

UDC ZONING CODE UPDATE

TOWN OF CICERO

STEERING COMMITTEE

MEETING #3: DRAFT ZONING
RECOMMENDATIONS

May 26, 2021



AGENDA

Foundational Changes

1. UDC Outline/Structure
2. Zoning Districts (intent and purpose)

Draft Recommendations

1. Art 1: Admin. & Enforcement (Roles/Responsibilities)



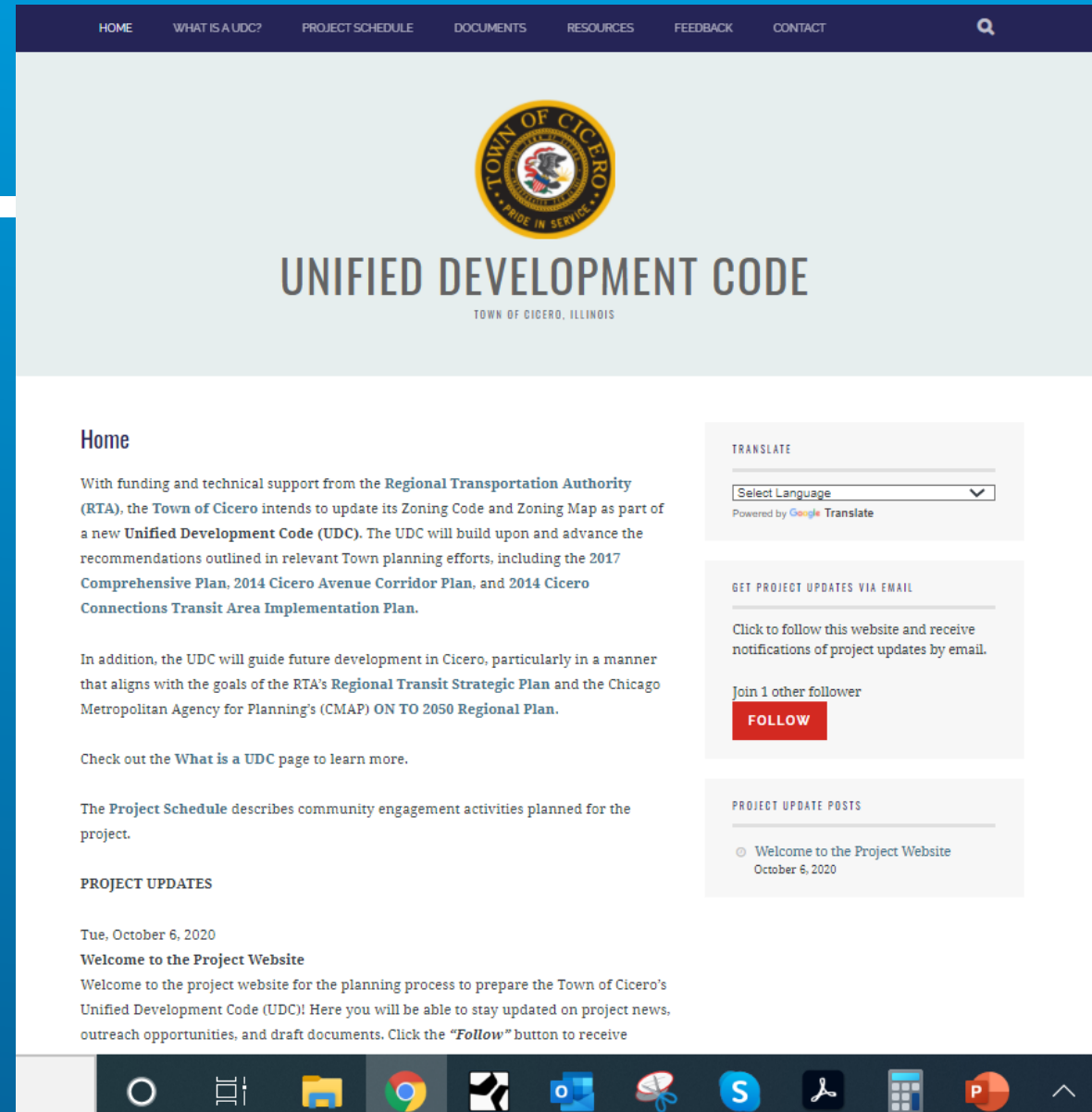
PROJECT WORK PLAN

TASKS

- 1: Community Outreach Plan
- 2: Project Website
- 3: Review of Zoning Policies & Kick-Off Mtgs
- 4: Stakeholder Focus Group Interviews
- 5: Public Engagement - Virtual Workshop #1
- 6: Current Conditions Review & Steering Committee
- 7: Zoning Analysis
- 8: Zoning Map & Districts
- 9: Unified Development Code
- 10: Public Engagement - Virtual Workshop #2
- 11: Support for ZBA & Public Hearing
- 12: Support for Town Board Approval Process

PROJECT WEBSITE

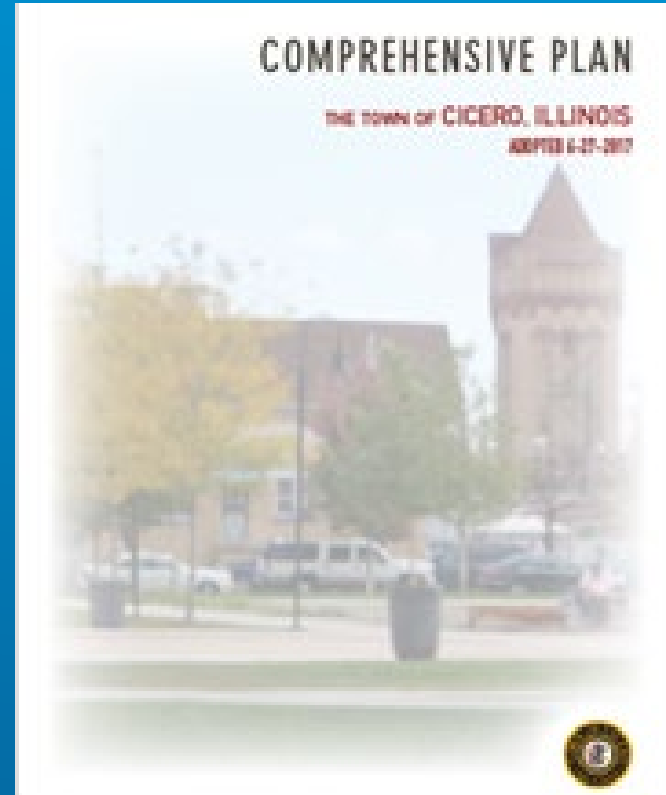
LINK: <https://Cicerozoning.com>



UDC OUTLINE/STRUCTURE

Objectives

- :: User Friendly
- :: Streamline
- :: Unify All Development Regulations
- :: Update/Codify Current Practices



UDC OUTLINE/STRUCTURE

ARTICLE 1: GENERAL PROVISIONS

DIVISION 1: TITLE, INTENT AND PURPOSE

DIVISION 2: SCOPE OF REGULATIONS,
AUTHORITY, TRANSITION AND SEVERABILITY

DIVISION 3: ADMINISTRATION AND
ENFORCEMENT

ZONING ADMINISTRATOR

PLANNING AND ZONING COMMITTEE

ARCHITECTURAL REVIEW COMMISSION

ENFORCEMENT

Objectives

- ❖ Maintains the general authority and purpose statements that currently exist in the Ordinance.
- ❖ Outlines general administration and enforcement of the ordinance including the role of the Zoning Administrator, Architectural Review Committee, and the new Planning and Zoning Commission.

UDC OUTLINE/STRUCTURE

ARTICLE 2: DEVELOPMENT REVIEW PROCEDURES

- A. DIVISION 1: PLANNED UNIT DEVELOPMENT
- B. DIVISION 2: SPECIAL USES
- C. DIVISION 3: VARIATIONS & APPEALS
- D. DIVISION 4: ADMINISTRATIVE ADJUSTMENT
- E. DIVISION 5: AMENDMENTS
- F. DIVISION 6: SITE PLAN REVIEW
- G. DIVISION 7: SIGNS
- H. DIVISION 8: SUBDIVISIONS

Objectives

- ❖ Consolidates all zoning and development applications and procedures in one location to improve the ability of all applicants: developers, business owners, homeowners to locate and information on how to obtain various types of permits and understand review requirements before securing building permits.

UDC OUTLINE/STRUCTURE

ARTICLE 3: GENERAL DEVELOPMENT STANDARDS

EXCEPTIONS TO MINIMUM LOT AREA AND WIDTH

SUBSTANDARD LOTS

ALLOWABLE USE OF LAND OR BUILDING

ACCESSORY BUILDING AND USES

PERMITTED OBSTRUCTIONS IN YARDS

HEIGHT REGULATIONS NEAR AIRPORTS

ACCESSORY AND TEMPORARY USES AND STRUCTURES

LIGHTING STANDARDS

FENCES

DIVISION 2: PERSONAL WIRELESS

TELECOMMUNICATIONS FACILITIES

DIVISION 3: NONCONFORMING BUILDINGS, STRUCTURES, LOTS AND USES

DIVISION 4: DESIGN GUIDELINES

Objectives

- ❖ Article 3 carries over the general development standards that apply to all properties in the Town. A new section for design guidelines will identify general principles for various use types (residential, commercial, manufacturing) and provide references to districts and uses subject to more specific site design and architectural standards in each zoning district.

UDC OUTLINE/STRUCTURE

ARTICLE 4: ZONING DISTRICTS

DIVISION 1: DISTRICTS

RESIDENTIAL DISTRICTS

COMMERCIAL DISTRICTS

MANUFACTURING DISTRICTS

DIVISION 2: USES

DIVISION 3: BULK

Industrial Land Use	R-1	R-2	R-3	R-4	B-1	B-3	BT	I-1	I-2	A-1
Milk-type factory structure	-	-	-	-	-	-	-	-	-	P
Mining or extraction establishment	-	-	-	-	-	-	-	S	S	S
Mini-warehouse	-	-	-	-	-	-	-	P	P	-
Process plants (including metals, chemicals, etc.)	-	-	-	-	-	-	-	-	-	P
Recycling plant	-	-	-	-	-	-	-	-	-	P
Sanitary landfill	-	-	-	-	-	-	-	-	-	S
Stock yards or slaughterhouse	-	-	-	-	-	-	-	-	-	P
Truck parking area or yard	-	-	-	-	-	-	-	-	S	P
Warehouse or storage facility	-	-	-	-	-	-	-	P	P	S
Agricultural Land Use	R-1	R-2	R-3	R-4	B-1	B-3	BT	I-1	I-2	A-1
Agricultural buildings and structures	-	-	-	-	-	-	-	P	P	P
Greenhouses and nurseries	-	-	-	-	-	-	-	P	P	S
Milk depots	-	-	-	-	-	-	-	-	-	S
Riding academies and horse stables	-	-	-	-	-	-	-	P	P	S
Recreation Land Use	R-1	R-2	R-3	R-4	B-1	B-3	BT	I-1	I-2	A-1
Amusement, sports, or recreation establishment	-	-	-	-	-	-	-	P	-	-
Active open space (athletic fields, parks, etc.)	P	P	P	P	S	S	-	P	P	P
Auditorium, stadium, or arena	-	-	-	-	S	S	-	S	S	-
Boating alleys	-	-	-	-	-	-	-	P	-	-
Clubs and lodges, private	-	-	-	S	-	-	-	-	-	S
Fitness, recreational gym, or athletic club	-	-	-	-	P	P	-	S	-	-
Golf courses	S	S	S	S	-	-	-	-	-	S
Passive open space (trails, picnic areas, open land, etc.)	P	P	P	P	P	P	P	P	P	P
Skating rinks, indoor	-	-	-	-	-	-	-	P	-	-
Swimming pool (commercial)	S	S	S	S	S	S	-	S	-	-
Public Land Use	R-1	R-2	R-3	R-4	B-1	B-3	BT	I-1	I-2	A-1
Ambulance service	-	-	-	-	-	-	-	P	-	P
Animal pounds and shelters	-	-	-	-	-	-	-	S	-	P
Cemeteries, including crematories and mausoleums	S	S	S	S	-	-	-	-	-	S

Objectives

- ❖ Article 4 contains the specific regulations for each zoning district and provides descriptions of each district that are currently lacking. In addition, this article includes the use table, and all area, bulk, density, and setback provisions in tabular format. The overall approach is to simplify the current format by streamlining regulations and reducing redundancy or overlapping standards.

UDC OUTLINE/STRUCTURE

ARTICLE 5: SITE DEVELOPMENT STANDARDS

DIVISION 1: OFF-STREET PARKING AND LOADING

DIVISION 2: **LANDSCAPING, BUFFERING, AND SCREENING** (NEW SECTION INCORPORATING MANY OF THE REGULATIONS FROM THE ROOSEVELT ROAD CORRIDOR, AND OTHER RELEVANT SECTIONS OF THE TOWN CODE)

DIVISION 3: SIGNS

ARTICLE 6: PLANNED UNIT DEVELOPMENT STANDARDS

Division 1: General Regulations

Division 2: Special Regulations for specific sign types

Objectives

- ❖ Article 5 carries forward all the specific regulations governing the development or improvement of individual multiple-family, commercial, and manufacturing properties in the Town.
- ❖ Article 6 carries forward all the specific regulations governing the creation of planned unit developments.

UDC OUTLINE/STRUCTURE

ARTICLE 7: SUBDIVISION DEVELOPMENT STANDARDS

DIVISION 1: GENERAL, ADMINISTRATION, AND
ENFORCEMENT

DIVISION 2: GUIDELINES AND DEDICATIONS

DIVISION 3: REQUIRED IMPROVEMENTS

DIVISION 4: DESIGN STANDARDS

Objectives

- ❖ Article 7 carries forward all the specific regulations governing the subdivision and improvement of land within the Town, including regulations for special flood hazard areas, provision for stormwater management, and dedication of land for public use, public sites, park, school, and library district contributions. This section includes regulations for the construction and acceptance of required land improvements, and regulations for subdivision design including street standards, lots layouts, block designs, easements.

UDC OUTLINE/STRUCTURE

ARTICLE 8: STORMWATER STANDARDS

DIVISION 1: GENERAL AND APPLICABILITY

DIVISION 2: STORMWATER MANAGEMENT

CONSTRUCTION AND DESIGN

DIVISION 3: FLOODPLAIN AND FLOOD DAMAGE PREVENTION

ARTICLE 9: DEFINITIONS AND RULES OF CONSTRUCTION

DIVISION 1: INTERPRETATION

DIVISION 2: DEFINITIONS

Objectives

- ❖ Article 8 carries forward all the specific regulations governing required stormwater detention and drainage requirements in Article 5 of the Environment Chapter 38 associated with the development of land within the Town.
- ❖ Article 9 includes a comprehensive list of definitions for all uses and activities within the Unified Development Ordinance including Zoning, Site Development, Subdivision, and Stormwater regulations.

UDC ZONING DISTRICTS

Current Zoning Districts	Comprehensive Plan Land Use Categories	Proposed Zoning Districts
Residential Districts		
R-1: Single-family, and two-family residential where the two-family building lawfully existed prior to October 1, 1990	Traditional Neighborhood (TN) (Ref. P.47) Neighborhood Infill (NI) (Ref. P.47)	R1: Traditional Neighborhood R1-A: Traditional Neighborhood-Infill

R-1 encompasses the residential neighborhoods of single-family homes and two-flats, the predominant residential development form throughout Cicero. Small-scale grocery stores, art galleries, boarding homes, gas stations, hospitals, and libraries may be allowed as a special use.

The Comprehensive Plan classifies Cicero's R1 zoning district into two types of areas: Traditional Neighborhood (TN) and Neighborhood Infill (NI). The principal objective of the Traditional Neighborhood land use category is to promote the maintenance and rehabilitation of the existing housing stock. The Neighborhood Infill provides for a broader ranges of uses in NE.

The R1: Traditional Neighborhood district will retain the existing regulations single-family dwellings, while classifying existing two-family uses as nonconforming with exceptions that allow them to continue. The addition of the R1-A: Traditional Neighborhood-Infill is intended to provide for a broader range of uses as recommended in the Comprehensive Plan.

UDC ZONING DISTRICTS

Current Zoning Districts	Comprehensive Plan Land Use Categories	Proposed Zoning Districts
Residential Districts		
R-2: Multiple-family residential	Multi-Family (MF) (Ref. P.47)	R2: Multiple-family Residential

This zoning district has most of the same lot requirements as the R-1 zoning district although it permits multiple units with additional square footage requirements for bedrooms. This classification applies to neighborhoods that accommodate traditional multi-family buildings and that include single-family and two-flat dwellings.

The Comprehensive Plan recognizes and promotes additional multi-family development in select locations can help to add new housing units, especially near transit facilities, as well as support the revitalization of Cicero's commercial districts, especially the Cermak Road commercial corridor.

The R2: Multiple-Family Residential district will be tailored for two-family and allow up to 4-unit buildings. Existing multiple-family buildings will remain as nonconforming uses with exceptions that allow them to continue.

UDC ZONING DISTRICTS

Current Zoning Districts	Comprehensive Plan Land Use Categories	Proposed Zoning Districts
Residential Districts		
R-3: Residential—commercial	Neighborhood Mixed-Use (NMU) (Ref. P.49)	R3: Neighborhood Mixed-Use
R-4: Apartment—commercial	Neighborhood Mixed-Use (NMU) (Ref. P.49)	R4: Neighborhood Mixed Use Transit-Oriented
Commercial Districts		
C-1: Neighborhood commercial	Neighborhood Mixed-Use (NMU) (Ref. P.49)	C1: Commercial Mixed-Use

The current R-3, R4 and C1 districts have similar and overlapping purposes and use allowances, providing for a mix of residential and commercial uses.

The Comprehensive Plan recognizes the overlapping purpose between the R-3, R-4, and C-1 in that each district provides for a limited range of mixed uses intended to serve local neighborhoods. The Neighborhood Mixed Use (NMU) land use classification reinforces the role smaller neighborhood commercial districts provide for independent businesses to serve the needs of local residents

The proposed R3: Neighborhood Mixed Use; R4: Neighborhood Mixed Use Transit-Oriented; C1: Commercial Mixed Use districts are intended to retain the original mixed-use purpose of each district while bringing them into conformance with the recommendations of the Comprehensive Plan. Furthermore, each district will be restructured to incorporate the model Form-Based Coding approach and design standards established for the Roosevelt Road

UDC ZONING DISTRICTS

Current Zoning Districts	Comprehensive Plan Land Use Categories	Proposed Zoning Districts
Commercial Districts		
C-2: Central commercial	Commercial Corridor (CC) (Ref. P.47)	C2-P: Commercial Corridor-Pedestrian Oriented C2-T: Commercial Corridor-Transitional C2-A: Commercial Corridor-Auto Oriented

The C-2 Central Commercial district allows for all uses permitted in the C-1 district along with the larger-scale commercial establishments such as hotels, hospitals, retirement homes, garden supply stores, bowling alleys, and private gyms. The C-2 Central Commercial district is located along portions of the Cermak Road and Cicero Avenue commercial corridors.

The Comprehensive Plan identifies the traditional Commercial Corridors (CC) for reuse of traditional commercial and mixed-use buildings. With their zero setbacks, open storefronts, and upper-stories used for both offices and residential uses, traditional commercial buildings define the predominant development patterns within these corridors.

The Form-Based coding provisions adopted for the Roosevelt Road corridor provide the model for the proposed revisions to the current C-2 district. The proposed districts will be similar to subdistricts adopted for the Roosevelt Road corridor. The Form-Based Coding approach and design standards established for the Roosevelt Road corridor ensure the character of these districts is maintained.

UDC ZONING DISTRICTS

Current Zoning Districts	Comprehensive Plan Land Use Categories	Proposed Zoning Districts
Manufacturing Districts		
M-1: Wholesale and warehouse	Destination Commercial (DC) (Ref. P.49) Industrial-Commercial (IC) (Ref. P.49)	C3: Destination Commercial M1: Manufacturing-Commercial

The current M-1 district is mostly located in discrete areas of the Town. Several commercial uses are also permitted, including gas stations, open sales lots, and greenhouses, lumber yards, animal hospitals, machinery sales, and currency exchanges. Some permitted uses conflict with the adjacent residential neighborhoods.

The Industrial-Commercial (IC) land use classification in the Comprehensive Plan reflects the mix of commercial and light industrial uses that exist along several streets and corridors in Cicero. The primary objectives of this land use classification are to support light industrial and manufacturing and associated commercial and office uses that accommodate a wide range of employment activities.

The new M1: Manufacturing-Commercial district will carry forward the current standards in the M-1 district while implementing the recommended mix of uses in the Industrial-Commercial category in the Comprehensive Plan. Other specific changes include:

- Eliminate single-family uses on single lots.

UDC ZONING DISTRICTS

Current Zoning Districts	Comprehensive Plan Land Use Categories	Proposed Zoning Districts
Manufacturing Districts		
M-2: Light manufacturing	Destination Commercial (DC) (Ref. P.49) General Industrial (GI) (Ref. P.49)	C3: Destination Commercial M2: Light Manufacturing

The current M-2 district permits all uses in the M-1 Districts and larger-scale manufacturing and warehousing. Shopping centers are also permitted. Currently, the M-2 districts function essentially as the zoning for the larger-scale commercial, big-box areas along south Cicero Avenue. All of the commercial activity along Cicero Avenue except for a few blocks is currently zoned M-2.

The General Industrial (GI) land use category in the Comprehensive Plan provides for a broad range of industrial, warehousing and manufacturing activities. Commercial uses are restricted in General Industrial zones. The Destination Commercial (DC) land use category applies to those portions of Cicero Avenue south of Cermak Road that have significant concentrations of larger-sized big box and strip center retail developments.

The new M2: Light Manufacturing district will carry forward the current standards in the M-2 district while eliminating commercial uses that compete with and interfere with the future development in the M2 district that are important to the employment base. A new C3: Destination Commercial district is proposed to implement the recommendations of the Comprehensive Plan that provide for a specific zoning district for large-scale and auto-oriented uses.

UDC ZONING DISTRICTS

Current Zoning Districts	Comprehensive Plan Land Use Categories	Proposed Zoning Districts
Institutional-Open Space District		
NA	Institutional (I) & Parks and Open Space (OS) (Ref. P.50)	IO: Institutional-Open Space

Currently, does not have a unique zoning district for the regulation and development of institutional and open space/park uses. These uses are currently listed as either permitted or special uses in other zoning districts.

The Comprehensive Plan establishes an Institutional (I) land use category for schools, religious buildings, police and fire stations, public works facilities, and government buildings. The Institutional land use classification is intended to allow the Town of Cicero to plan for the future location and expansion of institutional facilities where needed. Similarly, the Parks and Open Space (OS) land use designation in the Comprehensive Plan encompasses the park spaces.

The new IO: Institutional-Open Space district will implement the mix of uses existing and new institutional and open space and parks areas as recommended in the Comprehensive Plan.

UDC ZONING DISTRICTS

ARTICLE 1: ADMINISTRATION & ENFORCEMENT

1. Link purpose and intent to the implementation of the Comprehensive Plan.
2. In some developments private agreements may be more restrictive than local codes. Div. 2, Section 1 clarifies that the UDC does not replace the more restrictive private agreements.
3. Div. 2, Section 3 (new) clarifies the status of existing uses under the current zoning Chapter and their status in the new UDC: Permitted Uses Rendered Special Uses; Previously Granted Special Uses and Variations.
4. Div 3, Section 1 introduces the idea of an inter-departmental review team composed of various department heads for review all site plan and zoning applications.
5. Div 3, Section 2 merges the roles and responsibilities of the Zoning Board of Appeals and Plan Commission which is currently not an active board.
6. Provides that shared parking reductions and will not require approval of the P&Z Commission, but will only require staff administrative approval (Div. 3, Section 2)
7. Recommend that all references to fees that are subject to frequent change be removed from the UDC and adopted by separate resolution of the Town Board.

PUBLIC COMMENT

The public is welcome to provide comment at this time



NEXT STEPS

- Part 2 Draft of Zoning Changes for Steering Committee Mtg #4 in June, 2021
 - ❖ Focus to be on Development Application Procedures and General Development Standards

