

## 10-21-1 Introduction



**Figure 10-21-1B (1). Yorkville Form-Based Districts Regulating Plan.**



## 10-21-2 Districts

### B. S2: Hydraulic Street District

The Hydraulic Street District includes complex conditions, including a tapering right-of-way that narrows from west to east and an active freight rail line that runs parallel to the street surface within the right-of-way. Hydraulic Street features short, utilitarian buildings, as well as an inoperable grain elevator, that create an eclectic mix of land uses and character. The form of this area remains pedestrian-centered but storefront-style buildings focus a broader spectrum of retail and service uses on the ground story with residential and/or office uses in upper stories.

Hydraulic Street	
Building Placement	
<b>Build-to Zone</b>	0' to 15'
Space Between Buildings	
<b>Attached</b>	0'
<b>Detached</b>	10'
Building Volume	
<b>Maximum Building Height</b>	60'
<b>Maximum Stories</b>	5
<b>Minimum Ground Floor Height</b>	14'
Typical Street Attributes <sup>1</sup>	
<b>Typical ROW Width</b>	48' to 66'
<b>Number of Travel Lanes</b>	2
<b>Lane Width</b>	10' to 12'
<b>Dedicated Turn Lanes</b>	none
<b>Parking Lanes</b>	1 lane of parallel parking on south side of street
<b>Pavement Width</b>	22'
<b>Dedicated Bicycle Facilities</b>	Multi-purpose lane on north side of street
Pedestrian Realm	
<b>Pedestrian Facilities</b>	6' to 8' wide sidewalk
<b>Street Buffer</b>	1 lane of parallel parking on south side of street; 4' planter on north side of multi-purpose street

#### Notes:

<sup>1</sup> The Streetscape Master Plan includes a proposed slip lane on the south side of Hydraulic Street between Bridge Street and Heustis Street. This table includes dimensions for the public right-of-way section of the street.

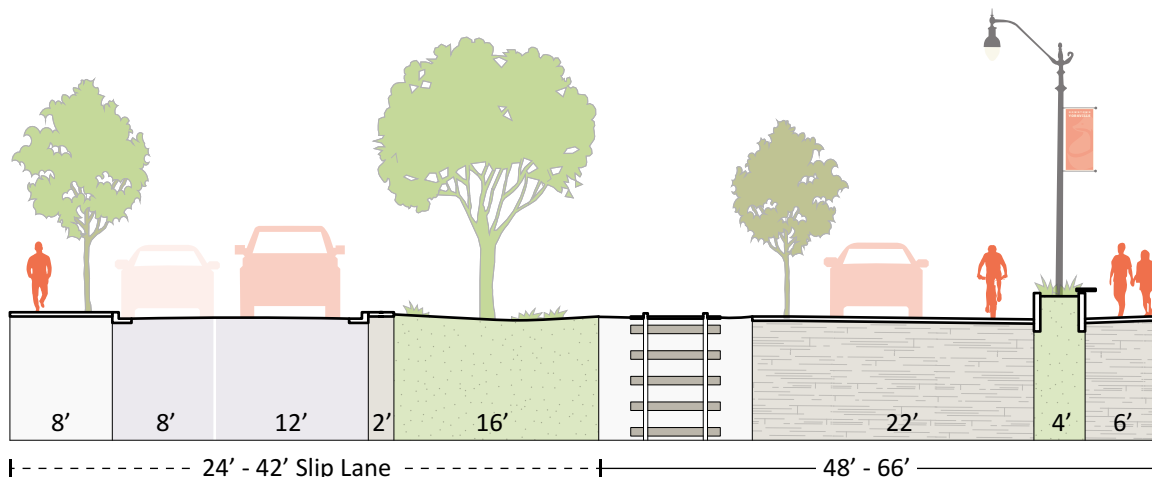


Figure 10-21-2B (1). Hydraulic Street (Long-term).

## 10-21-3 Uses

	Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
<b>Residential &amp; Lodging Uses Category</b>					
Residential Dwelling	●	●	●	●	●
Hotel/Motel	●	●	●	●	●
Bed & Breakfast Inn	●	●	○	○	○
Residential Care Facility				○	○
Senior Housing		●	●	●	○
<b>Civic &amp; Institutional Uses Category</b>					
Civic Offices & Services	●	●	●	●	●
Library/Museum	●	●	●	○	○
Police & Fire	●	●	●		
Post Office (no distribution)	●	●	●		
Religious & Organization Assembly	●	●	●	●	●
School: Public or Private	○	○	○	○	○
School: College	○	○	○	○	○
<b>Retail &amp; Service Uses Category</b>					
Neighborhood Retail (<8,000 sf)	●	●	●	●	○
General Retail	●	●	●		
Neighborhood Service	●	●	●	○	○
General Service	●	●	●		
Recreation/Entertainment	●	●	●	○	
Automotive Services		○	○	○	
Food Services & Drinking Places	●	●	●	●	○
<b>Office &amp; Industrial Uses Category</b>					
Office	●	●	●	●	
Small-Scale Industry	●	●	●	●	
<b>Infrastructure Uses Category</b>					
Communication Antennae & Towers	○	○	○	○	○
Parking Lot	●	●	●	●	●
Parking Structure	●	●	●	●	●
Public Utility & Infrastructure	●	●	●	●	●
<b>Open Space Uses Category</b>					
Open Space	●	●	●	●	●

	Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
<b>Accessory Uses</b>					
Alternative Energy Generation	●	●	●	●	●
Amphitheater		○		○	
Car Washes, Detail Shops, and/or Service Stations		○	○	○	
Drive Through Facility		○	○	○	
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods		●	●	●	
Outdoor Restaurant Dining	●	●	●	●	
Parking Lot (Accessory)	●	●	●	○	
Parking Structure (Accessory)	●	●	●		
Roadside Produce Stand/Vending		●		●	
Sidewalk Sales	●	●	●	○	○
Temporary Storage Containers		●	●	●	●
Mobile Food Vendors	●	●	●	●	●
Temporary Structures	●	●	●	●	●

### Key

- Permitted
- Permitted in Upper Stories Only
- Permitted with Development Standards
- Requires Special Use Permit

Table 10-21-3B (1). Permitted Uses Table.

# 10-21-3 Uses

## Neighborhood Retail

(less than 8,000 square feet)

Antique Shop  
Art & Education Supplies  
Art Gallery  
Bakery, Retail  
Bicycle Sales & Repair  
Book, Magazine, & Newspaper Store  
Camera & Photo Supply Store  
Candy Store  
China & Glassware Shop  
Clothing & Clothing Accessories  
Coffee Shop  
Computer Software Sales  
Delicatessen  
Electronic Sales & Service  
Fabric & Craft Store  
Florist  
Garden Center/Plant Nursery  
Gift, Novelty, & Souvenir Shop  
Hardware Store  
Hobby Shop  
Jewelry Sales & Repair  
Luggage & Leather Goods  
Microbreweries, Microwineries  
Music Store & Instruction  
Musical Instrument Repair & Sales  
Office Supply  
Optical Goods  
Paint & Wallpaper  
Party Supply Shop  
Pet & Pet Supply  
Specialty Food Market (Butcher, Fish Market, Produce, etc.), with no alcohol sales  
Sporting Goods Sales & Rental  
Stationary & Paper Store  
Toy Shop  
Video/Game Sales  
Wine Establishment (no liquor/beer)

## General Retail

All Neighborhood Retail (over 8,000 square feet)  
Appliance Sales & Service  
Department Store  
Drug Store/Pharmacy  
Furniture & Home Furnishings  
General Merchandise Stores  
Grocery Store  
Medical Supply Store  
Used Merchandise Stores (not including books, clothing & antiques)

## Recreation/Entertainment

Billiard Parlor  
Boat Sales & Rental  
Boat Storage  
Indoor Playground  
Indoor Shooting Gallery/ Gun Range  
Marina  
Outdoor Music Venue  
Railroad Passenger Station  
Skating Rink  
Stadium  
Swimming Pool

**Table 10-21-3C (3). List of Typical Uses in Recreation/Entertainment Category**

## Office

Architecture/Engineering/Design	PR & Advertising
Broadcasting & Telecommunications Studio	Professional Services
Building Contractor (office only)	Property Development
Business Consulting	Real Estate
Charitable Institutions	Research & Development
Clinic	Research Agency
Computer Programming & Support	Surveying
Detective Services	Tax Services
Educational Services (tutor & testing)	
Employment Agency	
Financial & Insurance	
Government Offices	
Legal Services	
Management Services	
Medical & Dental with Laboratory	
Motion Picture & Sound Recording Studio	

**Table 10-21-3C (4). List of Typical Uses in Office Category.**

**Table 10-21-3C (1). List of Typical Uses in Retail Category.**

## Neighborhood Service

(less than 8,000 square feet)

Amusement Arcade  
Barber Shop & Beauty Salon  
Catering/Carry-Out & Delivery  
Communication Service  
Childcare Centers  
Dance/Fitness Studio  
Dry Cleaning & Laundry  
Emergency Care Clinic  
Framing  
Health & Fitness Center  
Home Furniture & Equipment Repair  
Locksmith  
Mailing Services  
Massage Establishments  
Nail Salon & Specialty Body  
Pet Grooming  
Photocopying & Printing  
Photography Studio & Supplies  
Physical Therapy/Physical Rehabilitation  
Repair of Small Goods & Electronics  
Restaurant/Bar  
Services (Spa)  
Shoe Repair  
Tailor & Seamstress  
Theater  
Travel Agency, Ticketing & Tour Operator  
Veterinarian (no outdoor training, boarding or kennels)

## General Service

All Neighborhood Services (over 8,000 square feet)  
Bowling Alley

## Small-Scale Industry

Apparel & Finished Fabric Products	Products
Bakery & Confections	Research Laboratory
Beverages, including Beer, Wine, Coffee	Shoes & Boots
Botanical Products	Signs & Advertising
Brooms & Brushes	Smithing
Canning & Preserving Food	Taxidermy
Dairy Products	Toys & Athletic Goods
Electrical Fixtures	Upholstery
Engraving	Woodworking
Fabricated Metal Products	
Film Making	
Furniture & Fixtures	
Glass	
Jewelry, Watches, Clocks, & Silverware	
Leather Products	
Microbreweries, Microwineries	
Musical Instruments & Parts	
Pottery, Ceramics, & Related	

**Table 10-21-3C (5). List of Typical Uses in Small-Scale Industry Category.**

# 10-21-4 Building Types

## 4.0 Building Types

### A. Introduction to Building Type Standards

The buildings detailed in this section outline the Building Types permitted for new construction and renovated structures within the Districts defined in Section 10-21-2.

1. **General.** All Building Types shall meet the following requirements to achieve the intents defined for the districts.
  - (a) Zoning Districts. Each Building Type shall be constructed only within its designated districts. Refer to Table 10-21-4A (1) Permitted Building Types by Districts.
  - (b) Uses. Each Building Type can house a variety of uses depending on the district in which it is located. Refer to 15.3 for uses permitted per district. Some Building Types have additional limitations on permitted uses.
  - (c) No Other Building Types. All buildings constructed shall meet the standards of one of the Building Types within the zoning district of the lot.
  - (d) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
  - (e) Accessory Structures.
    - i. Attached accessory structures are considered part of the

principal structure.

- ii. Detached accessory structures are allowed per each Building Type and shall comply with all setbacks except the following:
  - (i) Detached accessory structures are not permitted in the front yard.
  - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
  - (iii) Detached accessory structures shall not exceed the height or size (area) of the principal structure.

2. **Page Layout.** Document pages are laid out to provide the maximum amount of information for each building type on one spread of two pages. Refer to Figure 10-21-4A (1) for a typical Building Type layout page.
  - (a) Tables. Refer to Section 10-21-4B for further information on each Table.
  - (b) Graphics typically represent one example of a building that could be developed utilizing the standards for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

Building Types by Districts						
		Districts				
		S1: Bridge Street	S2: Hydraulic Street	S3: Van Emmon Street	S4: 'B' Street	S5: 'B' Street - Residential
Building Types	Downtown Commercial	●	●	●	●	
	Downtown Living		●	●	●	
	Cottage Commercial	●	●	●	●	
	Civic Building	●	●	●	●	●
	Attached Building			●	●	○
	Yard Building				○	●

● Permitted      ○ Requires Permit / Review

Table 10-21-4A (1). Permitted Building Types by District

# 10-21-4 Building Types

## C. Downtown Commercial Building

- Description & Intent.** The Downtown Commercial Building is a building located at the front and corner property lines allowing easy access to passing pedestrians. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, no off-street parking is required.  
  
Storefronts with large amounts of transparency and regularly spaced entrances off the street are utilized on the ground floor front facade. Ground floor uses are limited to those with high levels of pedestrian activity, such as retail, service, and office uses, with additional commercial, office, and/or residential uses in the upper stories.
- Regulations.** Regulations for the Downtown Commercial Building Type are defined in the adjacent table.

Notes:

<sup>1</sup> Each building shall meet all requirements of the Building Type.

<sup>2</sup> A max. six (6) foot gap is allowed if it serves as a walkable passage.

<sup>3</sup> If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

<sup>4</sup> Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

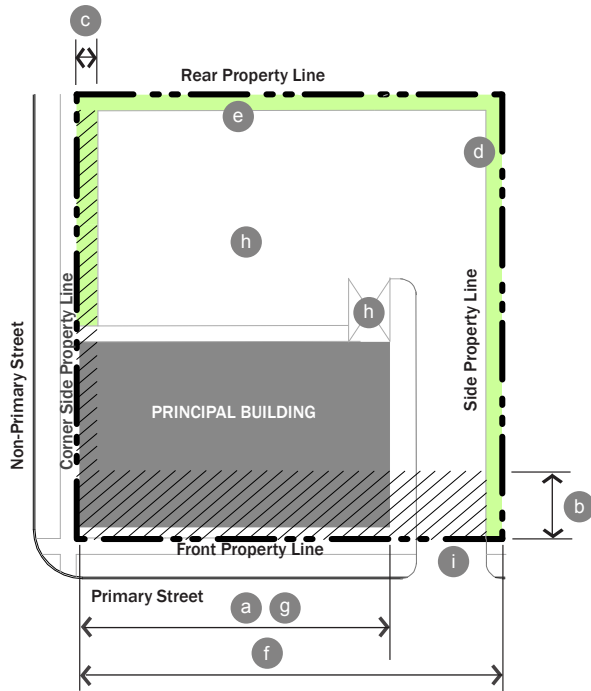
<sup>5</sup> Lots wider than one hundred (100) feet are permitted one double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of sixty percent (60%).

<sup>6</sup> Eighteen (18) feet or more in height counts as two (2) stories towards maximum building height.

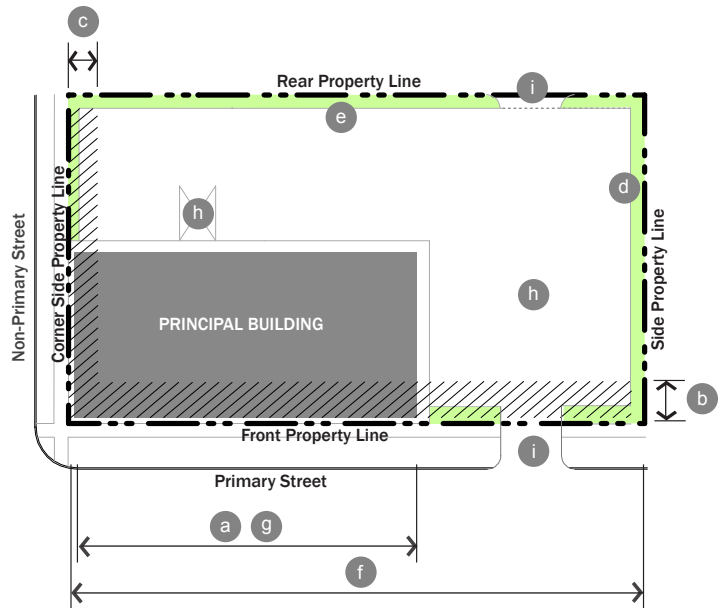
<sup>7</sup> Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.

		Permitted Districts			
		S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
<b>(a) Building Siting</b> Refer to Figures 10-21-4C (1) and 10-21-4C(2)					
Multiple Principal Buildings		Permitted <sup>1</sup>			
a	Minimum Front Lot Line Coverage	100% <sup>2</sup>	75%	90% <sup>2</sup>	65%
Occupation of Corner		Required <sup>7</sup>			
b	Front Build-to Zone	0' to 5'			0' to 10'
c	Corner Build-to Zone	0' to 5'	0' to 10'		
d	Minimum Side Yard Setback	0'; 5' if adjacent to other Building Type		5'	
e	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential <sup>3</sup>			
f	Minimum Lot Width	none	16'		
g	Maximum Building Width	none	none		
Maximum Impervious Coverage		95% <sup>4</sup>	80% <sup>4</sup>		
Additional Semi-Pervious Coverage		5%	20%		
h	Parking & Loading Location	Rear yard; existing developed sites require no add'l parking and/or loading facilities	Rear Yard & Side Yard <sup>5</sup>		
Entry for Parking within Building		Rear & Side Facades			All Sides
i	Vehicular Access	none	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
<b>(b) Height</b> Refer to Figure 10-21-4C (3)					
j	Minimum Overall Height	2 stories	1 story		
k	Maximum Overall Height	6 stories (with min. 3' setback at 3 stories)	4 stories		
l	Ground Story: Minimum Height	14'	12'	14'	12'
	Maximum Height	24' <sup>6</sup>	24' <sup>6</sup>	24' <sup>6</sup>	24' <sup>6</sup>
m	Upper Stories: Minimum Height	9'			
	Maximum Height	14'			
<b>(c) Uses</b> Refer to Figure 10-21-4C (3)					
n	Ground Story	Per Section 10-21-3 Uses; residential permitted provided that it is located at least 20' from the front primary facade			
o	Upper Story	Per Section 10-21-3 Uses			
p	Parking within Building	Permitted fully in any basement and in rear of all floors			
q	Occupied Space	20' deep on all full height floors from the front facade			
<b>(d) Street Facade Requirements</b> Refer to Figure 15.4C (4)					
r	Minimum Ground Story Transparency Measured between 2' and 8' above grade	50%			30%
s	Minimum Upper Story Transparency Street-Facing Stories	20%		15%	
t	Front Facade Entrance Type	Storefront, Elevated Storefront (permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances)			
u	Principal Entrance Location	Front or Corner Facades			
Number of Street Entrances		Minimum 1 for every 30' or less of facade	Minimum 1 for every 50' or less of facade		Minimum 1 for every 80' or less of facade
Ground Story Vertical Divisions		One per every 20-40' of facade width			
Horizontal Facade Divisions		Within 3' of top of ground story and the bottom of any fifth floor		Within 3' of top of ground story	
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.		Every 40' of facade width		Every 50' of facade width	
<b>(e) Roof Type Requirements</b> Refer to Figure 10-21-4C (4)					
v	Permitted Roof Types	Parapet, Pitched, Flat			
Tower		Permitted			

### 10-21-4 Building Types



**Typical Site Plan.**  
**Figure 10-21-4C (1): Building Siting.**



**Site Plan with side parking (S 2 and S4 only).**  
**Figure 10-21-4C (2): Building Siting.**

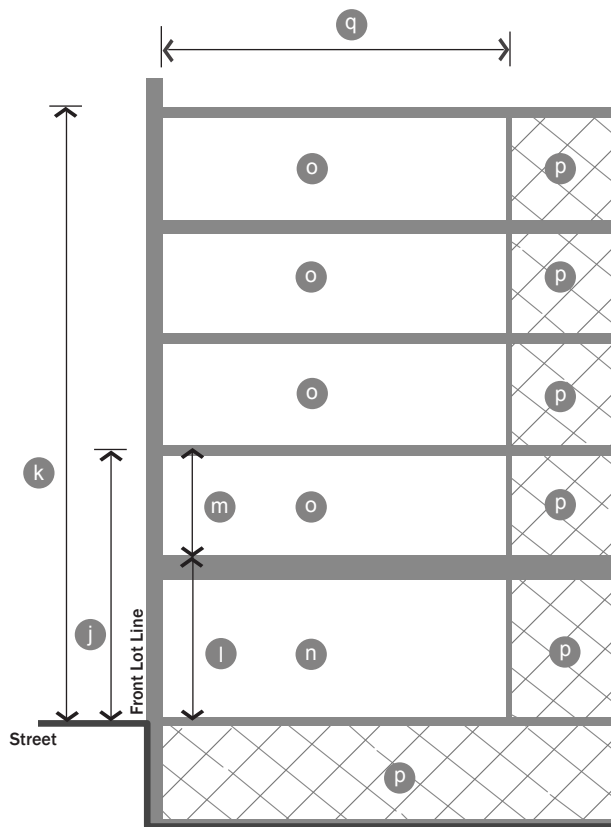
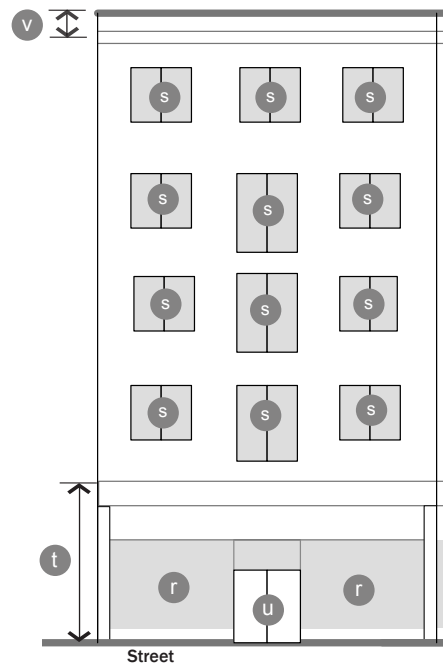


Figure 10-21-4C (3): Height & Use Requirements.



**Figure 10-21-4C (4): Street Facade Requirements.**

# 10-21-4 Building Types

## D. Downtown Living Building

- Description & Intent.** The Downtown Living Building Type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. Similar to the Downtown Commercial Building, the Downtown Living building is intended to be built close to the front and corner property lines, but generally allows for more landscape space between the building and the street. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front lot line.
- Regulations.** Regulations for the Downtown Living Building Type are defined in the adjacent table.

Notes:

<sup>1</sup> Each building shall meet all requirements of the Building Type.

<sup>2</sup> If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

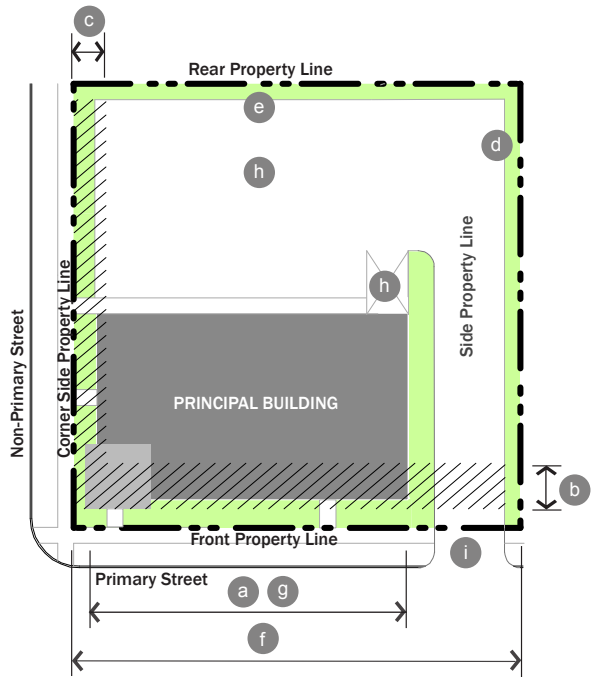
<sup>3</sup> Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

<sup>4</sup> Lots wider than one hundred (100) feet are permitted one double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of sixty percent (60%).

<sup>5</sup> Corner Clearance: No building, structures or landscaping which obstructs vision on any corner lot between a height of two (2) feet and ten (10) feet above the finished grade of either street within a twenty-five (25) foot triangle formed by the intervening street lines are permitted.

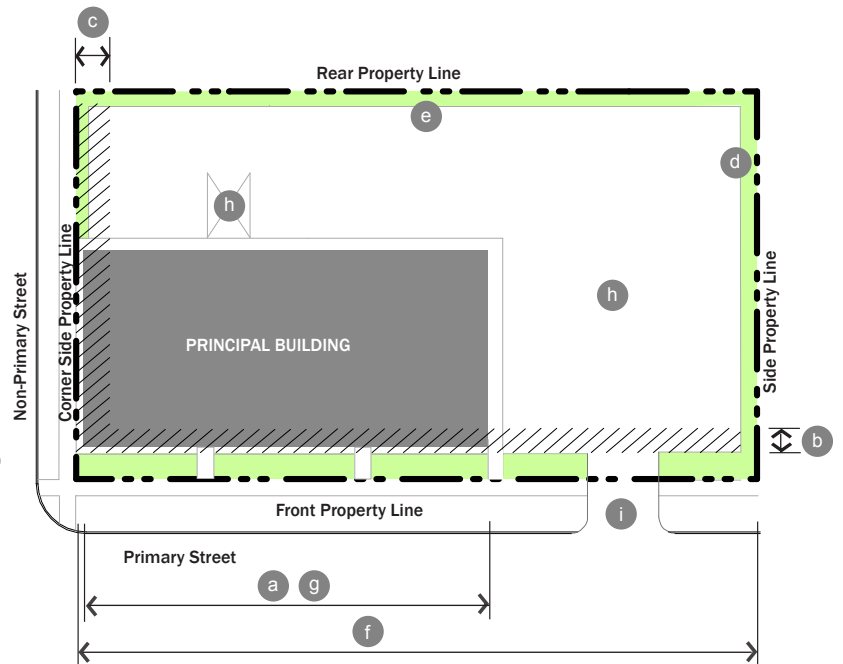
		Permitted Districts		
		S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
<b>(a) Building Siting</b> Refer to Figures 10-21-4D (1) and 10-21-4D (2)				
Multiple Principal Buildings		Permitted <sup>1</sup>		
a	Minimum Front Lot Line Coverage	75%		50%
Occupation of Corner		Required <sup>5</sup>		
b	Front Build-to Zone	5' to 15'		5' to 20'
c	Corner Build-to Zone	0' to 10'		5' to 20'
d	Minimum Side Yard Setback	5'		10'
e	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential <sup>2</sup>		
f	Minimum Lot Width	16'		
g	Maximum Building Width	none		
Maximum Impervious Coverage		65% <sup>3</sup>	75% <sup>3</sup>	65% <sup>3</sup>
Additional Semi-Pervious Coverage		20%	20%	20%
h	Parking & Loading Location	Rear yard <sup>4</sup> , Side Yard		
Entry for Parking within Building		Rear & Side Facades		
i	Vehicular Access	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.		
<b>(b) Height</b> Refer to Figure 10-21-4D (3)				
j	Minimum Overall Height	1 story		
k	Maximum Overall Height	4 stories		
l	All Stories: Minimum Height	9'		
	Maximum Height	14'		
<b>(c) Uses</b> Refer to Figure 10-21-4D (3).				
m	All Stories	Per Section 10-21-3 Uses; residential dwelling allowed provided that it is located at least 20' from the front primary facade		
n	Parking within Building	Permitted fully in any basement and in rear of all floors		
o	Occupied Space	20' deep on all full height floors from the front facade		
<b>(d) Street Facade Requirements</b> Refer to Figure 10-21-4D (4).				
p	Minimum Transparency Per each Story	20%		
q	Front Facade Entrance Type	Stoop, Porch		
r	Principal Entrance Location	Front facade or corner facade		
Number of Street Entrances		Minimum 1 for every 100' or less of facade		
Ground Story Vertical Divisions		Every 60' of facade width		
Horizontal Facade Divisions		Within 3' of the top of the ground story and any visible basement		
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.		Every 50' of facade width		
<b>(e) Roof Type Requirements</b> Refer to Figure 10-21-4D (4)				
s	Permitted Roof Types	Parapet, pitched, flat		
t	Tower	Permitted		

## 10-21-4 Building Types



Typical Site Plan.

Figure 10-21-4D (1): Building Siting.



Site Plan with side parking (S 3 and S 4 only).

Figure 10-21-4D (2): Building Siting.

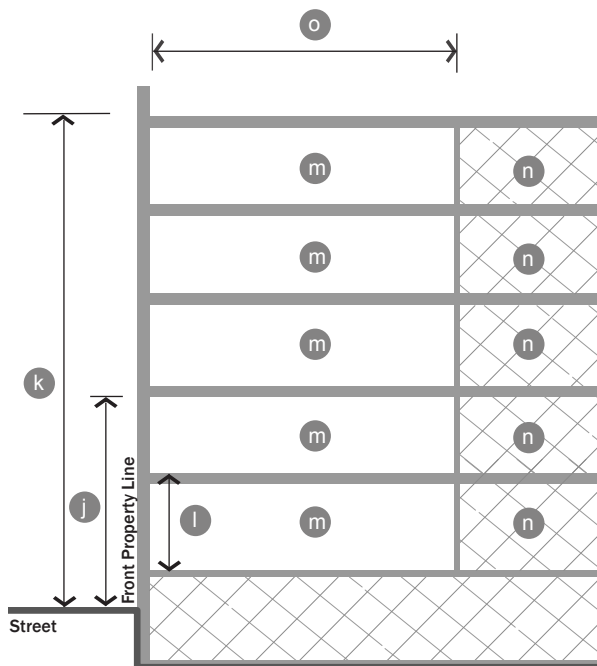


Figure 10-21-4D (3): Height & Use Requirements.

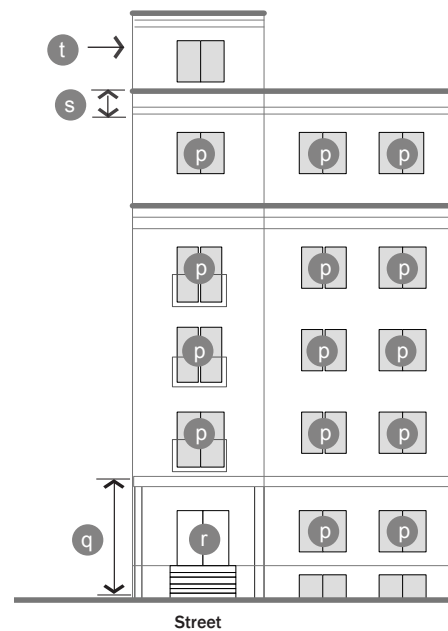


Figure 10-21-4D (4): Street Facade Requirements.