

**SECTION 1905    ADDITIONAL SITE DEVELOPMENT STANDARDS**

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a.    Article II:            Definitions
- b.    Article III:            General Provisions for Standards on a variety of items such as: fences; reception antennae; limitations on clearing and grading site, etc.
- c.    Article XX:            Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- d.    Article XXII:           Parking, parking area landscaping and loading/unloading standards.
- e.    Article XXIII:           Landscaping Standards
- f.    Article XXIV:           Site Plan Review Standards
- g.    Ordinance 116        Sign Ordinance (Chapter 1480)
- h.    Ordinance 220        Flood Damage Prevention Ordinance
- i.    Ordinance 216        Subdivision Control Ordinance

**SECTION 1903 USES NOT PERMITTED**

Uses which generate excessive traffic or noise, alter the natural terrain or features of the site, create noxious fumes or other air pollutants, or disturb the peace shall not be permitted because these uses typically have characteristics which are incompatible with the intent and purposes of this district. Such uses may include, but are not limited to:

- a. Motorcycle, snowmobile or other form or motorized off-road vehicle trails or tracks.
- b. Camp sites, lodges and recreational vehicle campgrounds.
- c. Firing ranges.

**SECTION 1904 REQUIRED CONDITIONS**

- a. Site Plan Review - Submission of a site plan for review and approval by the City shall be required, in accordance with the provisions of Article XXIV Site Plan Review and Approval prior to issuance of a building permit and/or development. However, submittal of a sketch plan may be permitted in certain instances in accordance with Section 2403, such as improvements within an existing park, where a complete site plan is not considered essential.
- b. Natural Features Standards – Uses shall be developed to preserve the natural features of the site, in accordance with the intent of the district and shall comply with the following standards:
  - 1. Buildings shall not be developed on areas with slopes greater than thirteen percent (13%), unless the City determines that there is no alternative to locating the building within the steeply sloped area. Trails located in areas with slopes greater than thirteen percent (13%) shall be designed to minimize impact to slopes.
  - 2. Storm drainage facilities shall be designed to provide a naturalistic appearance in terms of natural shape, shallow depth, minimum side slopes and perimeter landscaping.
  - 3. There shall be no structures or fill material placed within the 100 year floodplain, except landscaping, trails and passive recreation facilities that do not obstruct the flow of the floodway may be allowed within the 100 year floodplain by the City during site plan review.
  - 4. All site plans shall be designed to minimize impact to woodlands, as demonstrated to the satisfaction of the City during site plan review in accordance with the regulations set forth in Section 318.
  - 5. Uses shall protect wetlands and drainage ways in accordance with the regulations set forth in Section 319.
- c. Public Access – Uses shall have direct access onto a public hard-surface street, except that indirect access onto a public street may be permitted where the City determines that such an alternative would promote traffic safety and would not cause undue disruption to surrounding properties. All streets, roads and access drives shall be concrete or asphalt, and be designed and constructed in accordance with City standards. The City has the discretion to modify the design standards for internal roads where such modification will enhance preservation of natural features.
- d. Off-Street Parking and Loading Requirements – Uses shall provide off-street parking and loading in accordance with the provisions set forth in Article XXII Parking and Loading. However, for those uses not specifically listed in Article XXII, the City shall have the discretion to determine parking requirements during site plan review with consideration given to the ITE Parking Generation Manual.

**ARTICLE XIX** (adopted 6/9/04)

**PRD PUBLIC RECREATION DISTRICT**

---

**SECTION 1900 INTENT**

The purpose of the PRD Public Recreation District is to enhance the quality of life in the community by preserving certain public lands characterized by distinctive natural features for the enjoyment and benefit of all residents of the City, to be used as passive recreation areas. Distinctive natural features may include, but are not limited to, woodlands, wildlife habitat, wetlands, or other ecologically significant lands.

It is further the intent of this district to preserve certain public open lands for the enjoyment and benefit of all residents of the City for use as active recreation areas and facilities where playground and sports activities may occur. Such public active or passive recreation areas should be located where the activities occurring thereon will minimize disturbance to nearby residential uses.

**SECTION 1901 PERMITTED USES**

No building shall be erected and no building or land shall be used except for the following uses, and subject to the standards and requirements set forth in this Ordinance and the review procedures in Article XXIV Site Plan Review and Approval. The following shall apply to each individual use which may be located on a lot with other uses:

- a. Passive outdoor recreation activities including, but not limited to hiking, fishing, interpretive nature trails, equestrian trails and cross-country skiing.
- b. Outdoor athletic fields for activities including, but not limited to soccer, baseball/softball, football, tennis and hockey/ice skating, provided that such uses are located on sites maintaining not less than 2 acres and are setback a minimum of 50 feet from any property line.
- c. Outdoor playgrounds including, but not limited to play structures and playground equipment, provided that such uses are located on sites maintaining not less than ¼ acre and are setback a minimum of 20 feet from any property line.
- d. Forest preserves and natural areas.
- e. Conservation of soil, vegetation, water, fish and wildlife.
- f. On-site driveways, parking and roads where alternative means of access are proven to be impractical.
- g. Accessory building and uses which are customarily incidental to the principal use on the lot, subject to the same required conditions that are applicable to the principal uses and the standards of Article III. Such accessory uses may include, but are not limited to:
  - Nature Centers;
  - Maintenance and storage buildings;
  - Pavilions;
  - Restroom facilities.

**SECTION 1902 SPECIAL LAND USES**

The following uses shall be permitted as Special Land Uses subject to the following requirements and subject to the review procedures in Article XXI Special Land Use. The following shall apply to each individual use, which may be located on a lot with other uses.

- a. Indoor ice rinks.
- b. Community Centers.
- c. Park or recreation administration buildings.
- d. Water parks, splash parks or public pools