

CICERO UNIFIED DEVELOPMENT ORDINANCE UPDATE

5.12.2021



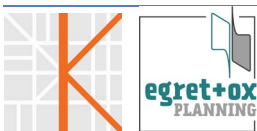
UNIFIED DEVELOPMENT ORDINANCE OUTLINE – CHAPTER 114

Recommended preliminary outline of reorganized Unified Development Ordinance. Please note the outline will be expanded and possibly amended as the future regulations and provisions are drafted:

- I. ARTICLE 1: GENERAL PROVISIONS**
 - A. DIVISION 1: TITLE, INTENT AND PURPOSE
 - B. DIVISION 2: SCOPE OF REGULATIONS, AUTHORITY, TRANSITION AND SEVERABILITY
 - C. DIVISION 3: ADMINISTRATION AND ENFORCEMENT
 - 1. ZONING ADMINISTRATOR
 - 2. PLANNING AND ZONING COMMITTEE
 - 3. ARCHITECTURAL REVIEW COMMISSION
 - 4. ENFORCEMENT

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

- III. ARTICLE 3: GENERAL DEVELOPMENT STANDARDS**
 - A. DIVISION 1: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY
 - 1. BUILDING ON A LOT
 - 2. EXCEPTIONS TO MINIMUM LOT AREA AND WIDTH
 - 3. SUBSTANDARD LOTS
 - 4. ALLOWABLE USE OF LAND OR BUILDING
 - 5. CONTROL OVER USE
 - 6. CONTROL OVER BULK
 - 7. ACCESSORY BUILDING AND USES
 - 8. PERMITTED OBSTRUCTIONS IN YARDS
 - 9. YARDS, GENERAL
 - 10. HEIGHT REGULATIONS NEAR AIRPORTS
 - 11. INDUSTRIAL PERFORMANCE STANDARDS
 - 12. ACCESSORY AND TEMPORARY USES AND STRUCTURES
 - 13. LIGHTING STANDARDS



- 14. FENCES.
- B. DIVISION 2: PERSONAL WIRELESS TELECOMMUNICATIONS FACILITIES
- C. DIVISION 3: NONCONFORMING BUILDINGS, STRUCTURES, LOTS AND USES
- D. DIVISION 4: DESIGN GUIDELINES

IV. ARTICLE 4: ZONING DISTRICTS

- A. DIVISION 1: DISTRICTS
 - 1. RESIDENTIAL DISTRICTS
 - 2. COMMERCIAL DISTRICTS
 - 3. MANUFACTURING DISTRICTS
- B. DIVISION 2: USES
- C. DIVISION 3: BULK

V. ARTICLE 5: SITE DEVELOPMENT STANDARDS

- A. DIVISION 1: OFF-STREET PARKING AND LOADING
- B. DIVISION 2: LANDSCAPING, BUFFERING, AND SCREENING
- C. DIVISION 3: SIGNS

VI. ARTICLE 6: PLANNED UNIT DEVELOPMENT STANDARDS

- A. Division 1: General Regulations
- B. Division 2: Special Regulations for specific sign types

VII. ARTICLE 7: SUBDIVISION DEVELOPMENT STANDARDS

- A. DIVISION 1: GENERAL, ADMINISTRATION, AND ENFORCEMENT
- B. DIVISION 2: GUIDELINES AND DEDICATIONS
- C. DIVISION 3: REQUIRED IMPROVEMENTS
- D. DIVISION 4: DESIGN STANDARDS

VIII. ARTICLE 8: STORMWATER STANDARDS

- A. DIVISION 1: GENERAL AND APPLICABILITY
- B. DIVISION 2: STORMWATER MANAGEMENT CONSTRUCTION AND DESIGN
- C. DIVISION 3: FLOODPLAIN AND FLOOD DAMAGE PREVENTION

IX. ARTICLE 9: DEFINITIONS AND RULES OF CONSTRUCTION

- A. DIVISION 1: INTERPRETATION
- B. DIVISION 1: DEFINITIONS
 - 1.

TABLE OF CONTENTS EXPLANATION

ARTICLE 1: GENERAL PROVISIONS

DIVISION 1: TITLE, PURPOSE, APPLICABILITY, SEVERABILITY AND AUTHORITY

This section will list the general authority and purpose statements that currently exist in the Ordinance.

DIVISION 2: ADMINISTRATION AND ENFORCEMENT

This section outlines general administration and enforcement of the ordinance including the role of the Zoning Administrator, and, Architectural Review Committee, and the new Planning and Zoning Commission.

ARTICLE 2: DEVELOPMENT REVIEW PROCEDURES

Article 2 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.

DIVISION 1: PLANNED UNIT DEVELOPMENT

DIVISION 2: SPECIAL USES

DIVISION 3: VARIATIONS & APPEALS

DIVISION 4: AMENDMENTS

DIVISION 5: SITE PLAN REVIEW (NEW SECTION INCORPORATING THE SITE PLAN REVIEW PROCESS FOUNDS IN THE ROOSEVELT ROAD CORRIDOR DISTRICT)

DIVISION 6: SIGNS

DIVISION 7: SUBDIVISIONS

DIVISION 8: PUBLIC NOTIFICATION

ARTICLE 3: GENERAL DEVELOPMENT STANDARDS

Article 3 carries over the general development standards that apply to all properties in the Town, such as limiting the number of buildings on a lot, special allowances for substandard lots, telecommunication facilities, and regulations for nonconforming buildings and uses. 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.

ARTICLE 4: ZONING DISTRICTS

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.

DIVISION 1: DISTRICTS (NEW SECTION DESCRIBING THE PURPOSE AND INTENT OF EACH DISTRICT CONSISTENT WITH THE COMPREHENSIVE PLAN)

1. RESIDENTIAL DISTRICTS
2. COMMERCIAL DISTRICTS
3. MANUFACTURING DISTRICTS

DIVISION 2: USES (TABULAR SUMMARY OF PERMITTED, SPECIAL AND PROHIBITED USES FOR EACH ZONING DISTRICT)

DIVISION 3: BULK (TABULAR SUMMARY OF SETBACK, HEIGHT, LOT AREA, COVERAGE, AND OTHER BULK REGULATIONS FOR EACH ZONING DISTRICT)

ARTICLE 5: SITE DEVELOPMENT STANDARDS

This article carries forward all the specific regulations governing the development or improvement of individual multiple-family, commercial, and manufacturing properties in the Town.

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

This article carries forward all the specific regulations governing the creation of planned unit developments.

ARTICLE 7: SUBDIVISION DEVELOPMENT STANDARDS

Article 7 carries forward all the specific regulations governing the subdivision and improvement of land within the Town.

DIVISION 1: GENERAL, ADMINISTRATION, AND ENFORCEMENT

This section provides the general purpose, applicability, jurisdiction, and provisions of land subdivision. In addition, this chapter outlines administration (submittal of fees, etc.) and enforcement of the land subdivision regulations.

DIVISION 2: GUIDELINES AND DEDICATIONS

This section established the general guidelines of land subdivision including regulations for subdivision of unsuitable land and areas of special flood hazard, provision for stormwater management, and dedication of land for public use, public sites, park, school, and library district contributions.

DIVISION 3: REQUIRED IMPROVEMENTS

This section outlines regulations for the construction and acceptance of required land improvements including survey monuments, street improvements, sidewalks, driveways aprons, water supply, storm, and sanitary sewers, and all necessary approvals.

DIVISION 4: DESIGN STANDARDS

This section provides the regulations for subdivision design including street standards, lots layouts, block designs, easements, and building setback lines.

ARTICLE 8: STORMWATER STANDARDS

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: DEFINITIONS AND RULES OF CONSTRUCTION

This article includes a comprehensive list of definitions for all uses and activities within the Unified Development Ordinance including Zoning, Site Development, Subdivision, and Stormwater regulations.