

**COMPREHENSIVE  
AMENDMENT  
TO THE  
NORTHLAKE  
ZONING ORDINANCE**

PREPARED FOR  
THE NORTHLAKE CITY COUNCIL

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OFFICIALS

Eugene C. Doyle	Mayor
Ralph Roy	City Clerk
Fred A. Mierendorf	City Treasurer
Eugene Mikos	City Manager
Jerome K. Fisher	Building Commissioner

City Council

Ward 1	Charles S. Lopardo Thomas Padilla
Ward 2	William Mueller James LaCognata
Ward 3	Reid M. Paxson John M. Kerivan
Ward 4	Vincent La Pietra Fred J. Paul

TABLE OF CONTENTS

	page
ARTICLE I	
TITLE, INTENT and PURPOSE . . . . .	1
101. Title	1
102. Intent and Purpose	1
ARTICLE II	
RULES and DEFINITIONS . . . . .	3
201. Rules	3
202. Definitions	3
ARTICLE III	
GENERAL PROVISIONS . . . . .	21
301. Interpretation	21
302. Separability	21
303. Scope of Regulations	21
304. Use and Bulk Regulations	22
305. Lot Coverage	22
306. Lot Area and Dimension	25
307. Access to Public Streets	25
308. Number of Buildings on a Zoning Lot	25
309. Rezoning of Public and Semi-Public Areas	25
310. Accessory Buildings	25
311. Temporary Buildings	26
312. Performance Standards	26
313. Existing Special Uses	26
314. Uses Not Specifically Permitted in Districts	26
ARTICLE IV.	
ZONING DISTRICTS and MAPS . . . . .	27
401. Districts	27
402. Maps	27
403. District Boundaries	27
404. F-1 FLOOD PLAIN DISTRICT . . . . .	28
405. Permitted Uses	28
406. Special Uses	28
407. Conditions of Use	29
408. Flood Plain Fringe Areas	29
410. R-1 ONE-FAMILY RESIDENCE DISTRICT . . . . .	30
411. Permitted Uses	30
412. Special Uses	30
413. Off-Street Parking	31
414. Minimum Lot Size	31
415. Yard Areas	31
416. Maximum Lot Coverage	31
417. Building Height	32
420. R-2 TWO-FAMILY RESIDENCE DISTRICT . . . . .	32
421. Permitted Uses	3
422. Special Uses	3

	page
423. Off-Street Parking	32
424. Minimum Lot Sizes	32
425. Yard Areas	33
426. Maximum Lot Coverage	34
427. Building Height	34
430. R-3 GENERAL RESIDENCE DISTRICT . . . . .	34
431. Permitted Uses	34
432. Special Uses	34
433. Off-Street Parking	34
434. Minimum Lot Sizes	34
435. Yard Areas	34
436. Maximum Lot Coverage	35
437. Building Height	36
438. Minimum Floor Area Per Dwelling Unit	36
440. B-1 RETAIL BUSINESS DISTRICT. . . . .	36
441. Permitted Uses	37
442. Special Uses	39
443. Conditions of Use	40
444. Yard Areas	40
445. Signs	40
446. Off-Street Parking and Loading	40
447. Building Height	40
448. Dwelling Units	40
450. B-2 RETAIL and SERVICE DISTRICT. . . . .	40
451. Permitted Uses	40
452. Special Uses	41
453. Conditions of Use	42
454. Yard Areas	42
460. B-3 OFFICE BUSINESS DISTRICT. . . . .	42
461. Conditions of Use	43
462. Yard Areas	43
463. Signs	44
464. Off-Street Parking and Loading	44
465. Building Height	44
470. B-4 HIGH RISE HOTELS and MOTELS . . . . .	44
471. Permitted Uses	44
472. Height of Building	44
473. Signs	45
474. Off-Street Parking and Loading	45
480. I-1 LIMITED INDUSTRIAL DISTRICT. . . . .	45
481. Permitted Uses	45
482. Special Uses	45
483. Off-Street Parking and Loading	49
484. Conditions of Use	49
485. Yard Areas	49
486. Maximum Lot Coverage	50
487. Height of Building	50

	page
488. Performance Standards	51
490. I-2 GENERAL INDUSTRIAL DISTRICT . . . . .	54
491. Permitted Uses	54
492. Special Uses	55
493. Off-Street Parking and Loading	55
494. Conditions of Use	55
495. Yard Areas	55
496. Height of Building	55
497. Performance Standards	56
 ARTICLE V	
OFF-STREET PARKING and LOADING . . . . .	58
501. Purpose	58
502. General Provisions - Parking and Loading	58
503. Additional Regulations - Parking	59
504. Location of Accessory Off-Street Parking Facilities	62
505. Schedule of Parking Requirements	62
506. Additional Regulations - Off-Street Loading	65
507. Schedule of Loading Requirements	66
 ARTICLE VI	
NONCONFORMING BUILDINGS and USES . . . . .	69
601. Continuance of Use	69
602. Discontinuance of Use	69
603. Change of Nonconforming Use	70
604. Termination and Removal of Nonconforming Uses, Buildings and Structures	70
605. Repairs and Alterations	70
606. Damage and Destruction	71
607. Additions and Enlargements	71
608. Use District Changes	71
609. Exempted Buildings, Structures and Uses	72
610. Conversion to Special Use	72
 ARTICLE VII	
ADMINISTRATION . . . . .	73
701. Administrative Officer	73
702. Zoning Certificates	74
703. Occupancy Certificate	74
704. Certificate for Continued Occupancy of Nonconforming Uses	75
705. Zoning Board of Appeals	75
706. Variations	77
707. Plan Commission	80
708. Amendments	81
709. Special Uses	82
710. Fees	83
711. Violation, Penalty, Enforcement	84
712. Effective Date	84

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ARTICLE I.

TITLE, INTENT AND PURPOSE

101. - TITLE. This comprehensive amendatory ordinance shall be known, cited and referred to as "The Northlake Zoning Ordinance."

102. - INTENT AND PURPOSE.

This amended zoning ordinance is based on the comprehensive plan for the City of Northlake, which was adopted by the City Council on June 22, 1971. Said comprehensive plan included a study of existing land use, streets, thoroughfares and transportation, community facilities, principal business district, goal formation, General Development Plan, Principal Business District Development Plan, and Capital Improvements Program.

This ordinance is adopted for the following purposes:

1. To promote and protect the public health, safety, morals, comfort and general welfare of the people.
2. To divide the City of Northlake into districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for residence, business, manufacturing and other specified uses.
3. To protect the character and the stability of the residential, business and manufacturing areas within the City of Northlake and to promote the orderly and beneficial development of such areas.
4. To provide adequate light, air, privacy and convenience of access to property.
5. To regulate the intensity of use of lot areas, and to determine the area of open spaces surrounding buildings, necessary to provide adequate light and air, and to protect the public health.
6. To establish building lines and the locations of buildings designed for residential, business and manufacturing or other uses within such areas.
7. To fix reasonable standards to which buildings or structures shall conform therein.
8. To prohibit buildings, structures and uses incompatible with the character or development or intended uses within specified zoning districts.
9. To prevent additions to or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder.

10. To limit congestion in the public streets and protect the public health, safety, convenience and general welfare by providing for the off-street parking of motor vehicles and the loading and unloading of commercial vehicles.

11. To protect against fire, explosion, noxious fumes and other hazards in the interest of public health, safety, comfort and general welfare.

12. To prevent the overcrowding of land and undue concentration of buildings and/or structures, so far as is possible and appropriate in each district, by regulating the use and bulk of buildings in relation to the land surrounding them.

13. To conserve the taxable value of land and buildings throughout the City of Northlake.

14. To provide for the gradual elimination of nonconforming buildings, structures and uses of land which are adversely affecting the character and value of desirable development in each district.

15. To define and limit the powers and duties of the administrative officers and bodies as provided herein.

16. And to prescribe the penalties for the violation of the provisions of this ordinance or any amendments thereto.

## ARTICLE II.

### RULES AND DEFINITIONS

201. - RULES. In the construction of this ordinance the rules and definitions contained in this section shall be observed and applied, except when the context clearly indicates otherwise:

1. Words used in the present tense shall include the future;
2. Words in the singular number include the plural number, and words in the plural number include the singular number;
3. The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
4. The word "shall" is mandatory.
5. The word "may" is permissive.

### 202. - DEFINITIONS.

Abandonment. An action to give up one's rights or interests in property.

Accessory Building or Use. An "accessory building or use" is one which:

1. Is subordinate to and serves a principal building or principal use;
2. Is subordinate in area, extent or purpose to the principal building or principal use served;
3. Contributes to the necessity of occupants of the principal building or principal use served; and
4. Is located on the same zoning lot as the principal building or principal use served with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere on the same zoning lot with the building or use served.

An "accessory use" includes, but is not limited to, the following:

1. A children's playhouse, garden house and private greenhouse;

2. A shed, garage or building for domestic storage;
3. Incinerators incidental to residential use, in accordance with the City of Northlake ordinances;
4. Storage of merchandise normally carried in stock on the same lot with any retail service or business use, unless such storage is excluded by the district regulations;
5. Storage of goods used in or produced by manufacturing activities on the same lot or parcel of ground with such activities unless such storage is excluded by the district regulations;
6. Swimming pool, private, for use by the occupant and his guests;
7. Off-street motor car parking areas, and loading facilities;
8. Signs as permitted and regulated in the applicable sign ordinances of the City of Northlake.
9. Carports;
10. Public utility facilities -- telephone, electric, gas, water and sewer lines, their supports and incidental equipment.

Acreage. Any tract or parcel of land having an area of one acre or more which has not heretofore been subdivided or platted.

Alley. A public way, not more than thirty (30) feet wide, which affords only a secondary means of access to abutting property.

Alteration, Structural. Any change which would tend to prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders.

Animal Hospital. Any building or portion thereof designed or used for the care, observation or treatment of domestic animals.

Apartment. A room or suite of rooms in a multiple-family building which is arranged, designed, used or intended to be used as a single housekeeping unit. Complete kitchen facilities, (sink, stove, refrigerator and storage facilities) permanently installed, shall always be included for each apartment.

Apartment Hotel. See Hotel, Apartment.

Auditorium. A room, hall or building made a part of a church, theatre, school, recreation building or other building assigned to the gathering of people as an audience to hear lectures, plays and other presentations.

Automobile Laundry (Car Wash), Tunnel with conveyor. Any drive through or drive in facility where motor vehicles are washed with the use of a conveyor and blower or other cleaning devices.

Automobile Laundry (Car Wash), Self-Service or Roll-Over. A building or portion thereof containing facilities for washing automobiles, using self-service spray devices or mechanical brushes, but which don't have a conveyor system for moving automobiles through the washing facilities.

Automobile Repair, Major. Engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair, and painting of vehicles.

Automobile Repair, Minor. Incidental repair, replacement of parts and motor service to automobiles, but not including any operation specified under "Automobile Repair, Major."

Automobile Service Station. A place where gasoline, stored only in underground tanks, kerosene, lubricating oil or grease for operation of automobiles are offered for sale directly to the public, on the premises, and including minor accessories and the servicing of automobiles, but not including major automobile repairs; and including the washing of automobiles where no chain conveyor, blower or steam-cleaning device is employed. When the dispensing sale or offering for sale of motor fuels or oils is incidental to the conduct of a public garage, the premises shall be classified as a public garage. Automobile service stations shall not include sale or storage of automobiles or trailers (new or used).

Automobile and Trailer Sales Area. An open area, other than a street used for the display or sale of new or used automobiles or trailers, and where no repair work is done except for minor incidental repair of automobiles or trailers to be displayed and sold on the premises.

Automobile Wrecking Yard. Any place where three (3) or more motor vehicles, not in running condition, or parts thereof are stored in the open and are not being restored to operation, or any land, building or structure used for wrecking or storing of such motor vehicles or parts thereof and including the commercial salvaging of any other goods, articles or merchandise.

Awning. A rooflike cover, temporary in nature, which projects from the wall of a building or overhangs the public way.

Banks and Financial Institutions. Commercial banks, currency exchanges, saving and loan associations, brokerage offices and other similar financial institutions, but not including loan offices, finance companies and pawn shops.

Basement. A story partly or wholly underground. Where more than one-half of its height is above the established curb level or above the average level of the adjoining ground where the curb level has not been established, a basement shall be counted as a story for the purposes of height measurement.

Bathroom. A room customarily used for bathing and/or toilet purposes.

Bedroom. Any room other than a living room, dining room, kitchen, bathroom, recreation room or utility room, shall for the purpose of this ordinance, be considered a bedroom.

Billboard. For the purpose of this ordinance a billboard is defined as being a board, poster, panel, structure or device of any kind used or intended to be used for advertising or display painted therein, or for the affixment, attachment, or support of printed posters or other advertising matter. See applicable ordinance of the City of Northlake.

Block. A tract of land bounded by streets or in lieu of a street or streets, by public parks, cemeteries, railroad rights-of-way, bulkhead lines or shore lines of waterways or corporate boundary lines of municipalities.

Board of Appeals-Plan Commission. The Board of Appeals-Plan Commission of the City of Northlake as duly constituted by ordinance.

Boarding House. A building other than a hotel or restaurant where meals are provided for compensation to three (3) but not more than twelve (12) persons, who are not members of the keeper's family.

Borrow Pit. Any place or premises where dirt, soil, gravel or other material is removed by excavation or otherwise below the grade of surrounding land for any purpose other than the necessary and incidental to grading or building construction or operation on the premises.

Buildable Area. The space remaining on a zoning lot after the minimum open space requirements have been complied with.

Building. Any structure with substantial walls and roof securely affixed to the land and entirely separated on all sides from any other structure by space or by walls in which there are not communicating doors, windows, or openings, and which is designed or intended for the shelter, enclosure, or protection of persons, animals or chattels, and which contains one (1) or more bathrooms and is serviced by city sanitary sewers and city water. Any structure with interior areas not normally accessible for human use, (such as gas holders, oil tanks, water tanks, grain elevators, coal bunkers, oil cracking towers and other similar structures) shall not be considered as buildings.

Building Completely Enclosed. A building separated on all sides from the adjacent open space or from other buildings or structures by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

Building, Detached. A building surrounded by open space on the same zoning lot.

Building Height. The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest elevation of the roof in the case of a slant or flat roof; to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building.

Building Line. The Line nearest the front of and across a zoning lot, establishing the minimum open space to be provided between the front property line of a building or structure which may be coincidental with the street right-of-way line.

Building or Structure, Nonconforming. Any building which does not conform to the regulations herein prescribing the required yards, coverage, height and setbacks, minimum required spacing between buildings on a single lot, and minimum required usable open space for the district in which the building is located.

Building Permit. A permit by the Building Official of the City of Northlake for the construction, alteration, removal or demolition of a building or structure within the City of Northlake.

Building, Principal. A nonaccessory building in which the principal use of the zoning lot on which it is located is conducted.

Building Setback Line. A line parallel to the street line at a distance from it, regulated by the front yard requirements set up herein.

Building, Temporary. Any building not designed to be permanently located in the place where it is or where it is intended to be placed or affixed.

Bulk. The term used to indicate the size and setbacks of buildings or structures and location of same with respect to one another and includes the following: (a.) Size and height of buildings; (b.) Location of exterior walls at all levels in relation to lot lines, streets, or other buildings; (c.) All open spaces allocated to the building; (d.) Amount of lot area per dwelling unit; (e.) Required parking areas.

Bus Lots. Any lot or land area used for the storage or layover of passenger buses or motor coaches.

Business and Professional Office. The office of an engineer, doctor, dentist, attorney, real estate broker, architect, or other similar pro-

professional person, and any office used primarily for accounting, correspondence, research, editing or administration.

Carport. A roofed-over area attached and/or detached to the principal building for vehicle storage, which may be open on three sides if attached or four sides if detached; an accessory use.

Cellar. A story having more than one-half of its height below the curb level or below the average level of the adjoining ground. A cellar shall not be counted as a story for the purpose of height measurement.

Clinic or Medical Health Center. A medical center or medical clinic is an establishment where three (3) or more licensed doctors of medicine engage in the practice of medicine, operating on a group or individual basis, with pooled facilities such as coordinated laboratory, x-ray and allied departments, for the diagnosis and treatment of humans, which need not but may include a drug prescription counter (not a drug store) for the dispensing of drugs and pharmaceutical products to the patients of the said organization. In addition to the above, the medical center or medical clinic may include the space for the practice of dentistry.

Club or Lodge, Private. A nonprofit association of persons who are bona-fide members paying annual dues, which owns, hires or leases a building or portion thereof, the use of such premises being restricted to members and their guests.

Commercial. That area which is designated as B-1, B-2, B-3 and excluding the area designated B-4.

Comprehensive Plan. A comprehensive plan is a long range development plan for the control of growth, development, and/or redevelopment of the corporate area of the City of Northlake including graphic and written proposals indicating the general locations recommended for land use, City facilities, and transportation. A comprehensive plan also includes a capital work program, zoning ordinance and zoning district maps, subdivision regulations, and any amendment to such plan and/or parts thereof, as recommended by the Board of Appeals-Plan Commission and adopted by the City Council.

Condominium. An individual ownership of one (1) or more units in a multi-unit project with the land and all other parts of the project held in common with owners of the other units.

Court, Outer. An open unoccupied space opening onto a street, alley or yard.

Curb Level. The level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one (1) street, the "curb level" shall be the average of the levels of the curbs at the center of the front of each street. Where no curb elevation has been established, the mean level of the land immediately adjacent to the building shall be considered the "curb level."

Day Care Center. A "day care center" is an institution or place in which are received three (3) or more children or elderly adults, not of common parentage, apart from their parents or guardian, for part or all of a day but not later than 9:00 pm. The term "day care center" includes but is not limited to the following: nursery schools, child care centers, geriatric care center, day nurseries, kindergartens and play groups, but does not include bona fide kindergartens or nursery schools operated by public or private elementary or secondary schools systems, nursing homes.

Decibel. A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in "decibels."

District. The area into which the City of Northlake has been divided for which uniform regulations governing the use, size and intensity of land and buildings and open space about buildings is established.

Drive-Ins, Business and Commercial. An establishment of the "drive-in" type is one which accomodates the patrons' automobiles, from which the occupants may consume food and beverages, purchase goods, watch or otherwise transact business.

Driveway. A private road which provides access to a lot, or to a use located on such lot, from a public way.

Dwelling. A building or portion thereof, but not including house trailer or mobile home, designed or used exclusively for residential occupancy, including one-family dwelling units, two-family dwelling units, and multiple family dwelling units, but not including hotels, motels, boarding or lodging houses.

Dwelling Unit. One (1) or more rooms, in a residential building, which are arranged, designed, used or intended to be used by one (1) family, plus not more than four (4) lodgers for living or sleeping purposes, and which includes complete kitchen and bathroom facilities permanently installed.

Dwelling, Attached. A dwelling which is joined to another dwelling at one (1) or more sides by a party wall or walls.

Dwelling, Detached. A dwelling which is entirely surrounded by open space and is not connected to any other dwelling unit by roof, walls or porches on the same lot.

Dwelling, One-Family. A dwelling unit designed exclusively for use and occupancy by one (1) family.

Dwelling, Two-Family. A building designed or altered to provide dwelling units for occupancy by two (2) families.

Dwelling, Multiple-Family. A building or portion thereof, designed or altered for occupancy by three (3) or more families living independently of each other.

Dwelling, Row (Party Wall). A row of two (2) or more attached one-family party-wall dwellings, not more than two (2) storeies in height nor more than two (2) rooms in depth, measured from the building line.

Dwelling Group. Two (2) or more one-family, two-family, or multiple-family dwellings or boarding or lodging houses, located on one (1) zoning lot but not including motels.

Educational Institution. Public, parochial, charitable or nonprofit schools, junior college, college or university, other than trade or business schools including instructional and recreational uses with or without living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers, and employees.

Efficiency Unit. A dwelling unit consisting of one principal room for living, sleeping, and eating plus facilities for cooking and a complete bath and toilet facilities.

Family. One or more persons related by blood, marriage or adoption, or a group of not more than five (5) persons (excluding servants) who need not be related by blood, marriage or adoption, living together and maintaining a common household but not including sororities, fraternities or other similar organizations.

Fence. A structure which is a barrier and is used as a boundary or means of protection or confinement, which is made of manufactured material, such as but not limited to, wire mesh, chain link, wood or stone material.

Fence, Natural. Same as structure fence, except made of natural growth, such as shrub hedge, evergreens, etc.

Fence, Open. A fence, including entrance and exit gates, designed and constructed so that the surface area of any segment of such fence contains at least fifty (50) percent open spaces, as compared to solid materials.

Fence, Solid. A fence, including solid entrance and exit gates, which effectively conceals from viewers in or on adjoining properties and street, the materials stored, and/or the activities and operations conducted behind it.

Gross Floor Area (For the Purpose of Determining Requirements for Off-Street Parking and Off-Street Loading). The floor area shall mean the sum of the gross horizontal area of the several floors of the buildings or portion thereof, devoted to such use, including accessory storage areas located within selling or working space, such as counters, racks or closets, and any basement floor area devoted to retailing activities, to the production or processing of goods, or to business or professional offices. However, floor area for the purpose of measurement of off-street parking spaces shall not include floor area devoted primarily to storage purposes. The following areas shall not be included for the purpose of measurement of off-street parking spaces: (a.) Basement floor area other than area devoted to retailing or service activities or the production or processing of goods, or to business or professional offices; (b.) Floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space.

Flood Plain. The relatively flat lowlands adjoining a watercourse or other body of water subject to overflow therefrom during flood periods.

Floodway. The channel of the stream or body of water and that portion of the flood plain that is inundated by a flood and used to carry the flow of the flood.

Freeway. A major highway having no intersections at grade and having fully controlled access, hence "free" from conflicts and interruptions.

Frequency. The number of oscillations per second in a sound wave measuring the pitch of the resulting sound.

Frontage. All the property fronting on one (1) side of a street between the nearest intersecting streets or between a street and a right-of-way, waterways or other similar barrier.

Garage, Bus. Any building used or intended to be used for the storage of three (3) or more passenger motor buses or motor coaches used in public transportation including school buses.

Garage, Private. Any accessory building or an accessory portion of the principal building which is intended for and used to store the private passenger vehicles of the family or families resident on the premises, and in which no business, service or industry connected directly or indirectly with the automotive vehicles is carried on; provided that not more than one-half ( $\frac{1}{2}$ ) of the space may be rented for the private vehicles of persons not resident on the premises, except that all the space in a garage of one or two-car capacity may be so rented. Such a garage shall not be used for more than two (2) commercial vehicles and the load capacity of such vehicles shall not exceed two and one-half ( $2\frac{1}{2}$ ) tons.

Garage, Public. A building other than a private garage used for the care, incidental serving and sale of automobile supplies or where motor vehicles are parked or stored for remuneration, hire or sale within the structure but not including trucks, tractors, truck trailers and commercial vehicles exceeding one and one-half ( $1\frac{1}{2}$ ) tons capacity.

Garage, Bus or Truck. A building which is used or intended to be used for the storage of motor trucks, truck trailers, tractors and commercial vehicles exceeding one and one-half ( $1\frac{1}{2}$ ) tons capacity.

Grade, Street. The elevation of the established street in front of the building measured at the center of such front. Where no street grade has been established, the City Engineer shall establish such street grade or its equivalent for the purposes of this section.

Ground Floor Area. The lot area covered by a principal building measured at grade from the exterior walls but excluding open porches, garages or carports when not attached to the principal building.

Ground Sign or Ground Billboard. A sign or billboard which is supported by one (1) or more uprights or braces upon the ground.

Helistop--Limited Use. Any landing area for the purpose of taking off or landing of private helicopters for the purpose of picking up or discharging passengers. This facility is not open to use by any helicopter without prior permission having been obtained. This may be established on the tops of buildings.

Home Occupation. Any occupation or profession carried on by a member of a family, residing on the premises, in connection with which there is used no sign other than that allowed by the sign regulations of the City of Northlake applicable to the district in which such home occupation is located; provided that no commodity is sold upon the premises except such as may be produced on the premises by members of the immediate family; provided that no person is employed other than a member of the immediate family residing on the premises and provided that no mechanical equipment is used except such as is normally used for domestic, hobby or household purposes. Home occupations shall include the use of premises by a physician, surgeon, dentist, lawyer, clergyman or other professional person for consultation or emergency treatment, but not for the general practice of his profession.

Hospital or Sanitarium. An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment or care for not less than twenty-four (24) hours in any week of three (3) or more non-related individuals suffering from illness, disease, injury, deformity or other abnormal physical conditions.

Hotel, Apartment. A hotel in which at least ninety (90) percent of the hotel accommodations are for occupancy by the permanent guests. An apartment hotel having not less than fifty (50) guest rooms, may have a dining room open to the public which is accessible only from an inner lobby or corridor.

Hotel or Motel. An establishment containing lodging accommodations designed for use by transients or travelers or temporary guests. Facilities provided may include maid service, laundering of linen used on the premises, telephone and secretarial or desk service, meeting rooms, restaurants, including the sale of alcoholic beverages.

Householder. The occupant of a dwelling unit who is either the owner or lessee thereof.

Junk Yard. An open area where waste, scrap metal, paper, rags or similar materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled including auto and building wrecking yards but excluding similar uses taking place entirely within a completely enclosed building.

Kennel, Commercial. Any lot or premises or portion thereof on which more than three (3) dogs, cats or other household domestic animals over four (4) months of age are kept, or on which more than two (2) such animals are boarded for compensation or kept for sale.

Laboratory, Commercial. A place devoted to experimental study such as testing and analyzing. Manufacturing, assembly or packaging of products is not included within this definition.

Landfill. Landfill shall include all materials of a solid nature, such as dirt, gravel, stone, etc., as may be approved by the Building Commissioner of the City of Northlake, but shall not include grass-clippings, leaves, refuse, scrap wood, or any other material subject to rotting or deterioration.

Launderette. A business that provided coin operated self-service type washing, drying, dry-cleaning, and ironing facilities, providing that: (a.) not more than four (4) persons, including owners, are employed on the premises, and (b.) no pick-up or delivery service is maintained.

Loading and Unloading Space or Berth, Off-Street. An open, hard-surfaced area of land other than a street or a public way, the principal use of which is for the standing, loading and unloading of motor vehicles, tractors and trailers, to avoid undue interference with public streets and alleys. Such space shall be not less than ten (10) feet in width, forty (40) feet in length, and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.

Lodging or Rooming House. A building with not more than five (5) guest rooms where lodging is provided for compensation pursuant to an arrangement other than on a daily, overnight or per meal basis to transient guests.

Lot. A parcel of land (whether legally so described or sub-divided as one (1) or more lots or parts of lots) located within a single block, occupied by or intended for occupancy by one (1) principal building and accessory building or buildings or principal use, and having its principal frontage upon a street.

Lot Area. The area of a horizontal plane bounded by vertical planes containing the front, side and rear lot lines.

Lot of Record. An area designated as a lot on a plat of subdivision recorded or registered pursuant to statute.

Lot, Corner. A lot situated at the junction of and abutting on two (2) or more intersecting streets; or a lot at the point of deflection in alignment of a single street, the interior angle of which is one hundred thirty (130) degrees or less.

Lot Coverage. The area of a zoning lot occupied by the principal building or buildings and accessory buildings.

Lot Depth. The mean horizontal distance between the front and rear lot lines of a lot measured within the lot boundaries.

Lot Frontage. The front of a lot shall be that boundary of a lot along a public street; for a corner lot the owner may elect either street line as the front lot line.

Lot Line. A property boundary line of any lot held in single or separate ownership except that where any portion of the lot extends to the abutting street or alley, the lot line shall be deemed to be the street or alley line.

Lot, Interior. A lot other than a corner or reversed corner lot.

Lot Line, Front. The front property line of a zoning lot.

Lot Line, Interior. A side lot line common with another lot.

Lot Line, Rear. The lot line or lot lines most nearly parallel to and most remote from the front lot line.

Lot Lines, Side. Lot lines other than the front or rear lot lines.

Lot, Reversed Corner. A corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not.

Lot, Through. A lot having frontage on two parallel or approximately parallel streets, and which is not a corner lot. On a through lot both street lines shall be deemed front lot lines.

Lot Width. The mean horizontal distance between the side lot lines measured within the boundaries or the minimum distance between the side lot lines within the buildable area.

Manufacture. The production, making or processing of products or commodities for general consumption of the public or for sale to specialized institutions or organizations, and including the sub-assembly, fabrication or processing of parts or components for use in other products or commodities.

Marquee or Canopy. A rooflike structure of a permanent nature which projects from the wall of a building and may overhand the public way and is designed and intended to protect pedestrians from adverse weather conditions.

Mobile Homes. Any trailer, as defined herein, used for residential purposes, but not including sports or camping trailers.

Mobile Park. Any premises occupied or designed to accommodate one (1) or more families living in a mobile home.

Motel. See "Hotel."

Motor Freight Terminal. A building in which freight, brought to said building by motor trucks is assembled and sorted for routing in either interstate or intrastate shipment by motor truck.

Nameplate. A sign indicating the name and address of a building or the name of an occupant thereof and the practice of a permitted occupation therein.

Net Lot Area. The area inside of the zoning lot lines, exclusive of established or existing street and alley right-of-way.

Non-Conforming Building or Structure. Any building or structure lawfully established which (1) does not comply with all the regulations of this ordinance or of any amendment hereto governing bulk of the district in which such building or structure is located; or (2) is designed or intended for a non-conforming use.

Non-Conforming Use. Any building or structure and the use thereof or the use of land that does not conform with the regulations of this ordinance or any amendment hereto governing use in the district in which it is located, but conformed with all of the codes, ordinances, and other legal requirements applicable at the time such building or structure was erected, enlarged, or altered, and the use thereof or the use of land was established.

Nursing Home

A building used, designed or intended for the care of the aged or infirm, or for those suffering bodily disorder and which does not contain the facilities nor render the services normally associated with a hospital.

Noxious Matter. Material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the psychological, social or economic well-being of human beings.

Nursery School. A school, private, semi-public or public, providing organized instruction and care for children prior to their enrollment as required by law in a school which has a course of study which meets applicable state and county standards for an accredited elementary school. (A "nursery school" may provide meals but not lodging rooms for students.)

Nursing Home or Rest Home. A commercial establishment for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders but not including facilities for the treatment of sickness or injuries or for surgical care.

Occupancy Certificate. A certificate issued by the Building Commissioner stating the occupancy and use of land or building or structure referred to therein complies with the provisions of the Ordinance.

Octave Band. A means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.

Octave Band Filter. An electrical frequency analyzer, designed according to standards formulated by the American Standards Association and used in conjunction with a sound level meter to take measurements in specific octave intervals (American Standard for Sound Level Meters, A.S.A. No. 244, 3-1944.)

Open Sales Lot. A lot or parcel of land used or occupied for the purpose of buying, selling, or trading of all goods and commodities and including the storage of same prior to sale or exchange.

Open Space.

- A. Public Open Space. Any area regardless of how such property is controlled, which is permanently reserved for open space purposes, which areas are owned, operated and maintained by a public body with no limitations on access or use.
- B. Private Open Space. Any area within a conventional subdivision which: are reserved by choice of the owner, are under private ownership and management, have some limitations on access and use, and which areas, notwithstanding the Zoning Ordinance, are not subject to control by the local political jurisdiction.
- C. Planned Residential Open Space - Condominium Open Space.
  1. Limited Private Open Space (Elements) shall mean a portion of the common elements so designated in the condominium declaration or homeowners association agreement as being reserved for the use of a certain unit or units to the exclusion of other units, including but not limited to balconies, terraces, patios and parking spaces or facilities.
  2. Common Open Space (Elements) shall mean all portions of the property except the units and except limited private open space (elements) herein defined.

Ordinance. Reference to "Ordinance" shall be construed to mean the Northlake Zoning Ordinance.

Parking Area, Private. An open, hard-surfaced area, other than a public way or street, designed, arranged and made available for the storage of private passenger automobiles only, of occupants of the building or buildings for which the parking area is developed and is accessory.

Parking Area, Public. An open, hard-surfaced area, other than a street or public way, intended to be used for the storage of passenger automobiles and commercial vehicles under one and one-half (1½) tons capacity, and available to the public, whether for compensation, free or as an accommodation to clients or customers.

Parking Space, Automobile. Space within a public or private parking area of not less than one hundred and sixty-two (162) square feet (nine (9) feet by eighteen (18) feet), exclusive of access drives or aisles, ramps, columns or office and work areas, for the storage of one (1) passenger automobile or commercial vehicle under one and one-half (1½) tons capacity.

Particulate Matter. Material which is suspended in or discharged into the atmosphere in finely divided form as liquid or solid at atmospheric pressure and temperature.

Performance Standard. A criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by or inherent in uses of land or buildings.

Planned Development. A tract of land which is planned as a whole for development under single ownership or control and which, by virtue of such unified planning and development, provides greater amenities, convenience or other benefits than normally would be had through the development, adequate provision shall be made for basic community facilities such as schools, parks, playgrounds and churches, among others.

A planned development shall have a gross area of three (3) acres or more.

Principal Use. The main use of land or buildings as distinguished from a subordinate or accessory use.

Porch. A roofed-over structure, projecting out from the wall or walls of a main building, structure and commonly open to the weather in part.

Public Utility. Any person, firm, corporation or municipal department, duly authorized to furnish under the public regulation to the public, electricity, gas, steam, telephone, transportation or water.

Railroad Right-of-Way. A strip of land with tracks and auxiliary facilities for track operation, but not including depot loading platforms, stations, trainsheds, warehouse, car shops, car yards, locomotive shops, water towers, etc.

Restaurant. Any land, building or part thereof, other than a boarding house, where meals are provided for compensation, including a cafe, cafeteria, coffee shop, lunch room, drive-in, tearoom and dining room, and including the serving of alcoholic beverages when served with and incidental to the serving of meals.

Ringelmann Chart. A chart issued by the U. S. Bureau of Mines to grade the density of smoke.

Ringelmann Number. The number of that area on the Ringelmann Chart which coincides most nearly with the visual density of smoke emission.

Roof Sign or Roof Billboard. A sign or billboard erected, constructed and maintained on or above the roof of any building or structure.

Sanitary Land Fill. A method of disposing of solid fill by spreading and covering with earth to a depth of two (2) feet on the top surface and one (1) foot on the sides of the bank.

Sign. A name, identification, description, display or illustration which is affixed to or painted or represented directly or indirectly upon a building, structure, tree, rock or other piece of land, and which directs attention to an object, product, place, activity, person, institution, organization or business. However, a sign shall not include any display or official court or public office notice, nor shall it include the flag, emblem or insignia of a nation, political unit, school or religious group. A sign shall not include a sign located completely within an enclosed building unless the context shall be exposed to view from a street. Each display surface of a sign shall be considered to be a sign.

### Skilled Care

A facility allowing care for physically disabled persons. Such care is less than provided by an acute care facility.

Smoke Units. The number obtained by multiplying the smoke density in Ringelmann numbers by the time of emission in minutes. For the purpose of this chart, Ringelmann density reading is made at least once every minute during the period of observation; each reading is then multiplied by the time in minutes during which it is observed; and the various products are added together to give the total number of "smoke units" observed during the total period under observation.

Sound Level Meter. An instrument standardized by the American Standards Association for measurement of intensity of sound.

Story. That portion of a building included between the surface of any floor and the surface of the floor above it, or if there is no floor above then the space between the floor and the ceiling next above it. Any portion of a story exceeding fifteen (15) feet in height shall be considered as an additional story for each fifteen (15) feet or fraction thereof.

Story, Half. A half-story is that portion of a building under a gable, hip, or mansard roof, the wall plates of which on at least two opposite exterior walls are not more than four (4) and one-half (1/2) feet above the finished floor of each story. In the case of one-family dwellings, two-family dwellings and multiple-family dwellings less than three (3) stories in height, a half-story in a sloping room shall not be counted as a story.

Stacking Requirements. For the purposes herein, stacking requirements are the number of cars that must be accommodated in a reservoir space while awaiting ingress or egress to specified business or service establishments.

Streets. A public way other than an alley, which affords a primary means of access to abutting property.

Street Line. A line separating a lot, piece, or parcel of land from a street.

Structure. Anything constructed or erected which required location on the ground or is attached to something having location on the ground including a fence or free-standing wall. A sign, billboard or other advertising medium, detached or projecting, shall be construed to be a structure.

Structural Alterations. See "Alteration, Structural."

Swimming Club, Private (Non-Profit). A private club incorporated as a non-profit club or organization, maintaining and operating a swimming pool, with specified limitations upon the number of members or limited to residents of a block, subdivision, neighborhood, community or other specified area of residence, for the exclusive use of members and their guests.

Swimming Pool, Commercial. A swimming pool and the apparatus and equipment pertaining to the swimming pool, operated for profit, open to the public upon payment of an hourly, daily or other specified fee.

Swimming Pool, Private. A swimming pool and the apparatus and equipment pertaining to the swimming pool, maintained by an individual for the sole use of his household and guests, without charge for admission, and not for the purpose of profit or in connection with any business operated for profit, located on a lot as an accessory use to a residence.

Swimming Pool, Public. A swimming pool and the apparatus and equipment pertaining to the swimming pool, maintained and operated by a municipality or other unit of government for the general public whether or not an admission fee is charged.

Tavern or Lounge. A building where liquors are sold to be consumed on the premises but not including restaurants where the principal business is serving food.

Tourist Home. A dwelling in which accommodations are provided or offered for transient guests.

Toxic Materials. A substance (liquid, solid or gaseous) which, by reason of an inherent deleterious property, tends to destroy life or impair health.

Trailer. A vehicle with or without motive power used or adaptable for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses or skirting, which does not meet the Building Code requirements and has been or reasonably may be equipped with wheels or other devices for transporting the structure from place to place. The term "trailer" includes "camp car" and "house car." A permanent foundation shall not change its character nor shall the erecting of additions to said trailer, unless the trailer itself and any additions thereto conform to all City ordinances.

Trailer Sales Area. An open area, other than a street, used for the display or sale of new or used trailers, and where no repair work is done except for minor incidental repair of trailers to be displayed and sold on the premises.

Trailer, Sports or Camping. A trailer designed for camping or other recreational purposes.

Truck Parking Area or Yard. Any land used or intended to be used for the storage parking of trucks, trailers, tractors and including commercial vehicles, while not loading or unloading, which exceeds one and one-half tons in capacity.

Use. The purpose for which land or a building is designed, arranged or intended or for which it is occupied or maintained, let, or leased.

Use, Accessory. A subordinate use such as a private garage which is clearly and customarily incidental to the principal use of a building or premises, and which is located on the same lot as the principal building or use, except for such accessory parking facilities as are specifically authorized to be located elsewhere.

Use, Lawful. The use of any building, structure, or land that conforms with all of the regulations of this ordinance or any amendment hereto and which conforms with all of the codes, ordinances, and other legal requirements, as existing at the time of the enactment of this ordinance or any amendment thereto, for the structure or land that is being considered.

Use, Principal. The main use of land or buildings as distinguished from a subordinate or accessory use.

Use, Special. A use, either public or private, which, because of its unique characteristics, cannot be properly classified as a permitted use in any particular district or districts.

Used Car Lot. A zoning lot on which used or new cars, trailers or trucks are displayed in the open, for sale or trade.

Variance. A "variance" is a relaxation of the terms of the zoning ordinance where such variances will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use, otherwise prohibited, shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or uses in an adjoining zoning district.

Yard. An open space on the same zoning lots with a principal building or group of buildings, which is unoccupied and unobstructed from its lowest level upward, except as otherwise permitted herein and which extends along a lot line and at right angles thereto, to a depth or width specified in the yard regulations for the district in which the zoning lot is located.

Yard, Front. A yard extending along the full length of the front lot line between side lot lines.

Yard, Rear. A yard extending along the full length of the rear lot line between side lot lines.

Yard, Side. A yard extending along a side lot line from the front yard to the rear yard.

Zoning Administrator. The person designated to be the enforcement officer of this Ordinance.

Zoning Certificate. A certificate issued by the Zoning Administrator certifying that the proposed use of any lot or parcel is in accordance with all of the regulations of this Ordinance.

Zoning Lot. A single tract of land within a single block which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control, and may or may not coincide with a lot of record.

Zoning Map. The map incorporated herein as a part hereof, designating zoning districts.

## ARTICLE III.

### GENERAL PROVISIONS

#### 301. - INTERPRETATION.

1. Minimum Requirements. The provisions herein shall be held to be the minimum requirements for the promotion of public health, morals and welfare.

2. Relationship with Other Laws. Where the conditions imposed by any provision herein upon the use of land or buildings or upon the bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision herein or any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern.

3. Effect of Existing Agreements. This ordinance is not intended to abrogate any easement, covenant or other private agreement, provided that where the regulations of the ordinance are more restrictive (or impose higher standards or requirements) than such easements, covenants or other private agreements, the requirements herein shall govern.

302. - SEPARABILITY. It is hereby declared to be the intention of the City of Northlake that the several provisions of this ordinance are separable in accordance with the following:

1. If any court of competent jurisdiction shall adjudge any provision of this ordinance to be invalid, such judgment shall not affect any other provisions not specifically included in said judgment.

2. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this ordinance to a particular property, building or other structure, such judgment shall not affect the application of said provisions to any other property, building or structure not specifically included in said judgment.

#### 303. - SCOPE OF REGULATIONS.

1. Change in Structures or Use. Except as may otherwise be provided, all buildings erected hereafter, all uses of land or buildings estab-

lished hereafter, all structural alterations or relocation of existing buildings occurring hereafter, and all enlargements of or additions to existing uses occurring hereafter, shall be subject to all regulations herein which are applicable to the zoning district in which such buildings, uses or land shall be located.

2. Nonconforming Buildings, Structures and Uses. Any lawful building, structure or use existing at the time of the enactment of this ordinance may be continued, even though such building, structure or use does not conform to the provisions herein for the district in which it is located, and whenever a district shall be changed hereafter, the then existing lawful use may be continued, subject to the provisions in Article VI.

3. Building Permits. Where a building permit for a building or structure has been issued in accordance with law prior to the effective date of this ordinance, and provided that construction is begun within ninety (90) days of such effective date and diligently prosecuted to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit was issued, and further may, upon completion be occupied under a certificate of occupancy by the use for which originally designated -- subject thereafter to the provisions of Article VII.

#### 304. - USE AND BULK REGULATIONS.

1. Use. No building, structure or land shall hereafter be used or occupied and no building or part thereof or other structure shall be erected, raised, moved, reconstructed, extended, enlarged or altered except in conformity with the regulations herein specified for the district in which it is located, except as authorized by a pre-existing section of this ordinance.

2. Bulk. All new buildings and structures shall conform to the building regulations established herein for the district in which each building shall be located, except that parapet walls, chimneys, cooling towers, elevator bulkheads, fire towers, stacks and necessary mechanical appurtenances shall be permitted to exceed the maximum height provisions when erected in accordance with all other ordinances of the City of Northlake.

#### 305. - LOT COVERAGE.

1. Maintenance of Yards, Courts and Other Open Spaces. The maintenance of yards, courts and other open spaces and minimum lot area legally required for a building shall be a continuing obligation of the owner of such building or of the property on which it is located, as long as the building is in existence. Furthermore, no legally required yards, courts, or other open space or minimum lot area allocated to any building, shall by virtue of change of ownership or for any reason be used to satisfy yard,

court, or other open space, or minimum lot area requirements for any other building.

2. Division of Zoning Lots. No improved lot shall hereafter be divided into two or more zoning lots unless all improved zoning lots resulting from each such division shall conform with all the applicable bulk regulations of the zoning district in which the property is located.

3. Location of Required Open Space. All yards, courts and other open spaces allocated to a building or dwelling group shall be located on the same zoning lot as such building or dwelling group.

4. Required Yards for Existing Buildings. No yards now or hereafter provided for a building existing on the effective date of the zoning ordinance shall subsequently be reduced below or further reduced below if already less than the minimum yard requirements of the ordinance for equivalent new construction.

5. Permitted Obstructions in Required Yards. The following shall not be considered to be obstructions when located in the required yards as specified:

a. In All Yards:

(1) Open terraces not over four feet above the average level of the adjoining ground, but not including permanently roofed-over terrace or porch;

(2) Awnings and canopies but not projecting more than ten (10) feet and at least seven (7) feet above the average level of the adjoining ground, except rear yards - twenty (20) feet in rear yards.

(3) Steps, four (4) feet or less above grade, which are necessary for access to a permitted building or for access to a zoning lot from a street or alley;

(4) Chimneys projecting eighteen (18) inches or less into the yard;

(5) Arbors, trellises, flag poles, fountains, sculptures, plant boxes and other similar ornamental objects;

(6) Fences and walls not exceeding six (6) feet in height above natural grade level in side and rear yards; and open type fences not exceeding six (6) feet in any side or rear yard, provided that visibility at right angles to any surface of such fence not be reduced by more than forty (40) percent.

(7) Only natural fence or hedge limited to 24" shall be allowed in front yard.

b. In Front Yards. One-story suspended bay windows projecting three (3) feet or less into the yards; and overhanging eaves and gutters projecting three feet or less into the yard;

c. In Rear Yards. Enclosed, attached or detached off-street parking spaces, open off-street parking spaces, accessory shed, tool rooms and similar buildings or structures for domestic or agricultural storage; balconies, breezeways and open porches; one-story bay windows projecting three feet or less into the yard; overhanging eaves and gutters projecting three feet or less into the yard. In any residential district, no accessory building shall be nearer than three feet to the side lot line nor nearer than five feet to the rear lot line nor nearer than ten feet to any principal building unattached.

d. In Side Yards. Overhanging eaves and gutters projecting into the yard for a distance not exceeding forty (40) percent of the required yard width, but in no case exceeding two (2) feet.

6. Vision Clearance -- Corner Lots. No building or structure hereafter erected and no planting or other obstruction to the vision of drivers of motor vehicles shall be located:

a. In any residential district exceeding a height of two (2) feet above the street grade within twenty-five (25) feet of the intersecting right-of-way lines bordering corner lots; and

b. In any manufacturing district within twelve (12) feet of the intersecting right-of-way lines bordering a corner lot, provided that this regulation shall not apply to that part of a building above the first floor.

7. Exceptions for Existing Developments.

a. Where forty (40) percent or more of the frontage on one (1) side of a street between two (2) intersecting streets is developed with buildings that have observed (within a variation of five (5) feet or less) a front yard greater in depth than required herein, new buildings shall not be erected closer to the street than the average front yard so established by the existing building.

b. Where forty (40) percent or more of the frontage on one (1) side of a street between two (2) intersecting streets is developed with buildings that have not observed a front yard as herein required, then:

(1) Where a building is to be erected within 100 feet of existing buildings on both sides, the minimum front yard shall be that area forward of a line drawn between the closest front corners of the two (2) existing buildings.

(2) Where a building is to be erected within 100 feet of an existing building on one (1) side only, it may be erected as close to the street as the existing building.

306. - LOT AREA AND DIMENSION.

1. Contiguous Parcels. When two (2) or more parcels of land, each of which lacks adequate area and the requirements of the use district in which it is located are contiguous and are held in one (1) ownership, they shall be used as one (1) zoning lot for such use.

2. Lots or Parcels of Land of Record. Any single lot or parcel of land, held in one ownership, which was of record at the time of adoption of the ordinance that does not meet the requirements for minimum lot width and area may be utilized for a permitted use, provided that yards, courts or usable open spaces are not less than 75 percent of the minimum required dimensions of areas.

307. - ACCESS TO PUBLIC STREETS. Except as otherwise provided for herein, every building shall be constructed or erected upon a lot or parcel of land which abuts upon a public street, unless a permanent easement of access to a public street was of record prior to the adoption of the ordinance.

308. - NUMBER OF BUILDINGS ON A ZONING LOT. Except in the case of a planned development, not more than one (1) principal detached residential building shall be located on a residential lot, nor shall a principal detached residential building be located on the same zoning lot with any other principal building.

309. - REZONING OF PUBLIC AND SEMI-PUBLIC AREAS. An area indicated on the zoning map as a public park, recreation area, public school site, cemetery or other similar open space, shall not be used for any other purpose than that designated, and when the use of the area is discontinued, it shall automatically be zoned residential single family.

310. - ACCESSORY BUILDINGS.

1. Location. When a side yard is required, no part of an accessory building shall be located closer than three (3) feet to the side lot line along such side yard. When a rear yard is required, no part of an accessory building shall be located closer than five (5) feet to the rear lot line. In a residential district, no detached accessory building shall be closer than ten (10) feet to the principal building.

2. Time of Construction. No accessory building or structure shall be constructed on any lot prior to the start of construction of the principal building to which it is accessory.

3. Percentage of Required Rear Yard Occupied. No accessory building or buildings shall occupy more than forty (40) percent of the area of a required yard.

4. Height of Accessory Buildings in Required Rear Yards. No accessory building or portion thereof located in a required rear yard shall exceed fourteen (14) feet in height.

5. On Reversed Corner Lots. On a reversed corner lot in a residential district, no accessory building or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than the required front yard on the adjacent lot to the rear. Further, in the above instance, no such accessory building shall be located within five (5) feet of any part of a rear lot line which coincides with a side lot line or portion thereof of property in a residential district.

311. - TEMPORARY BUILDINGS.

1. A temporary real estate office may be allowed in conjunction with a new housing development, limited to the selling or renting of new units in such development, but in no case to be in operation for more than one year following completion of construction of said housing development.

2. Temporary buildings for construction purposes may be allowed in any district for a period not to exceed the completion date of such construction.

312. - PERFORMANCE STANDARDS: The performance standards of the I-1 limited Industrial District shall also apply to all residential or business districts.

313. - EXISTING SPECIAL USES. Where a use is classified as a special use and exists as a permitted use at the date of the adoption of this ordinance, it shall be considered a legal use, without further action of the City Council, the Zoning Administrator, the Board of Appeals, or the Plan Commission.

314. - USES NOT SPECIFICALLY PERMITTED IN DISTRICTS. When a use is not specifically listed in the sections devoted to Permitted Uses, it shall be assumed that such uses are hereby expressly prohibited unless referred to the Board of Appeals - Plan Commission for recommendations or as determined by the Zoning Administrator and adopted by the City Council that said use is similar to and not more objectionable than uses listed. Such uses may then be permitted.

ARTICLE IV

ZONING DISTRICTS AND MAPS

401. - DISTRICTS. In order to accomplish the purpose of this ordinance as stated in ARTICLE I, the City of Northlake, Illinois, is hereby divided into the following districts and corresponding building height limits.

		Height Limit
R-1	One-Family Residence District	30 feet
R-2	Two-Family Residence District	30 feet
R-3	General Residence District	30 feet
B-1	Retail Business District	30 feet
B-2	Retail and Service Business District	45 feet
B-3	Office Business District	45 feet
B-4	High Rise Hotels and Motels	250 feet
I-1	Limited Industrial District	100 feet
I-2	General Industrial District	100 feet
F-1	Flood Plain District	30 feet

402. - MAPS. The location and boundaries of the districts established by this ordinance are shown on the Official Zoning Map of Northlake, Illinois, which is attached to and incorporated into this ordinance. The said zoning map, together with all notations, references and other information shown thereon, and all amendments thereto, shall have the same force and effect and be as much a part of this ordinance as if fully set forth and described herein.

403. - DISTRICT BOUNDARIES. When uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

1. District boundary lines are either the center lines of railroads, highways, streets, alleys or easements, or the boundary lines of sections, quartersections, divisions of sections, tracts or lots, or such lines extended or as 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 maps measured at right angles from the center line of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter-section or division lines, or center lines of streets, highways or railroad right-of-way unless otherwise indicated.

404. - F - 1 FLOOD PLAIN DISTRICT.

Purpose. This district is created to protect the public health and to reduce the financial burden imposed on the city, its governmental units, and its individuals which may result from improper use of lands which have excessively high water tables or are subject to frequent and periodic floods. As such lands are adequately drained or sufficiently protected from the risk of overflow, they shall be removed from the Flood Plain District and reclassified into an appropriate use district. Such determination and reclassification shall be recommended by the Zoning Administrator and approved by the City Council in accordance with Article VII.

405. - PERMITTED USES. The following uses are permitted:

Open type uses, such as loading and unloading areas, parking lots, storage of motor vehicles (new and used) for not more than twenty-four hour periods, gardens, and auxiliary to uses permitted in an adjoining district.

Open type public and private recreational facilities, such as public parks, forest preserves, golf clubs, golf driving ranges, recreational lakes and other similar recreational uses subject to all other provisions of this ordinance.

Any other uses customarily accessory or incidental to the above uses.

Railroad rights-of-way and trackage.

Single-family residences on lots of record prior to the effectuation date of this ordinance, provided that the conditions of use as provided in Sections 410. through 417. have been satisfied.

406. - SPECIAL USES. The following special uses are permitted:

Storage yards for equipment and materials in movable containers and not subject to major damage by flood, provided such uses are permitted in an adjoining district, but not including acids, caustics, flammable liquids, trash, rags, bottles, scrap metal or any other materials commonly referred to as "junk."

Planned single-family residential developments in unsubdivided areas only, provided that subsequent conditions of use have been satisfied.

407. - CONDITIONS OF USE. In the F - 1 Flood Plain District, the following conditions of use shall pertain:

- a. No filling of land shall be permitted except when approved by the Board of Appeals - Plan Commission and/or Zoning Administrator following a report from the City Engineer and subject to such conditions as may be stipulated to protect the public interest.
- b. The natural drainage grade shall not be substantially altered.
- c. Any building or structure permitted shall be placed on the lot so as to offer the minimum obstruction to the flow of water and shall be firmly anchored to prevent the building or structure from floating away and thus threatening to further restrict bridge openings and other restricted sections of the stream.
- d. Where, in the opinion of the Board of Appeals - Plan Commission and/or Zoning Administrator, topographic data, engineering data and other studies are needed to determine the effects of flooding on a proposed building or structure or the effect of the building or structure on the flow of water, the Board of Appeals - Plan Commission or Building Commissioner may require the applicant to submit such data or other studies prepared by competent engineers or other technicians.
- e. All uses permitted may be subject to the recommendation of the Board of Appeals - Plan Commission and/or Zoning Administrator to such conditions as may be stipulated to protect the public interest.
- f. No basement or other floor shall be constructed below ground level.
- g. No building or structure shall be erected and no existing building or structure shall be moved unless the main floor elevation of said building or structure is established with a finished first floor elevation not less than two (2) feet above the level of the ten (10) year flood recurrence interval.
- h. Planned single-family residential developments shall be subject to the final approval of the City Council, based on recommendations from the Zoning Administrator and the City Engineer that all of the foregoing requirements of this section have been complied with.

408. - FLOOD PLAIN FRINGE AREAS. Areas lying outside of and immediately adjacent to the flood plain district, as shown on the Zoning Map of North-lake shall be subject to the following regulations:

- a. No basement floor or other floor shall be constructed below or at

a lower elevation than the elevation of the high water mark for the ten year flood recurrence interval.

b. Land may be filled within the flood plain fringe areas provided such fill shall extend at least twenty-five (25) feet beyond the limits of any structure erected thereon.

c. Foundations of all buildings or structures shall be designed to withstand flood conditions at the site. Structural designs of foundations shall be approved by the City Engineer, who shall certify in writing that such foundations shall withstand specific flood conditions.

### RESIDENCE DISTRICTS

#### 410. - R-1 ONE - FAMILY RESIDENCE DISTRICT.

Purpose. The R-1 District is established to encourage the orderly development of low density residential use; to provide areas well suited as to location and topography, to meet the market demands for large lots; and to prohibit any uses which are incompatible. The principal use of land is for single-family dwellings.

#### 411. - PERMITTED USES. The following uses are permitted:

One-family detached dwellings and permitted accessory uses;

Parks, forest preserves and recreational areas, when publicly owned and operated;

Schools, public, denominational or private, elementary and high, including playgrounds and athletic fields auxiliary thereto;

Accessory uses, including off-street parking facilities in accordance with the provisions of Article V.;

Signs as permitted by the applicable Northlake Ordinances regulating signs;

#### 412. - SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Article VII.:

Cemeteries and crematories, including mausoleums.

Churches and other accessory uses required for operation.

Municipal service uses, including filtration plant, pumping station and water reservoir; and police and fire stations and all municipal buildings.

Private recreational areas or camps, when not operated for profit;

Swimming pool, public.

413. - OFF-STREET PARKING AND LOADING. Automobile parking and loading facilities shall be provided as required or permitted in Article V.

414. - MINIMUM LOT SIZE.

A. Every one - family detached dwelling hereafter erected and to be served by public sanitary sewer and water facilities, shall be located on a lot having an area of not less than five thousand (5,000) square feet, and a width at the established building line of not less than fifty (50) feet.

B. All non-residential principal uses of buildings as permitted herein shall be located on a tract of land having an area of not less than five thousand (5,000) square feet with a minimum width of fifty (50) feet at the building line.

C. Minimum lot sizes for special uses shall be prescribed and conditions stipulated at the time a special use permit is authorized, but in no case shall any such lot have an area of less than five thousand (5,000) square feet or a width at the established building line of less than fifty (50) feet.

415. - YARD AREAS. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such buildings structure or enlargement:

A. Front Yard. A front yard of not less than thirty (30) feet.

B. Side Yards. A side yard on each side of the main building of not less than six (6) feet, except where a side yard adjoins a street the minimum width of such yard shall not be less than thirty-five (35) percent of average width of lot.

C. Rear Yard. A rear yard of not less than thirty (30) feet in depth, or 20 percent of the depth of the lot, whichever is less. Corner lots shall provide a rear yard of not less than six (6) feet.

416. - MAXIMUM LOT COVERAGE. Not more than forty (40) percent of the lot area may be occupied by the principal building, including accessory buildings.

417. - BUILDING HEIGHT. No building shall exceed a height of thirty (30) feet or two (2) stories, whichever is lower.

420. - R-2 TWO FAMILY RESIDENCE DISTRICT.

Purpose. The R-2 District is established as a two-family residence district to provide for a wider variety of dwelling accommodations with a higher density of dwelling units; to provide adequate open space for family living; to provide for and encourage the redevelopment of older residential districts in the city; and to provide for a transition between non-residential areas and single-family areas of lower density.

421. - PERMITTED USES. The following uses are permitted:

Any of the uses permitted in the R-1 One-Family Residence District.

Two-family dwellings.

422. - SPECIAL USES. The following uses may be allowed by special use permit:

Any use which may be allowed as a special use in the R-1 District.

Planned developments under single ownership or control, in which recreational facilities for the convenience of the occupants may be furnished, provided the property proposed for development shall have a gross area of three (3) acres or more. Such developments shall be consistent with the general purpose and intent of the ordinance to result in better site planning and thus be of greater benefit both to the occupants of the development and of the community.

423. - OFF-STREET PARKING AND LOADING. Off-street parking and loading facilities shall be provided as required or permitted in Article V.

424. - MINIMUM LOT SIZES:

a. Every one-family detached dwelling hereafter erected shall be located on a lot having an area of not less than five thousand (5,000) square feet and a width at the building line of not less than fifty (50) feet.

b. All two-family dwellings hereafter erected or structurally altered shall be located on a lot having an area of not less than six thousand (6,000) square feet and a width at the building line of not less than fifty (50) feet.

c. Existing residential buildings in the R-2 District may be altered to provide for not more than two (2) dwelling units, provided that no existing residential building is altered in such a way as to conflict with or further conflict with the foregoing requirements.

d. All non-residential principal uses permitted in this district shall be located on a lot having an area of not less than five thousand five hundred (5,500) square feet and a width at the building line of not less than fifty (50) feet.

Minimum lot sizes for special uses shall be prescribed at the time a special use permit is authorized, but in no case shall any such lot be less than five thousand five hundred (5,500) square feet.

425. - YARD AREAS. No building shall be erected or enlarged unless the following yards are provided and maintained:

a. Front Yard. A front yard of not less than thirty (30) feet.

b. Side Yards. In the R-2 District, the minimum interior side yard requirements for permitted uses shall be not less than those itemized below:

1. For one and two-family buildings, the same regulations shall apply as permitted or required in the R-1 One-Family Residence District.

2. For permitted non-residential buildings, interior side yards on each side of the building shall not be less than six (6) feet plus one (1) foot for each two (2) feet by which the building height exceeds fifteen (15) feet.

3. For special uses, the interior side yards shall be as specified in the special use permit, but in no case shall the interior side yards be less than those specified for non-residential buildings in paragraph b. above.

c. Minimum Corner Side Yard. In an R-2 District, the minimum corner side yard requirements for permitted uses shall be not less than those itemized below:

1. For one and two-family dwellings, the same regulations shall apply as permitted or required in the R-1 One-Family District.

2. For permitted non-residential uses, fifteen (15) feet plus one (1) foot for each two (2) feet by which the building height exceeds fifteen (15) feet.

3. For special uses, corner side yards shall be as specified in the special use permit, but in no case shall such side yard be less than that specified for non-residential buildings in paragraph a. above.

d. Rear Yard. There shall be a rear yard of not less than thirty (30) feet.

426. - MAXIMUM LOT COVERAGE. Not more than forty (40) percent of the lot area may be occupied by the principal building, including accessory buildings.

427. - BUILDING HEIGHT. No building shall exceed a height of thirty (30) feet or two (2) stories, whichever is lower.

430. - R-3 GENERAL RESIDENCE DISTRICT.

Purpose. The R-3 General Residence District has been established to accommodate existing multiple family dwelling units in the City of Northlake, providing for a transition between non-residential area and single-family areas of lower density.

431. - PERMITTED USES. The following uses are permitted:

Any of the uses permitted in the R-1 and R-2 Residence Districts.

Multiple family dwellings and apartments.

432. - SPECIAL USES. The following uses may be allowed by special use permit:

Any use which may be allowed as a special use in the R-1 and R-2 Districts.

Planned developments under single ownership or control, in which recreational facilities for the convenience of the occupants may be furnished, provided the property proposed for development shall have a gross area of three (3) acres or more. Such developments, shall be consistent with the general purpose and intent of this ordinance to result in better site planning and thus be of greater benefit both to the occupants of the development and of the community.

433.- OFF-STREET PARKING AND LOADING. Off-street parking and loading facilities shall be provided as required or permitted in Article V.

434. - MINIMUM LOT SIZES.

a. Every one-family detached dwelling hereafter erected shall be located on a lot having an area of not less than five thousand (5,000) square feet and a width at the building line of not less than fifty (50) feet.

b. All two-family dwellings hereafter erected or structurally altered shall be located on a lot having an area of not less than six thousand (6,000) square feet and a width at the building line of not less than fifty (50) feet.

c. All buildings containing three (3) or more dwelling units shall be located on a lot which provides a minimum lot area per dwelling unit as follows:

<u>Type of Dwelling Unit</u>	<u>Land Area per Dwelling Unit in Square Feet</u>
4 bedrooms	3,000
3 bedrooms	2,700
2 bedrooms	2,400
1 bedroom & efficiency	1,000

Provided, however, that in no case shall the minimum lot area be less than six thousand (6,000) square feet with a width at the building line of not less than fifty (50) feet.

Existing residential buildings in the R-3 District may be altered to provide for not more than four (4) dwelling units, provided that no existing residential building is altered in such a way as to conflict with or further conflict with the foregoing requirements.

d. All non-residential principal uses permitted in this district shall be located on a lot having an area of not less than six thousand (6,000) square feet and a width at the building line of not less than fifty (50) feet.

e. Minimum lot sizes for special uses shall be prescribed at the time a special use permit is authorized, but in no case shall any such lot be less than six thousand (6,000) square feet.

435. - YARD AREAS. No building shall be erected or enlarged unless the following yards are provided and maintained:

a. Front Yard. A front yard depth of not less than twenty (20) feet.

b. Side Yards. In the R-3 District, the minimum interior side yard requirements for permitted uses shall be not less than those itemized below:

1. For one and two-family buildings, the same regulations shall apply as permitted or required in the R-1 and R-2 Districts.

2. For buildings containing three (3) or more dwelling units, a side yard on each side of each building of eight (8) feet.

3. For permitted non-residential buildings, interior side yards on each side of the building shall not be less than eight (8) feet plus one (1) foot for each two (2) feet by which the building height exceeds fifteen (15) feet.

4. For special uses, the interior side yards shall be as specified in the special use permit, but in no case shall the interior side yards be less than those specified for non-residential buildings in paragraph three (3) above.

5. Minimum Corner Side Yard. In an R-3 District, the minimum corner side yard requirements for permitted uses shall be not less than those itemized below:

(a) For one and two-family dwellings, the same regulations shall apply as permitted or required in the R-1 and R-2 Districts.

(b) For buildings containing three (3) or more dwelling units -- ten (10) feet except that buildings fifty (50) feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than fifteen (15) percent of the building width, whichever is greater.

(c) For permitted non-residential uses, fifteen (15) feet plus one (1) foot for each two (2) feet by which the building height exceeds fifteen (15) feet.

(d) For special uses, corner side yards shall be as specified in the special use permit, but in no case shall such side yard be less than that specified for non-residential buildings in paragraph (c) above.

c. Rear Yard. There shall be a rear yard of not less than thirty (30) feet.

436. - MAXIMUM LOT COVERAGE. Not more than forty (40) percent of the lot area may be occupied by the main building.

437. - BUILDING HEIGHT. No building shall exceed a height of thirty (30) feet or three (3) stories, whichever is lower.

438. - MINIMUM FLOOR AREA PER DWELLING UNIT. Minimum floor area per dwelling unit shall be not less than seven hundred (700) square feet, excluding public areas, but not limited to, hallways, stairwells, vestibules, etc.

439. - REQUIRED CONDITONS.

a. Any new construction of two (2) unit or more buildings in this district where living quarters are provided, shall be condominiums.

b. Any residence condominium dwelling units constructed after the enactment of this ordinance shall be not less than seven hundred (700) square feet of living space.

#### BUSINESS DISTRICTS

wide

440. - B-1 RETAIL BUSINESS DISTRICT.

Purpose. The B-1 Retail Business District is established to provide

areas for a wide range of retail stores and personal service establishments which are desirable to provide for both day-to-day and occasional shopping needs.

B-I 441. - PERMITTED USES. The following retail business and service uses are permitted, provided they are operated entirely within a building -- except for off-street parking and loading facilities:

Apparel shops.

Art and school supply stores.

Art galleries and studios, on other than the main floor.

Auto accessory store where there is no driveway entrance across the sidewalk into the main building.

Bakery shops, including the baking and processing of food products when prepared for retail sales on the premises only.

Barber shops, beauty parlors, chiropody, massage, tanning salons, or similar personal service shops.

Book and stationery stores.

Camera and photographic supply shops for retail sale.

Candy and ice cream shops.

Carpet, rug and linoleum stores.

Catalog offices for mail order stores.

Ceramic at retail only stores.

China and glassware stores.

Coin and philatelic stores.

Currency exchanges.

Custom dressmaking, millinery, tailoring or shoe repair shops, when conducted for retail sales on the premises only.

Department stores.

Dry goods stores.

Drug stores.

Dry cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than seventeen hundred fifty (1,750) pounds of dry goods per day, and when using perchlorethylene or other similar non-inflammable solvents approved by the Fire Department.

Electrical appliance sales outlet stores, but not including appliance repairing, manufacture or assembly.

Florist shops for retail trade on the premises only.

Food, meat and fruit stores.

Frozen food stores.

Furniture store and upholstery, when conducted as part of the retail operations and secondary to the main use.

Furrier, when conducted for retail trade on the premises only.

Garden supply stores.

Gift shops.

Haberdasheries.

Hardware stores.

Hobby stores.

Household appliance stores.

Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles, when conducted as part of the retail operations and secondary to the main use.

Jewelry and watch sales.

Karate (Judo) - Self Defense.

Loan offices and finance companies, on other than the main floor.

Meat markets.

Millinery shops.

Musical shops and musical instrument sales, including music lessons.

Offices, business and professional, including medical clinics.

Optician, optometrist.

Paint and wallpaper stores.

Pet supply store including the sale of domestic (household) pets, but not including any outdoor dog runs.

Photography studios, including the development of film and pictures when done as part of the retail business on the premises.

Postal Stations or substations.

Restaurants, tearooms or cafe, when the establishment is not of the drive-in type where food is served to occupants remaining in motor vehicles.

Sewing machine sales and service -- household machines only.

Shoe and hat stores.

Sporting goods stores.

Stationery stores.

Toy stores.

Travel bureau and transportation ticket offices.

Upholstery shop but not including manufacturing stores.

Variety stores.

Wearing apparel shops.

Accessory uses, including off-street parking and loading facilities as permitted or required in accordance with the provisions of Article V.

442. - SPECIAL USES. The following uses may be allowed by special use permit:

Other retail business uses not specifically listed above, when found to have economic compatibility with established uses on adjoining property.

Bus Terminal or other public transportations facilities.

Churches, rectories and parish houses.

Cocktail lounges, liquor stores--package goods only, and any other establishments in which beer and/or liquor is to be sold either in package or to be consumed on the premises, subject to the conditions specified in Section 711. - Special Uses.

Printing Shops (employing not more than 10 persons).

Public parking lots and garages.

443. - CONDITIONS OF USE.~ All uses permitted in this district shall be retail and service establishments dealing directly with consumers and shall be subject to the following conditions:

a. The sale of foodstuffs or articles intended for human consumption shall be conducted wholly within an enclosed building.

b. Establishments of the "drive-in" type, offering goods or services directly to customers waiting in parked motor vehicles, are not permitted.

c. There shall be no manufacture, processing or treatment of products other than that which is clearly incidental and essential to the retail business conducted on the same premises.

d. Such uses, operation or products shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar causes.

e. Any exterior sign displayed shall pertain only to a use conducted within the building.

444. - YARD AREAS.

a. Front Yards. There shall be a minimum setback of twenty (20) feet consistent with adjacent properties in the area from the front line of the lots on which they are located.

b. Side Yards. None required in this District.

c. Rear Yards. A rear yard of not less than twenty (20) feet in depth.

445. - SIGNS. Signs shall be permitted only as allowed by the Northlake ordinances regulating signs. No motor vehicle bearing advertising shall be parked on premises other than permitted in the Northlake ordinances regulating signs.

446. - OFF-STREET PARKING AND LOADING. Parking and loading facilities shall be provided as required or permitted in Article V.

447. - BUILDING HEIGHT. The height of any structure shall not exceed three (3) stories, nor shall it exceed thirty (30) feet, except as provided herein.

448. - DWELLING UNITS. No dwelling units shall be permitted above businesses or below grade in the B-1 Retail Business District.

450. - B-2 RETAIL AND SERVICE DISTRICT.

Purpose. The B-2 District is established to provide additional business and commercial uses, limited service uses not permitted in B-1 District, and to provide for a greater bulk and intensity of use of land and buildings.

451. - - PERMITTED USES. The following retail and service uses are permitted, provided they are operated entirely within a building, except for off-street parking and loading facilities:

Any "permitted use" in the B-1 Business District.

Amusement establishments -- bowling alleys, gymnasiums, commercial swimming pools, theatres and other similar places of recreation.

Art galleries and studios.

Bicycle sales and repair.

Catering.

Clubs and lodges, private, paternal or religious.

Day Nurseries.

Food Lockers.

Glass cutting and glazing establishments.

Hearing Aid Store.

Loan offices and finance companies.

Locksmith.

Karate (Judo) - Self-Defense.

Meeting Halls.

Motels.

Office machine sales and service.

Physical culture and health services.

Picture framing when conducted for retail trade on the premises only.

Plumbing, heating, and air conditioning sales and service.

Photo developing and processing.

Schools: Music, dance, business, preschool.

Tavern.

Telephone answering service.

Television and Radio sales and service not including manufacturing.

Undertaking establishments, funeral parlors and homes.

Accessory uses, including off-street parking and loading facilities as permitted or required in accordance with the provisions of Article V.

Dwelling Units. See Section 458. Required Conditions.

452. - SPECIAL USES. The following uses may be allowed by special use permit:

Any use which may be allowed as a special use in the B-I Retail Business District.

Other retail business uses not specifically listed above, when found to have economic compatibility with established uses on adjoining property.

Automobile Sales and service shops, including painting and repairing, but not the painting or repairing of trucks over one and one-half tons capacity.

Automobile Service Stations provided, however, that no person, firm or corporation shall locate, build, construct, or maintain an automobile service station within 200 feet of any building used or constructed for the use in whole or in part, as a church, hospital, library, community or parish house, theatre, or public or private school or headquarters; provided further, that in measuring said minimum distance of 200 feet such portion of said distance as lies within the boundaries of any public street shall be counted twice.

Blue printing and photostating establishments.

City Hall and police station.

Guns and ammunition stores.

Hospitals.

Publishing and printing.

Recreational Vans.

Restaurant, including drive-in.

453. - CONDITIONS OF USE. All permitted uses in this district, except residence uses, shall be retail or parking area, and shall be subject to the following conditions:

a. There shall be no manufacture, processing or treatment of products other than those which are clearly indicated and essential to the retail business conducted on the same premises.

b. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noises or vibrations or other similar causes.

454. - YARD AREAS.

a. Front Yards. There shall be a minimum setback consistent with

the adjacent commercial properties, but no less than twenty (20) feet from the front lot line of the lots on which they are located.

b. Side Yards. None required in this District.

c. Rear Yards. There shall be a rear yard depth of not less than ten (10) feet, or of six (6) inches for each one (1) foot of building height at the rear of building, whichever is greater.

455. - SIGNS. Signs shall be permitted only as allowed by the Northlake ordinances regulating signs.

456. - OFF-STREET PARKING AND LOADING. Parking and loading facilities shall be provided as required or permitted in Article V.

457. - BUILDING HEIGHT. The height of any building shall not exceed four (4) stories or forty-five (45) feet, except as provided herein.

458. - REQUIRED CONDITIONS.

a. Any new construction of two (2) unit or more buildings in this district where living quarters are provided shall be condominiums.

b. Any residence condominium dwelling unit constructed after the enactment of this ordinance shall be not less than seven hundred (700) square feet of living space.

460. - B-3 OFFICE BUSINESS DISTRICT.

Permitted Uses. The following uses of land or buildings are permitted:

Banks and financial institutions.

Business offices.

Dwelling units, Same as in B-2 Retail and Service District.

Offices of professional persons such as physicians, dentists, health practitioners (but not including veterinarians), attorneys, architects and engineers, and including out-patient medical and dental clinic, but not hospitals.

Photography studios.

Bus terminals or other public transportation terminal facilities.

461. - CONDITIONS OF USE. In the B-3 District there shall be no storage, wholesaling, retailing, shipping or display of goods or merchandise on the premises except for:

a. Incidental and minor storage and retail which is clearly accessory to and customarily associated with the operation of a professional office--such as the dispensing of medicines by physicians on an individual patient basis;

b. Displays limited to floor samples in a business office;

c. Displays of materials or work normally connected with the operation of a photography studio. However, in the B-3 District there shall be no window display of goods of merchandise nor any other display, includ-

ing floor samples, which is readily visible from the public way or from adjoining properties.

d. All business and professional activities shall take place within enclosed buildings.

e. Residential living units are not permitted below the second floor. (See Section 466. - Required Conditions)

462. - YARD AREAS.

a. Front Yards. There shall be a minimum setback of twenty (20) feet from the front lot line.

b. Side Yards. None required in this district.

c. Rear Yard. Same as in B-2.

463. - SIGNS. Signs shall be permitted as allowed by the applicable Northlake Ordinances regulating signs.

464. - OFF-STREET PARKING AND LOADING. Parking and loading facilities shall be provided as required or permitted in Article V.

465. - BUILDING HEIGHT. The height of any structure shall not exceed four (4) stories or forty-five (45) feet, except as provided herein.

466. - REQUIRED CONDITIONS.

a. Any new construction of two (2) unit or more building in this district where living quarters are provided shall be condominiums.

b. Any residence condominium dwelling unit constructed after the enactment of this ordinance shall be not less than seven hundred (700) square feet of living space.

470. - B-4 HIGH RISE HOTEL AND MOTELS.

Purpose. The District set forth herein is established to protect public health, to promote public safety, comfort, convenience and the general welfare, and to protect the economic base of the city and the value of property. These general purposes include, among others, the following specific objectives:

To promote the most desirable use of land in accordance with a well considered plan so that adequate space is provided in appropriate locations for the various types of business uses, thereby protecting and strengthening the economic base of the City.

To provide for the establishment of off-street parking facilities--permitted and required--so as to alleviate traffic congestions.

471. - PERMITTED USES. The following uses are permitted:

Hotels - Motels

A high rise hotel may include offices, condominium units, retirement center with limited medical and nursing care.

A retirement center within a high rise hotel may be occupied by persons 55 years or older. The center may include accessory uses such as offices, transportation for residents and limited medical or nursing care. The retirement center shall not provide for skilled care or structured care of a nursing home or institution (See Article II, Section 202 for definition of skilled care and nursing homes).

Retail shops such as dress shops, apparel shops, valet shops, beauty parlors, barber shops, convention center, meeting rooms, restaurant/lounge are also permitted.

Business uses shall not exceed five percent (5%) of the total floor space of the building.

All activities (except for automobile off-street parking facilities) shall be conducted within an enclosed building.

472. - HEIGHT OF BUILDING. In the High Rise Hotels or Motels District, no building shall be erected, or altered, to exceed 250 feet in height: however, for buildings in excess of thirty (30) feet in height in the High Rise Hotels-Motels District, no part of the building shall be closer to a residential an/or commercial zoned district than the height of that portion of the building above grade. The foregoing height limitations shall not be applied to the steeples, belfries an towerers of churches, nor to the elevator towers or water tanks on other buildings.

473. - SIGNS. The erection, construction, alteration and location of signs, other advertising structures, marquees and awning shall be in conformity with provisions of all applicable ordinances of the City of Northlake.

473. - OFF-STREET PARKING AND LOADING. Off-street parking and loading facilities shall be provided as permitted or required in Article V.

INDUSTRIAL DISTRICTS

\* 480. - I-1 LIMITED INDUSTRIAL DISTRICT.

Purpose. The I-1 Limited Industrial District is established to provide areas for industrial concerns whose operations are of a high performance standard, and to establish standards of performance, so that industrial districts may be established in proximity to residential and business districts without adversely affecting such areas; to provide regulations to assure adequate open space between industrial used and the I-1 Limited Industrial District boundaries and adjacent residential areas.

481. - PERMITTED USES. The following uses are permitted:

a. Retail and Service Uses -- as follows:

Beverages -- non-alcoholic, distribution.

Building material sales, when conducted wholly within a building

Contractor or construction buildings such as lumber, cement, electrical, refrigeration, air conditioning, masonry, painting, plumbing, roofing, heating and ventilating.

Greenhouses.

Ice sales, linen, towel, diaper, and other similar supply services.

Wholesale business.

b. Any production, processing, manufacturing, cleaning, servicing, testing, repair or storage of materials, goods or products -- except those uses involving the storage, utilization or manufacture of materials or products which decompose by detonation, which conforms with the performance standards set forth in Section 488, and which shall not be injurious or offensive to the occupants of adjacent premises by reason of the emission of or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious materials, odor, fire or explosive hazards, or glare or heat, which uses include:

Advertising displays.

Bakeries.

Books -- hand binding and tooling.

Bottling works -- non-alcoholic.

Brushes and brooms.

Building and construction equipment, building materials, lumber, sand and gravel yards.

Cameras and other photographic equipment and supplies.

Cleaning and dyeing establishments.

Electrical appliances, such as lighting fixtures, irons, fans, toasters and electrical toys.

Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery.

Electrical supplies, manufacturing and assembly of -- such wire and cable assembly, switches, lamps and insulation.

Food products, processing and combining of baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing, but not including abattoirs and slaughterhouses.

Laboratories -- medical, dental, research, experimental and testing -- provided there is no danger from fire or explosion or offensive noise, vibration, smoke, dust, odor, heat, glare or other objectionable influence.

Machine shops for tool, die and pattern making.

Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat treatment.

Metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.

Orthopedic and medical equipment and appliances.

Packaging, packing and crating.

Paper products, small, such as envelopes and stationery, bags, boxes, tubes and wallpaper printing.

Precision instruments -- such as optical, medical and drafting.

Printing and newspaper publishing, including engraving and photo-engraving.

Public utility, electric substations, and distribution centers, gas regulation centers.

Railroad rights-of-way and trackage, but not including classification yards, roundhouses and similar uses.

Repair of household or office machinery or equipment.

Soldering and welding.

Sporting and athletic equipment, such as balls, baskets, cues, gloves, bats, racquets and rods.

Statuary, mannequins, figurines, and religious and church art goods, excluding foundry operations.

Storage of household goods.

Tool and die shops.

Tools and hardware -- such as bolts, nuts, and screws, doorknobs, drills, hand tools, and cutlery, hinges, house hardware, locks, non-ferrous metal castings and plumbing appliances.

Toys.

Truck, tractor, trailer or bus garage or storage yard, but not including a motor freight terminal.

c. Wholesaling and Warehousing --

d. Public and community service uses -- as follows:

Bus terminals, bus turnarounds, bus garages, bus lots.

Electric substations.

Fire stations.

Telephone exchanges.

Water filtration plants.

Water pumping stations.

Water reservoirs.

e. Miscellaneous Uses -- as follows:

Accessory uses.

Signs, as permitted and regulated by the applicable Northlake ordinances regulating signs.

Temporary buildings for construction purposes -- for a period not to exceed the duration of such construction.

482. - SPECIAL USES: The following uses may be allowed by special use permit in accordance with the provisions of Section 711.

Antique automobile restoration.

Automobile and truck repair, including body repair and repainting.

Automobile laundries.

Automobile Service Stations. Where the retail sale of gasoline and oil for motor vehicles, including minor services customarily incidental thereto, may be conducted out of doors. Lubrication and washing facilities, including auto laundries, are permitted only if in a completely enclosed building.

Automobile Storage Yards, not including junk yards, provided they are contained within completely enclosed buildings or screened by a solid wall, a webbed chainlink fence or uniformly painted solid fence at least ten(10) feet high.

Battery and tire service stations.

Motor freight terminals.

Planned developments under single ownership or control, in which recreational facilities of the convenience of the occupants may be furnished, provided the property proposed for development shall have a gross area of three (3) acres or more. Such developments, shall be consistent with the general purpose and intent of this ordinance to result in better site planning and thus be of greater benefit both to the occupants of the development and of the community.

483. - OFF-STREET PARKING AND LOADING. Shall be as permitted or required in Article V.

484. - CONDITIONS OF USE. All permitted uses are subject to the following conditions:

a. Any production, processing, cleaning, servicing, testing and repair or storage of goods, materials or products shall conform with the performance standards set forth in Section 488.

b. All business, production, servicing, processing shall take place within completely enclosed buildings unless otherwise specified. Within one hundred fifty (150) feet of a residence district, all storage shall be in completely enclosed buildings or structures, and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least six (6) feet high, but in no case lower in height than the enclosed storage and suitably landscaped.

However, open off-street loading facilities and open off-street parking of motor vehicles under one and one-half ton capacity may be unenclosed throughout the district, except for such screening of parking and loading facilities as may be required under the provisions of Article V.

c. Uses established on the effective date of this ordinance and by its provisions rendered non-conforming shall be permitted to continue, subject to the regulations of Article VI.

d. Uses established after the effective date of this ordinance shall conform fully to the performance standards hereinafter set forth for the district.

485. - YARD AREAS. No building or structure shall hereafter be erected or structurally altered unless the following yards are provided and maintained in connection with such building.

a. Front Yard. On every zoning lot a front yard of not less than fifty (50) feet in depth shall be provided. However, where lots within the same block and comprising forty (40) percent of the frontage on the same street are already developed on the effective date of the ordinance with front yards with an average depth of less than thirty (30) feet, then such average depth shall be the required front yard depth for such frontage in said block.

b. Side Yards. A side yard twenty-five (25) feet deep is required except on the side of the lot adjoining a residence district, in which case there shall be a side yard of not less than forty (40) feet, provided however, where lots have been duly recorded prior to the passage of this ordinance and an Industrial District lot does not exceed 20,000 square feet in area, side yards, if provided, shall be not less than five (5) feet wide.

c. Rear Yard. On every zoning lot there shall be a rear yard of not less than thirty (30) feet, except where a use in the I-1 Limited Industrial District is adjacent to a residence district a rear yard shall be provided and maintained of not less than fifty (50) feet.

However, where lots have been duly recorded prior to the passage of this ordinance, and an Industrial District lot does not exceed 20,000 square feet in area, there shall be a rear yard of not less than ten (10) percent of the depth of the lot, provided, however, such rear yard shall not be less than ten (10) feet in depth.

486. - MAXIMUM LOT COVERAGE. No building with its accessory building and accessory uses including parking facilities, driveways, and roadways, outside storage areas, railroad sidings, outside truck berths and other accessory uses, shall occupy in excess of seventy-five (75) percent of any lot or tract of ten (10) acres or less; nor shall such uses occupy more than eighty (80) percent of any lot or tract of more than ten (10) acres but not more than fifty (50) acres; nor shall such uses occupy more than eighty-five (85) percent of any lot or tract of over fifty (50) acres.

487. - HEIGHT OF BUILDING. No building shall be erected or altered to exceed one hundred (100) feet in height unless said building shall be equipped with individual water tower and sprinkle system. The foregoing height limitation shall not be applied to the steeples, belfries and towers of churches, nor to the elevator towers or water tanks on other buildings. No part of the building shall be closer to a residential and/or business zoned district than the height of that portion of the building above grade.

488. - PERFORMANCE STANDARDS. Any use established in the I-1 Limited Industrial District after the effective date of this ordinance shall be so operated as to comply with the performance standards set forth hereinafter. No use lawfully established on the effective date of this ordinance shall be so altered or modified as to conflict with, or further conflict with, the performance standards established hereinafter for the I-1 Limited Industrial District.

a. Noise. Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to the standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be subject to the performance standards hereinafter prescribed, provided that such noises shall be capable of being accurately measured with such equipment. Noises capable of being so measured, for the purpose of this ordinance, shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular intermittent nature shall be controlled so as not to become a nuisance to adjacent uses.

At no point either on the boundary of a residence district or a business district or at one hundred and twenty-five (125) feet from the nearest property line of a plant or operation, whichever distance is greater, shall the sound pressure level of an individual operation or plant (other than the operation of motor vehicles and other transportation facilities) exceed the decibel levels at the designated octave bands shown hereafter for the districts indicated.

<u>Octave Band</u> <u>Cycles per Second</u>	<u>Maximum Permitted</u> <u>Sound Level in Decibals</u> <u>Boundaries or 125 Feet From</u> <u>Plant or Operation Property Lin</u>	
	<u>Residence</u> <u>Districts</u>	<u>Business</u> <u>Districts</u>
0 to 75	74	81
75 to 150	61	70
150 to 300	54	63
300 to 600	48	59
600 to 1200	45	55
1200 to 2400	41	52
2400 to 4800	38	50
4800 & over	36	48

b. Smoke and Particulate Matter.

1. No stack shall emit more than ten (10) smoke units during any one hour, nor shall smoke of a density in excess of Ringelmann No. 2 be

emitted provided that during a single one-hour period in each twenty-four hour day each stack may emit up to twenty (20) smoke units when blowing soot or cleaning fires, and during such cleaning of fires, smoke of a density of Ringelmann No. 3 may be emitted, but not for longer than four minutes each period.

2. No emission of smoke or particulate matter shall exceed a density of Ringelmann No. 3 except for a plume consisting entirely of condensed steam. For the purposes of grading the density of emission, The Ringelmann Chart published and used by the United States Bureau of Mines shall be employed.

3. The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of one (1) pound per acre of lot area during any one hour.

4. Dust and other forms of air pollution borne by the wind from such sources as storage areas, yards, roads, and so forth, within lot boundaries shall be kept to a minimum by appropriate landscaping, paving, oiling, or other acceptable means. The emission of particulate matter from such sources shall conform with the requirements of paragraph (3) above.

5. In addition to the performance standards specified herein, the emission of smoke or particulate matter in such manner or quantity as to be detrimental to or endanger the public health, safety, comfort, or welfare is hereby declared to be a public nuisance.

c. Odorous Matter. The emission of odorous matter from any property in such concentrations as to be readily detectable at any point along the boundaries of said property or in such concentrations as to create a public nuisance or hazard beyond such boundaries is prohibited.

d. Vibration. Any process or equipment which produces intense earth-shaking vibrations -- such as created by heavy drop forges or heavy mechanical surges -- shall be set back at least five hundred (500) feet from the property boundaries on all sides, except for a property line adjoining an I-2 General Industrial District, where such setback shall not be mandatory. However, in no case shall such vibrations be allowed to create a public nuisance or hazard beyond the property boundaries.

e. Toxic or Noxious Matter. No use on any property shall discharge across the boundaries of said property toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or welfare or cause injury or damage to other property or business.

f. Glare or Heat. Any operation producing intense glare or heat shall be performed within completely enclosed building and effectively screened in such a manner as not to create a public nuisance or hazard along property boundaries. Exposed sources of light shall be shielded so as not to create a nuisance across lot lines.

g. Fire and Explosive Hazards. Fire and explosive hazards shall be controlled as follows:

1. Activities involving the storage or manufacture of materials or products which decompose by detonation are not permitted in the I-1 Limited Industrial Districts.

2. The storage, utilization or manufacture of materials ranging from incombustible to moderate burning -- as determined by the Zoning Administrator -- is permitted.

3. Storage, utilization or manufacture of materials ranging from free or active burning to intense burning -- as determined by the Zoning Administrator -- is permitted under the following conditions:

(a) All storage, utilization or manufacture of such materials, or products shall be within completely enclosed buildings or structures having incombustible exterior walls; and

(b) All such buildings or structures shall be set back at least forty (40) feet from property boundaries and shall be protected throughout by an automatic sprinkler system complying with standards for installation prescribed by the National Fire Protection Association.

4. Materials or products which produce flammable or explosive vapors or gases under ordinary weather temperature shall not be permitted in this district, with the exception of the following, which are permitted:

(a) Materials required for emergency or standby equipment.

(b) Materials used in secondary processes which are auxiliary to a principal operation -- such as paint spraying of finished products; and

(c) Flammable liquids and oils stored, sold and used in conjunction with the operation of any automobile service station and customarily required or used in such operation.

490. - I-2 GENERAL INDUSTRIAL DISTRICT.

Purpose. The I-2 General Industrial District is established to provide areas in which a wide variety of intensive industrial concerns may be located; to provide performance standards that will adequately protect the community; to provide regulations to assure adequate open space between uses, and between the boundaries of the I-2 General Industrial District and other established uses.

491. - PERMITTED USES. The following uses are permitted:

I-1 a. Any use permitted in the I-1 Limited Industrial District.

b. Production, processing, cleaning, servicing, testing and repair, including the following uses and manufacturing of the following products:

Chemicals -- including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, nitrates (manufactured or natural) of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon, yarn, hydrochloric, picric and sulphuric acids and derivatives.

Furniture, metal.

Metal and metal ores, reduction, refining, smelting and alloying.

Metal tile.

Paint, lacquer, shellac, varnishes, linseed oil and turpentine.

Planing mills.

Plastic products.

Railroad houses, railroad repair shops.

Ready-mix cement plants.

Steel fabrication.

Storage batteries.

Structural iron works.

c. Storage, including the following uses and material or products:

Goods used in or produced by manufacturing activities permitted in this district.

Miscellaneous uses, as follows:

Railroad freight terminals, motor freight terminals, railroad switching and classification yard, repair shops, warehouses.

492. - SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 711.

a. Any use which may be allowed as a special use in the I-1 Limited Industrial District unless already permitted in this District.

b. Any other production, processing, cleaning, servicing, testing and repair which conforms to the requirements of this ordinance and all other ordinances of the City of Northlake.

c. Planned developments under single ownership or control, in which recreational facilities of the convenience of the occupants may be furnished, provided the property proposed for development shall have a gross area of three (3) acres or more. Such developments, shall be consistent with the general purpose and intent of this ordinance to result in better site planning and thus be of greater benefit both to the occupants of the development and of the community.

493. - OFF-STREET PARKING AND LOADING. Shall be as permitted or required in Article V.

494. - CONDITIONS OF USE. Permitted uses are subject to the following conditions:

a. All production, processing, cleaning, servicing, testing, repair or storage of goods, materials or products shall not be hazardous or detrimental to nearby property, or adversely affect the health or safety of the occupants thereof, by reason of the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.

b. Within one hundred (100) feet of a residence district, production, processing, servicing and fabrication shall take place or be within completely enclosed buildings or structures unless otherwise specified. All exterior storage within one hundred and fifty (150) feet of a residence district shall be enclosed with a solid wall or fence to a height of such stored materials. Off-Street parking and off-street loading facilities may be enclosed except for such screening and improvements as may be required under the provisions of Article V.

495. - YARD AREAS. All yard areas shall be the same as required in the I-1 Limited Industrial District.

496. - HEIGHT OF BUILDING. Same as I-1 Industrial District.

497. - PERFORMANCE STANDARDS. Any use established hereafter in the I-2 General Industrial District shall be operated as to comply with the performance standards set forth as follows:

a. Noise. The performance standards governing noise in the I-1 Limited Industrial District shall apply.

b. Smoke and Particulate Matter.

1. No stack shall emit more than thirty (30) smoke units during one hour nor shall smoke of a density in excess of Ringelmann No. 2 be emitted, provided that during fire-cleaning periods each stack may emit four minutes of smoke of a density of Ringelmann No. 3, and eight minutes of smoke of a density of Ringelmann No. 2, and during soot-blowing periods, eight minutes of smoke of a density of Ringelmann No. 2.

2. No emission of smoke or particulate matter shall exceed a density of Ringelmann No. 3, except for a plume consisting entirely of condensed steam. For the purpose of grading density of emission, the Ringelmann Chart published and used by the United States Bureau of Mines shall be employed.

3. The rate of emission of particulate matter from all sources within the boundaries of any lot shall not exceed a net figure of eight (8) pounds per acre of lot area during any one hour.

4. Dust and other forms of air pollution borne by the wind from such sources as storage areas, yards, roads and so forth, within lot boundaries shall be kept to a minimum by appropriate landscaping, paving, oiling or other acceptable means.

5. In addition to the performance standards specified herein, the mission of smoke or particulate matter in such manner or quantity as to be detrimental to or endanger the public health, safety, comfort or welfare is hereby declared to be a public nuisance.

c. Odorous Matter. The emission of odorous matter from any property in such concentrations as to create a public nuisance or hazard beyond the boundaries of said property is prohibited.

d. Vibration. Any process or equipment which produces intense earth-shaking vibrations -- such as are created by heavy drop forges or heavy mechanical surges -- shall be set back at least five hundred (500) feet from the boundary of any residence or business district, unless such process or equipment is so controlled as to prevent the transmission beyond the said district boundary of earth-shaking vibrations perceptible without

the aid of instruments. However, in no case shall such vibrations be allowed to create a public nuisance or hazard beyond the property line.

2. Toxic or Noxious Matter. No use on any property shall discharge across the boundaries of said property, toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or welfare or cause injury or damage to other property or business.

3. Glare or Heat. Any operation producing intense glare or heat shall be performed within a completely enclosed building and effectively screened in such a manner as not to create a public nuisance or hazard along property boundaries. Exposed sources of light shall be shielded so as not to create a nuisance across lot lines.

4. Fire and Explosive Hazards. Fire and explosive hazards shall be controlled as follows:

1. Activities involving the storage or manufacture of materials or products which decompose by detonation are not permitted in the I-2 General Industrial District unless licensed by the village. However, in no case shall such materials or products be stored or manufactured within two hundred (200) feet of the boundary of any other district unless otherwise authorized.

2. The storage, utilization or manufacture of materials or products ranging from incombustible to fast-burning, as determined by the Zoning Administrator, or which produce flammable or explosive vapors or gases under ordinary weather temperature is permitted. However, within six hundred (600) feet of the boundary of any other zoning district, the storage utilization or manufacture of materials or products which produce flammable or explosive vapors or gases under ordinary weather temperature is not permitted with the exception of the following, which are permitted within such six hundred (600) feet:

(a) Materials required for emergency or standby equipment;

(b) Materials used in secondary processes which auxiliary to a principal operation, such as paint spraying of finished products;

(c) Flammable liquids and oils stored, sold and used in connection with the operation of a motor vehicle service station and customarily required or used in such operation.