

- h. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in required yards in the O-1 Professional Services Office District:
- 1) Accessory parking areas, but only in interior side and rear yards when located no closer than ten (10) feet from lot lines; and
 - 2) Awnings, canopies, eaves, and gutters projecting not more than two (2) feet into the required yard; and
 - 3) Bay windows and balconies projecting not more than three (3) feet, but only in front, corner side or rear yards for a distance not more than one-third (1/3) of the length of such wall; and
 - 4) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than two (2) feet; and
 - 5) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code; and
 - 6) Flagpoles having a height of not more than twenty-five (25) feet; and
 - 7) Outside stairways projecting not more than three (3) feet and having a height of not more than four (4) feet; and
 - 8) Recreational devices, but not in front or corner side yards; and not closer than five (5) feet from any lot line; and
 - 9) Statuary, arbors, trellises, and ornamental light standards having a height of not more than ten (10) feet; and
 - 10) Terraces.

6-3 O-2 OFFICE, MANUFACTURING AND DISTRIBUTION PARK DISTRICT

6-3.1 **Purpose.** The O-2 Office, Manufacturing and Distribution Park District is established to provide for the development of high quality mixed-use office, manufacturing and distribution activities located and designed in campus style settings.

6-3.2 **Permitted Uses.** Except as specifically limited herein and in Section 6-3.4, the following uses are permitted as of right in the O-2 Office, Manufacturing and Distribution Park Districts, but only when conducted entirely within an enclosed building, unless otherwise specified:

- a. Accommodations and Food Service, but limited to:
 - 1) Accommodations (721), but further limited to:
 - i) Hotels and Motels (except Casinos) (72111), including Automobile Rental as an accessory use
 - 2) Food Service and Drinking Places (722), but further limited to:
 - i) Drinking Places (7224), but only when accessory to a permitted or special permit use

- ii) Full Service Restaurants (7221), including outdoor eating area, but excluding Drive-In Restaurants, but only when accessory to a permitted or special permit use
 - iii) Limited Service Eating Places (7222), including outdoor eating areas, but excluding Drive-In Restaurants, but only when accessory to a permitted or special permit use
- b. Administrative and Support Services, but limited to:
- 1) Business Support Services (5614)
 - 2) Employment Services (5613)
 - 3) Office Administrative Services (5611)
 - 4) Other Support Services (5619)
- c. Construction, but limited to:
- 1) Construction of Buildings (236)
 - 2) Special Trade Contractors (238)
- d. Financial and Insurance (52), including indoor and outdoor automatic teller machines and drive-in establishments
- e. Health Care and Social Assistance, but limited to:
- 1) All Other Outpatient Care Centers (621498), but limited to:
 - i) Outpatient Sleep Disorder Centers and Clinics (Amended, Ord. No. 14-O-02, 01/14/14)
 - 2) Child Day Care Services (62441)
 - 3) Medical and Diagnostic Laboratories (6215)
 - 4) Offices of Dentists (6212)
 - 5) Offices of other Health Practitioners (6213)
 - 6) Offices of Physicians (6211)
 - 7) Social Assistance, but limited to Services for the Elderly and Persons with Disabilities (62412)
- f. Manufacturing, but limited to:
- 1) Apparel Manufacturing (315)
 - 2) Beverage and Tobacco Products Manufacturing, but limited to:
 - i) Soft Drink and Ice Manufacturing (31211)
 - ii) Tobacco (3122)
 - 3) Breweries, Wineries and Distilleries (31212), but only with an alcoholic content of less than twenty percent (20%) by volume
 - 4) Computer and Electronic Product Manufacturing (334)
 - 5) Electric Equipment, Appliance and Component Manufacturing, except Power Distribution and Specialty Transformer Manufacturing (335)
 - 6) Food Manufacturing, excluding animal slaughtering and processing (3116)
 - 7) Furniture and Related Product Manufacturing (337)

- 8) Leather and Allied Product Manufacturing, but limited to footwear, except rubber (316)
 - 9) Machinery Manufacturing, but limited to:
 - i) Farm Machinery and Equipment Manufacturing (333111), but only when accessory to Scientific Research and, Development Services located on a lot that abuts an I-3 General Industrial District, and only if the building or buildings in which such activities are conducted are screened from abutting Residential Districts by buildings devoted to other permitted or special permit uses
 - ii) Food Product Machinery Manufacturing (333294), but only when accessory to Scientific Research and, Development Services located on a lot that abuts an I-3 General Industrial District, and only if the building or buildings in which such activities are conducted are screened from abutting Residential Districts by buildings devoted to other permitted or special permit uses
 - iii) Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing (333112), but only when accessory to Scientific Research and, Development Services located on a lot that abuts an I-3 General Industrial District, and only if the building or buildings in which such activities are conducted are screened from abutting Residential Districts by buildings devoted to other permitted or special permit uses
 - 10) Miscellaneous Manufacturing (339)
 - 11) Non-Metallic Mineral Product Manufacturing, but limited to:
 - i) Clay Products and Refractory Manufacturing (3271)
 - ii) Glass Product Manufacturing made of Purchased Glass (327215)
 - 12) Plastic and Rubber Product Manufacturing, but limited to Plastic Product Manufacturing (3261)
 - 13) Printing and Related Support Activities (323)
 - 14) Transportation Equipment Manufacturing, but limited to Motorcycles, Bicycles, and Parts Manufacturing (336991)
 - 15) Wood Product Manufacturing, but limited to Wood Container and Pallet Manufacturing (32192)
- g. Outdoor Storage, but only when accessory to a permitted or special permit use and only when occupying not more than ten percent (10%) of the lot
- h. Personal Wireless Services Antennas, Indoor and Outdoor, with or without antenna support structures, and related electronic equipment and equipment structures where no single Personal Wireless Services Antenna exceeds fifteen (15) square feet in area or twelve (12) feet in any single dimension, and subject to the requirements of Section 12-12.4 of this Code

- i. Professional, Scientific, and Technical Services, but limited to:
 - 1) Architectural, Engineering, and related services, limited to Testing Laboratories (54138)
 - 2) Scientific Research and Development Services (5417)
- j. Retail Trade, but limited to:
 - 1) Beer, Wine, and Liquor Stores (4453), but only when accessory to a permitted or special permit use and limited to the sale of alcoholic beverages manufactured on the lot
 - 2) Gift, Novelty, and Souvenir Shops (45322), but only when accessory to a permitted or special permit use
- k. Transit and Ground Transportation, but limited to Commuter Rail Systems, including outdoor platform areas (585)
- l. Transportation and Warehousing, but limited to:
 - 1) Transit and Ground Passenger Transportation (485)
 - 2) Warehousing and Storage (493)
- m. Wholesale Trade (42)

6-3.3 **Special Permit Uses.** Except as specifically limited herein and in Section 6-3.4, the following uses may be permitted in the O-2 Office, Manufacturing and Distribution Park Districts subject to the issuance of a special use permit pursuant to Section 16-9 of this Code, but only when conducted entirely within an enclosed building, unless otherwise specified:

- a. Agricultural, Forestry, Fishing, and Hunting, but limited to Crop Production (111)
- b. Any use otherwise permitted or specially permitted in an O-2 Office, Manufacturing and Distribution Park District pursuant to Section 6-3.2 or Section 6-3.3 containing more than the allowable number of antennas as set forth in Section 12-12.2 or Section 12-12.3 of this Code or containing one (1) or more antennas exceeding the height limitations as set forth in Section 12-12.2 or Section 12-12.3 of this Code
- c. Arts, Entertainment and Recreation but limited to Amusement, Gambling, and Recreation Industries, but limited to:
 - 1) All Other Amusement and Recreation Industries (71399)
 - 2) Amusement Parks and Arcades (7131)
 - 3) Bowling Centers (71395)
 - 4) Fitness and Recreational Sports Centers (71394)
 - 5) Museums (71211)
- d. Information, but limited to:
 - 1) Broadcasting (515)
 - 2) Internet Publishing and Broadcasting and Web Portals (51913)
 - 3) Telecommunications (517)

- e. Other Services, but limited to:
 - 1) Parking Lots and Garages (812930), but not tow-in parking lots
 - 2) Religious Organizations (813110)
- f. Outdoor Storage, but only when accessory to a permitted or special permit use, in excess of ten percent (10%), but in no event in excess of fifty percent (50%) of the lot
- g. Personal Wireless Services Antennas, Indoor and Outdoor, with or without antenna support structures and related electronic equipment and equipment structures, where (1) not otherwise permitted in Section 6-3.2 or (2) in excess of any required yard or setback or any bulk or space regulations in the O-2 Office, Manufacturing and Distribution Park District, and subject to the requirements of Section 12-12.4 of this Code
- h. Planned Developments, but only on sites containing no less than one hundred twenty thousand (120,000) square feet, subject to the special procedures and standards set forth in Section 16-13 of this Code
- i. Professional Scientific and Technical Services, but limited to:
 - 1) Other Professional Scientific and Technical Services, but further limited to Veterinary Services (54194)
- j. Public Administration, but limited to Administration of Conservation Programs (924120)
- k. Public Utility Stations
- l. Real Estate and Rental and Leasing, but limited to Rental and Leasing Services, but limited further to Truck Tractor Rental or Leasing, including outdoor storage of such trucks for rent or lease but in no event in excess of fifty percent (50%) of the lot
- m. Transportation and Warehousing, but limited to Truck Transportation, including outdoor storage of vehicles used pursuant to such service, but in no event in excess of fifty percent (50%) of the lot, but limited to:
 - 1) Courier and Messengers, except air (492)
- n. Other Electric Power Generation, but limited to Wind Energy Facilities, but further limited to Building Mounted Wind Turbines and Tower Mounted Wind Turbines, and subject to the requirements of Section 12-13 of this Code (221119)

6-3.4 **Use Limitations.** The following use limitations shall apply in the O-2 Office, Manufacturing and Distribution Park District:

- a. Performance Standards. Notwithstanding Sections 6-3.2 and 6-3.3, no use shall be allowed in the O-2 Office, Manufacturing and Distribution Park District if it would, in the reasonable judgment of the Village Administrator, not be capable of consistently meeting every performance standard set forth in Article 12 of this Code.

- b. Building Construction. In accordance with the criteria for site plan approval in Section 16-10 of this Code, the exterior walls of all buildings in the O-2 Office, Manufacturing and Distribution Park District shall be of a finished, durable material, such as, but not limited to face brick, stone, precast concrete panels, architectural metal or synthetic paneling. Exterior walls to a height of seven (7) feet shall be of architectural masonry, except for fenestration, doors or other similar features. The requirements of this Section 6-3.4.b shall not apply to an exterior wall of a building that faces an abutting I-3 General Industrial District.
- c. Outdoor Storage. No outdoor storage permitted in the O-2 Office, Manufacturing and Distribution Park District shall be located in any required yard nor shall it be located in front of the rear building line. All such outdoor storage shall be effectively screened in accordance with the requirements of Article 13 of this Code.
- d. Day Care Centers. The following limitations shall apply to every Day Care Center established in the O-2 Office, Manufacturing and Distribution Park District:
 - 1) Registration. Every Day Care Center shall register its existence with, and provide a general description of its activities to, the Village Administrator before commencing operations and at least once each year thereafter.
 - 2) Licensing. Every Day Care Center shall file, and maintain current, with the Village Administrator proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Day Care Center, if any.
- e. Flag Poles. A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure, or forty-five (45) feet, whichever is less.

6-3.5 Bulk, Space, and Yard Regulations. The bulk, space, and yard regulations for the O-2 Office, Manufacturing and Distribution Park District are as follows:

- a. Maximum Building Height. The maximum height of a principal structure in the O-2 Office, Manufacturing and Distribution Park District shall not exceed five (5) stories or seventy-five (75) feet; provided, however, that a height in excess of five (5) stories or seventy-five (75) feet, but in no event more than eighty-five (85) feet, may be permitted by the Board of Trustees in granting a planned development approval in the O-2 Office, Manufacturing and Distribution Park District, pursuant to Section 16-13 of this Code. For structures exceeding a height of forty (40) feet constructed or expanded after the effective date of this Code, all required yards shall

be increased in accordance with the requirements of Section 6-3.5.d. The maximum height of an accessory structure shall not exceed fifteen (15) feet; except as provided in Section 10-1.4.d.8, Section 12-12.2, and Section 12-12.3 of this Code.

- b. Minimum Lot Area. The minimum lot area for the O-2 Office, Manufacturing and Distribution Park District is one hundred twenty thousand (120,000) square feet.
- c. Lot Width. The minimum lot width for the O-2 Office, Manufacturing and Distribution Park District is three hundred (300) feet.
- d. Minimum Yards. The following minimum yards shall be provided in the O-2 Office, Manufacturing and Distribution Park District:
 - 1) Any Yard Abutting an Arterial Street: A yard of no less than one-hundred (100) feet.
 - 2) Any Yard Abutting a Collector or Local Street: A yard of no less than fifty (50) feet.
 - 3) Any Yard Abutting a Residential District: A yard of no less than one hundred (100) feet.
 - 4) Any Yard Abutting a Non-Residential District Other than the O-2 Office, Manufacturing, and Distribution Park District: A yard of no less than thirty (30) feet.
 - 5) Interior Side Yard. An interior side yard of no less than twenty-five (25) feet.
 - 6) Rear Yard. A rear yard of no less than twenty-five (25) feet.

Additional Yards Related To Building Height. For structures exceeding forty (40) feet in height constructed or expanded after the effective date of this Code, all required yards shall be increased by three (3) feet for each one (1) foot by which the structure exceeds a height of forty (40) feet.

Perimeter Landscaped Open Space. For all uses located in the O-2 Office, Manufacturing and Distribution Park District, perimeter landscaped open space shall be provided in accordance with the requirements of Section 13-2 of this Code.

- e. Maximum Floor Area Ratio. The maximum floor area ratio for the O-2 Office, Manufacturing and Distribution Park District is 0.5; provided, however, that a floor area ratio in excess of 0.5, but in no event more than 1.0, may be permitted by the Board of Trustees in granting a planned development approval in the O-2 Office, Manufacturing and Distribution Park District, pursuant to Section 16-13 of this Code.
- f. Maximum Lot Coverage. The maximum lot coverage for the O-2 Office, Manufacturing and Distribution Park District is eighty percent (80%).

- g. Sight Distance Triangle. No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required Sight Distance Triangle. (See Appendix A, Page A-18)
- h. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in required yards in the O-2 Office, Manufacturing and Distribution Park District:
- 1) Accessory outdoor eating areas, but only in front yards and provided that no such accessory outdoor eating areas shall be closer than fifty (50) feet from the front lot line; and
 - 2) Accessory parking, provided that no such parking shall be closer than seventy-five (75) feet from a lot line abutting a Residential District, fifty (50) feet from a lot line abutting an Arterial, Collector or Local Street, and ten (10) feet from all other lot lines, except that no accessory parking shall be located in any yard abutting Route 45; and
 - 3) Awnings, canopies, eaves, and gutters projecting not more than three feet into the required yard; and
 - 4) Bay windows and balconies projecting not more than three (3) feet, but only in front, corner side or rear yards, for a distance not more than one-third (1/3) of the length of such wall; and
 - 5) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than two (2) feet; and
 - 6) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code; and
 - 7) Flagpoles having a height of not more than twenty-five (25) feet; and
 - 8) Outside stairways projecting not more than three (3) feet and having a height of not more than four (4) feet; and
 - 9) Recreational devices, but not in front or corner side yards; and not closer than five (5) feet from any lot line; and
 - 10) Statuary, arbors, trellises, and ornamental light standards having a height of not more than 10 feet; and
 - 11) Terraces.

PART C - TABLE

TABLE 6-1

OFFICE DISTRICT

Bulk, Space, and Yard Requirements

	O-1 Professional Services Office	O-2 Office, Manufacturing and Distribution Park
Minimum Lot Area (square feet)	7,500	120,000
Minimum Lot Area Planned Development (square feet)	15,000	120,000
Minimum Lot Width (feet)	60	300
Maximum Floor Area Ratio (FAR)	0.5	0.5
Maximum Lot Coverage (percent)	85	80
Minimum Yards (feet)*		
Front or Corner Side	25	50**
Interior Side	15	25**
Rear	20	25**
Maximum Building Height*¹		
Number of Stories	2 ½	5
Height (feet)	35	75

NA Not Applicable

* For structures constructed or expanded after the effective date of this Code that exceed thirty (30) feet in height in the O-1 Professional Services Office District, or exceed forty (40) feet in the O-2 Office, Manufacturing and Distribution Park District, additional yard areas shall be provided, refer to text.

** Every yard abutting either an Arterial Street or a Residential District shall have a minimum width of one-hundred (100) feet; a yard abutting any non-Residential District other than an O-2 Office, Manufacturing and Distribution Park District, shall have a minimum width of thirty (30) feet.

¹ For maximum height of accessory structures, refer to text.