or attics. Chairman Funkhouser questioned allowing small spaces for this purpose, though he said garage conversions might be open for discussion.

Committee member Jeff Olson commented on the rationale for pie-shaped lots. Ms. Noble said a couple developers had extreme angles which created setback issues and the housing for the shape needing a variance or other relief. She said it would be better to avoid them unless there is adequate room for setbacks. Other issues raised with these lots is that the streets must be able to accommodate fire trucks and Public Works maintenance trucks. Chairman Funkhouser asked to have comparisons done with other communities for cul-de-sacs and eyebrow streets and he said he likes flexibility of lot sizes. Mr. Olson asked if smaller lots are needed to which Ms. Noble replied they would allow for a better return of investment for developers and reduce home costs. A deeper lot size would allow for less infrastructure in the front and the saved money could be put back into the actual home, said Mr. Funkhouser. He added that Naperville teardowns have zero lot lines. He said narrower lots don't allow for parking 2 cars, but perhaps parkway space could be used.

Mr. McCue noted there is a need for less expensive homes now and the national builders are building “boxes”. He suggested smaller lots and requirements for more architectural standards. He said national builders in Colorado are building beautiful smaller homes based on those standards.

Ms. Noble said sidewalks cost more to build and maintain than asphalt paths and Mr. McCue added that in one Oswego subdivision, the path is situated in the main section. He said as a builder, he knows the big equipment goes across the path and they have to do all repairs.

Regarding parking, Mr. Olson said there might not be adequate handicapped parking considering that baby boomers are reaching retirement age. And he added that parking lots like those in Target, might have too much parking. Mr. Funkhouser said consultants have studied market standards and have recommended balanced parking vs. requirements to avoid massive lots. More parking is needed downtown, he said. In Sugar Grove, parking is severely restricted on the streets at all times, added Mr. McCue.

Third Step - Discussion for UDO Proposal

Ms. Wells gave a brief overview of the proposed UDO code, saying that many aspects need to be consolidated and streamlined. She said “General Provisions” is the opening section for all the titles. This format will allow for easier updates which would go through committee rather than a Public Hearing. Mr. Olson commented that he is in favor of giving more power to the staff to allow easier changes. Plain language will be used as well as less legal language, clearer graphics and use of Encode Plus. Mr. Davis added that simplified graphics, cross references to links and permit fee tables should also help. Definitions will all be in one section and by hovering over the definition, Encode Plus will give the ability to pop up other information. Encode will also display standards for types of developments.

The Use Standards will include tables specifying what type of use is permitted in which zones. Now the regulations are widely disbursed in the code, but the UDO will bring all of them together into a single table.

It was stated that signs cannot be regulated by content and this is supported by a court case. Lighting of the signs was also discussed.

Chairman Funkhouser said that a recent Neighborhood Design Manual should be rolled into the UDO also. An ordinance was done, however, it is a guide rather than requirement.

Subdivision Standards Comments: Mr. Davis said the recommendations included relocating administrative requirements for submission, modernizing and introducing new design standards, conservation design, road connectivity standards, open space requirements including incentivizing developers, coordinating with Public Works for road engineering design standards, aligning all application processes, and revising PUD regulations for better outcomes of master plan and Comprehensive Plan.

Mr. McCue asked if any communities encountered legal challenges when matters were handled by staff instead of committees and Council. Ms. Wells replied that there are standards for review which are legally defensible. Ms. Noble also noted there is an appeal process and there was an appeal last year that was won.

Mr. Davis said the Form Based Code applicability analysis will be incorporated into the UDO and that the overlay had not been adopted when they drafted this memo.

Appendix Comments: The committee members were all asked to read this.

Comments and Questions

None

Project Schedule and Next Steps

Two steps are now completed: Project Initiation and Technical Analysis. The next phase will be the draft District Standards and Concepts which includes residential/agriculture district standards and commercial/industrial standards. This will be the next item to consider in February or March. The committee will also start looking at Special District Standards and a Proposed Zoning District Map. This will be presented to the public at a later time. It is hoped to send the draft of Chapter 3 to committee members at least 2 weeks prior to the next meeting after staff has a chance to review first.

Chairman Funkhouser asked the Consultants if there would be any implications for the UDO if the City became home-rule. The Consultants did not think so.

Adjournment:

There was no further business and the meeting adjourned at 7:12pm.

Transcribed from digital recording,

Minutes respectfully submitted by Marlys Young, Minute Taker



Date: March 24, 2020

SENT VIA EMAIL

To: Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner
United City of Yorkville, IL

From: Nik Davis, AICP
Jackie Wells, AICP

Re: Draft Zoning District Standards

The purpose of this memorandum is to provide an update on the status of the United City of Yorkville's Unified Development Ordinance (UDO) project. Included is a narrative description of the revisions which have been proposed to Chapter Three – Zoning District Standards and the Zoning Map.

Proposed Revisions to Chapter Three – Zoning District Standards

Based on previous discussions with staff and the Steering Committee, the recommendations included in the Diagnostic Memo, and the nonconformities analysis, it is recommended that the City's sixteen zoning districts be reduced to twelve. It is proposed that the E-1 Estate Residential, B-4 Service Business District, O Office District, M-2 General Manufacturing District, and OS-2 Active Recreation District be eliminated since they are underutilized or can be accommodated by other zoning districts. Further detail on how parcels included in a district proposed to be eliminated will be rezoned is included below in the *Proposed Revisions to the Zoning Map* section.

It is proposed that the City repurpose its B-2 Retail Commerce Business District for a Mixed-Use District. The properties currently designated as B-2 are nearly indistinguishable from properties designated as B-1 or B-3, making it redundant and unnecessary. Transitioning the B-2 District to accommodate mixed-use development will help to align the UDO with the goals of the Comprehensive Plan.

It is also proposed that the City establish the PI Public Institutional District to better accommodate institutional and civic uses throughout the community.

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The Bulk and Dimensional Standards Table, found in Section 3-9, has been updated to reflect the changes to the lot area and lot width requirements of the R-1 and R-2 Districts as proposed in the January 17, 2020 Nonconformities Analysis Results and Recommendations Memo and as discussed with City staff. Further, it is recommended that the City eliminate the Transitional Yard requirement from the Bulk and Dimensional Standards table and instead regulate this area in the landscaping requirements section of the upcoming Chapter 5: Development Standards.

The Permitted and Special Uses Table, found in Section 3-10, has been updated to include new uses such as accessory dwelling units (Dwelling, Secondary) and Adult Use Cannabis related uses. The former is listed as a special use in all residential zoning districts and the latter as a special use in the B-3 and M Districts.

Proposed Revisions to the Zoning Map

To support the proposed revisions to the City's zoning districts, the following zoning map revisions are recommended. A diagram illustrating the proposed revisions is included at the end of this section.

Proposed R-1 District

As shown on the attached "Proposed R-1 District" map, it is recommended that the R-1 Single-Unit Suburban Residence District include the majority of the existing R-1 designated parcels as well as select E-1 and PUD parcels that have been designated by the City as suburban residential in its Future Land Use Map or designated as estate / conservation residential in the Future Land Use Map and are in proximity to other R-1 designated parcels.

Proposed R-2 District

As shown on the attached "Proposed R-2 District" map, it is recommended that the R-2 Single-Unit Traditional Residence District include the majority of existing R-2 designated parcels as well as select E-1 and PUD parcels that have been designated by the City as traditional residential in its Future Land Use Map or designated as estate / conservation residential in the Future Land Use Map and are in proximity to other R-2 designated parcels. Additionally it is recommended that the R-1 District designated neighborhood near Hiding Spot Park that is comprised of lots that are significantly smaller than the other lots in the R-1 district be rezoned to the R-2 District to minimize nonconformities in the area.

Proposed B-1 District

As shown on the attached "Proposed B-1 District" map, it is recommended that the B-1 Local Business District include the majority of existing B-1 designated parcels as well as select B-2 and O District designated parcels that are located in close proximity of residential neighborhoods and are of a scale and intensity most appropriate for neighborhood oriented businesses.

Proposed B-2 District

As shown on the attached “Proposed B-2 District” map, it is recommended that the B-2 Mixed Use District include those parcels that comprise the Downtown Yorkville overlay district as well as the PUD District designated parcel identified in the Future Land Use Map for transit oriented development.

Proposed B-3 District

As shown on the attached “Proposed B-3 District” map, it is recommended that the B-3 General Business District include the majority of existing B-3 designated parcels as well as select B-2 and PUD District designated parcels that are located along major roadways and are of a scale and intensity most appropriate for regional serving retail uses.

Proposed M District

As shown on the attached “Proposed M District” map, it is recommended that the M Manufacturing District include existing M-1 designated parcels all M-2 District designated parcels and the PUD District designated parcels that are identified in the Future Land Use map for general industrial uses.

Proposed OS District

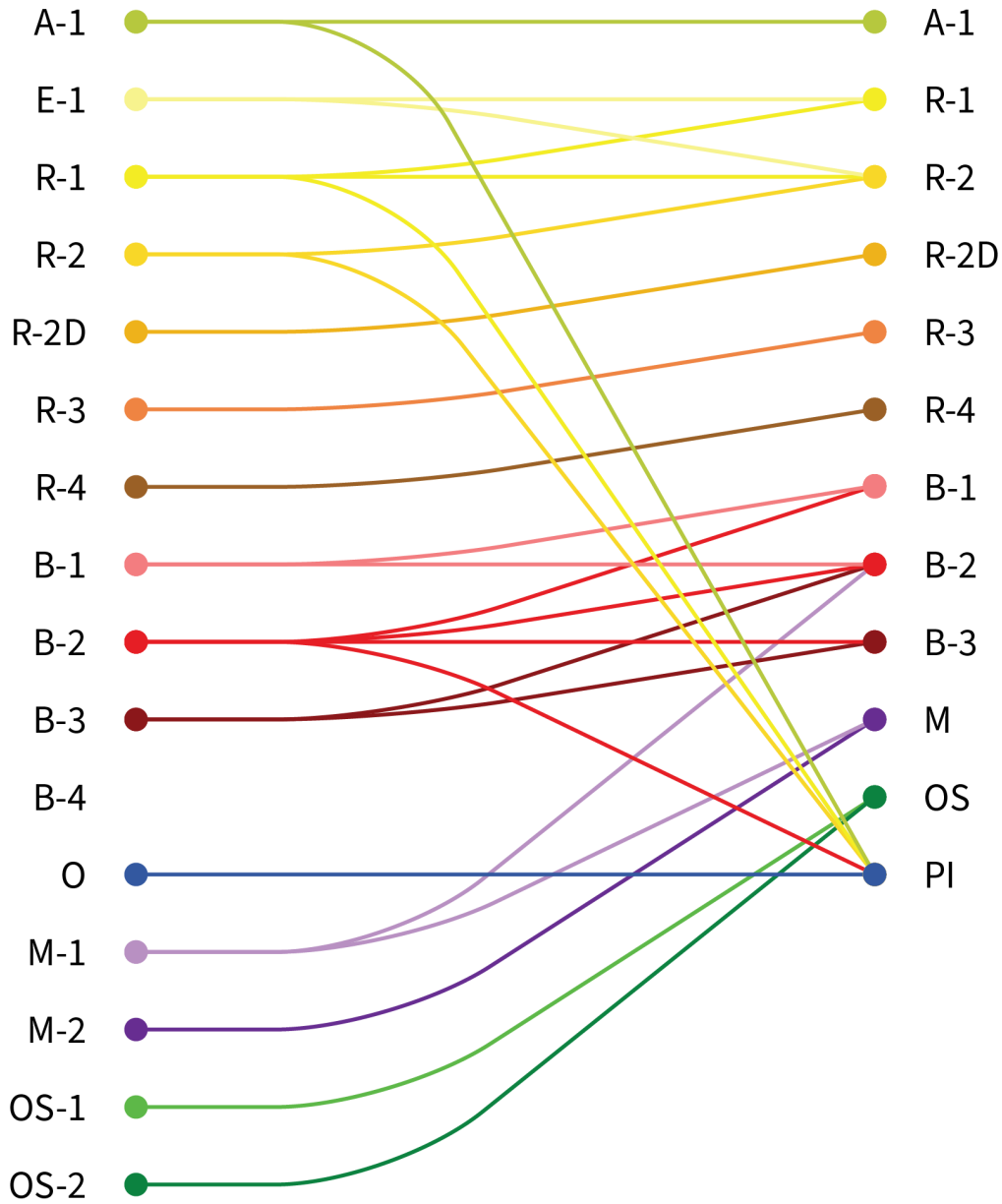
As shown on the attached “Proposed OS District” map, it is recommended that the OS Open Space District include all OS-1 District, OS-2 District, and Forest Preserve designated parcels. Additionally, it is recommended that the PUD District designated parcels that are identified in the Future Land Use map for parks and open space be included in the OS District.

Proposed PI District

As shown in the attached “Proposed PSP District” map, it is recommended that the PI Public Institutional District include parcels identified in the Future Land Use map for institutional use as well as the parcels associated with the Rush Copley Hospital.

**Existing
Districts**

**Proposed
Districts**

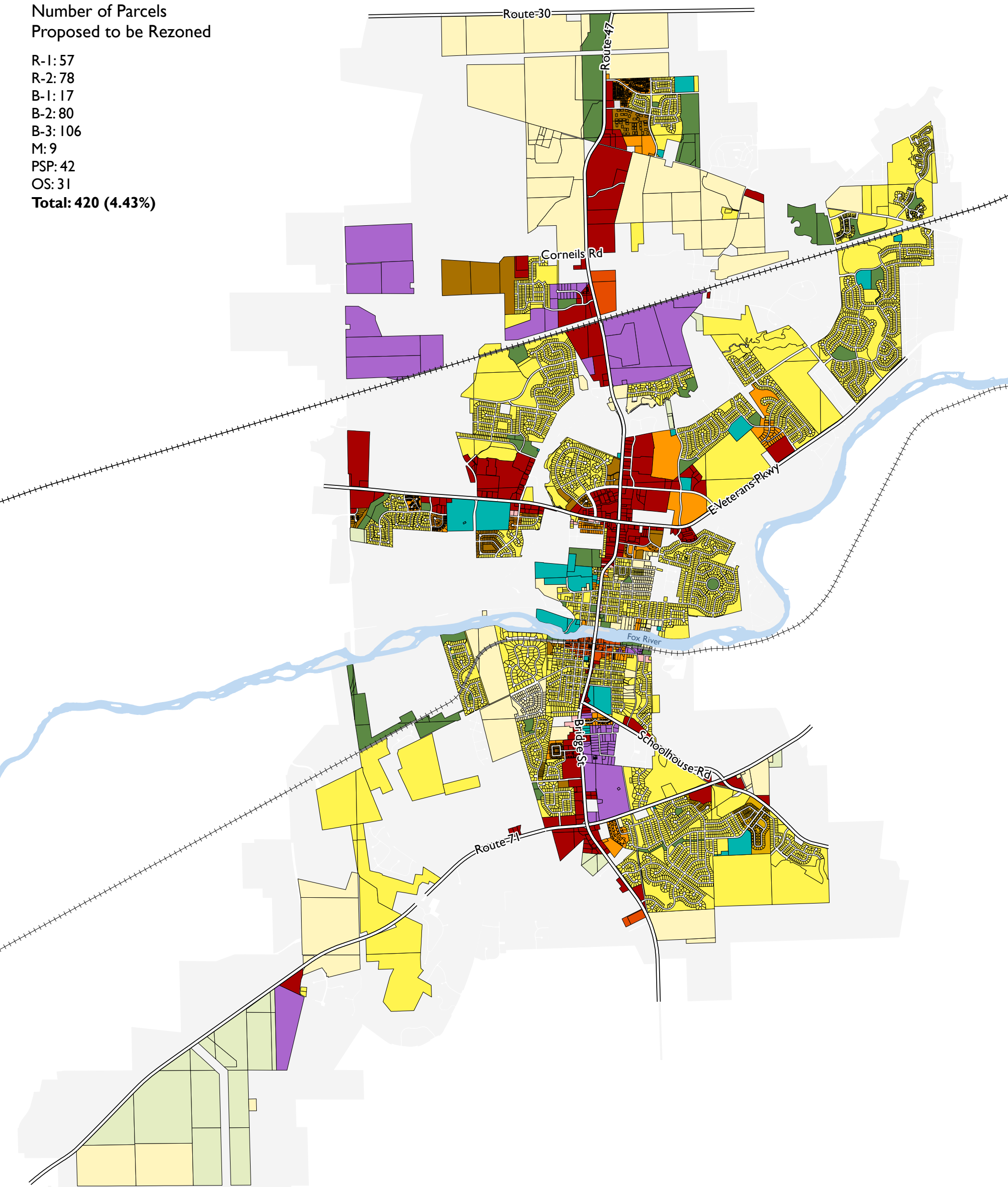


Proposed Zoning Map

United City of Yorkville

Number of Parcels
Proposed to be Rezoned

- R-1: 57
- R-2: 78
- B-1: 17
- B-2: 80
- B-3: 106
- M: 9
- PSP: 42
- OS: 31
- Total: 420 (4.43%)**

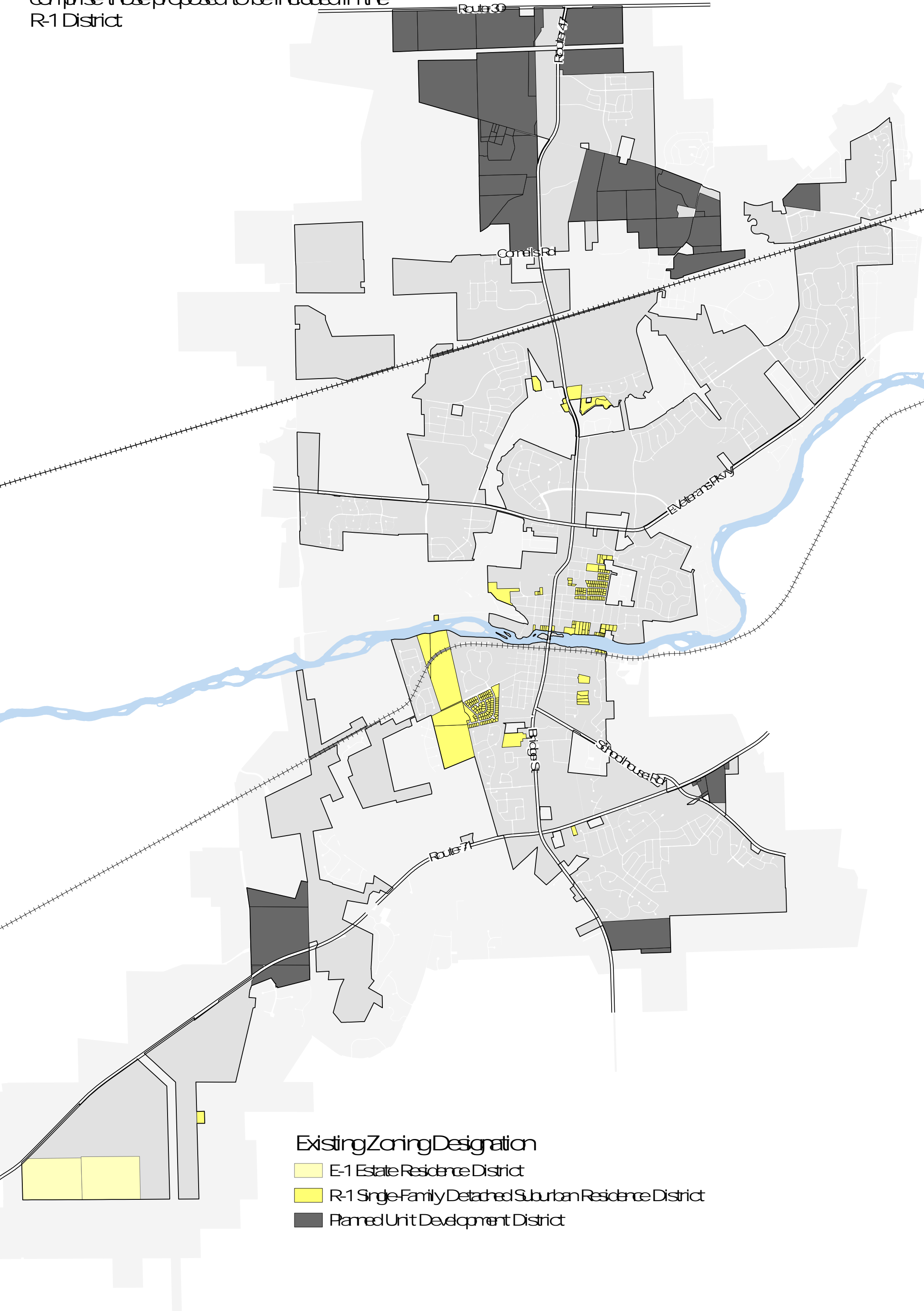


Proposed Zoning Designation

- | | |
|---|----------------------------------|
| A-1 Agricultural District | R-4 General Multi-Unit District |
| OS Open Space District | B-1 Local Business District |
| R-1 Single-Unit Suburban Residence District | B-2 Mixed Use District |
| R-2 Single-Unit Traditional Residence District | B-3 General Business District |
| R-2D Duplex, Two-Unit Attached Residence District | M Manufacturing District |
| R-3 Multi-Unit Attached Residence District | PI Public Institutional District |

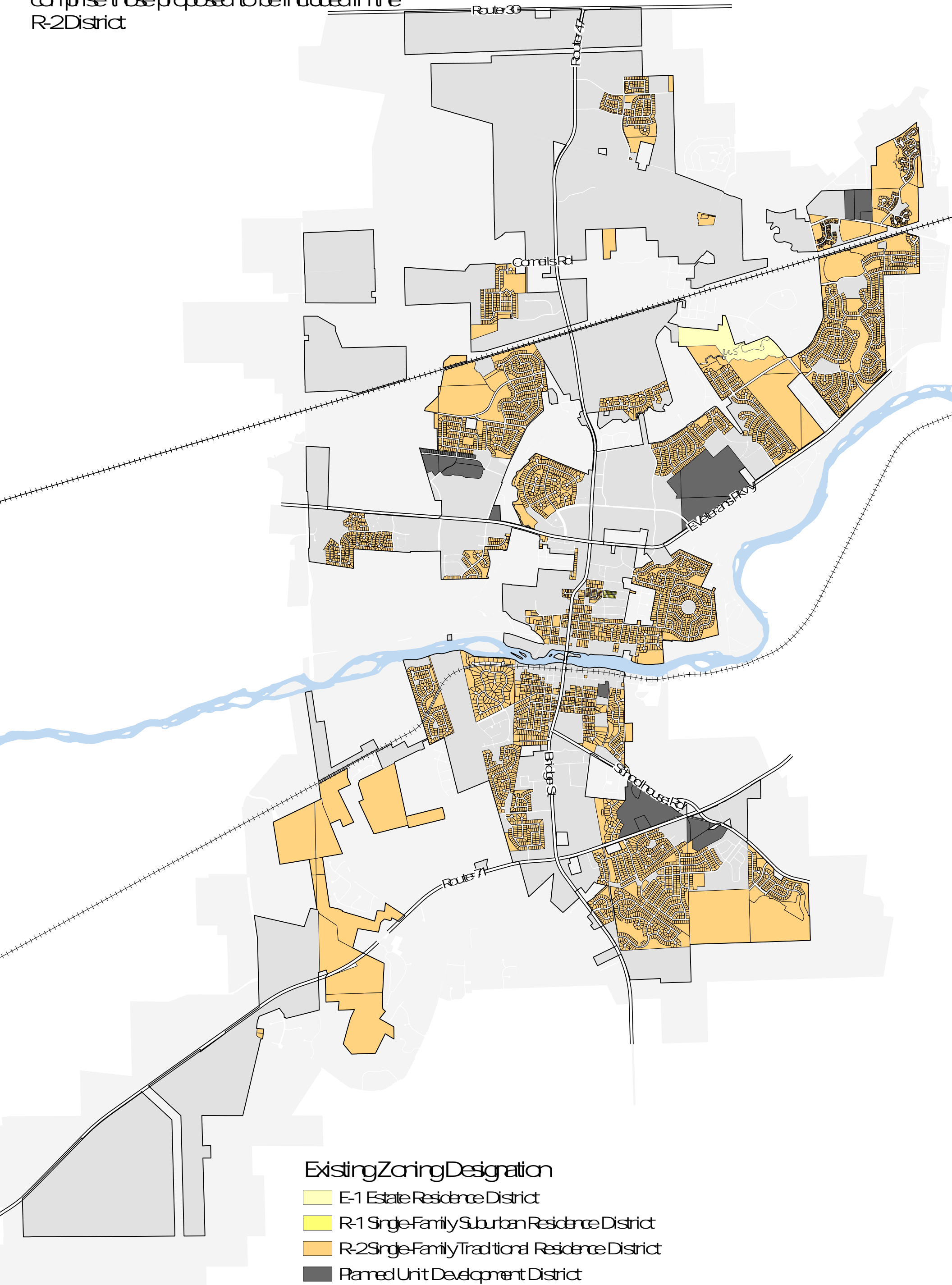
Proposed R-1 District

Parcels shown in color shown in the legend
comprise those proposed to be included in the
R-1 District



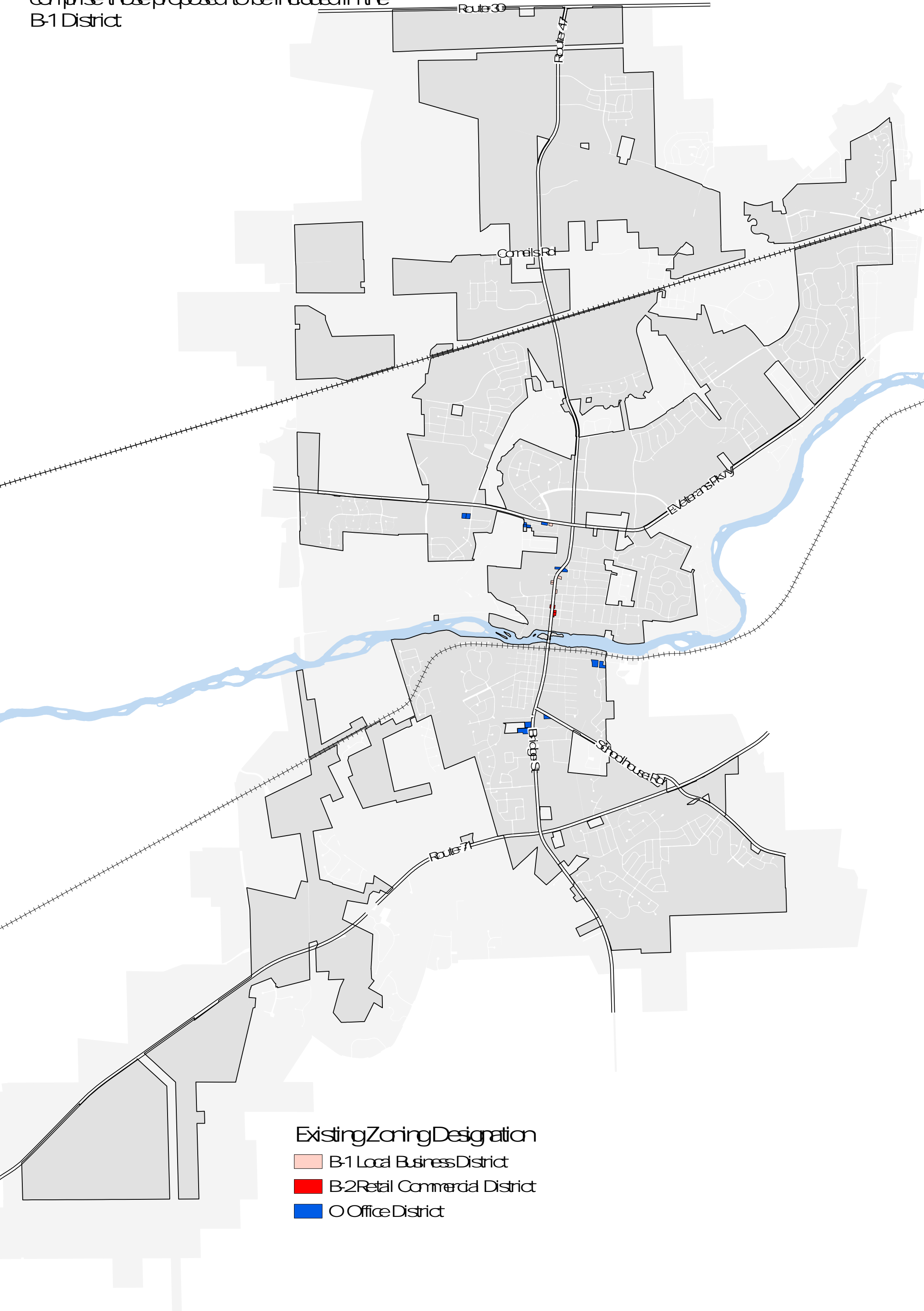
Proposed R-2 District

Parcels shown in color shown in the legend
comprise those proposed to be included in the
R-2 District



Proposed B-1 District

Parcels shown in color shown in the legend
comprise those proposed to be included in the
B-1 District



Proposed B-2 District

Parcels shown in color shown in the legend
comprise those proposed to be included in the
B-2 District



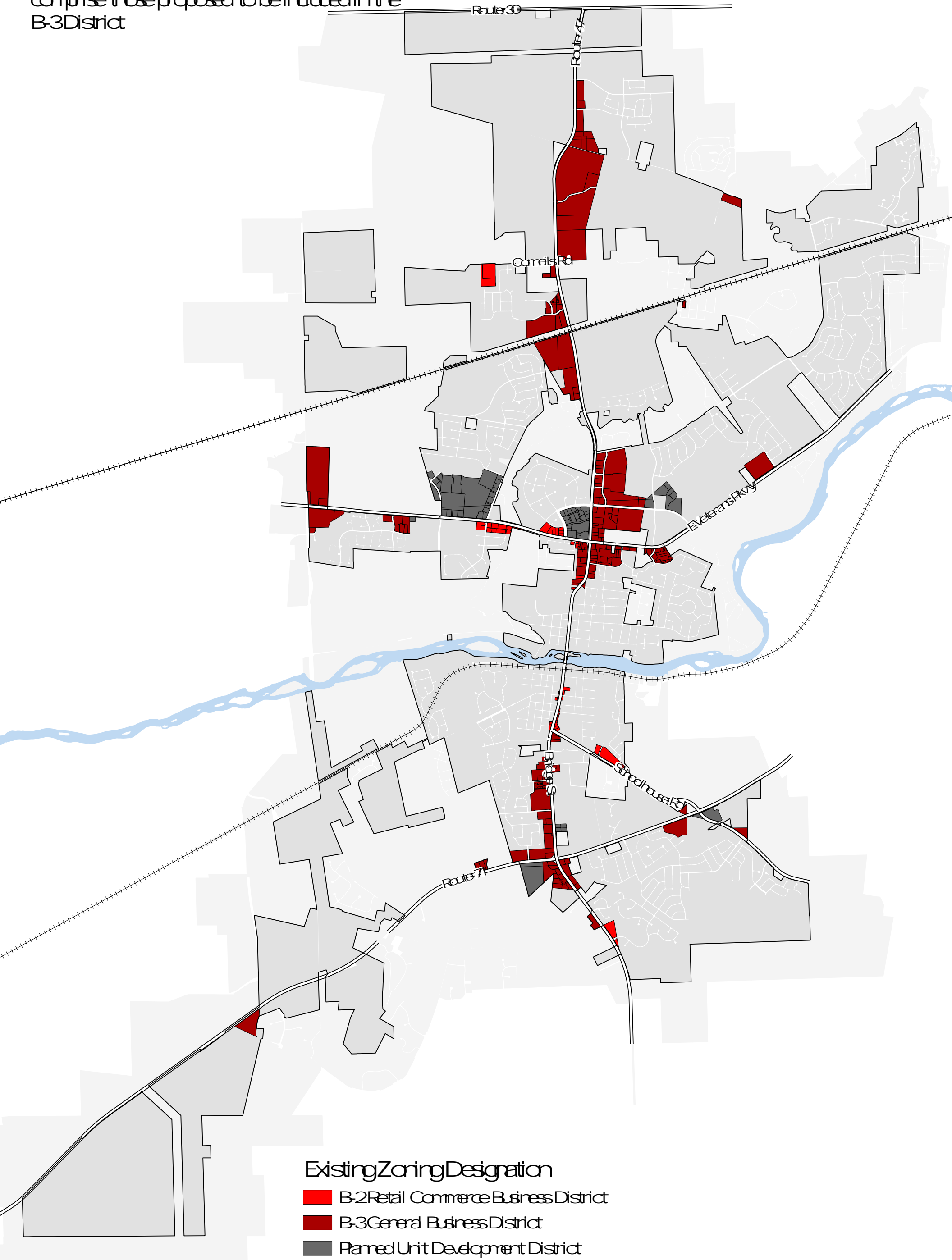
Existing Zoning Designation

- OS-1 Passive Open Space District
- OS-2 Active Open Space District
- R-2 Single-Family Traditional Residence District
- R-3 Multifamily Attached Residence District
- R-4 General Multifamily Residence District

- B-1 Local Business District
- B-2 Retail Commerce Business District
- B-3 General Business District
- M-1 Limited Manufacturing District
- Planned Unit Development District

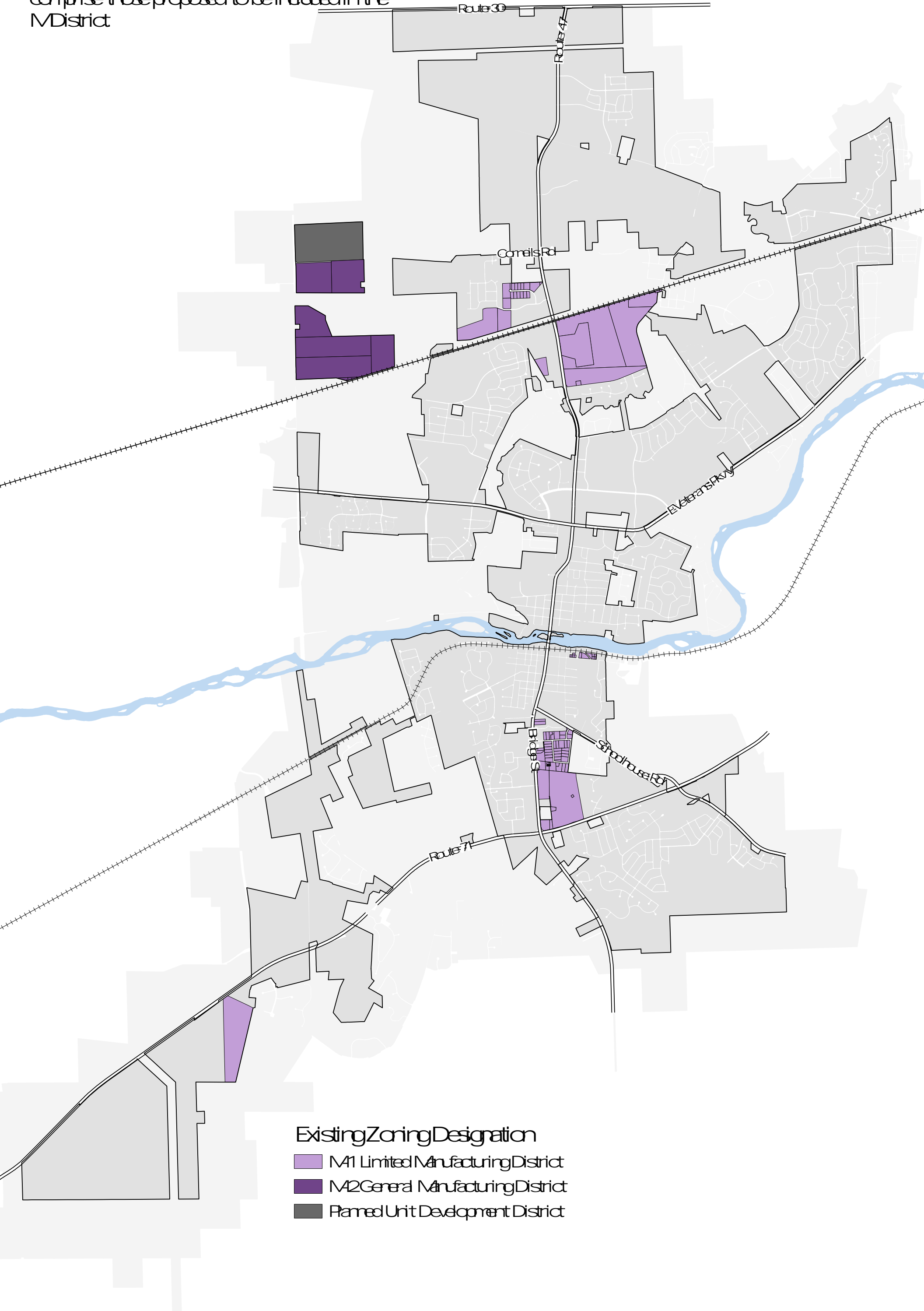
Proposed B-3 District

Parcels shown in color shown in the legend
comprise those proposed to be included in the
B-3 District



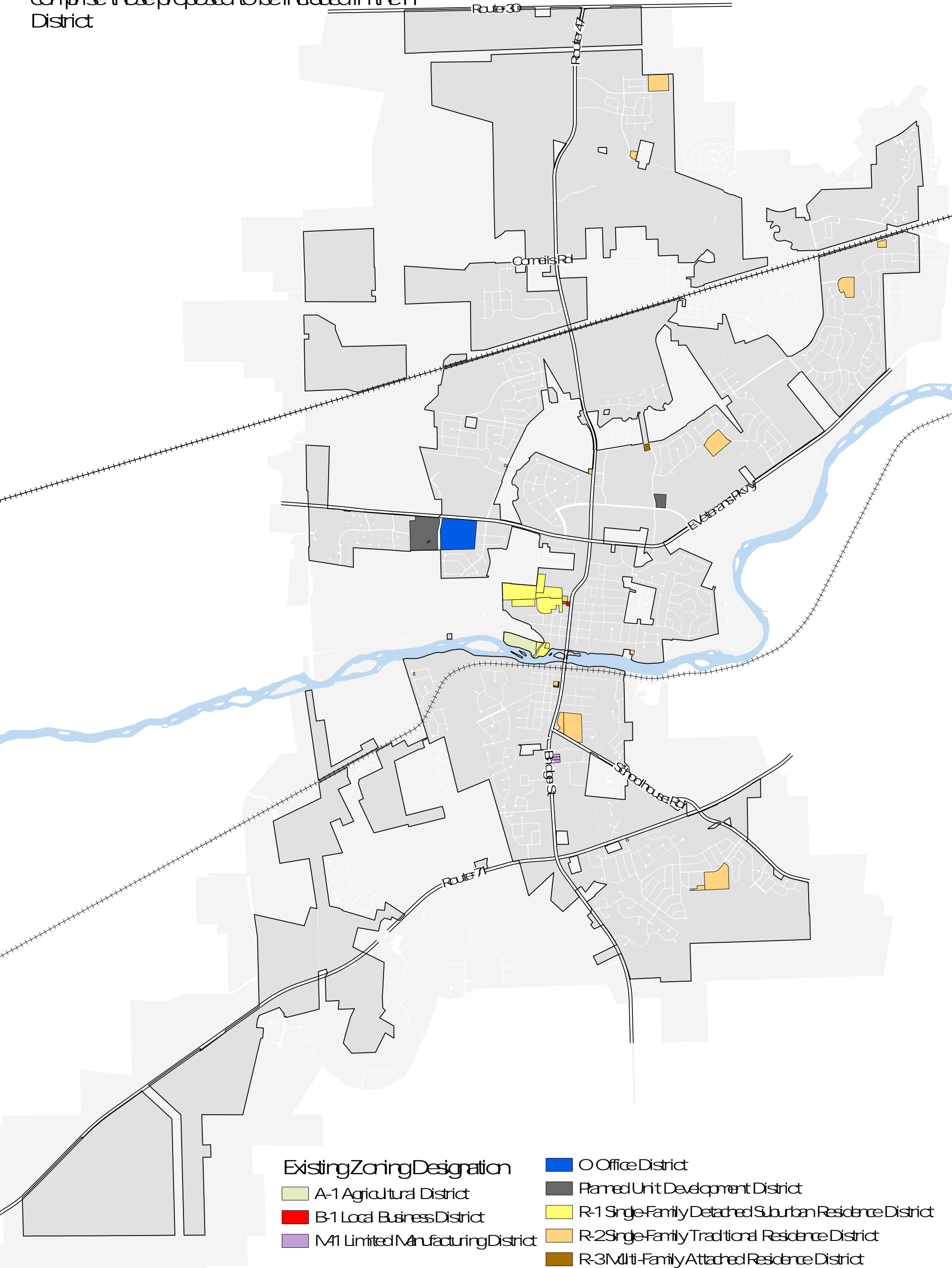
Proposed M District

Parcels shown in color shown in the legend
comprise those proposed to be included in the
M District



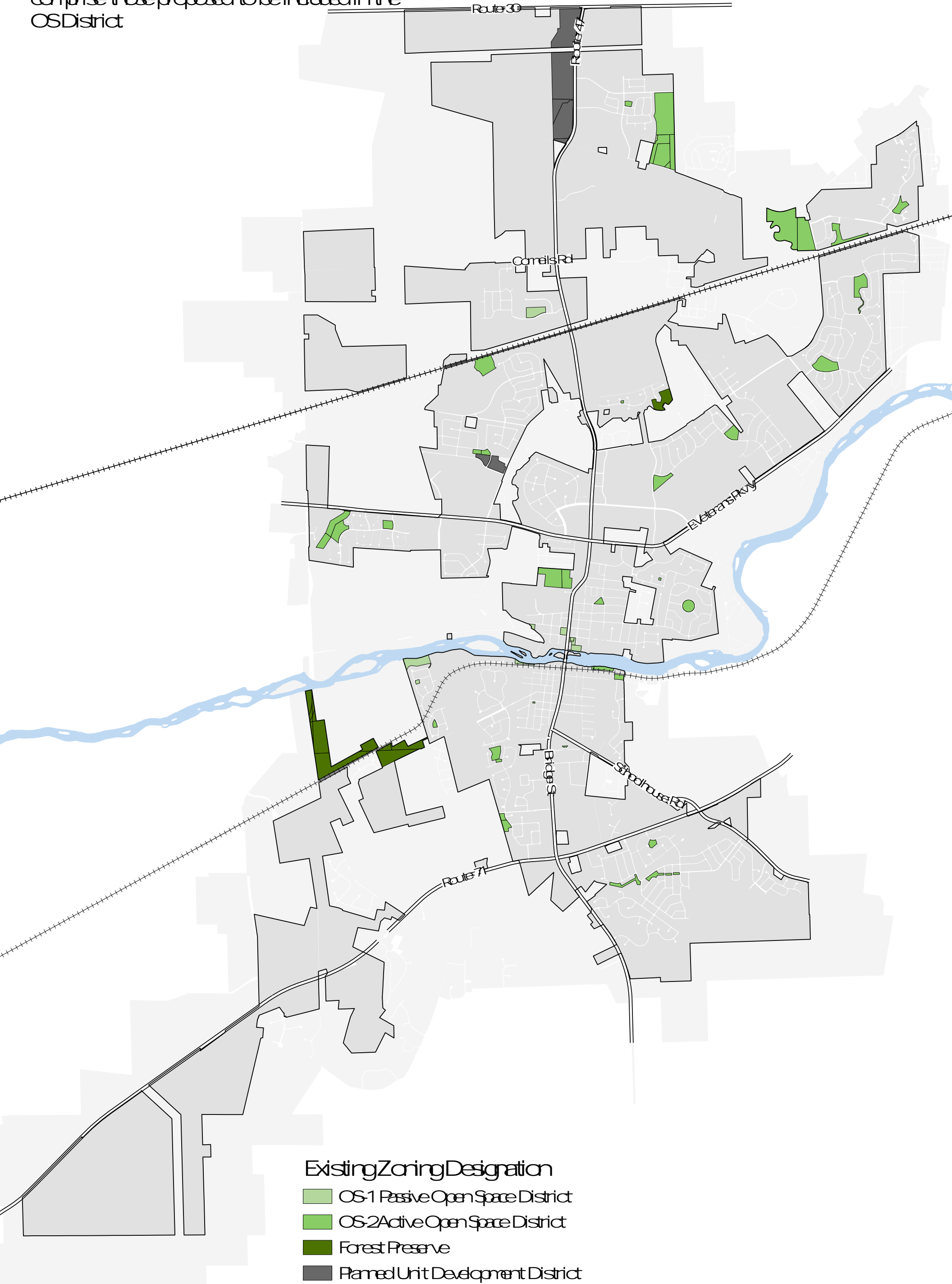
Proposed P District

Parcels shown in color as shown in the legend
comprise those proposed to be included in the P
District



Proposed OSDistrict

Parcels shown in color shown in the legend
comprise those proposed to be included in the
OS District



Color Code

Original Text

[Additions](#)[Deletions](#)[References to be Updated](#)**Chapter Three – Zoning District Standards**[3-1 – Establishment of Zoning Districts](#)[3-2 – Zoning District Map and Boundaries](#)[3-3 – Zoning of Streets, Alleys, Public Ways, Waterways, and Railroad Rights-of-Way](#)[3-4 – Zoning of Annexed Land](#)[3-5 – Purpose of Residential Districts](#)[3-6 – Purpose of Business and Manufacturing Districts](#)[3-7 – Purpose of Institutional and Open Space Districts](#)[3-8 – Overlay Districts](#)[3-9 – Bulk and Dimensional Standards](#)[3-10 – Permitted and Special Uses](#)**[3-1 – Establishment of Zoning Districts](#)**

For the purpose and provisions of [this Title](#) herein, Yorkville is [hereby](#) organized into [twelve \(12\)](#) fifteen (15) districts. [The minimum area that may constitute a separate or detached part of any zoning district shall be as follows:](#)

A. [Residential Districts.](#)**[E-1 Estate District](#)**

1. R-1 Single-[Family Unit](#) Suburban Residence District
2. R-2 Single-[Family Unit](#) Traditional Residence District
3. R-2D Duplex, Two-[Family Unit](#) Attached Residence District
4. R-3 Multi-[Family Unit](#) Attached Residence District
5. R-4 General Multi-[Family Unit](#) Residence District

B. [Business and Manufacturing Districts.](#)

1. B-1 Local Business District
2. B-2 [Mixed Use District](#) [Retail Commerce Business District](#)
3. B-3 General Business District
- [B-4 Service Business District](#)**
4. **[M-1 Limited](#)** Manufacturing District
- [M-2 General Manufacturing District](#)**

C. [Institutional and Open Space Districts.](#)

1. [PI Public Institutional District](#)
2. A-1 Agricultural District
3. OS Open Space District

D. [Overlay Districts.](#)

1. [Downtown Overlay District](#)

3-2 – Zoning District Map and Boundaries

- A. **Zoning Map.** The boundaries of the zoning districts designated in [section 3-1 10-5-1](#) of this chapter are hereby established as shown on the latest edition of the map entitled "Zoning Map: The United City Of Yorkville", which said map shall have the same force and effect as if the zoning map, together with all notations, references and other information shown [on the zoning map thereon](#), were fully set forth and described [in this Title herein](#).
- B. **District Boundaries.** When uncertainty exists with respect to the boundaries of the various districts shown on the zoning map, the following rules shall apply:
1. District boundary lines are either the centerlines of railroads, highways, streets, alleys or easements or the boundary lines of sections, quarter sections, divisions of sections, tracts or lots, or such lines extended or otherwise indicated.
 2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with the dimensions shown on the map measured at right angles from the centerline of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter sections or division lines, or centerlines of streets, highways or railroad rights of way unless otherwise indicated.
 3. Where a lot held under single ownership and of record on the effective date hereof is divided by a district boundary line, the entire lot shall be construed to be within the less restricted district; provided, that this construction shall not apply if it increases the [lot width less restricted frontage](#) of the lot by more than twenty five (25) feet.

3-3 – Zoning of Streets, Alleys, Public Ways, Waterways, and Railroad Rights-of-Way

All streets, alleys, public ways, waterways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, public ways, or waterways and railroad rights-of-way. Where the centerline of a street, alley, public way, waterway or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

3-4 – Zoning of Annexed Land

Any territory or land [hereafter](#) annexed to the city [after the adoption of this Title](#) shall automatically, upon such annexation, be classified within the R-1 residential district and be subject to all conditions and regulations applicable to land in such district until such land is subsequently rezoned; [or the owner or owners of the territory or land to be annexed voluntarily enter into an annexation agreement which specific zoning classification and other restrictions affecting said territory or land concurrently with the petition for annexation and pursuant to \[section 10-4-11\]\(#\) of this title.](#) The plan commission shall make findings of fact with respect to the appropriate zoning classification or classifications of the annexed land and forward its recommendation to the city council.

3-5 – Purpose of Residential Districts

- A. **General Purpose of Residential Districts.** Residential zoning districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and to:
1. Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan, as amended;
 2. Ensure adequate light, air, privacy, and open space for residents;
 3. Provide for a variety of neighborhoods with a range of housing types with varying characters and patterns of development;
 4. Protect neighborhoods from the harmful effects of excessive noise, traffic congestion, and other potential adverse impacts; and
 5. Provide amenities while protecting residents from incompatible uses and activities.
- B. **R-1 Single-Unit Suburban Residence District.** The R-1, single-unit family suburban residence zoning designation is intended to create a spacious suburban residential neighborhood environment on parcels of at least eighteen thousand (18,000) square feet. To protect the character of the district, permitted uses are limited to single-unit family detached housing yet accommodate other compatible and complementary cultural, religious, educational and public uses.
- C. **R-2 Single-Unit Traditional Residence District.** The R-2, single-unit family traditional residence zoning designation is intended to accommodate smaller, more conventional suburban residential neighborhoods on lots of at least twelve thousand (12,000) square feet. The district's moderately low density allows for flexibility in site design, and creates a transitional land use between rural and suburban residential settings. The primary permitted uses are single-unit family detached housing in addition to compatible and complementary cultural, religious, educational and public uses.
- D. **R-2D Duplex, Two-Unit Attached Residence District.** The R-2D, duplex, two-unit family attached residence zoning designation is intended for moderate density duplex dwelling structures on lots of at least fifteen thousand (15,000) square feet. This district is primarily located off of a major thoroughfare or as a transitional land use adjacent to single-unit family residences. Therefore, the R-2D, duplex district is intended to accommodate single-family attached dwelling structures of a size and character that are compatible with the surrounding single-unit family detached residential districts and adjacent to commercial, office and retail space.
- E. **R-3 Multi-Unit Attached Residence District.** The R-3, multi-unit family attached residence zoning designation is intended for moderate density dwelling multi-unit buildings such as duplexes or townhomes, structures on lots of at least nine thousand (9,000) square feet and a maximum density of five (5) units per acre or six (6) units per building. This district also accommodates a roadway wide enough to park on both sides of the street.
- F. **R-4 General Multi-Unit Residence District.** The R-4, general multi-unit family residence zoning designation is intended for moderate to high density multi-unit buildings and complexes dwelling structures on lots of at least fifteen thousand (15,000) square feet and a maximum density of eight (8) units per acre. This district is suitable for creating a transition between the business/commercial uses and the surrounding lower density residence uses. This district may accommodate other compatible and complementary cultural, religious, educational and public uses.

3-6 – Purpose of Business and Manufacturing Districts

- A. **General Purpose of Business and Manufacturing Districts.** Business and Manufacturing Districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to work, shop, dine, recreate, and to:
1. Accommodate retail, commercial, service, and mixed uses needed by Yorkville residents, businesses, visitors, and workers;
 2. Maintain and enhance the City's economic base and provide employment opportunities, shopping, entertainment, restaurant, service and other nonresidential uses close to where people live and work;
 3. Create suitable environments for various types of business and manufacturing uses and protect them from the adverse effects of incompatible uses;
 4. Allow flexibility to encourage redevelopment and positive improvements to existing uses; and
 5. Help ensure that the appearance and operational impacts of business and manufacturing developments do not adversely affect the character of the areas in which they are located.
- B. **B-1 Local Business District.** The B-1, local business district zoning designation is intended for the location of commercial and professional facilities that are especially useful in close proximity to residential areas. The district is designed to provide convenient shopping and services that meet the needs and enhance the quality of life for surrounding residential neighborhoods. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.
- C. **B-2 Mixed-Use Business District.** The B-2, mixed-use business zoning designation is intended to accommodate pedestrian oriented mixed-use corridors and districts with a range of business, service, office, and residential uses including the Downtown. The B-2, retail commerce business district zoning designation is intended for the location of retail shops and stores offering goods to the population. Buildings in this district are allowed to build on a majority of the lot with diminished setbacks. This allows shops and stores to maximize retail space while supporting a pedestrian friendly environment in retail shopping areas. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.
- D. **B-3 General Business District.** The B-3, general business district zoning designation is intended for the location of a broad range of commercial uses, including small scale and large scale businesses. These uses are usually oriented toward automobile access and visibility; therefore they are typically set along major arterial roads. The businesses in this district are meant to serve regional as well as local customers. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.
- E. **M Manufacturing District.** The M-1, limited manufacturing district zoning designation is intended to provide for the location of manufacturing, industrial, and related uses such as indoor event or recreation conversions of a limited nature in size that will not have a harmful environmental effect on surrounding areas. Industries within this district are expected to follow the performance standards in accordance with the performance standards of this chapter. These standards will produce an environment suitable for industrial activities that will be pleasant and compatible with adjacent residential and business uses. The M-2, general manufacturing district zoning designation is intended to provide for the location of manufacturing, industrial and related uses in a less restrictive nature than the M-1, limited manufacturing district. The district is designed to accommodate industrial activities that have moderate environmental effects but are located in relatively remote areas as to not conflict with residential and business uses. Industries within this district are expected to follow the performance standards in accordance with the

performance standards of this chapter. Following these standards will create fewer problems of compatibility with adjacent properties.

3-7 Purpose of Open Space and Institutional Districts

- A. **A-1 Agricultural District.** The A-1, Agricultural district zoning designation is intended to accommodate areas where the conditions are best suited for agricultural pursuits or where essential community facilities or utilities do not yet or are not reasonably expected to serve the property. The regulations for the agricultural district are govern the use of the land and building and structures for agricultural purposes after the annexation of land into the city for so long as the owner or owners thereof shall desire to continue to devote said land to agricultural purposes. These regulations are also intended to provide for the protection, conservation and utilization of natural resources; to preserve the value of existing and future open space and recreational facilities; and to allow for interim adaptive reuse of marginal agricultural and/or pasture lands pending the orderly redevelopment of the real estate for all other uses permitted under the various use districts under this title.
- B. **OS Open Space District.** The land use regulations established for the OS-1, open space district designation is are intended to govern the use of city owned **passive** green space and park land in the city of Yorkville. This zoning district shall apply to all existing and newly annexed land currently used or intended for use as open space, **passive** recreational areas, and parks identified in Yorkville's park and recreation master plan. These regulations are also intended to provide for the protection, conservation and utilization of high quality natural resources; preservation of wildlife habitats; creation of scenic vistas; provision of public gathering areas or facilities for safe and accessible outdoor space; connectivity between other green infrastructure via bike and hiking trails and paths; and to maintain or establish appropriate buffers between differing land use types or intensities. The land use regulations established for the OS-2, open space district are intended to govern the use of city owned recreational areas and park land in the city of Yorkville. This zoning district shall apply to all existing and newly annexed land currently used or intended for use as active recreational areas, public gathering areas or facilities and parks identified in Yorkville's park and recreation master plan. These regulations are also intended to provide safe and accessible indoor and outdoor leisure and entertainment space for the general public while maintaining or establishing an appropriate buffer between differing land use types or intensities.
- C. **PI Public Institutional District.** The PI, Public Institutional district zoning designation is intended to provide for the location of properties used or operated by a public entity. The purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community.

3-8 – Overlay Districts

- A. [All provisions of this Title, to the extent that they do not conflict with the standards delineated in this section, shall remain in full force and effect for all properties subject to the provisions of this section.](#)
- B. [The standards found in this section shall be used by property owners, developers, City staff members, the Planning and Zoning Commission and the City Council during the design and review of development and redevelopment proposals within the overlay districts. These standards and criteria complement and add to those contained within the City's Comprehensive Plan, as amended, Yorkville Downtown Overlay District Form-Based Code, this Title and other land use regulations.](#)
- C. **Downtown Overlay District.** [The Downtown Overlay district designation is intended to guide the development of a mix of uses and a pedestrian oriented environment, to provide for a mix of housing types for people of all ages and lifestyles, and to achieve development that is appropriate in scale and intensity for the overlay district and adjacent neighborhoods.](#)

Commented [JW1]: Text derived from FBC document 10-21-1(B)(1-3)

3-9 Bulk and Dimensional Standards

The following table of bulk and dimensional standards addresses the requirements applicable to the development or use of a lot in a given district.

Zone	Zoning District	Max. Density	Min. Lot Size	Min. Lot Size per DU	Min. Lot Width	Max. Lot Coverage	Setbacks				Max. Building Height	Dwelling Unit Max. Height	Religious Institution Max. Height	FAR
							Min. Front	Min. Side*	Transitional Yard	Min. Rear				
A-1	Agricultural	-	-	-	-	-	100' ¹	50'	-	-	80' (100' for silos)	30'	45' structures/ 75' steeple ⁶	-
E-1	Estate residential	1 dwelling unit/acre	1 acre	-	200'	55%	50'	50'	-	40'	40' (3 stories)	40' (3 stories)	45' structures/ 75' steeple ⁶	-
R-1	Single-Unit Suburban Residential	-	18,000 12,000 sq. ft.	-	100' 80'	50%	40'	15' (40')	-	50'	30' (2.5 stories)	30' (2.5 stories)	45' structures/ 75' steeple ⁶	-
R-2	Single-Unit Traditional Residential	3.0 dwelling units/acre ²	12,000 10,000 sq. ft. ²	-	80' 75' ²	45%	30'	10' (30')	-	40'	30' (2.5 stories)	30' (2.5 stories)	45' structures/ 75' steeple ⁶	-
R-2D	Duplex, Two-Unit Attached Residence	4.8 dwelling units/acre ³	15,000 sq. ft. ³	9,000 sq. ft.	100' ³	50%	30'	10' (30')	-	30'	30' (2.5 stories)	(2.5 stories)	45' structures/ 75' steeple ⁶	-
R-3	Multi-Unit Attached Residence Family	5 dwelling units/acre (max. 6 units per building) ⁴	9,000 sq. ft. ⁴	7,000 sq. ft.	70' (90' for attached units) ⁵	70%	30'	10' (20')	-	30'	80' (6 stories)	30' (2.5 stories)	45' structures/ 75' steeple ⁶	-
R-4	General multi-unit residence	8 dwelling units/acre	15,000 sq. ft. ⁴	5,000 sq. ft.	70' (90' for attached units)	70%	30'	12' or 60% of building height (20')	-	40'	80' (6 stories)	40' (3 stories)	45' structures/ 75' steeple ⁶	-
O	Office	-	20,000 sq. ft.	-	-	80%	30'	10' (20')	-	20'	80' (6 stories)	-	45' structures/ 75' steeple ⁶	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

B-1	Local Business	-	10,000 sq. ft.	<u>—</u>	-	80%	30'	20'	20' ⁸	20'	80' (6 stories)	-	45' structures/ 75' steeple ⁶	-
B-2	Retail commerce business <u>Mixed-Use</u>	-	10,000 sq. ft. =	<u>—</u>	-	85%	0'	20' (30') =	30' ⁸	20'	80' (6 stories)	-	45' structures/ 75' steeple ⁶	-
B-3	General Business	-	10,000 sq. ft.	<u>—</u>	-	80%	50'	20' (30') ⁷	30' ⁸	20'	80' (6 stories)	-	45' structures/ 75' steeple ⁶	-
B-4	Service business	-	10,000 sq. ft.	<u>—</u>	-	80%	50'	20' (30')		20'	80' (6 stories)	-	45' structures/ 75' steeple ⁶	-
M-1	Limited Manufacturing	-	-	<u>—</u>	-	85%	25'	Min. 10% of lot and max. 20'		-	-	-	45' structures/ 75' steeple ⁶	0.85 max.
M-2	General manufacturing	-	-	<u>—</u>	-	85%	25'	Min. 10% of lot and max. 20'		-	-	-	45' structures/ 75' steeple ⁶	0.85 max.
PI	<u>Public Institutional</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	85%	25'	20' (25')	-	20'	80' (6 stories)	<u>—</u>	-	=
OS	Open space	-	-	<u>—</u>	-	-	30'	10'	-	20'	80' (6 stories)	-	-	-

3-10 – Permitted and Special Uses**A. Residential Uses.**

Use Category	Zoning Districts																
	Ag	Open Space		Residential						Business				Mfg.		Inst.	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Dwelling, duplex	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Dwelling, multi-unit family	-	-	-	-	-	-	-	P	P	-	P ²	S ²	S ²	S ²	S ²	S ²	-
Dwelling, single-unit family	P	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Dwelling, secondary	P	-	-	-	P	S	-	-	-	-	-	-	-	-	-	-	-
Dwelling, townhouse	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Mobile home park	-	-	-	-	-	-	-	S ¹	S ¹	-	-	-	-	-	-	-	-
Short-term rental	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-
1. 10 acre minimum.																	
2. Apartments above the first floor in a building used for business or as live/work space above a manufacturing use shall be permitted up to a maximum of 2 apartments.																	

B. Institutional and Utility Uses.

Use Category	Zoning Districts																
	Ag	Open Space		Residential						Business				Mfg.		Inst.	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Agricultural uses	P	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Apiaries	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Cemetery	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	P
College, university or junior college	S	-	-	S	S	S	S	S	S	P	P	P	P	P	-	-	P
Communications use	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Electric substation	S	S	S	S	S	S	S	S	S	-	P	P	P	P	P	P	P
Filtration plant	S	-	-	S	S	S	S	S	S	-	-	-	-	-	P	P	P
Fire station	S	-	-	S	S	S	S	S	S	P	P	P	P	P	P	P	P
Hospital	S	-	-	S	S	S	S	S	S	-	P	P	P	P	-	-	P
Library	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P
Nursing home/rest home	S	-	-	S	S	S	S	S	S	-	P	P			-	-	P

Commented [JW2]: All notes in Permitted and Special Uses tables are proposed to be addressed in Chapter 4: Use Standards

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Zoning Districts																
	Ag	Open Space		Residential						Business				Mfg.		Inst.	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Other public utility facilities	S	-	S	P	P	P	P	P	P	-	-	-	-	-	P	P	P
Philanthropic institution	S	-	-	S	S	S	S	S	S	-	-	-	-	-	-	-	P
Police station	S	-	-	S	S	S	S	S	S	P	P	P	P	P	P	P	P
Public utility - electric substations and distribution centers, gas regulation centers and underground gas holder stations	S	S	S	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Radio and television towers - commercial	S	-	-	S	S	S	S	S	S	-	-	-	-	-	P	P	P
Religious institution, large	S	-	-	S	S	S	S	S	S	P	P	P	P	P	S	S	-
Religious institution, small	S	-	-	S	S	S	S	S	S	P	P	P	P	P	S	S	P
Sanitary landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S
School, public or private	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	P
Sewage treatment plant	-	-	-	S	S	S	S	S	S	-	-	-	-	-	P	P	P
Solid waste disposal site	-	-	-	-	-	-	-	-	-	S	S	S	S	S	P	P	P
Utility company maintenance yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Utility service yard or garage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Watchman quarters (dwelling units)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-

C. Business and Manufacturing Uses.

Use Category	Zoning Districts																	
	Ag	Open Space		Residential							Business				Mfg.		Inst.	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI	
Adult daycare facility	-	-	S	S	S	S	S	S	-	S	S	S	S	S	S	S	<u>S</u>	
Adult oriented uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	<u>S</u>	
Advertising agency	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	<u>-</u>	
Aggregate materials extraction, processing and site reclamation (stone and gravel quarries)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>S</u>	S	<u>-</u>	
Agricultural implement sales, storage and services of agriculturally oriented products ²	S	-	-	-	-	-	-	-	-	-	-	-	S	P	-	-	<u>-</u>	
Amphitheater	-	-	P	-	-	-	-	-	-	-	S	S	S	S	S	S	<u>S</u>	
Amusement park	S	<u>S</u>	S	-	-	-	-	-	-	-	-	-	S	S	S	S	<u>S</u>	
Animal feed, storage preparation, mixing and wholesale and retail	S																<u>-</u>	
Animal hospital	S	-	-	-	-	-	-	-	-	-	-	-	S		<u>S</u>	-	<u>-</u>	
Antique sales	-	-	-	S	-	S	-	S	S	-	P	P	P	P	-	-	<u>-</u>	
Any assembly, production, manufacturing, testing, repairing or processing that can and does operate in compliance with performance standards ¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	<u>-</u>	
Appliance - service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	<u>-</u>	
Art galleries/art studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	<u>P</u>	
Auction house	P	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	<u>-</u>	
Automobile parts/accessories sales	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	<u>-</u>	
Automobile rental	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	<u>-</u>	

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Zoning Districts																
	Ag	Open Space		Residential							Business				Mfg.		Inst.
		OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	Pl
Automobile repair	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Automobile sales and service/open sales lot	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Bakery (wholesale - retail component special use)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Bakery, retail	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S ¹	S ¹	-
Bank with drive-through facilities	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Barber/beauty shop	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Bed and breakfast inn	S	-	-	S	S	-	-	-	-	-	S	S	S	-	-	-	-
Bicycle shop/repair	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Billiard parlor	-	-	-	-	-	-	-	-	-	-	S	P	P	P	-	-	-
Blacksmith or welding shop	S	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Boat sales and rental	-	S	S	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Boat storage	-	S	S	-	-	-	-	-	-	-	S	S	S	S	S	S	-
Bookkeeping service	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Bookstore	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Bowling alley	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Brewery	-	-	-	-	-	-	-	-	-	-	S	S	S	S	P	P	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Zoning Districts																
	Ag	Open Space		Residential							Business				Mfg.		Inst.
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature, ready mix batch plants, and asphalt manufacturing plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Building material sales	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Campground	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Car wash without mechanical repair	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Carpet and rug cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Catering service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Clothes - pressing and repair	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Club/lodge, private ²	S	-	-	-	-	-	-	-	-	P	P	P	P	P	-	S	-
Coffee shop	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Commercial feeding of fish, poultry, livestock	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Commercial school, trade school - offering training in classroom study	-	-	-	-	-	-	-	-	-	P	P	P	P	P	S	S	-
Community / Recreation center	-	-	P	-	-	S	S	S	S	-	P	P	P	P	S	S	P
Contractor facilities with outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Contractor offices	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Zoning Districts																
	Ag	Open Space		Residential							Business				Mfg.		Inst.
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Cultivation of nonfood crops and seeds used of cellulosic biofuels production	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dancehall	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Data Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P
Daycare facility and preschools	S	-	S	S	S	S	S	S	-	S	S	P	S	S	S	S	S
Department store	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Detective agency	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Dressmaker-seamstress	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Dry cleaning establishment	-	-	-	-	-	-	-	-	-	S	P	P	P	P	-	-	-
Dry cleaning plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Employment office	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Farming	P	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fertilizer sales with storage and mixture	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Forestation	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funeral home/mortuary/crematorium	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Furniture repair and refinishing	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Gasoline service station	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-
Golf course, miniature	S	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Golf course ²	S	-	S	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Golf driving range	S	-	S	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Grain elevators and storage	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grocery store	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Health and fitness club/center	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Heavy machinery and equipment rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Zoning Districts																
	Ag	Open Space		Residential							Business				Mfg.		Inst.
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Hotel/motel/motor lodges/tourist courts	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Indoor Event / Recreation Conversion	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Indoor shooting gallery/gun range ²	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	-
Interior decorating studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Kennel, commercial or private dog kennels	S	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Liquor store	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Locksmith	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Manufacturer of firearms and ammunition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Massage establishment	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Medical cannabis cultivation center and dispensaries ¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Medical clinic / office	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Microbrewery/brewpub, microdistillery and microwinery ²	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Milk processing and distribution ²	S	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Motorcycle sales and service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Musical instrument sales/repair	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Newspaper publishing	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Nursery/greenhouses	S	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Off track betting (OTB) establishments	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-
Outdoor music venues	-	-	P	-	-	-	-	-	-	-	S	S	S	S	S	S	-
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Zoning Districts																
	Ag	Open Space		Residential							Business				Mfg.		Inst.
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Pawnbrokers/pawnshops	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Pet stores/pet supply	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Photography studio/camera repair shop	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Playground	-	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-	-
Post office/retail mail or package service	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Professional services/offices	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-
Public storage facilities/miniwarehouse storage ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S P	S	-
Radio and television studios	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Recreation center	-	-	P	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Recreational camp - private	S	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational vehicle sales and service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Repair of household or office machinery or equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Resale dealers	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Research laboratories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Restaurant, convenience and fast food	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Retail store, general - less than one (1) acre	-	-	-	-	-	-	-	-	-	-	P	P	P	-	S	-	-
Retail store, general greater than one (1) acre includes pharmacy/drugstore	-	-	-	-	-	-	-	-	-	S	P	P	P	P	S	-	-
Riding academies with stables	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadside stand	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Salvage yard ²	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Zoning Districts																
	Ag	Open Space		Residential							Business				Mfg.		Inst.
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	Pl
Semi-truck repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Shoe and hat repair	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Skating rink	-	-	S	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Stables or paddocks	P	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stadium	-	-	S	-	-	-	-	-	-	-	-	-	S	S	S	S	-
Swimming pool - indoor	-	-	S	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Tattoo and body piercing establishment	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Tavern - nightclub or lounge	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	-
Taxidermist	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Trailer camp/park	S	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Treatment center	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Truck and trailer rental	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-
Truck, truck-tractor, truck trailer, car trailer or bus storage yard - not include motor freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Upholstery shop	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Veterinary clinic	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Watch and clock sales and repair	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Weaving and mending - custom	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Wholesaling and warehousing - local cartage express facilities - not including motor freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Note:																	
1. See section 10-6-1, "Special Conditions", of this chapter.																	

D. Medical and Adult Use Cannabis Uses.

Use Category	Zoning Districts																
	Ag	Open Space		Residential						Business				Mfg.		Inst.	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Craft Grower	S	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-
Cannabis Cultivation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-
Dispensing Organization	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-	-
Infuser	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-	-
Processor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-
Transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-

E. Transportation Uses.

Use Category	Zoning Districts																
	Ag	Open Space		Residential						Business				Mfg.		Inst.	
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Airport	S	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S
Bus or truck garage or streetcar house	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	S
Bus or truck storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	S
Marina	-	-	S	-	-	-	-	-	-	-	-	S	S	S	S	S	S
Motor freight terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S
Railroad passenger station	S	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Railroad repair shops, maintenance buildings and switching yards	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Taxicab business	-	-	-	-	-	-	-	-	-	-	-	-	P	P	S	S	S

F. Alternative Energy Uses.

Use Category	Zoning Districts																
	Ag	Open Space		Residential							Business				Mfg.		Inst.
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PI
Solar farm	S	S	S	-	-	-	-	-	-	S	-	-	-	-	-	-	-
Building mounted solar energy systems (BSES)	S	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Freestanding solar energy systems (FSSES) - accessory use	P	P	-	-	P	P	P	P	P	-	P	P	P	-	P	-	-
Freestanding solar energy systems (FSSES) - principal use	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wind farm	S	-	S	-	-	-	-	-	-	S	-	-	-	-	-	-	-
Building mounted wind energy system (BWES)	S	-	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Freestanding wind energy system (FWES) - accessory use	P	P	-	-	P	P	-	-	-	P	-	-	-	-	P	-	P
Freestanding wind energy system (FWES) - principal use	S	S	S	S	S	S	-	-	-	S	-	-	-	-	S	S	S

Miscellaneous Uses.

Use Category	Zoning Districts																
	Ag	Open Space		Residential							Business				Mfg.		Inst.
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PSP
Accessory building/use and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Planned unit development (PUD)	S	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Chapter Three – Zoning District Standards

- 3-1 – Establishment of Zoning Districts
- 3-2 – Zoning District Map and Boundaries
- 3-3 – Zoning of Streets, Alleys, Public Ways, Waterways, and Railroad Rights-of-Way
- 3-4 – Zoning of Annexed Land
- 3-5 – Purpose of Residential Districts
- 3-6 – Purpose of Business and Manufacturing Districts
- 3-7 – Purpose of Institutional and Open Space Districts
- 3-8 – Overlay Districts
- 3-9 – Bulk and Dimensional Standards
- 3-10 – Permitted and Special Uses

3-1 – Establishment of Zoning Districts

For the purpose and provisions of this Title, Yorkville is organized into twelve (12) districts.

- A. **Residential Districts.**
 - 1. R-1 Single- Unit Suburban Residence District
 - 2. R-2 Single- Unit Traditional Residence District
 - 3. R-2D Duplex, Two- Unit Attached Residence District
 - 4. R-3 Multi- Unit Attached Residence District
 - 5. R-4 General Multi- Unit Residence District
- B. **Business and Manufacturing Districts.**
 - 1. B-1 Local Business District
 - 2. B-2 Mixed Use District
 - 3. B-3 General Business District
 - 4. M Manufacturing District
- C. **Institutional and Open Space Districts.**
 - 1. PI Public Institutional District
 - 2. A-1 Agricultural District
 - 3. OS Open Space District
- D. **Overlay Districts.**
 - 1. Downtown Overlay District

3-2 – Zoning District Map and Boundaries

- A. **Zoning Map.** The boundaries of the zoning districts designated in **section 3-1** of this chapter are established as shown on the latest edition of the map entitled "Zoning Map: The United City Of Yorkville", which said map shall have the same force and effect as if the zoning map, together with all notations, references and other information shown on the zoning map, were fully set forth and described in this Title.
- B. **District Boundaries.** When uncertainty exists with respect to the boundaries of the various districts shown on the zoning map, the following rules shall apply:
 - 1. District boundary lines are either the centerlines of railroads, highways, streets, alleys or easements or the boundary lines of sections, quarter sections, divisions of sections, tracts or lots, or such lines extended or otherwise indicated.
 - 2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with the dimensions shown on the map measured at right angles from the centerline of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter sections or division lines, or centerlines of streets, highways or railroad rights of way unless otherwise indicated.
 - 3. Where a lot held under single ownership and of record on the effective date hereof is divided by a district boundary line, the entire lot shall be construed to be within the less restricted district; provided, that this construction shall not apply if it increases the lot width of the lot by more than twenty five (25) feet.

3-3 – Zoning of Streets, Alleys, Public Ways, Waterways, and Railroad Rights-of-Way

All streets, alleys, public ways, waterways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, public ways, or waterways and railroad rights-of-way. Where the centerline of a street, alley, public way, waterway or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

3-4 – Zoning of Annexed Land

Any territory or land annexed to the city after the adoption of this Title shall automatically, upon such annexation, be classified within the R-1 residential district and be subject to all conditions and regulations applicable to land in such district until such land is subsequently rezoned.

3-5 – Purpose of Residential Districts

- A. **General Purpose of Residential Districts.** Residential zoning districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and to:
1. Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan, as amended;
 2. Ensure adequate light, air, privacy, and open space for residents;
 3. Provide for a variety of neighborhoods with a range of housing types with varying characters and patterns of development;
 4. Protect neighborhoods from the harmful effects of excessive noise, traffic congestion, and other potential adverse impacts; and
 5. Provide amenities while protecting residents from incompatible uses and activities.
- B. **R-1 Single-Unit Suburban Residence District.** The R-1, single-unit suburban residence zoning designation is intended to create a spacious suburban residential neighborhood environment. To protect the character of the district, permitted uses are limited to single-unit detached housing yet accommodate other compatible and complementary cultural, religious, educational and public uses.
- C. **R-2 Single-Unit Traditional Residence District.** The R-2, single-unit traditional residence zoning designation is intended to accommodate smaller, more conventional suburban residential neighborhoods. The primary permitted uses are single-unit detached housing in addition to compatible and complementary cultural, religious, educational and public uses.
- D. **R-2D Duplex, Two-Unit Attached Residence District.** The R-2D, duplex, two-unit attached residence zoning designation is intended for moderate density duplex dwelling structures. This district is primarily located off of a major thoroughfare or as a transitional land use adjacent to single-unit residences. The R-2D, duplex district is intended to accommodate single-family attached dwelling structures of a size and character that are compatible with the surrounding single-unit detached residential districts and adjacent to commercial, office and retail space.
- E. **R-3 Multi-Unit Attached Residence District.** The R-3, multi-unit attached residence zoning designation is intended for moderate density multi-unit buildings such as duplexes or townhomes.
- F. **R-4 General Multi-Unit Residence District.** The R-4, general multi-unit residence zoning designation is intended for moderate to high density multi-unit buildings and complexes. This district may accommodate other compatible and complementary cultural, religious, educational and public uses.

3-6 – Purpose of Business and Manufacturing Districts

- A. **General Purpose of Business and Manufacturing Districts.** Business and Manufacturing Districts are established, designed, and intended to provide a comfortable, healthy, safe, and pleasant environment in which to work, shop, dine, recreate, and to:
1. Accommodate retail, commercial, service, and mixed uses needed by Yorkville residents, businesses, visitors, and workers;
 2. Maintain and enhance the City's economic base and provide employment opportunities, shopping, entertainment, restaurant, service and other nonresidential uses close to where people live and work;
 3. Create suitable environments for various types of business and manufacturing uses and protect them from the adverse effects of incompatible uses;
 4. Allow flexibility to encourage redevelopment and positive improvements to existing uses; and
 5. Help ensure that the appearance and operational impacts of business and manufacturing developments do not adversely affect the character of the areas in which they are located.
- B. **B-1 Local Business District.** The B-1, local business district zoning designation is intended for the location of commercial and professional facilities that are especially useful in close proximity to residential areas. The district is designed to provide convenient shopping and services that meet the needs and enhance the quality of life for surrounding residential neighborhoods. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.
- C. **B-2 Mixed-Use Business District.** The B-2, mixed-use business zoning designation is intended to accommodate pedestrian oriented mixed-use corridors and districts with a range of business, service, office, and residential uses including the Downtown.
- D. **B-3 General Business District.** The B-3, general business district zoning designation is intended for the location of a broad range of commercial uses, including small scale and large scale businesses. These uses are usually oriented toward automobile access and visibility; therefore they are typically set along major arterial roads. The businesses in this district are meant to serve regional as well as local customers. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.
- E. **M Manufacturing District.** The M, manufacturing district zoning designation is intended to provide for the location of manufacturing, industrial, and related uses such as indoor event or recreation conversions that will not have a harmful environmental effect on surrounding areas.

3-7 Purpose of Open Space and Institutional Districts

- A. **A-1 Agricultural District.** The A-1, Agricultural district zoning designation is intended to accommodate areas where the conditions are best suited for agricultural pursuits or where essential community facilities or utilities do not yet or are not reasonably expected to serve the property.
- B. **OS Open Space District.** The OS, open space district designation is intended to govern the use of city owned green space and park land in the city of Yorkville. This zoning district shall apply to all existing and newly annexed land currently used or intended for use as open space, recreational areas, and parks identified in Yorkville's park and recreation master plan. These regulations are also intended to provide for the protection, conservation and utilization of high quality natural resources; preservation of wildlife habitats; creation of scenic vistas; provision of public gathering areas or facilities for safe and accessible outdoor space; connectivity between other green infrastructure via bike and hiking trails and paths; and to maintain or establish appropriate buffers between differing land use types or intensities.
- C. **PI Public Institutional District.** The PI, Public Institutional district zoning designation is intended to provide for the location of properties used or operated by a public entity. The purpose of the PI District is to recognize that public and institutional facilities provide necessary services to the community.

3-8 – Overlay Districts

- A. All provisions of this Title, to the extent that they do not conflict with the standards delineated in this section, shall remain in full force and effect for all properties subject to the provisions of this section.
- B. The standards found in this section shall be used by property owners, developers, City staff members, the Planning and Zoning Commission and the City Council during the design and review of development and redevelopment proposals within the overlay districts. These standards and criteria complement and add to those contained within the City's Comprehensive Plan, as amended, Yorkville Downtown Overlay District Form-Based Code, this Title and other land use regulations.
- C. **Downtown Overlay District.** The Downtown Overlay district designation is intended to guide the development of a mix of uses and a pedestrian oriented environment, to provide for a mix of housing types for people of all ages and lifestyles, and to achieve development that is appropriate in scale and intensity for the overlay district and adjacent neighborhoods.

3-9 Bulk and Dimensional Standards

The following table of bulk and dimensional standards addresses the requirements applicable to the development or use of a lot in a given district.

Zone	Zoning District	Min. Lot Size	Min. Lot Size per DU	Min. Lot Width	Max. Lot Coverage	Setbacks			Max. Building Height	Dwelling Unit Max. Height
						Min. Front	Min. Side*	Min. Rear		
A-1	Agricultural	-	-	-	-	100' ¹	50'	-	80' (100' for silos)	30'
R-1	Single-Unit Suburban Residential	12,000 sq. ft.	-	80'	50%	40'	15' (40')	50'	30' (2.5 stories)	30' (2.5 stories)
R-2	Single-Unit Traditional Residential	10,000 sq. ft.	-	75'	45%	30'	10' (30')	40'	30' (2.5 stories)	30' (2.5 stories)
R-2D	Duplex, Two-Unit Attached Residence	15,000 sq. ft.	9,000 sq.ft.	100'	50%	30'	10' (30')	30'	30' (2.5 stories)	(2.5 stories)
R-3	Multi-Unit Attached Residence Family	9,000 sq. ft.	7,000 sq.ft.	70' (90' for attached units)	70%	30'	10' (20')	30'	80' (6 stories)	30' (2.5 stories)
R-4	General multi-unit residence	15,000 sq. ft.	5,000 sq.ft.	70' (90' for attached units)	70%	30'	12' or 60% of building height (20')	40'	80' (6 stories)	40' (3 stories)
B-1	Local Business	10,000 sq. ft.	-	-	80%	30'	20'	20'	80' (6 stories)	-
B-2	Mixed-Use	-	-	-	85%	0'	-	20'	80' (6 stories)	-
B-3	General Business	10,000 sq. ft.	-	-	80%	50'	20' (30') ⁷	20'	80' (6 stories)	-
M	Manufacturing	-	-	-	85%	25'	Min. 10% of lot and max. 20'	-	-	-
PI	Public Institutional	-	-	-	85%	25'	20' (25')	20'	80' (6 stories)	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

OS	Open space	-	-	-	-	30'	10'	20'	80' (6 stories)	-
* Dimensions within () = requirement for side yards adjoining a street.										

3-10 – Permitted and Special Uses

A. Residential Uses.

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
Dwelling, duplex		-	-	-	-	P	P	P	-	-	-	-	-
Dwelling, multi-unit		-	-	-	-	-	P	P	P	S	S	S	-
Dwelling, single-unit		P	-	P	P	P	P	P	-	-	-	-	-
Dwelling, secondary		P	-	P	S	-	-	-	-	-	-	-	-
Dwelling, townhouse		-	-	-	-	-	P	P	-	-	-	-	-
Short-term rental		-	-	P	P	P	P	P	-	-	-	-	-

B. Institutional and Utility Uses.

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
Agricultural uses		P	S	-	-	-	-	-	-	-	-	-	P
Apiaries		P	-	-	-	-	-	-	-	-	-	-	P
Cemetery		S	S	S	S	S	S	S	-	-	-	-	P
College, university or junior college		S	-	S	S	S	S	S	P	P	P	-	P
Communications use		S	-	-	-	-	-	-	-	-	-	-	P
Electric substation		S	S	S	S	S	S	S	P	P	P	P	P
Filtration plant		S	-	S	S	S	S	S	-	-	-	P	P
Fire station		S	-	S	S	S	S	S	P	P	P	P	P
Hospital		S	-	S	S	S	S	S	P	P	P	-	P
Library		-	-	-	-	-	-	-	P	P	P	-	P
Nursing home/rest home		S	-	S	S	S	S	S	P	P	-	-	P
Other public utility facilities		S	-	P	P	P	P	P	-	-	-	P	P
Philanthropic institution		S	-	S	S	S	S	S	-	-	-	-	P
Police station		S	-	S	S	S	S	S	P	P	P	P	P

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
Public utility - electric substations and distribution centers, gas regulation centers and underground gas holder stations		S	S	-	-	-	-	-	-	-	-	P	P
Radio and television towers - commercial		S	-	S	S	S	S	S	-	-	-	P	P
Religious institution		S	-	S	S	S	S	S	P	P	P	S	P
Sanitary landfill		-	-	-	-	-	-	-	-	-	-	S	S
School, public or private		-	-	P	P	P	P	P	-	-	-	-	P
Sewage treatment plant		-	-	S	S	S	S	S	-	-	-	P	P
Solid waste disposal site		-	-	-	-	-	-	-	S	S	S	P	P
Utility company maintenance yard		-	-	-	-	-	-	-	-	-	-	P	P
Utility service yard or garage		-	-	-	-	-	-	-	-	-	-	P	P

C. Business and Manufacturing Uses.

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
Adult daycare facility		-	-	S	S	S	S	-	S	S	S	S	S
Adult oriented uses		-	-	-	-	-	-	-	-	-	-	S	S
Aggregate materials extraction, processing and site reclamation (stone and gravel quarries)		-	-	-	-	-	-	-	-	-	-	S	-
Amphitheater		-	-	-	-	-	-	-	S	S	S	S	S
Amusement park		S	S	-	-	-	-	-	-	-	S	S	S
Animal hospital		S	-	-	-	-	-	-	-	-	S	S	-
Any assembly, production, manufacturing, testing, repairing or processing that can and does operate in compliance with performance standards		-	-	-	-	-	-	-	-	-	-	P	-
Art galleries/art studio		-	-	-	-	-	-	-	-	P	P	P	P
Auction house		P	-	-	-	-	-	-	-	-	-	-	-
Automobile parts/accessories sales		-	-	-	-	-	-	-	-	P	P	-	-
Automobile rental		-	-	-	-	-	-	-	-	P	P	-	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
Automobile repair		-	-	-	-	-	-	-	-	-	P	P	-
Automobile sales and service/open sales lot		-	-	-	-	-	-	-	-	-	P	-	-
Bakery (wholesale - retail component special use)		-	-	-	-	-	-	-	-	-	-	P	-
Bank		-	-	-	-	-	-	-	P	P	P	-	-
Bed and breakfast inn		S	-	S	-	-	-	-	S	S	S	-	-
Blacksmith or welding shop		S	-	-	-	-	-	-	-	-	-	P	-
Boat sales and rental		-	S	-	-	-	-	-	P	P	P	-	-
Boat storage		-	S	-	-	-	-	-	S	S	S	S	S
Bowling alley		-	-	-	-	-	-	-	-	P	P	-	-
Brewery		-	-	-	-	-	-	-	S	S	S	P	-
Building material sales		-	-	-	-	-	-	-	-	-	P	-	-
Campground		S	S	-	-	-	-	-	-	-	-	-	-
Car wash without mechanical repair		-	-	-	-	-	-	-	-	-	P	P	-
Coffee shop		-	-	-	-	-	-	-	P	P	P	-	-
Commercial feeding of fish, poultry, livestock		S	-	-	-	-	-	-	-	-	-	-	-
Commercial laboratory		-	-	-	-	-	-	-	P	P	P	P	-
Commercial school, trade school - offering training in classroom study		-	-	-	-	-	-	-	P	P	P	S	-
Community / Recreation center		-	-	-	S	S	S	S	P	P	P	S	P
Contractor facilities with outdoor storage		-	-	-	-	-	-	-	-	-	-	S	-
Contractor offices		-	-	-	-	-	-	-	-	-	-	P	-
Cultivation of nonfood crops and seeds used of cellulosic biofuels production		P	-	-	-	-	-	-	-	-	-	-	-
Data Center												P	P
Daycare facility and preschools		-	-	S	S	S	S	-	P	S	S	S	S
Dry cleaning establishment		-	-	-	-	-	-	-	P	P	P	-	-
Dry cleaning plant		-	-	-	-	-	-	-	-	-	-	S	-
Farming		P	S	-	-	-	-	-	-	-	-	-	-
Forestation		P	-	-	-	-	-	-	-	-	-	-	-
Funeral home/mortuary/crematorium		-	-	-	-	-	-	-	P	P	P	-	-
Gasoline service station		-	-	-	-	-	-	-	-	S	S	S	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
Golf course, miniature		S	-	-	-	-	-	-	-	-	P	-	-
Golf course		S	-	P	P	P	P	P	-	-	-	-	-
Golf driving range		S	-	-	-	-	-	-	-	-	P	-	-
Grain elevators and storage		P	-	-	-	-	-	-	-	-	-	-	-
Grocery store		-	-	-	-	-	-	-	P	P	P	-	-
Health and fitness club/center		-	-	-	-	-	-	-	-	P	P	P	-
Heavy machinery and equipment rental		-	-	-	-	-	-	-	-	-	-	P	-
Hotel		-	-	-	-	-	-	-	-	P	P	-	-
Indoor Event / Recreation Conversion		-	-	-	-	-	-	-	-	-	P	P	-
Indoor shooting gallery/gun range ²		-	-	-	-	-	-	-	S	S	S	S	-
Kennel, commercial or private dog kennels		S	-	-	-	-	-	-	-	-	P	-	-
Liquor store		-	-	-	-	-	-	-	P	P	P	-	-
Manufacturer of firearms and ammunition		-	-	-	-	-	-	-	-	-	-	P	-
Massage establishment		-	-	-	-	-	-	-	P	P	P	-	-
Medical clinic / office		-	-	-	-	-	-	-	P	P	P	-	-
Microbrewery/brewpub, microdistillery and microwinery		-	-	-	-	-	-	-	P	P	P	P	-
Milk processing and distribution		S	-	-	-	-	-	-	-	-	-	P	-
Newspaper publishing		-	-	-	-	-	-	-	-	P	P	P	P
Nursery/greenhouses		S	-	-	-	-	-	-	-	-	P	-	-
Off track betting (OTB) establishments		-	-	-	-	-	-	-	-	S	S	-	-
Outdoor music venues		-	-	-	-	-	-	-	S	S	S	S	S
Parks		P	P	P	P	P	P	P	P	P	P	P	-
Pawnbrokers/pawnshops		-	-	-	-	-	-	-	P	P	P	-	-
Playground		-	P	P	P	P	P	P	P	P	P	-	-
Post office/retail mail or package service		-	-	-	-	-	-	-	P	P	P	-	-
Professional services/offices		-	-	-	-	-	-	-	P	P	P	-	-
Public storage facilities/mini warehouse storage		-	-	-	-	-	-	-	-	-	-	P	-
Radio and television studios		-	-	-	-	-	-	-	P	P	P	-	-
Recreational camp - private		S	-	-	-	-	-	-	-	-	-	-	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
Recreational vehicle sales and service		-	-	-	-	-	-	-	-	-	P	-	-
Research laboratories		-	-	-	-	-	-	-	-	-	-	P	-
Restaurant, convenience and fast food		-	-	-	-	-	-	-	P	P	P	-	-
Retail store, general - less than one (1) acre		-	-	-	-	-	-	-	P	P	P	S	-
Retail store, general greater than one (1) acre		-	-	-	-	-	-	-	-	-	P	-	-
Riding academies with stables		S	-	-	-	-	-	-	-	-	-	-	-
Roadside stand		P	-	-	-	-	-	-	-	-	-	-	-
Semi-truck repair		-	-	-	-	-	-	-	-	-	-	P	-
Skating rink		-	-	-	-	-	-	-	-	-	P	-	-
Stables or paddocks		P	-	-	-	-	-	-	-	-	-	-	-
Stadium		-	-	-	-	-	-	-	-	-	S	S	-
Swimming pool - indoor		-	-	-	-	-	-	-	P	P	P	-	-
Tattoo and body piercing establishment		-	-	-	-	-	-	-	P	P	P	P	-
Tavern - nightclub or lounge		-	-	-	-	-	-	-	S	S	S	S	-
Theater		-	-	-	-	-	-	-	-	P	P	-	-
Treatment center		-	-	-	-	-	-	-	P	P	P	-	-
Truck and trailer rental		-	-	-	-	-	-	-	-	-	S	-	-
Truck, truck-tractor, truck trailer, car trailer or bus storage yard - not include motor freight terminal		-	-	-	-	-	-	-	-	-	-	P	-
Veterinary clinic		-	-	-	-	-	-	-	-	-	P	-	-
Wholesaling and warehousing - local cartage express facilities - not including motor freight terminal		-	-	-	-	-	-	-	-	-	-	P	-

D. Medical and Adult Use Cannabis Uses.

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
Craft Grower		S	-	-	-	-	-	-	-	-	-	S	-
Cannabis Cultivation Center		-	-	-	-	-	-	-	-	-	-	S	-

YORKVILLE UDO – DRAFT ZONING DISTRICT STANDARDS

<i>Dispensing Organization</i>		-	-	-	-	-	-	-	-	-	S	S	-
<i>Infuser</i>		-	-	-	-	-	-	-	-	-	S	S	-
<i>Processor</i>		-	-	-	-	-	-	-	-	-	-	S	-
<i>Transporter</i>		-	-	-	-	-	-	-	-	-	-	S	-

E. Transportation Uses.

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
<i>Airport</i>		S	-	-	-	-	-	-	-	-	-	S	S
<i>Bus or truck garage or streetcar house</i>		-	-	-	-	-	-	-	-	-	-	P	-
<i>Bus or truck storage yard</i>		-	-	-	-	-	-	-	-	-	-	P	-
<i>Motor freight terminals</i>		-	-	-	-	-	-	-	-	-	-	S	S
<i>Railroad passenger station</i>		S	-	S	S	S	S	S	S	S	S	S	S
<i>Railroad repair shops, maintenance buildings and switching yards</i>		S	-	-	-	-	-	-	-	-	-	-	S

F. Alternative Energy Uses.

Use Category	Additional Regulations	Zoning Districts											
		Ag	Open Space	Residential					Business			Mfg.	Inst.
		A-1	OS	R-1	R-2	R-2D	R-3	R-4	B-1	B-2	B-3	M	PI
<i>Airport</i>		S	-	-	-	-	-	-	-	-	-	S	S
<i>Bus or truck garage or streetcar house</i>		-	-	-	-	-	-	-	-	-	-	P	-
<i>Bus or truck storage yard</i>		-	-	-	-	-	-	-	-	-	-	P	-
<i>Motor freight terminals</i>		-	-	-	-	-	-	-	-	-	-	S	S
<i>Railroad passenger station</i>		S	-	S	S	S	S	S	S	S	S	S	S
<i>Railroad repair shops, maintenance buildings and switching yards</i>		S	-	-	-	-	-	-	-	-	-	-	S