

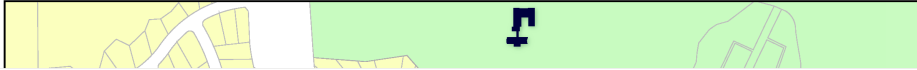
## Chapter 20.36 - DOWNTOWN ZONING DISTRICT

**Sections:**

## 20.36.010 - Downtown zoning districts purpose statements.

Mundelein's downtown and its entry corridors vary in terms of desired uses, building intensity, scale, and character. To maintain this character, the Village establishes the C-5 Downtown Zoning District with four subdistricts: C-5-VC Village Center Subdistrict, C-5-MU Mixed-Use Subdistrict, C-5-C Corridor Subdistrict and C-5-R Residential Subdistrict. The boundaries of these subdistricts are identified in Figure 20.36-1: C-5 Subdistrict Map. The purpose of each subdistrict is described as follows:

- A. Purpose of C-5-VC Village Center Subdistrict. The C-5-VC Village Center Subdistrict is intended to facilitate the development envisioned in the Village of Mundelein's Master Redevelopment Implementation Plan. Subdistrict regulations focus on creating a vibrant, mixed-use district within the center of downtown that is pedestrian- and transit-oriented in nature, focused on a public square.
- B. Purpose of C-5-MU Mixed-Use Subdistrict. The C-5-MU Mixed-Use Subdistrict is intended to facilitate development oriented to the commuter rail station. Subdistrict regulations focus on the appropriate mix of uses and building scale and design to create an attractive transit-oriented district that provides a variety of commuting options for commercial, office and residential uses.
- C. Purpose of C-5-C Corridor Subdistrict. The C-5-C Corridor Subdistrict is intended to accommodate auto-accessible uses while improving the character of downtown's entryways. Subdistrict regulations focus on creating development that enhances pedestrian links throughout the downtown area and properly manages parking capacity, location and access.
- D. Purpose of C-5-R Residential Subdistrict. The C-5-R Residential Subdistrict is intended to accommodate suitable residential development for the downtown and create appropriate transitions to the surrounding residential neighborhoods. Subdistrict regulations focus on building scale and density to maximize the benefit of the adjacent transit station and mixed-use district, while creating compatibility with adjacent neighborhoods through required buffers and appropriate building types.



**20.36-1: C-5 SUBDISTRICT MAP**

(Ord. No. 12-09-39, § 2(9.1), 9-24-12; Ord. No. 15-04-20, § 3, 4-27-15)

20.36.020 - Permitted and special uses in the C-5 District.

Table 20.36-1: C-5 District Permitted and Special Uses lists permitted and special uses for the downtown districts. A "P" indicates that a use is permitted within that district. An "S" indicates that a use is a special use in that district and must obtain a special use approval as required in [Section 20.16.040](#) (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not allowed within that district.

TABLE 20.36-1: C-5 DISTRICT PERMITTED AND SPECIAL USES					
USE <sup>1</sup>	DISTRICT				USE STANDARDS
	C-5-VC	C-5-MU	C-5-R	C-5-C	
<b>RESIDENTIAL</b>					
Community Residence		S		S	<a href="#">Section 20.48.030(E)</a>
Dwelling, Single Family			P		

Dwelling, Townhouse	P	P	P		
Dwelling, Two-Family	P	P	P		
Dwelling, Multi-Family	P	P	P	P	
Dwelling, Above the Ground Floor	P	P	P	P	
Residential Care Facility		P		S	<a href="#">Section 20.48.030(DD)</a>
<b>INSTITUTIONAL</b>					
Assembly Hall	S	S		S	
Cultural Facility	P	P		P	<a href="#">Section 20.48.030(G)</a>
Educational Facilities, College/University	P	P		P	<a href="#">Section 20.48.030(M)</a>
Educational Facilities, Vocational School	P	P		P	<a href="#">Section 20.48.030(M)</a>
Government Facilities	P	P		P	
Place of Worship	S	S	S	S	<a href="#">Section 20.48.030(Y)</a>
<b>COMMERCIAL</b>					
Art Gallery	P	P		P	
Arts Studio	P	P		P	
Animal Hospital	P	P		P	
Banquet Facility		S		S	<a href="#">Section 20.48.030(C)</a>
Car Wash				S	
Currency Exchange		P		P	<a href="#">Section 20.48.030(H)</a>
Day Care Center, Adult or Child	P	P		P	<a href="#">Section 20.48.030(I)</a>
Day Care Home, Adult or Child			P	P	<a href="#">Section 20.48.030(J)</a>
Drive-Through Facility				S	<a href="#">Section 20.48.030(K)</a>
Financial Institution	P	P		P	
Funeral Home		S		S	
Gas Station				P	<a href="#">Section 20.48.030(O)</a>
Hotel/Motel	S	S		S	
Indoor Amusement Facility	P	P		P	<a href="#">Section 20.48.030(B)</a>
Pet "Day Care" Service	S	S		S	<a href="#">Section 20.48.030(N)</a>
Live Entertainment — Indoor	P	P		P	<a href="#">Section 20.48.030(P)</a>

Live Entertainment — Outdoor	S	S		S	<a href="#">Section 20.48.030(P)</a>
Medical/Dental Clinic	P	P		P	
Motor Vehicle Dealership				S	<a href="#">Section 20.48.030(S)</a>
Motor Vehicle Rental Establishment				S	<a href="#">Section 20.48.030(S)</a>
Office	P	P		P	
Outdoor Amusement Facility		S		S	<a href="#">Section 20.48.030(B)</a>
Outdoor Dining	P	P		P	<a href="#">Section 20.48.030(W)</a>
Payday or Title Loan Agency		S		S	<a href="#">Section 20.48.030(H)</a>
Personal Services Establishment	P	P		P	
Restaurant	P	P		P	
Retail Goods Establishment	P	P		P	
Smoke Shop				P	<a href="#">Section 20.48.030(FF)</a>
Social Club or Lodge		P		P	
Tavern/Bar	P	P		P	
Tattoo Parlor				P	
<b>TRANSPORTATION</b>					
Off-Street Parking Lot	S	S		S	<a href="#">Section 20.48.030(V)</a>
Parking Structure	S	S		S	<a href="#">Section 20.48.030(V)</a>
<b>OPEN SPACE</b>					
Parks/Playgrounds	P	P	P	P	
<b>OTHER</b>					
Community Center	S	S	S	S	<a href="#">Section 20.48.030(D)</a>
Planned Unit Development	S	S	S	S	<a href="#">Chapter 20.20</a>
Utilities, Private	P	P	P	S	<a href="#">Section 20.48.030(II)</a>
Wireless Telecommunications Antenna	S, P <sup>2</sup>	S, P <sup>2</sup>	S, P <sup>2</sup>	S, P <sup>2</sup>	<a href="#">Section 20.48.030(KK)</a>
Wireless Telecommunications Facility	S	S	S	S	<a href="#">Section 20.48.030(KK)</a>
Wireless Telecommunications Tower	S	S	S	S	<a href="#">Section 20.48.030(KK)</a>

TABLE 20.36-1. FOOTNOTES:

<sup>1</sup> The terms in this column ("Use") are defined in Chapter 20.68 (Generic Use Definitions).

<sup>2</sup> Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.48.030(KK) shall be considered permitted uses.

(Ord. No. 12-09-39, § 2(9.2), 9-24-12; Ord. No. 15-03-09, § 6, 3-9-15)

20.36.030 - C-5 District permitted project types.

A. Establishment of Project Types. The C-5 District regulates each subdistrict by permitted project types. The project types are defined as follows:

1. Single-Story Commercial Building. A single-story structure containing non-residential uses.
2. Mixed-Use Building. A structure of more than one story that accommodates a full range of uses, including both residential and non-residential uses. A mixed-use building may also be devoted to a single category of land use type, such as all non-residential uses.
3. Multi-Family Building. A structure that contains four or more dwelling units and no non-residential uses.
4. Townhouse/Stacked Flat Building. A townhouse is a structure with three or more individual dwelling units that are attached by party wall, each with a separate entryway. A stacked flat is a structure with two to three dwelling units contained within one structure where units are vertically stacked and accessed by a shared entryway. A minimum of three attached stacked flat buildings defines a stacked flat cluster. Townhouses and stacked flats are subject to the same design regulations.
5. Single-Family Dwelling. A residential structure with one dwelling unit with no other residential structures attached.

B. Permitted Project Types by Subdistrict. Table 20.36-2: C-5 District Permitted Project Types identifies where each project type is permitted within the C-5 District.

TABLE 20.36-2: C-5 DISTRICT PERMITTED PROJECT TYPES				
PROJECT TYPE	C-5-VC	C-5-MU	C-5-C	C-5-R
Single-Story Commercial		X	X	
Mixed-Use	X	X	X	
Multi-Family	X	X	X	X
Townhouse/Stacked Flat	X	X		X
Single-Family Dwelling				X

(Ord. No. 12-09-39, § 2(9.3), 8-24-12)

20.36.040 - Project type development regulations.

Each project type identified above has individual development regulations as described below. All project types must also comply with the standards of Sections 20.36.050 (Downtown Design Standards), 20.36.060 (Accessory Structures and Uses), and 20.36.070 (On-Site Parking Access and Design Regulations).

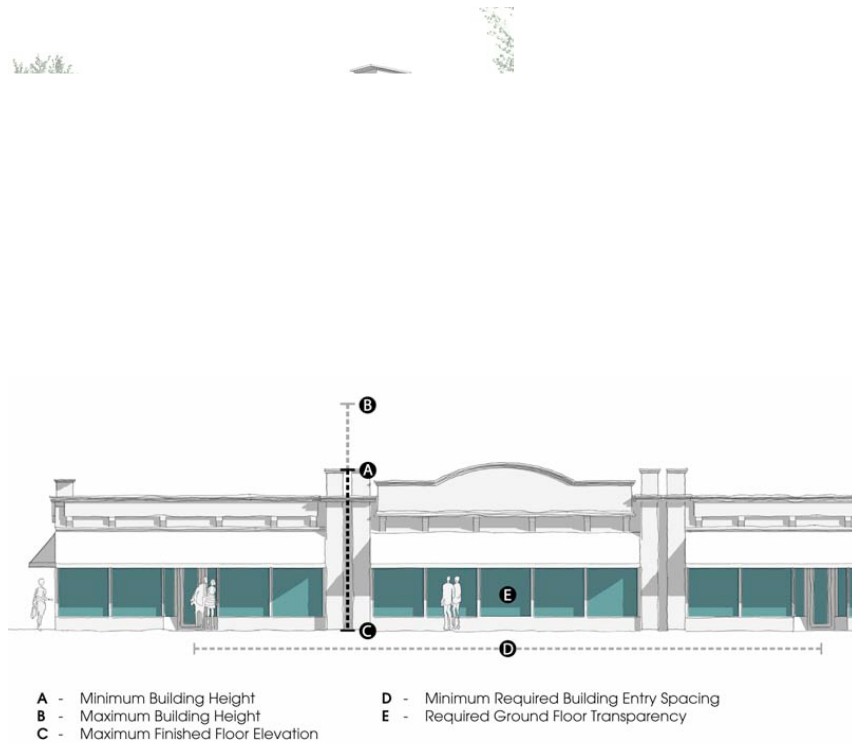
A. Single-Story Commercial Buildings.

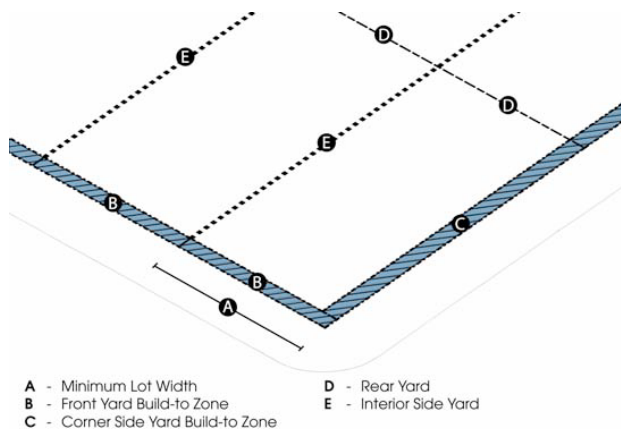
1. Table 20.36-3: Single-Story Commercial Building Bulk and Yard Regulations includes bulk and yard regulations for the single-story commercial building project type. See Figure 20.36-2: Single-Story Commercial Building for illustration of regulations.

TABLE 20.36-3: SINGLE-STORY COMMERCIAL BUILDING BULK AND YARD REGULATIONS		
BULK AND YARD REGULATIONS	C-5 SUBDISTRICTS	
	C-5-MU	C-5-C
<b>Bulk Regulations</b>		
Minimum Lot Width	25'	25'
Minimum Building Height	16'	16'

Maximum Building Height	25' and 1 story	25' and 1 story
Maximum Finished Ground Floor Elevation (Measured from Sidewalk)	6"	6"
Minimum Required Building Entry Spacing	1 entry every 75'	1 entry every 75'
Required Ground Floor Transparency	50%	50%
<b>Yard Requirements</b>		
Front Yard	Build-To Zone of 0' to a maximum of 5'	Build-To Zone of 0' to a maximum of 10'
Interior Side Yard	0' Build-To-Line, except: 5' maximum yard permitted when interior side lot line abuts an alley; or 10' maximum yard when pedestrian accessway provided at interior side facade with a minimum of 10' between adjacent facades required (Additional exception for parking in <a href="#">Section 20.36.070(A)</a> )	0' Build-To-Line, except: 10' maximum yard permitted when interior side lot abuts an alley; or 10' maximum yard when pedestrian accessway provided at interior side facade with a minimum of 10' between adjacent facades required (Additional exception for parking in <a href="#">Section 20.36.070(A)</a> )
Corner Side Yard	Build-To Zone of 0' to a maximum of 5'	Build-To Zone of 0' to a maximum of 5'
Rear Yard	None required unless abutting a residential district, then 20'	None required unless abutting a residential district, then 20'

FIGURE 20.36-2: SINGLE STORY COMMERCIAL BUILDING





2. The elevation of horizontal ground floor facade elements, such as cornices, awnings, sign friezes, and canopies, shall generally align with those of surrounding buildings.
3. A single-story commercial building may have up to fifty percent or sixty linear feet of the front facade, whichever is less, designated as outdoor seating, which must comply with the following standards:
  - a. The building facade may be set back an additional twenty-five feet maximum from the maximum building setback for an outdoor seating area.
  - b. A distinct delineation is maintained between the public right-of-way and the outdoor seating area through the use of architectural elements that continue the street wall of the building, such as a masonry wall, planters, or bollards. Outdoor seating areas must be paved.
  - c. An awning or canopy on the facade of the primary building within the outdoor seating area is provided.
  - d. See Figure 20.36-3: Outdoor Seating for illustration of standards.

FIGURE 20.36-3: OUTDOOR SEATING



B. Mixed-Use Buildings.

1. Table 20.36-4: Mixed-Use Building Bulk and Yard Regulations includes bulk and yard regulations for the mixed-use building project type. See Figure 20.36-4: Mixed-Use Building for illustration of regulations.

TABLE 20.36-4: MIXED-USE BUILDING BULK AND YARD REGULATIONS			
BULK AND YARD REGULATIONS	C-5 SUBDISTRICTS		
	C-5-VC	C-5-MU	C-5-C
<b>Bulk Regulations</b>			

Minimum Lot Width	50'	25'	25'
Minimum Building Height	24' and 2 stories	24' and 2 stories	24' and 2 stories
Maximum Building Height	65' and 4 stories	65' and 4 stories	36' with no upper story setback 50' with upper story setback
Minimum Ground Floor Height	14'	14'	14'
Upper Story Setback	Minimum 10' upper story setback permitted after first 36' in building height	Minimum 10' upper story setback permitted after first 36' in building height	Minimum 10' upper story setback permitted after first 36' in building height
Maximum Finished Ground Floor Elevation (Measured from Sidewalk)	6"	6"	6"
Minimum Required Building Entry Spacing	1 entry every 75'	1 entry every 75'	1 entry every 75'
Required Ground Floor Transparency	50% — Required on all facades abutting a street and facades facing the public square 30% — Required on facades facing the Metra rail corridor	50%	50%
<b>Yard Requirements</b>			
Front Yard	Build-To Zone of 0' to a maximum of 5' unless a required Build-To Line of 0' is required by the regulating plan of the Master Redevelopment Implementation Plan	Build-To Zone of 0' to a maximum of 5'	Build-To Zone of 0' to a maximum of 10'
Interior Side Yard	0' Build-To-Line, except 10' maximum yard when pedestrian accessway provided at interior side facade with a minimum of 10' between adjacent facades required (Additional exception for parking in <a href="#">Section 20.36.070(A)</a> )	0' Build-To-Line, except: 5' maximum yard permitted when interior lot line adjacent to alley; or 10' maximum yard when pedestrian accessway provided at interior side facade with a minimum of 10' between adjacent facades required (Additional exception for parking in <a href="#">Section 20.36.070(A)</a> )	0' Build-To-Line, except: 10' maximum yard permitted when interior lot line adjacent to alley; or 10' maximum yard when pedestrian accessway provided at interior side facade with a minimum of 10' between adjacent facades required (Additional exception for parking in <a href="#">Section 20.36.070(A)</a> )
Corner Side Yard	0' Build-To Line	Build-To Zone of 0' to a maximum of 5'	Build-To Zone of 0' to a maximum of 5'
Rear Yard	None required	None required unless abutting a residential district, then 20'	None required unless abutting a residential district, then 20'



## FIGURE 20.36-4: MIXED-USE BUILDING

2. The elevation of horizontal ground floor facade elements, such as ground floor cornices, awnings, signage friezes, and canopies, shall generally align with those of surrounding buildings.
3. The articulation, massing and rhythm of upper story facade elements shall reflect that of vertical ground floor facade elements.
4. A mixed-use building in the C-5-MU and C-5-C Subdistricts may have up to fifty percent or sixty linear feet, whichever is less, designated as outdoor seating, which must comply with the following standards:
  - a. The building facade may be set back an additional twenty-five feet maximum from the maximum building setback for an outdoor seating area.
  - b. A distinct delineation is maintained between the public right-of-way and the outdoor seating area through the use of architectural elements that continue the street wall of the building, such as a masonry wall, planters, or bollards. Outdoor seating areas must be paved.
  - c. An awning or canopy on the facade of the primary building within the outdoor seating area is provided.
  - d. See Figure 20.36-5: Outdoor Seating for illustration of regulations.

## FIGURE 20.36-5: OUTDOOR SEATING

5. A mixed-use building in the C-5-VC Subdistrict is required to maintain an arcade frontage in the areas indicated in the regulating plan of the Master Redevelopment Implementation Plan. Arcades must comply with the following standards:
  - a. An arcade shall be defined by building columns and a coordinated hardscape treatment, which may incorporate planters, seating areas and similar features.
  - b. Arcade columns shall be evenly spaced and located at the required build-to-line.
  - c. The minimum depth of an arcade shall be six feet to a maximum depth of twelve feet.
  - d. See Figure 20.36-6: Arcade Frontage for illustration of regulations

**FIGURE 20.36-6: ARCADE FRONTAGE**

6. Mixed-use buildings located on prominent corners are encouraged to use architectural massing elements, such as towers, turrets, or chamfered facades. See Figure 20.36-7: Prominent Corners for an example of these regulations. The following are identified as prominent corners:
  - a. Lake and Maple;
  - b. Lake and Hawley;
  - c. Lake and Division;
  - d. Lake and Courtland;
  - e. Hawley and Seymour;
  - f. Hawley and Morris;
  - g. Hawley and Prospect;

- h. Seymour and Park;
- i. Seymour and Division;
- j. Seymour and Courtland.

FIGURE 20.36-7: PROMINENT CORNERS

C. Multi-Family Buildings.

1. Table 20.36-5: Multi-Family Building Bulk and Yard Regulations includes bulk and yard regulations for the multi-family building project type. See Figure 20.36-8: Multi-Family Building for illustration of regulations.
2. Exterior stairs are prohibited along any facade that abuts a public street. Exterior stairs are permitted for facades that do not abut a public street. These stairs may provide access to units on various floors through rear patios or porches.

TABLE 20.36-5: MULTI-FAMILY BUILDING BULK AND YARD REGULATIONS				
BULK AND YARD REGULATIONS	C-5 SUBDISTRICTS			
	C-5-VC	C-5-MU	C-5-C	C-5-R
<b>Bulk Regulations</b>				
Minimum Lot Width	50'	50'	50'	50'
Minimum Lot Area	1,000 s.f./du	1,000 s.f./du	1,500 s.f./du	1,500 s.f./du
Maximum Impervious Surface Coverage	80%	80%	80%	80%
Minimum Building Height	24' and 2 stories	24' and 2 stories	24' and 2 stories	None
Maximum Building Height	65' and 4 stories	48' with no upper story setback; 70' with upper story setback	36' with no upper story setback; 50' with upper story setback	48'
Upper Story Setback	Minimum 10' upper story setback permitted after first 36' in building height	Minimum 10' upper story setback permitted after first 36' in building height	Minimum 10' upper story setback permitted after first 36' in building height	None
Maximum Finished Ground Floor Elevation (Measured from Sidewalk)	6'	6'	6'	6'

Maximum Building Length along Front Lot Line	200'	200'	200'	200'
<b>Yard Requirements</b>				
Front Yard	Build-To Zone of 0' to a maximum of 15' unless a required Build-To Line of 0' is required by the regulating plan of the Master Redevelopment Implementation Plan	Build-To Zone of 10' to a maximum of 15'	Build-To Zone of 10' to a maximum of 15'	Build-To Zone of 10' to a maximum of 20'
Interior Side Yard	Minimum: 10'	Minimum: 10'	Minimum: 10'	Minimum: 10'
Corner Side Yard	Build-To Zone of 0' to a maximum of 10'	Build-To Zone of 0' to a maximum of 10'	Build-To Zone of 0' to a maximum of 10'	Build-To Zone of 5' to a maximum of 10'
Rear Yard	None required	None required unless abutting a residential district, then 20'	None required unless abutting a residential district, then 20'	None required unless abutting a residential district, then 20'
Separation Between Multiple Developments on a Lot	Minimum: 10'	Minimum: 10'	Minimum: 10'	Minimum: 10'

FIGURE 20.36-8: MULTI-FAMILY BUILDING

## D. Townhouse/Stacked Flat Buildings.

1. Table 20.36-6: Townhouse/Stacked Flat Building Bulk and Yard Regulations includes bulk and yard regulations for the townhouse/stacked flat building project type. See Figure 20.36-9: Townhouse/Stacked Flat Building for illustration of regulations.
2. Exterior stairs are prohibited along any facade that abuts a public street. Exterior stairs are permitted for facades that do not abut a public street. These stairs may provide access to units on various floors through rear patios or porches.
3. All units within a stacked flat building must be accessed by a shared entry.

TABLE 20.36-6: TOWNHOUSE/STACKED FLAT BUILDING BULK AND YARD REGULATIONS			
BULK AND YARD REGULATIONS	C-5 SUBDISTRICTS		
	C-5-VC	C-5-MU	C-5-R
<b>Bulk Regulations</b>			
Minimum Lot Width	20' per each individual townhouse or stacked flat structure	20' per each individual townhouse or stacked flat structure	20' per each individual townhouse or stacked flat structure
Maximum Lot Width	30' per each individual townhouse or stacked flat structure	30' per each individual townhouse or stacked flat structure	30' per each individual townhouse or stacked flat structure
Minimum Lot Area	1,000 s.f. per each individual townhouse or stacked flat structure	1,200 s.f. per each individual townhouse or stacked flat structure	1,200 s.f. per each individual townhouse or stacked flat structure

Maximum Impervious Surface Coverage	80%	With Alley: 75% No Alley and Up to 150' in Lot Depth: 80% No Alley and Over 150' in Lot Depth: 85%	With Alley: 75% No Alley and Up to 150' in Lot Depth: 80% No Alley and Over 150' in Lot Depth: 85%
Minimum Building Height	18'	18'	18'
Maximum Building Height	45'	45'	35'
Maximum Finished Ground Floor Elevation (Measured from Sidewalk)	6'	6'	6'
Maximum Building Length along Front Lot Line	180'	180'	180'
Minimum Number of Attached Structures	3	3	3
<b>Yard Requirements</b>			
Front Yard	Build-To Zone of 0' to a maximum of 15' unless a required Build-To Line of 0' is required by the regulating plan of the Master Redevelopment Implementation Plan	Build-To Zone of 5' to a maximum of 15'	Build-To Zone of 10' to a maximum of 20'
Interior Side Yard	Minimum: 5'	Minimum: 5'	Minimum: 5'
Corner Side Yard	0' Build-To Line	Build-To Zone of 5' to a maximum of 10'	Build-To Zone of 5' to a maximum of 15'
Rear Yard	None required	None required unless abutting a residential district, then 20'	None required unless abutting a residential district, then 20'
Separation Between Multiple Developments on a Lot	Minimum: 10'	Minimum: 10'	Minimum: 10'

FIGURE 20.36-9: TOWNHOUSE/STACKED FLAT BUILDING

E. Single-Family Dwelling. Table 20.36-7: Single-Family Dwelling Bulk and Yard Regulations includes bulk and yard regulations for the single-family dwelling project type. See Figure 20.36-10: Single-Family Dwelling for illustration of regulations.

TABLE 20.36-7: SINGLE-FAMILY DWELLING BULK AND YARD REGULATIONS	
BULK AND YARD REGULATIONS	C-5 SUBDISTRICT
	C-5-R
<b>Bulk Regulations</b>	
Minimum Lot Width	30'
Minimum Lot Area	5,000 s.f.
Maximum Lot Area	8,000 s.f.
Maximum Impervious Surface Coverage	65%
Maximum Building Height	35'

Maximum Finished Ground Floor Elevation (Measured from Sidewalk)	6'
<b>Yard Requirements</b>	
Front Yard	Build-To Zone of 10' to a maximum of 20'
Interior Side Yard	Minimum: 5'
Corner Side Yard	Minimum: 5'
Rear Yard	20'

(Ord. No. 12-09-39, § 2(9.4), 8-24-12)

20.36.050 - Downtown design regulations.

The following regulations apply to all project types within the C-5 District.

- A. Building Articulation. Buildings shall use architectural or structural elements to break up large flat planes as required in Table 20.36-8: Facade Articulation Requirements. Articulation is required:
  1. Along any facade that faces a public street.
  2. Between facades that face each other within a multiple building development for multi-family or townhouse/stacked flat project types.
  3. In the C-5-VC Subdistrict, along facades that face the public square and the Metra rail corridor.

TABLE 20.36-8: FACADE ARTICULATION REQUIREMENTS				
ARTICULATION REQUIREMENTS	PROJECT TYPE			
	COMMERCIAL	MIXED-USE	MULTI-FAMILY	TOWNHOUSE/STACKED FLAT
Maximum articulation spacing	25'	25'	30'	30'
Minimum width of articulation element	6"	6"	1'	1'
Minimum depth of articulation element	6"	6"	6"	6"

FIGURE 20.36-10: SINGLE-FAMILY DWELLING



B. Building Orientation and Pedestrian Access.

1. All buildings shall be oriented with its primary facade towards the most primary public street on which it fronts.
2. The primary facade shall include a prominent building entry from the public sidewalk, as either an articulated or recessed entryway.
3. For commercial and mixed-use project types seventy-five feet or more in building width, designated pedestrian access path from rear parking areas to the public sidewalk shall be provided based on the following regulations (see Figure 20.36-11: Pedestrian Access Paths):
  - a. For buildings seventy-five feet to one hundred forty-nine feet in width: One dedicated pedestrian access path is required.
  - b. For lots one hundred fifty feet or more in width: Two dedicated pedestrian access paths are required.
  - c. Permitted pedestrian access paths may include the following:
    - i. Building access path along interior side lot line a minimum of five feet in width.
    - ii. Passageway between buildings a minimum of ten feet in width.
    - iii. Internal corridor.
    - iv. On a corner lot, a public sidewalk on the corner street may serve as the designated pedestrian access if a paved sidewalk a minimum of five feet in width is present and direct pedestrian access is provided from the parking area to that public sidewalk.

FIGURE 20.36-11: PEDESTRIAN ACCESS PATHS

C. General Building Design Regulations. The following facade elements shall be included in the design of buildings in the C-5 District according to

Table 20.36-9: Required Facade Elements. Articulation is required (see Figure 20.36-12: Required Facade Elements):

1. Along any facade that faces a public street
2. Between facades that face each other within a multiple building development for multi-family or townhouse/stacked flat project types.
3. In the C-5-VC Subdistrict, along facades that face the public square and the Metra rail corridor.

TABLE 20.36-9: REQUIRED FACADE ELEMENTS

FACADE	PROJECT TYPE													
	SINGLE-STORY COMMERCIAL				MIXED-USE				MULTI-FAMILY				TOWNHOUSE/ STACKED FLAT SINGLE-FAMILY	
	FRONT	INTERIOR SIDE	CORNER SIDE	REAR	FRONT	INTERIOR SIDE	CORNER SIDE	REAR	FRONT	INTERIOR SIDE	CORNER SIDE	REAR	FRONT	INTERIOR SIDE
<b>FACADE ELEMENT</b>														
Ground Floor Kneewall — Maximum of 2' in height	X		X		X		X							
Awning or Sign Frieze	X		X		X		X							
Upper Story Decorative Window Casing					X		X	X						
Residential Decorative Window Casing									X		X	X	X	
Roof Cornice or Parapet Wall (Required for Flat Roof Design Only)	X		X		X		X		X		X		X	

Decorative Fascia (Required for Pitched Roof Design Only)								X	X	X	X	X	X
Articulated or Recessed Entryway	X				X			X		X		X	

FIGURE 20.36-12: REQUIRED FACADE ELEMENTS

D. Roof Form. Roof types are permitted in the C-5 District according to Table 20.36-10: Permitted Roof Types. Buildings are encouraged to include design elements, such as turrets, dormers, or articulated roof elements that break up large roof areas.

TABLE 20.36-10: PERMITTED ROOF TYPES
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ROOF TYPE	PROJECT TYPE				
	COMMERCIAL	MIXED- USE	MULTI- FAMILY	TOWNHOUSE/STACKED FLAT	SINGLE- FAMILY
Flat	X	X	X	X	X
Gable	X	X	X	X	X
Hip	X	X	X	X	X
Mansard		X	X	X	X

E. Building Materials.

1. Permitted building materials are listed in Table 20.36-11: Permitted Building Materials. Materials not listed below may be considered by the zoning administrator, unless specifically prohibited in this section. "General use" materials are those that may be used for any portion of the facade. "Trim" materials are those that may be used for detailed architectural elements and may not to exceed a total of twenty percent of the total facade area, and up to twenty-five percent of the ground floor facade area.

MATERIAL	COMMERCIAL OR MIXED-USE GROUND FLOOR		MIXED-USE UPPER STORY OR RESIDENTIAL TYPES		PITCHED ROOF
	GENERAL USE	TRIM	GENERAL USE	TRIM	
Clay Brick	X		X		
Poured Concrete	X		X		
Decorative Stone		X		X	
Cast Stone		X		X	
Modular Masonry Finishes	X		X		
Cementitious Stucco		X		X	
Decorative Metals		X		X	X
Precast Concrete		X		X	
Cut Stone	X		X		
Decorative Wood		X		X	
EIFS/Dryvit		X		X	
Non-Reflective Glass	X		X		
Architectural Shingles					X
Slate Shingles					X

2. The following exterior building materials are prohibited in the C-5 District:
  - a. Natural-cut stone;
  - b. Fiberglass or plastics;
  - c. Vinyl or aluminum siding;
  - d. Concrete masonry units (CMU);
  - e. King-size or jumbo brick;
  - f. Exposed aggregate (rough finish) concrete wall panels;
  - g. T-111 composite plywood siding;
  - h. Highly reflective wall surface material and mirror glass;
  - i. Asphalt shingles (does not apply to single-family dwellings and townhouse/stacked flats).

(Ord. No. 12-09-39, § 2(9.6), 9-24-12; Ord. No. 14-08-43, § 9, 8-25-14)

#### 20.36.060 - Accessory structures and uses.

##### A. Coordination with Principal Building.

1. All accessory structures shall complement and coordinate with the principal buildings on the lot, both in architectural style and material selection.
2. Accessory structures shall be constructed of facade materials that reflect the general character and theme of the principal building.
3. Accessory structures that abut the principal building shall, to the extent possible, include horizontal design elements, such as kneewalls and cornices, which match those on the principal building.

##### B. Refuse Containers and Recycling Containers.

1. Containers shall be located only to the rear or side of the building. No refuse containers shall be located within the front or corner side yard, or within five feet of an a lot line.
2. All containers shall be fully enclosed by walls six feet in height, and provided with gates to contain trash. The materials used for the screen wall shall complement the architecture of the building, and shall meet the design regulations of subsection A above.
3. Shared containers and enclosures among adjacent properties are encouraged.

##### C. Roof-Mounted Mechanical Equipment.

1. Roof-mounted mechanical equipment shall be screened from view from surrounding public sidewalks. The full enclosure of mechanical equipment within the building is encouraged.
2. The roof structure, parapet walls, or other screening structure must screen the equipment. The height of the screening shall equal the height of the tallest rooftop mechanical element installed on the building. Such screening shall be designed to blend in with and complement the architecture of the building. See Figure 20.36-13: Roof-Mounted Equipment Screening for illustration of regulations.

**FIGURE 20.36-13: ROOF-MOUNTED EQUIPMENT SCREENING**

##### D. Ground-Based Mechanical Equipment.

1. Ground-based mechanical equipment is discouraged. Wherever possible, mechanical equipment shall be contained within buildings or shall be roof-mounted.
2. All ground-based mechanical equipment shall be located only in the rear of the building or in interior side yard. No ground-based mechanical equipment shall be located within the front or corner side yard.
3. All ground-based mechanical equipment, including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view in accordance with the screening regulations of [Chapter 20.60](#) (Landscape and Screening).

(Ord. No. 12-09-39, § 2(9.6), 9-24-12)

#### 20.36.070 - Parking access and design.

The following regulations apply to all lots in the C-5 District. The regulations included in this section are in addition to those of Chapter 20.56 (Off-Street Parking and Loading).

- A. All parking must be located behind the principal building. One aisle of parking may be located in an interior side yard or between two principal buildings if the development is a single-story commercial or mixed-use project type with a lot width of two hundred feet or more, in which case the interior side yard requirement does not apply. (See Figure 20.36-14A: Parking Access)

**FIGURE 20.36-14A: PARKING ACCESS**

- B. Single-story commercial, mixed-use and multi-family project types shall comply with the following regulations:
  1. All lots with alley access shall comply with the following regulations (See Figure 20.36-14B: Parking Access):
    - a. For lots less than two hundred feet in lot width, no curb cut is permitted on the primary street.
    - b. For lots with two hundred feet or more of lot width, one curb cut is permitted on a primary street, with one additional curb cut permitted for each one hundred fifty feet thereafter.
    - c. Corner lots are permitted one curb cut from the secondary street.

**FIGURE 20.36-14B: PARKING ACCESS**

2. All lots without alley access shall comply with the following regulations (See Figure 20.36-14C: Parking Access):
  - a. For interior lots with less than two hundred feet in lot width, one curb cut is permitted on the primary street.
  - b. For corner lots with less than two hundred feet in lot width, one curb cut is permitted on the primary street and one curb cut is permitted on the secondary street.
  - c. For interior lots with more than two hundred feet in lot width, two curb cuts are permitted on the primary street.
  - d. For corner lots with more than two hundred feet in lot width, one curb cut is permitted on the primary street, and one curb cut is permitted on the secondary street.

**FIGURE 20.36-14C: PARKING ACCESS**

3. Any multi-family project type that includes more than one principle building on the site shall minimize curb cuts to the extent possible by providing access to multiple multi-family buildings from one curb cut.
- C. Townhouse/stacked flat project types shall comply with the following regulations:
1. Townhouse/stacked flat clusters with alley access shall provide direct access to dedicated parking from the alley. No curb cut is permitted along a public street.
  2. Townhouse/stacked flat cluster without alley access shall be permitted one curb cut.
  3. A townhouse or stacked flat project type with multiple buildings are permitted one curb cut for every two townhouse/stacked flat clusters.
- D. Detached single-family dwellings shall comply with the following regulations:
1. A lot with alley access shall provide access to on-site parking from the alley. No curb cuts are allowed from the primary street.
  2. A lot without alley access is permitted one curb cut on the primary street and driveway leading to a designated parking area behind the rear facade of the primary structure. If the lot is a corner lot, a curb cut is permitted only from the secondary street.
- E. On-site parking shall be provided as required in Chapter 20.56 (Off-Street Parking and Loading).

Additional regulations specific to the C-5 District are as follows:

1. Designated Turn-Around Location. Any parking aisle that does not provide two means of vehicular egress shall provide, at the closed end, a space designated as a turn-around area. This space shall be located at the end of a parking aisle and have dimensions of nine feet wide by nine feet deep. The designated turn-around area must include a "No Parking" sign.
  2. Shared Parking. Shared parking between uses is permitted.
  3. Cross-Access Easements. Adjacent uses that possess dedicated parking areas are encouraged to provide a cross-access drive to allow circulation and sharing of parking spaces between sites. For new development, a system of joint use driveways and cross-access easements is encouraged. If cross-access is provided, the Zoning Administrator requires proof that adjacent property owners have agreed to the provision of cross-access. Joint use driveways and cross-access easements require the following:
    - a. Bump-outs and other design features to make it visually obvious that the abutting properties are tied together.
    - b. Recording of an easement allowing cross-access to and from properties served by the joint use driveways and cross-access easement, and record a joint maintenance agreement defining the maintenance responsibilities of each property owner.
- F. Parking structures improve the functionality of downtown but must be constructed to compliment its character. Therefore, parking structures shall be designed as follows:
1. On facades that front on public streets, the exterior articulation of interior vertical circulation is prohibited. Facade design and screening shall be used to mask the interior ramps and create the illusion of horizontality. The design of the primary facade shall include horizontal design elements, such as kneewalls and cornices, which reflect the design of other structures in the downtown.
  2. Parking structures shall conform to the facade articulation regulations of mixed-use project types in Table 20.36-9.
  3. Attached parking structures must be constructed with materials and design elements of the principal building. If the parking structure is the principal building, it shall conform to the building material regulations for the appropriate C-5 Subdistrict.
  4. On portions of the ground floor facade where parking spaces are visible, a decorative screen shall be provided atop the kneewall to screen traffic and pedestrians in the public right-of-way from headlight glare. The total height of the kneewall and decorative screen shall be a minimum of four feet. See Figure 20.36-15: Ground Floor Parking Structure Screening.

**FIGURE 20.36-15: GROUND FLOOR PARKING STRUCTURE SCREENING**

5. For parking structures with rooftop open-air parking, the parapet of the facade shall be extended such that a seven-foot tall vehicle is not visible from the public sidewalk across the street.
6. A vehicular clear sight zone shall be included at vehicular exit areas that includes a triangular sight area on each side of the exit defined by the following requirements See Figure 20.36-16: Vehicular Clear Zone):
  - a. The facade of vehicular exit areas shall be set back from the public sidewalk a minimum of eight feet for the portion of the facade that includes the vehicle exit area and eight feet on each side of the exit opening.
  - b. A sight triangle shall be defined by drawing a line from the edge of the vehicular exit area to a point on the property line abutting the public sidewalk eight feet to the side of the exit lane.
  - c. In the sight triangle (bound by the parking structure wall, public sidewalk and vehicular exit lane), ground cover, landscape, or decorative wall shall be used to act as a buffer between the exit aisle and the public sidewalk. Landscape or a decorative wall shall not exceed three feet in height in order to maintain driver peripheral sightlines to the public sidewalk.
  - d. The upper story facade(s) of the parking structure may overhang the vehicular clear sight zone.

**FIGURE 20.36-16: VEHICULAR CLEAR ZONE**

(Ord. No. 12-09-39, § 2(9.7), 8-24-12)