



United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
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www.yorkville.il.us

REVISED 06-10-21 @ 4:30 PM

Meeting day corrected to

Friday, June 18, 2021

UNIFIED DEVELOPMENT ORDINANCE ADVISORY COMMITTEE AGENDA

Friday, June 18, 2021
6:00 PM

Yorkville City Hall Conference Room
800 Game Farm Road

Meeting Called to Order: 6:00 p.m.

Roll Call:

Establishment of Quorum

Previous meeting minutes: April 21, 2020

Citizen's Comments:

1. Reintroduction to the Project & New Process Timeline
2. City Staff Overview of Materials
3. Consultant Houseal Lavigne Review of Materials
4. Committee Comments and Questions
5. Project Schedule, Next Steps, and Future Meeting Dates
6. Adjournment



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DRAFT

**UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Tuesday, April 21, 2020 7:00pm
Council Chambers
800 Game Farm Road, Yorkville, IL

The meeting was called to order at 7:00pm by Chairman Chris Funkhouser and a quorum was established.

Due to the ongoing coronavirus pandemic, this meeting was held with most of the committee members attending remotely.

Introductions

Roll Call

The following answered present from their remote locations:

Chris Funkhouser, Chairman/Alderman
Daniel Transier, Alderman
David Schultz, Engineer-HR Green
Mike Torrence, BKFD
Deborah Horaz, PZC Committee
Jeff Olson, PZC Chairman
Reagan Goins, Attorney

Absent:

Billie McCue, Developer

Others Present:

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

Mr. Davis thanked everyone for attending and briefly outlined the material to be covered at this meeting including the Zoning District Standards memorandum and Chapter 3 Review of Zoning District Standards.

Previous Meeting Minutes June 13, 2019 and November 14, 2019

The minutes for November 14, 2019 were approved on a motion by Mr. Torrence and second by Ms. Horaz with voice vote approval. The June 13, 2019 minutes were approved on a motion by Mr. Torrence and second by Ms. Goins with a voice vote approval.

Citizens Comments None

1. Consultant Houseal Lavigne Review of Materials

a. Zoning District Standards Memorandum

Ms. Wells began the discussion for the proposed changes to the city zoning district, zoning map and permitted uses outlined in the memo. The consultants proposed the 16 zoning districts be reduced to 12. They also recommended underlying zoning be established for each PUD, which would still be governed by their PUD ordinances. It was also recommended to combine one small neighborhood of the R1 district with the R2 district. Ms. Wells reviewed the B1, B2, proposed B3, M1 and M2 districts with a proposal to combine M1 and M2. A new district, PI, was suggested for Public and Institutional.

b. & c. Chapter 3: Zoning District Standards (redline and clean)

Questions on the draft of the code were entertained. Chairman Funkhouser inquired about the proposed townhomes in the Kendall Marketplace. He asked if this development was consistent with other townhomes in regards to single family homes on the north side of the property and townhomes on the south side. There was a brief discussion.

Ms. Wells continued and said zoning districts were established and legalese was eliminated. No major revisions were made to maps and she reviewed the revisions made to each section. She recommended density language be eliminated.

Some manufacturing districts were combined and some standards eliminated. There was some discussion of R1 and R2 regarding not all minimum requirements being met. The minimum density in R2 at 10,000 sq. ft. is about 4 dwelling units per acre. In R3 there is a minimum size of 18,000 sq. ft. for each duplex unit or 9,000 sq. ft. per dwelling unit. Ms. Wells said the density number will be eliminated and lot size would be used. Chairman Funkhouser said he wants to maintain the flexibility with the multi-family housing. The consultants will work with staff on this issue.

Committee Comments and Questions

Ms. Noble commented on lot size and a possible reduction of the square feet to 8,000-10,000 for R2. She asked if that would be presented to the committee later. Mr. Olson said he would be interested in such a discussion especially when Mr. McCue is present. A suggestion was also made to possibly create a new district between R2 and R3. This will be discussed more at a later time.

Mr. Olson asked if the different 'use' categories will be linked to definitions. It was noted the definitions will be included in one chapter of the ordinance.

Ms. Noble said it would be helpful to have a visual for lots vs. units in regards to density.

Project Schedule and Next Steps

Mr. Davis said the next steps are to work with staff on adjustments, revisions for Blackberry Shore Lane and insure the densities for multi-family housing are flexible. Staff also highlighted definitions that need extra work. Any additional comments or questions can be sent to Mr. Engberg. The consultants will be working on general development and drafts of design standards.

Adjournment:

There was no further business and the meeting adjourned at 7:46pm.

Transcribed from digital recording,

Minutes respectfully submitted by Marlys Young, Minute Taker



Memorandum

To: Unified Development Ordinance Advisory Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: June 7, 2021
Subject: **Unified Development Ordinance – Project Resumption**

SUMMARY:

Due to the COVID-19 pandemic, Yorkville's Unified Development Ordinance (UDO) project was put on a one-year pause from May 2020 to May 2021. Prior to the project's hiatus, the UDO Advisory Committee met three previous times to discuss the project and review materials from the City's consultant Houseal Lavigne. The materials included a project overview, diagnostic memo on the City's current code, and a review of Chapter 3 revisions. The comments and insights given at these meetings help in forming a code that is fit for Yorkville.

This meeting is to reconnect with the Advisory Committee and seek feedback on any of the previous materials. Houseal Lavigne is working on the next steps of the project but due to the large gap in the timeline, staff felt it best to reconvene and review the previous materials. The pandemic has changed how some parts of development are viewed and where it may be going into the future. This meeting will help guide the consultant if there needs to be any changes to previous materials.

DISCUSSION TOPICS:

The previous meeting was held on April 21, 2020 and it was at the beginning of the City's usage of remote meetings. While the materials were covered at that meeting, the atmosphere for discussion was not ideal. Therefore, staff is recommending that the advisory committee consider the following topics in preparation for the June 18, 2021 meeting:

- Residential Lot Size – at a previous meeting, it was recommended that the City reduce the lot size for the R-2 District from 12,000 square feet to 10,000 square feet. This helps reduce non-conforming lots and incentivizes more outright permitted development. **To improve housing types and affordability within the City, should this be reduced to 8,000 square feet or should a new district be created to accommodate smaller lots?**
- Houseal Lavigne have proposed combining some zoning districts including the M-1 and M-2 districts, OS-1 and OS-2 districts, and creating a Public Institutional district. **Do you believe that this will make our code more streamlined and efficient? Do you have any reservations about combining any districts?**
- In Table 3-9 "Maximum Density" has been removed from the table to improve the possibility for more outright permitted development. **Do you believe the bulk regulations in the table and other parts of the code mitigate any negative effects of more potential density?**
- There are several uses being removed and categorized under broader terms (i.e. retail, services) as well as new uses being added (data center). **Do you agree with the changes and are there any new uses that should be added to the table?**

ATTACHMENTS:

1. HL Non-Conformities Analysis
2. HL Zoning Districts Standards Memo
3. Chapter 3 – Zoning District Standards (redline and clean)
4. Updated Project Schedule



Date: January 17, 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: Nonconformities Analysis Results and Recommendations

This memorandum is delivered in support of the **Unified Development Ordinance (UDO)** project for the United City of Yorkville. It presents the results of the nonconformities analysis performed in support of the development of UDO Chapter 3: Zoning District Standards.

A nonconformities analysis compares the minimum lot area and lot width requirements established in a zoning code with existing development within those districts. The analysis provides insight on how regulations can be right-sized to minimize nonconforming lots, easing the burden on residents as they look to reinvest in their property and on staff and elected/appointed officials as they review and consider variance requests. In Yorkville, the nonconformities analysis was performed for all the single-family detached parcels in the R1 and R2 Districts. The parcels that were not included in the analysis are detailed on the attached “Noncontributing Parcels” map. A nonconformities analysis was not conducted on the City’s R2d, R3, or R4 Districts due to the varying dimensional requirements for the different types of housing that are permitted in those areas.

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R1 District

The R1 District is Yorkville's lowest density single-family detached zoning district with a minimum lot area requirement of 18,000 square feet and minimum lot width requirement of 100 feet. The nonconformities analysis revealed that 220 of the 264 total lots, or 83 percent, are less than the minimum lot area requirement and therefore nonconforming; and 174 lots, or 72 percent, are less than the minimum lot width requirements and therefore nonconforming. To understand what minimums would be most appropriate for the district, alternative minimums were tested. The results of that test are included in the tables below and illustrated in the attached maps.

Alternative Lot Area Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
16,000 square feet	198	75%
14,000 square feet	160	61%
12,000 square feet	56	22%
11,000 square feet	32	12%

Alternative Lot Width Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
90 feet	174	66%
80 feet	92	35%
70 feet	57	22%

The analysis revealed that a more appropriate lot area minimum is 12,000 or 11,000 square feet and that a more fitting lot width minimum is 70 feet. The analysis also revealed that there is a neighborhood near Hiding Spot Park that is comprised of lots that are significantly smaller than the other lots in the R1 district. To eliminate the nonconformities related to these parcels, **it is recommended that the City rezone them to the R2 District.**

To better understand whether 12,000 square feet or 11,000 square feet is the more suitable lot area minimum, both alternatives were tested to see if they create any new opportunities for subdivision. New opportunities for subdivision include those lots that are two times greater than the alternative lot area and lot width minimums but are less than two times greater than the existing lot area and lot width minimums. This analysis revealed that only three new opportunities for subdivision would be created by the 12,000 and 11,000 square foot lot area minimums and 70-foot lot width minimum.

Based on this analysis, **it is recommended that Yorkville revise the lot area minimum for the R1 District to 12,000 square feet.** A 12,000 square foot lot area minimum will eliminate 61 percent of the existing lot area nonconformities and establish a standard for any new development in the district that is more typical and easier to develop than an 11,000 square foot lot area. Additionally, **it is recommended that Yorkville revise its lot width minimum for the R1 District to 70 feet.**

R2 District

The R2 District is Yorkville's highest density single-family detached zoning district with a minimum lot area requirement of 12,000 square feet and minimum lot width requirement of 80 feet. The nonconformities analysis revealed that 1,994 of the 6,358 total lots, or 31 percent, are less than the minimum lot width requirement and therefore nonconforming; and 2,651 lots, or 42 percent, are less than the minimum lot area requirements and therefore nonconforming. To understand what minimums would be most appropriate for the district, alternative minimums were tested. The results of that test are included in the tables below and illustrated in the attached maps.

Alternative Lot Area Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
10,000 square feet	796	13%
8,000 square feet	442	7%

Alternative Lot Width Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
70 feet	1,469	23%
60 feet	1,042	17%

The analysis revealed that a more appropriate lot area minimum is 10,000 square feet since it will eliminate 18 percent of the existing nonconformities and only allow for development that is in keeping with the character of the community. The analysis also revealed that a more fitting lot width minimum is either 70 feet or 60 feet.

To better understand whether 70 feet or 60 feet is the more suitable lot width minimum, both alternatives were tested to see if they created any new opportunities for subdivision. New opportunities for subdivision include those lots that are two times greater than the alternative lot area and lot width minimums but are less than two times greater than the existing lot area and lot width minimums. This analysis revealed that the 10,000 square foot lot area minimum and 70-foot lot width minimum would create only six new opportunities for subdivision while the same lot area minimum and 60-foot lot width minimum would create 23.

Based on this analysis, **it is recommended that Yorkville revise the lot area minimum for the R2 District to 10,000 square feet and revise its lot width minimum to 70 feet.**



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

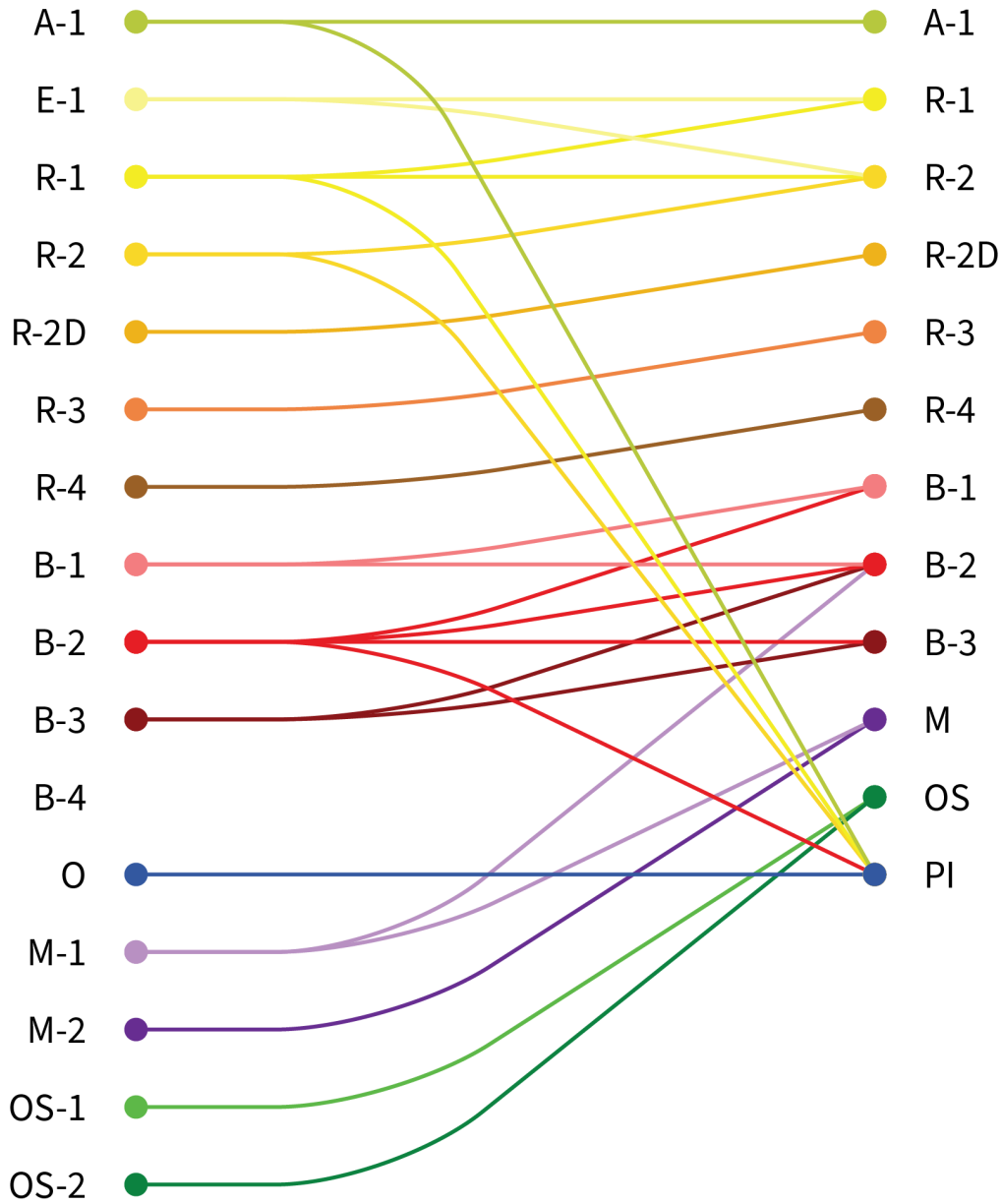
As shown on the attached “Proposed OS District” map, it is recommended that the OS Open Space District include all OS-1 District, OS-2 District, and Forest Preserve designated parcels. Additionally, it is recommended that the PUD District designated parcels that are identified in the Future Land Use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

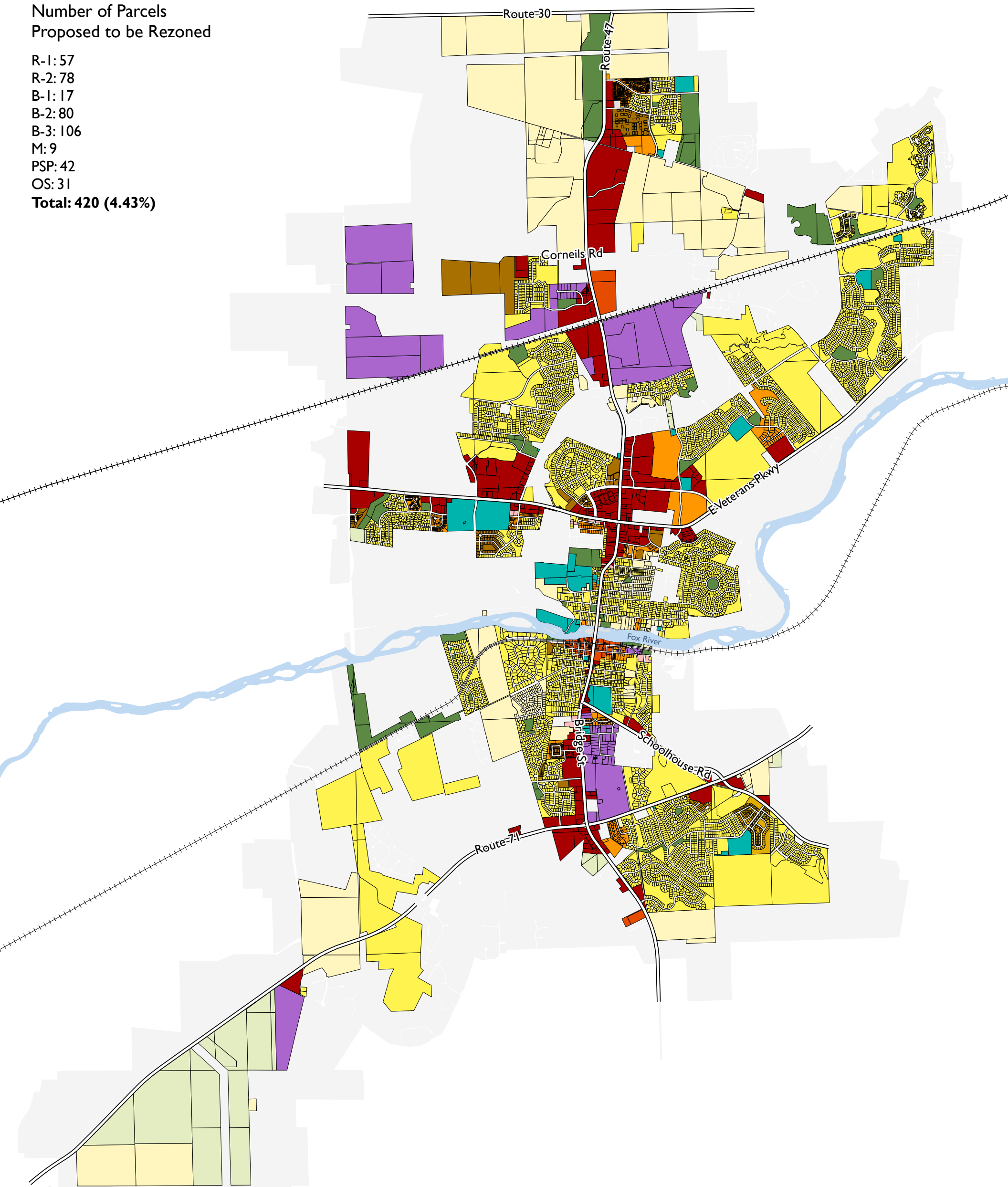


Proposed Zoning Map

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%)**

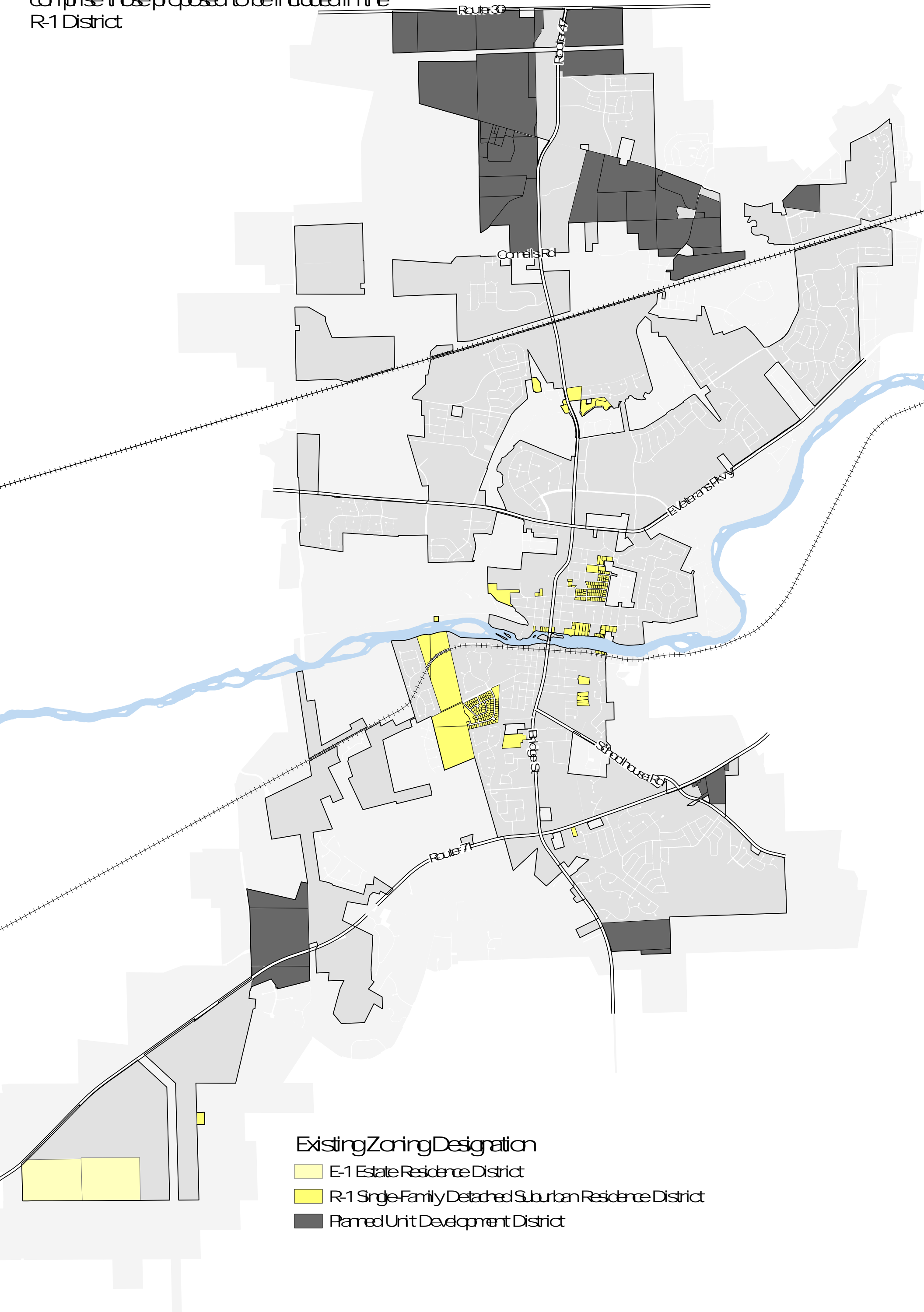


Proposed Zoning Designation

- | | |
|---|----------------------------------|
| 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 |

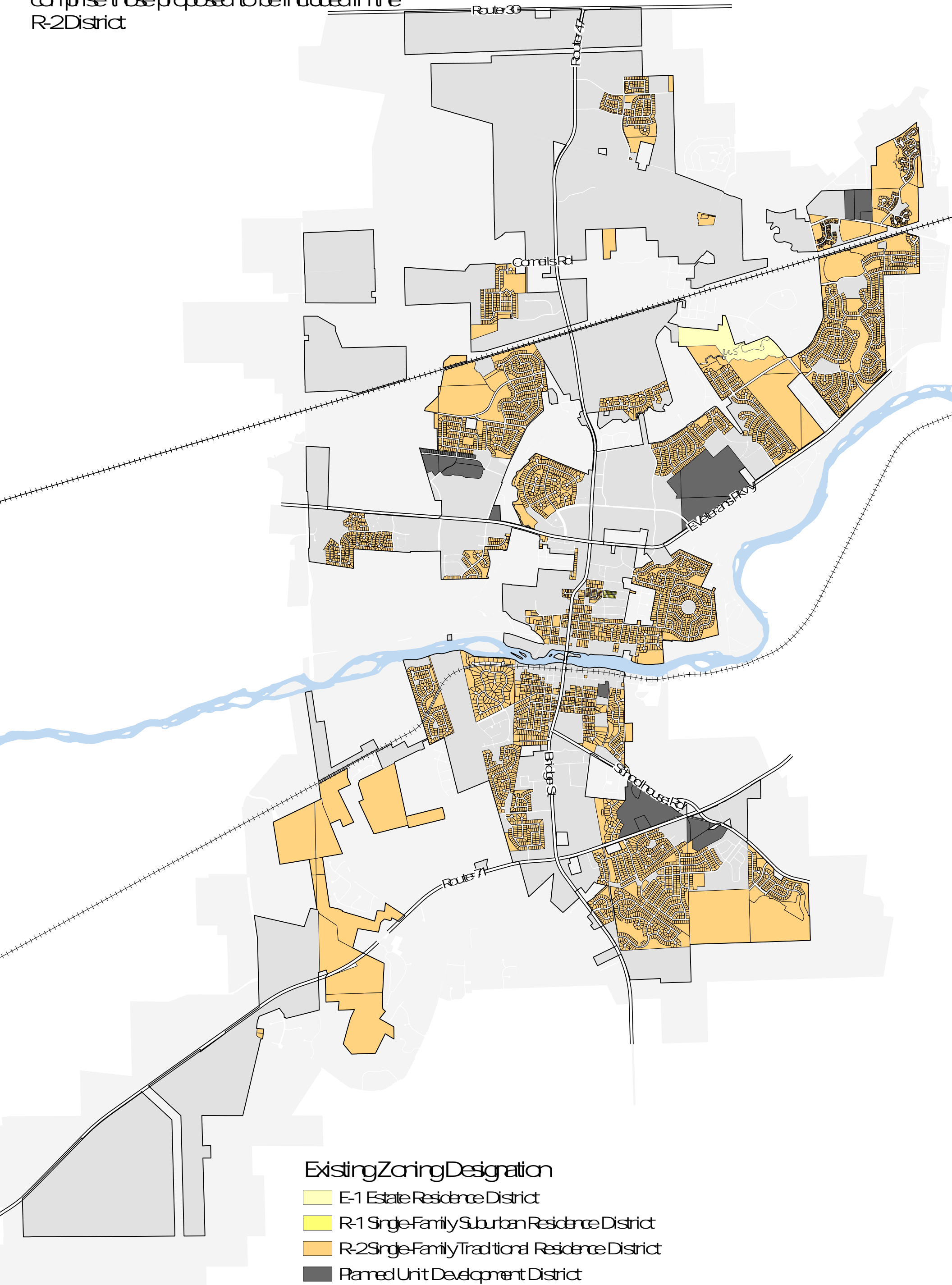
Proposed R-1 District

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



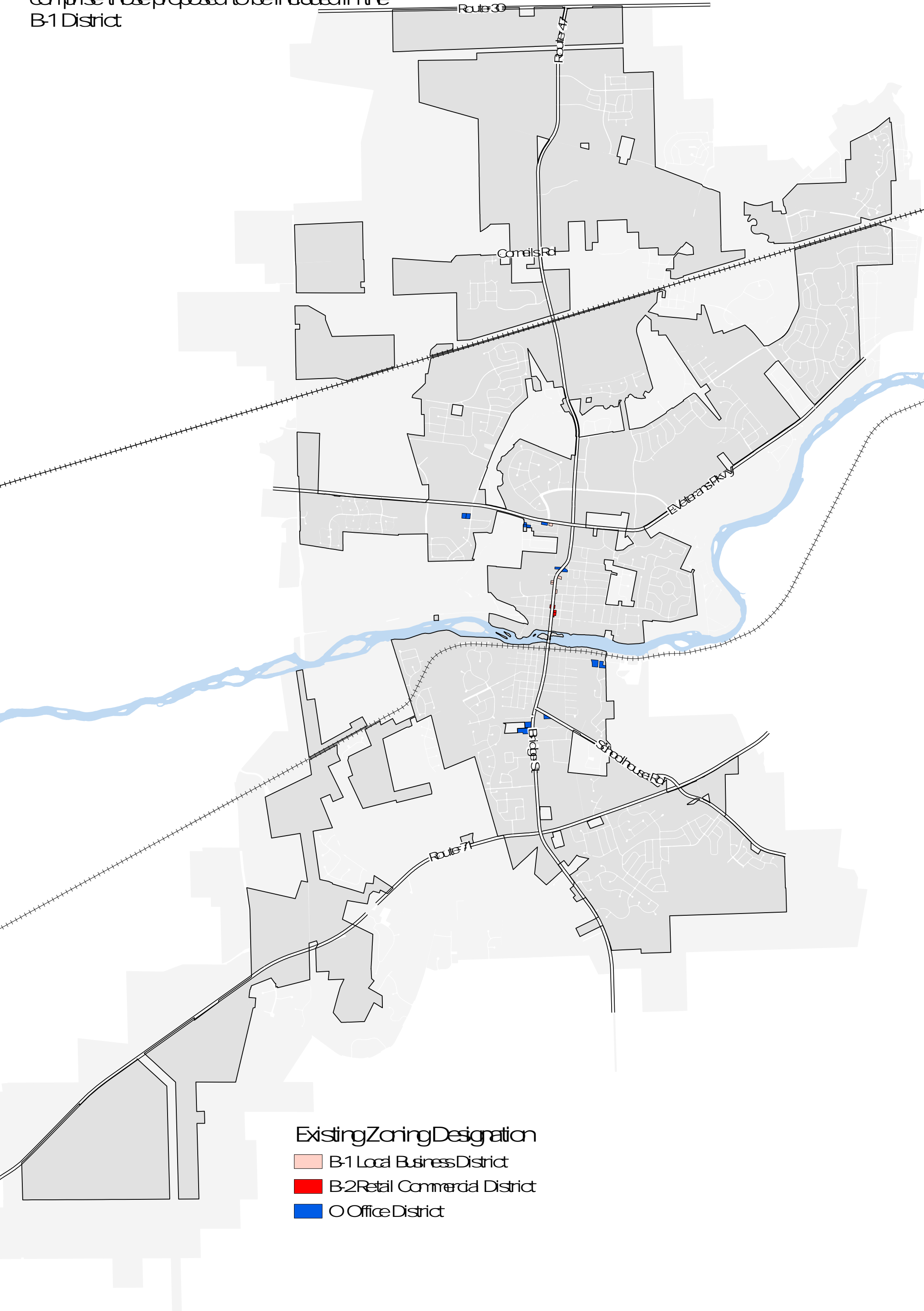
Proposed R-2 District

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



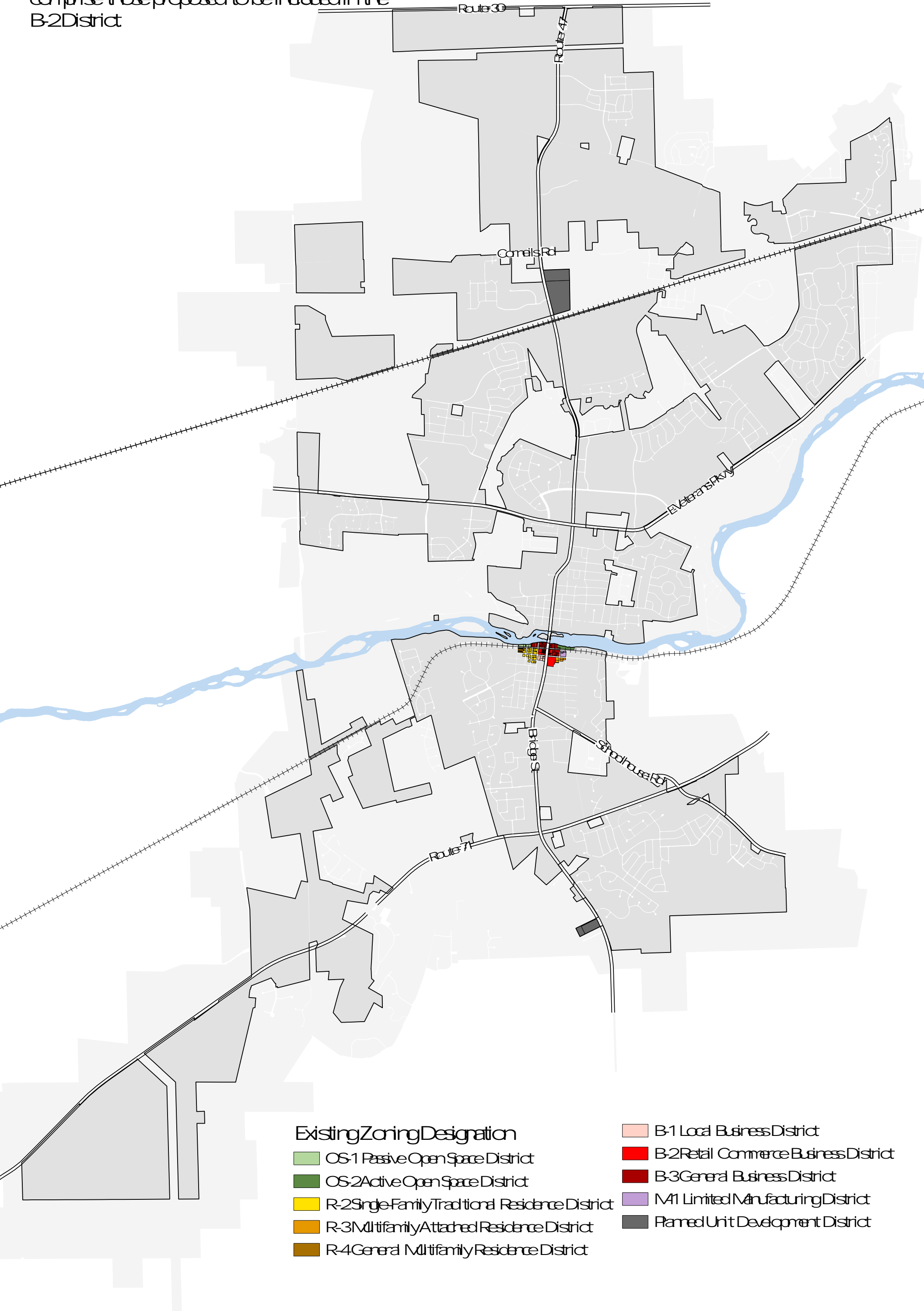
Proposed B-1 District

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



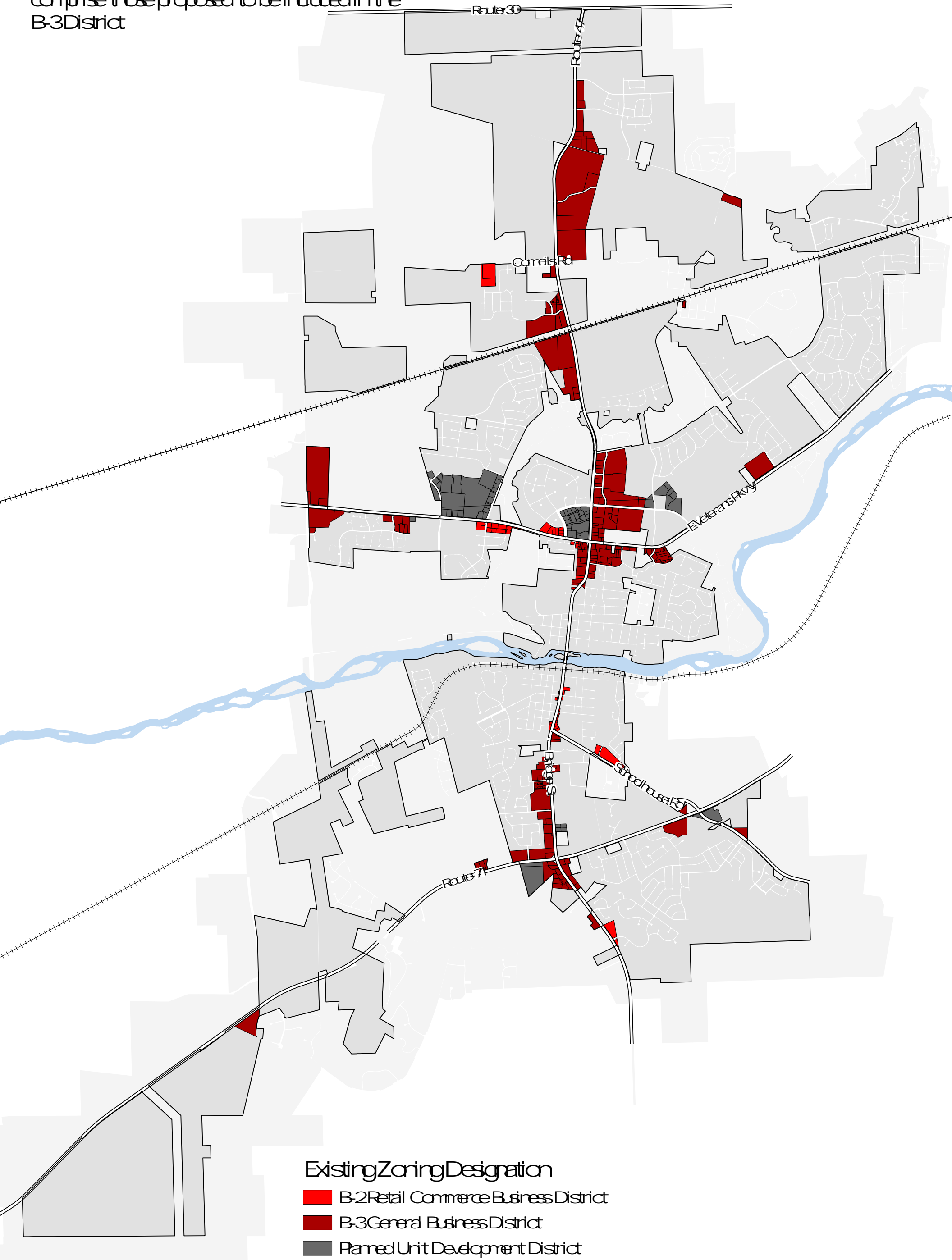
Proposed B-2 District

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



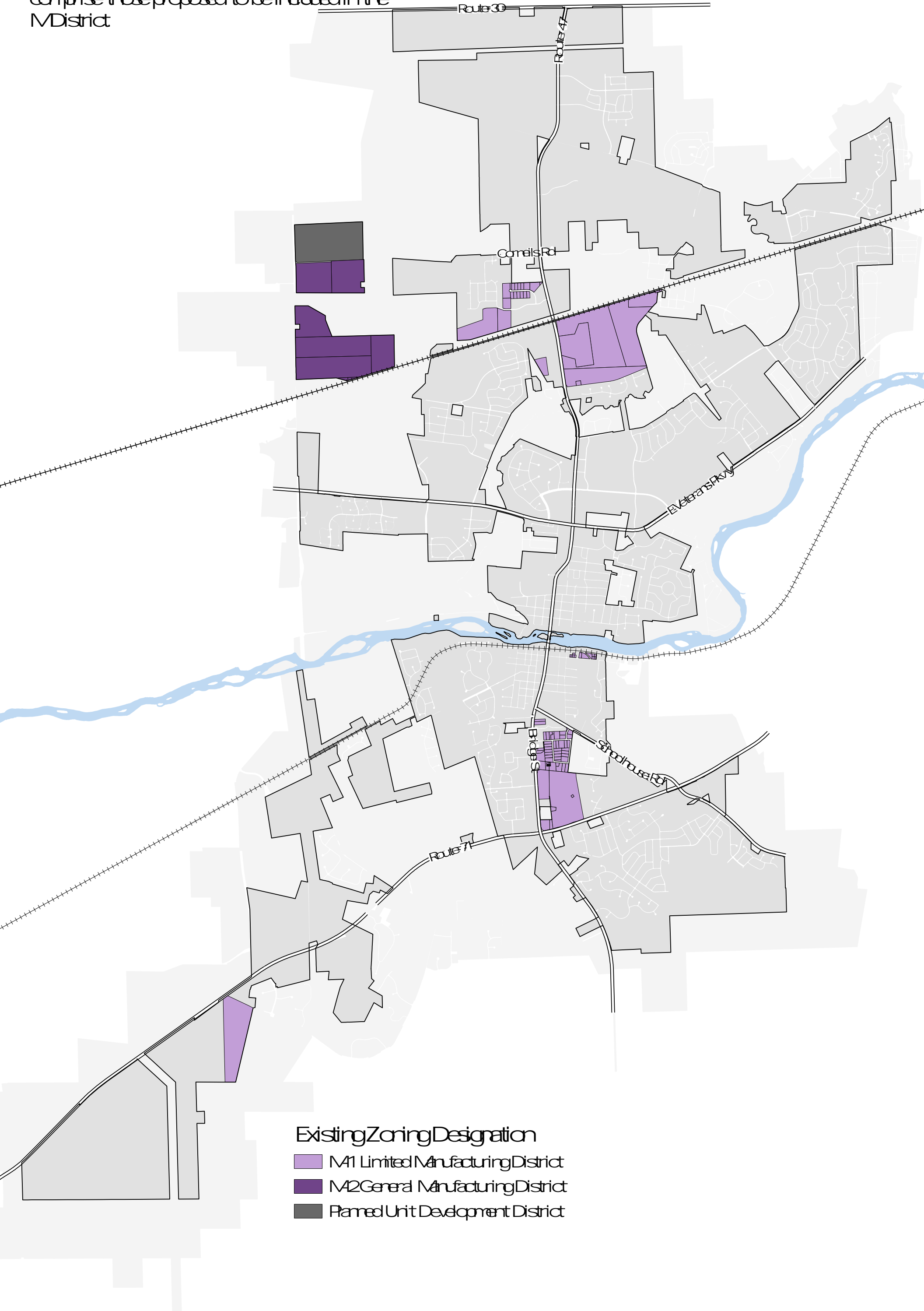
Proposed B-3 District

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



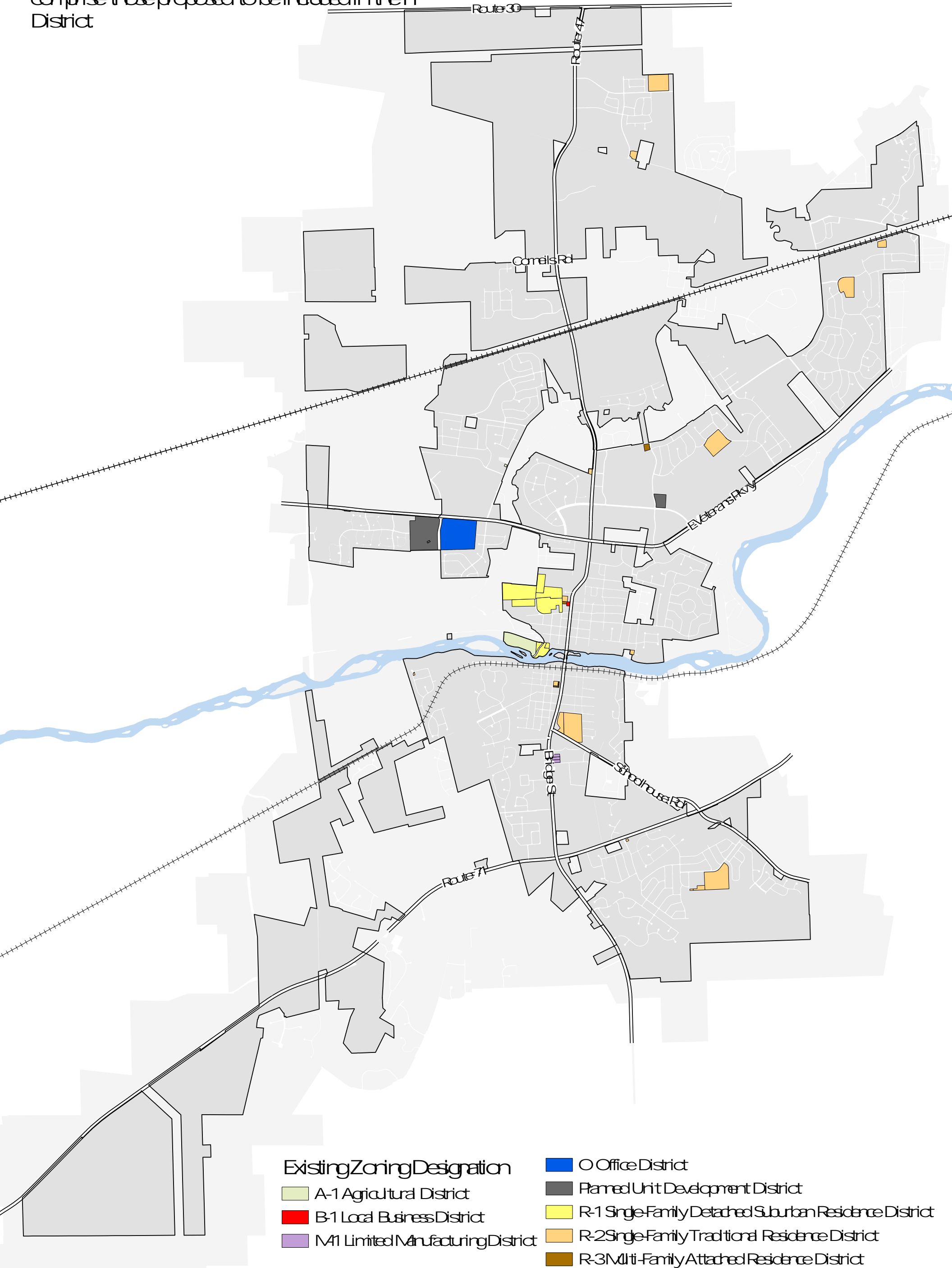
Proposed M District

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



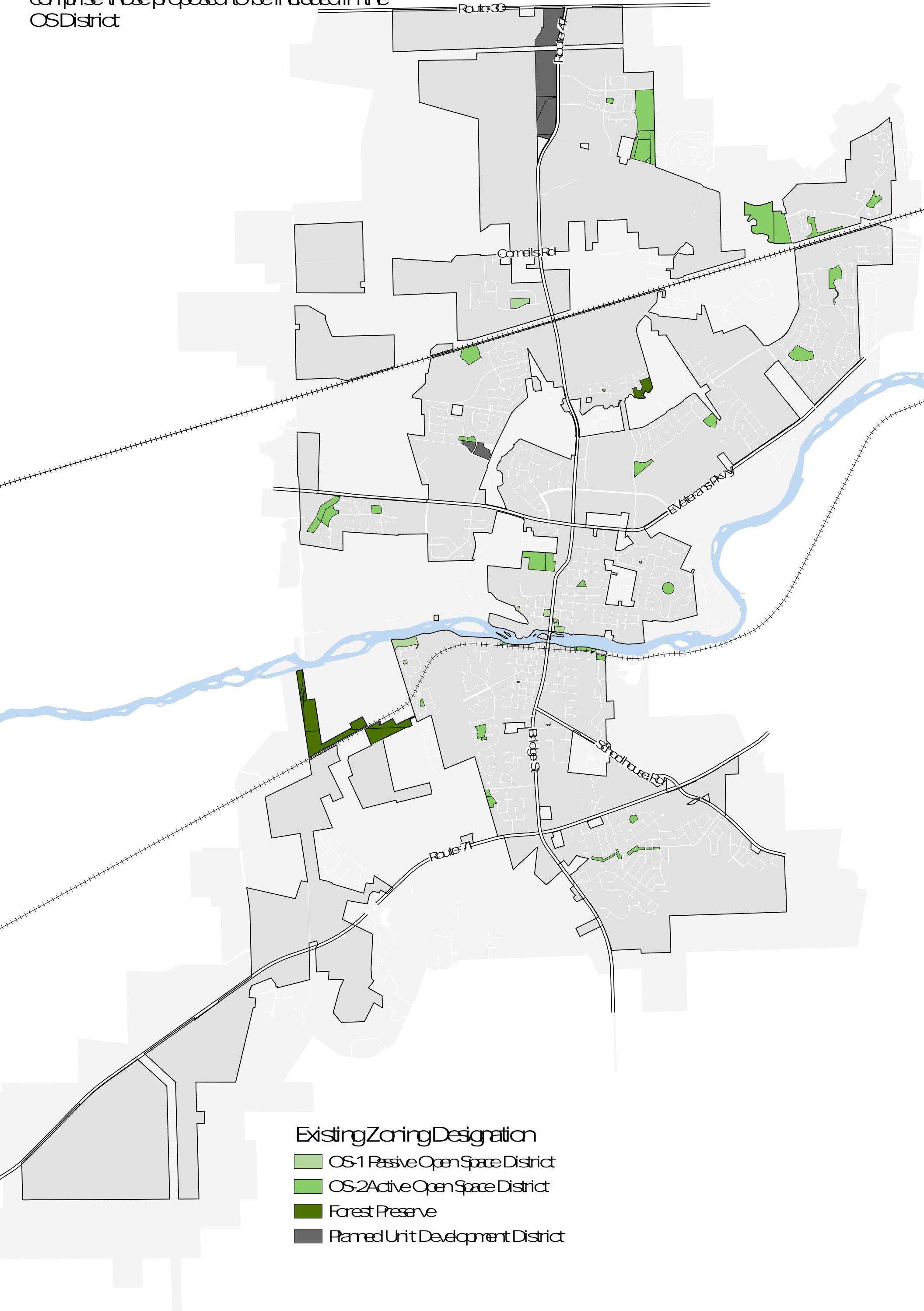
Proposed P District

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



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

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

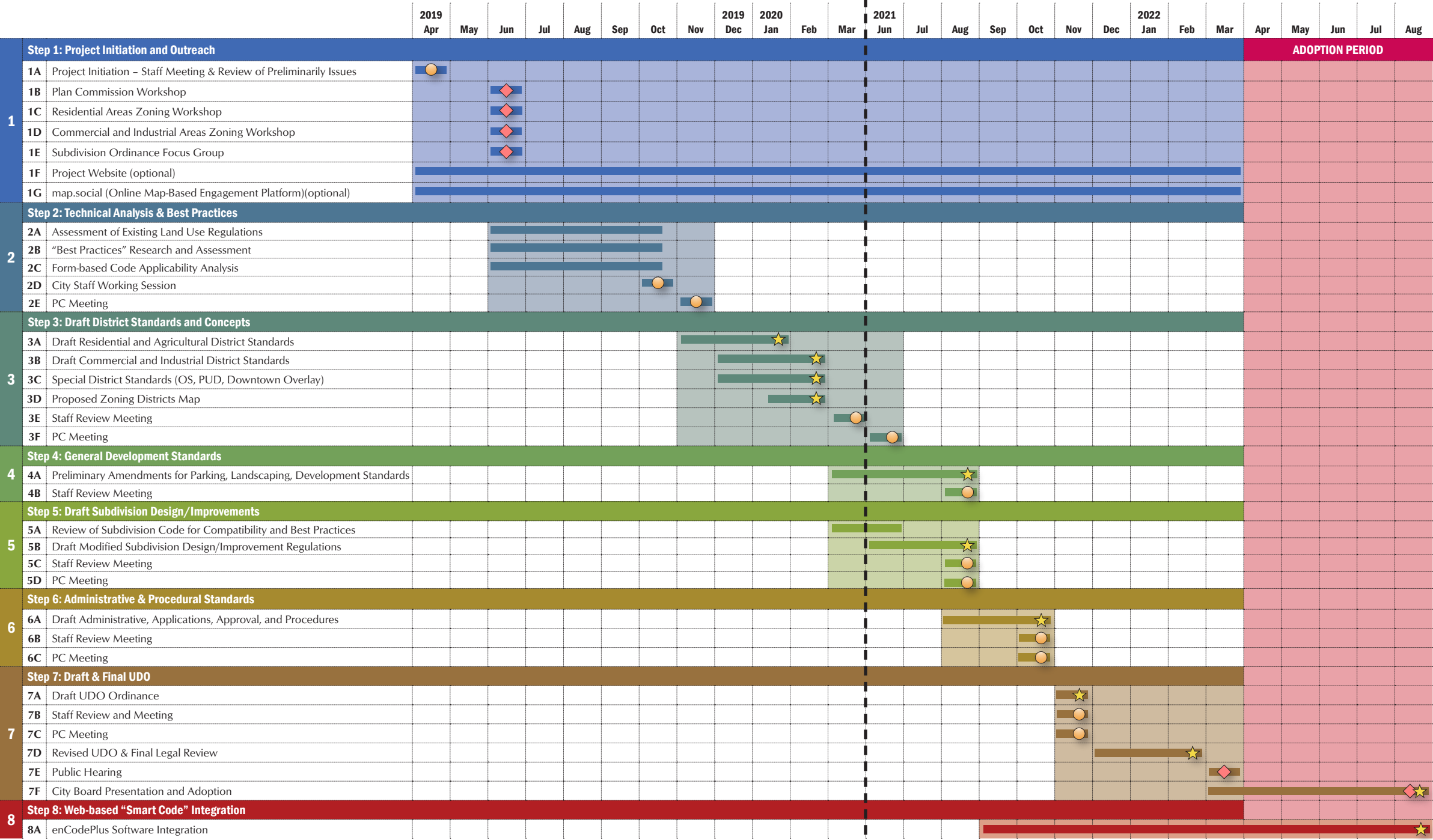
Use Category	Zoning Districts																
	Ag	Open Space		Residential							Business				Mfg.		Inst.
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2	PSP
Accessory building/use and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Planned unit development (PUD)	S	-	-	S	S	S	S	S	S	S	S	S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

UDO PROJECT SCHEDULE

Unified City of Yorkville UDO | Houseal Lavigne | Updated February 2021

Unified City of Yorkville
requested project be put on
hold Feb 26, 2020

Project restarted
June 2021



○ Denotes meetings to be conducted by Project Team. ◇ Denotes events to be held by the Project Team. ☆ Denotes products to be delivered by the Project