

Blackberry Creek Watershed



Zoning Code Analysis and Ordinance Language Recommendations

Village of Elburn Report

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CONSERVATION DESIGN FORUM

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Zoning Code Analysis and Ordinance Language Recommendations Project
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Blackberry Creek Watershed
Zoning Code Analysis and Ordinance Language Recommendations

Introduction

The Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project is a continuation of ongoing efforts to reduce the negative impacts of stormwater and improve the quality of life in the Blackberry Creek Watershed. These efforts have begun with the Blackberry Creek Watershed Management Plan and continued with the Kane County Stormwater Ordinance, and the recently completed Blackberry Creek Watershed Alternative Futures Analysis Project.

Project Purpose: The purpose of this ordinance language project was to provide suggested ordinance revisions to each of the municipalities and counties located within the Blackberry Creek Watershed. Particular attention was paid to zoning and subdivision ordinances and specifically those codes that can influence stormwater runoff and therefore stormwater impacts to the natural and built environments. While the Kane County Stormwater Ordinance establishes standards for managing stormwater, once it has been generated, the ordinance has little authority to prevent stormwater runoff through land use controls. Conversely, local subdivision and zoning codes can have a significant influence on the amount of runoff generated through street width standards, parking and open space requirements, etc. Thus, rather than focusing on standards already addressed in Kane County's Stormwater Ordinance, this ordinance project suggests standards and codes for facets of development outside the realm and authority of the Stormwater Ordinance.

This project recommends changes to subdivision and zoning code for each of the municipalities and counties in the Blackberry Creek Watershed. While the recommended changes are strongly encouraged and have the potential to provide significant protection for the Blackberry Creek Watershed, it is recognized that municipalities and counties have many issues and concerns that must be balanced when creating development standards. Thus, it should be understood that these are only recommendations and that they must be reviewed in light of overall community conditions and relationships to other community standards prior to adoption.

Background: Stormwater is a significant issue in the Blackberry Creek Watershed, as evidenced by the over \$14 million in flood damages associated with the 1996 flood as reported in the Blackberry Creek Watershed Management Plan. In response to the 1996 flood, the Watershed Management Plan for Blackberry Creek was prepared and adopted by the watershed communities and Kane and Kendall Counties in 1999. Several jurisdictions have taken additional initiative to develop specific codes and ordinances that help orient new development towards conservation design, including the City of Aurora's Countryside Vision Plan, Elburn's and Sugar Grove's stream and wetland protection ordinance, and Kendall County's revised conservation-oriented residential zoning code.

Even with these individual efforts, the watershed still remains at risk, as discussed in the Blackberry Creek Alternative Futures Analysis report (2003), unless a coordinated program is developed for addressing stormwater impacts on watershed systems. This project is intended to provide the tools to address the gap between stormwater ordinances and subdivision and zoning code. This was done by researching model codes and standards from around the nation, analyzing local ordinances in the Blackberry Creek Watershed, and providing recommended language for each municipality and county in the watershed. This report presents the recommended language.

Project Participants: The Blackberry Creek Watershed contains seven municipalities and two counties, including Aurora, Batavia, Elburn, Montgomery, North Aurora, Sugar Grove, Yorkville, and Kane and Kendall Counties. Reports such as this were prepared for each community and each report is specific to the codes and ordinances of that community. In addition to the specific recommendations, summaries of the models used in preparing these recommendations are also provided so that each community has the opportunity to see exactly how model codes and the research centers from around the country are addressing similar issues through the creation and adoption of innovative ordinances and development standards. This report is designed to provide the necessary tools for each community to update its own codes.

Project Process

This project included several tasks to develop model codes and ordinance language specifically for each community.

- (1) **Research Model Codes** – The first task for the project team included the collection of over 40 model code resources relevant to reducing natural resource impacts of urban development. These resources were collected from agencies and organizations around the nation. A reference list from the research can be found in **Appendix A** and the results are integrated into **Tables 1** and **Table 2** of this report.
- (2) **Review and Analyze Municipal and County Subdivision and Zoning Ordinances** – After the model codes were reviewed and summarized, existing zoning and subdivision ordinances for each of the jurisdictions in the watershed were analyzed. The results of this analysis were used to identify areas where the municipality or the county may wish to revise its code to reduce development impacts to the Blackberry Creek Watershed. Each community was sent their code summary for review and correction. The results were presented to the participating entities to allow them to compare their codes and standards to those of their neighboring communities. The final summarized codes and standards can be found in **Appendix B** of this report.
- (3) **Meet with Participating Entities to Discuss Model Code Language** – A meeting was held with representatives from the various communities and the two counties to review the model standards and receive additional comments before the final reports were developed. Comments given during and after the meeting were inserted into the model language tables.
- (4) **Create Draft Final Report for Review** – To ensure that the recommended code changes were communicated in a readily usable format, a draft of the final report table was created and sent to all participants for their review and comment. Once a majority of the participants responded that the format was acceptable, the final phase was begun.
- (5) **Preparation and Dissemination of Final Model Language Reports** – Recommended changes to subdivision and zoning code were prepared for each community and compiled into individual reports in table format as explained in more detail below.

How to Use This Report

Current Codes and Recommended Code Revisions Table (Table 1)

Table 1 summarizes existing code and recommended code revisions for Village of Elburn, following this introduction and a short narrative of the findings regarding Village of Elburn's current codes and ordinances. Also included in Table 1 are the corresponding references used to establish the recommended changes.

Table 1 is divided into five columns, each described below:

Column 1. No. – The first column numbers every item in the code/standard categories that are described in the Column 2.

Column 2. Code/Standard Categories – The second column lists six major categories and general topic areas related to development and to which the model language recommendations apply. The six major categories include:

- 1) Alternative Stormwater Standards,
- 2) Environmental Standards,
- 3) Landscape Standards,
- 4) Parking Requirements,
- 5) Transportation Requirements, and
- 6) Zoning/Subdivision Standards.

Within the major categories above, more specific detailed category areas (or minor categories) are provided (e.g., parking lot landscape requirements, street widths, etc.) and numbered in Column 1.

Column 3. Local Code Reference – If the community's existing codes and ordinances address the category area in the second column, the location of that language within the community's code is referenced in the third column. If the code does not address the category, then an appropriate location for inserting the recommended language within the codes was identified and listed in this column (e.g., Subdivision Code Section 19.72 – 3).

Column 4. Current Standard – The fourth column briefly summarizes the community's current language or standard (e.g., bike trails must be a minimum of 8 feet wide). If the community's current code does not address this particular standard, then "N/A" or Not Applicable is indicated.

Column 5. Recommended Standard/Action – The fifth column contains the recommended language for insertion into the community's ordinance (e.g., credit will be given for available on-street parking...). In cases where a standard from the model code research was not applicable, a recommended action is listed (e.g., Adapt a permit process to expedite conservation-oriented designs.) There are a number of locations where wording options are provided (i.e., require/allow) depending on the community's preference.

Column 6. Source – The last column simply lists the sources of the suggested language (e.g., 12:126 – Reference No. 12, page 126). See **Appendix A** of this report for a full list of references.

Recommended Transportation Standards Table (Table 2)

The transportation section of the recommended code was sufficiently complex that additional detail was provided in a separate table with references to it in Table 1. The Table 2 lists recommended street width and bike lane standards and their sources. The model code sources recommend using Average Daily Trips (ADT) for assigning appropriate street widths rather than basing width on a street hierarchy system. Thus, the Table 2 standards are based on ADT.

Recommendations Summary

The following is a brief summary of our analysis of the Village of Elburn's currently adopted subdivision and zoning codes (current as of the beginning of this project in the summer of 2002). It is understood that changes are continually being made to codes and ordinances based on the demands. Even so, this summary will provide insight into the rationale behind the code changes that are recommended in Table 1.

1. Alternative Stormwater

The Village of Elburn specifically allows use of infiltration practices within their subdivision code and has already adopted the Kane County stormwater ordinance that covers most of developments' direct stormwater impacts in both municipal and unincorporated areas. Because of this, Alternative Stormwater Standards is the least detailed portion of this report. Also, the Kane County Environmental Management Department is currently evaluating its runoff reduction (0.75 inches per impervious acre) and release rate standards and is updating the Stormwater Manual to include infiltration and bioretention stormwater management measures. The recommendations in this section, as well as the other sections are primarily focused on allowing or requiring these techniques.

General Recommendations: The Kane County Stormwater Ordinance as adopted in the Village of Elburn already addresses stormwater standards and the Village already encourages use of infiltration measures. The language provided here is intended to provide further opportunities to use infiltration and biofiltration techniques (bioswales, rain gardens, etc.) to address street and roof runoff.

The language also suggests a stormwater impact fee to provide an incentive for reducing the effective impervious area (hydraulically connected impervious area) of a site and therefore the amount of runoff. This is a short recommendation that would require significant additional study prior to implementation. However, programs like this have completely changed the economics of stormwater in Germany. Methods of "disconnecting" impervious area include use of permeable paving, green roofs, and biofiltration techniques (bioswales, rain gardens, etc.).

2. Environmental Standards

The Village of Elburn has made significant strides to preserve naturalized open space through its Greenbelt initiative. The Village's codes and ordinances provide regulatory framework for Greenbelt areas and are complimented by buffer area management guidelines, erosion control requirements, native landscape preservation, and the protection of steep slopes. To supplement these efforts, there are some additional elements that should be considered, including:

General Recommendations: The Village should consider adding detail into its Greenbelt ordinances. Specifically, there is opportunity to divide the Corridors into three zones that allow for various uses such as passive trails in appropriate locations, and specifically prohibit other uses.

Standards and criteria for open space areas designated in development plans should be recommended. The standards and criteria address identification of potential open space, allowable uses and cover within the open space, buffer transitions, and other design elements.

Preparation of management plans should be required for Greenbelts and other areas designated as open space within development plans and revenue sources for management activities should be institutionalized.

The County version of this report recommends creation of a Countywide Natural Areas Overlay District that identifies aquatic, as well as upland, resources to be protected along with their buffers. The Village's greenbelt system should be incorporated into a countywide system.

3. Landscape Standards

The Village of Elburn has ordinances already in place to address landscaping within transportation rights-of-way, including landscaped islands within cul-de-sacs.

Many stormwater management measures can be incorporated into landscape areas. These features include biofiltration swales, rain gardens, and filter strips. Also, the type of landscape can influence the amount and rate of runoff.

General Recommendations: Although trees and landscaping are currently required within parking lots, the recommended language provides additional detail that is intended to facilitate and encourage integration of stormwater features.

Language to specifically allow/require integration of biofiltration into parking islands and street side landscape strips (a.k.a. parkway, tree lawn, etc.) is recommended.

Expansion of tree protection language is recommended to provide protection of other beneficial vegetation and also to allow removal of trees where appropriate for proper forest/natural area management.

4. Parking Requirements

Parking facilities create large impervious surfaces that result in an increase in stormwater runoff and related water quality issues. Reduced parking area and allowing alternative porous paving materials can help to reduce impervious surfaces and encourage infiltration and groundwater recharge. The Village allows shared parking, and has parking ratio requirements that are close to what was found in model codes. In order to further reduce unnecessary impervious surface, our recommendations include:

General Recommendations: Parking standards can be updated to meet current trends towards parking credit programs, and parking for non-motorized vehicles (recommended bicycle parking ratios are provided). Specific language to allow permeable parking surfaces such as interlocking concrete pavers, porous asphalt, and porous concrete is recommended. These types of permeable paving systems have been shown to be as durable as conventional asphalt and concrete paving and need not be limited to overflow parking areas.

5. Transportation Requirements

A significant proportion of the impervious surfaces and source of stormwater impacts is related to streets and highways. Limiting the amount of impervious cover to that which is necessary and to the most appropriate areas is a key to ecologically sensitive design. The Village of Elburn has obviously attempted to balance quality of life issues with the benefits of connectivity and walkability, through requirements for sidewalks in the subdivision code.

General Recommendations: More explicit design standards for street width, along with allowances for street designs that utilize naturalized stormwater infiltration and conveyance systems should be incorporated into current codes. Specifically, in low density areas, the Village should consider easing the requirement that curb and gutter must be provided along pavement edges. Also, since stream crossings can cause significant stream impacts, recommended standards related to the number of crossings and the design of crossings are provided.

As outlined in Table 2, pavement width, the number of drive lanes, the presence of bike lanes and parking lanes should be based on average daily trips as well as the type of road. Where traffic counts are high, separate bike lanes should be provided to allow for safe use of bicycles as an alternative means of transportation. Also, because wider drive lanes can encourage higher speeds, narrower lanes are recommended for local roads with low traffic counts.

6. Zoning/Subdivision

As discussed under environmental standards, the countywide stormwater ordinance provides authority to protect water related resources such as streams, lakes, wetlands, and floodplains but does not have authority to protect other potential site resources such as remnant uplands, wildlife connectors, agricultural land, and cultural resources. However, through other measures that fall under zoning and subdivision authority, protection of these areas can be required and/or incentives provided.

General Recommendations: The recommended site planning process is to perform a site capacity analysis based on the remaining developable land after removing floodplains, streams, wetlands, and other undevelopable land. Once the developable land is identified, additional resources that should be considered for protection should be identified. Then cluster approaches may be used to protect these additional resources. Also, density bonuses can be given to further facilitate protection of these areas.

Site yield calculations should be required to determine the potential number of units that the site can accommodate after removing undevelopable land. This

allows for a more objective analysis of the number of units that the zoning allows and the starting point for density bonuses that may allow for additional lots. It is recommended that lot sizes as specified in the zoning code be used to determine site yield but reductions in actual lot size be allowed to provide the required open space as described below.

Open space requirements that vary with development density are recommended. However, to encourage these practices, the recommended language allows the open space to be used for naturalized drainage. The recommendation also allows clustering to achieve the open space requirement.

With the above general summaries in mind, the following tables provide a more detailed description of the language that is recommended for consideration by The Village of Elburn, along with the location in the Village's codes and ordinances where it may be inserted.

Table 1: Current Codes and Recommended Code Revisions Table

Village of Elburn Codes and Ordinances Model Language Recommendations					
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project					
No.	CODE/STANDARD CATEGORIES	LOCAL CODE REFERENCES	CURRENT STANDARD	RECOMMENDED STANDARD/ACTION	SOURCE
ALTERNATIVE STORMWATER STANDARDS					
1	Alternative Detention/Infiltration Allowances	Subdivision Sec. 3-11	Native buffer 25' around wetland detention and dry non-use area, maintenance required; infiltration system allowed	Native and perennial gardens are required/allowed where the landscape strip within public rights-of-way and public easements is used for bioretention/infiltration of stormwater.	12:Inf-41
2	Rooftop Runoff Redirection	Subdivision Sec. 3-11	N/A	For roofs to be considered hydraulically disconnected impervious (for purposes of the stormwater ordinance), the roof runoff shall be directed to a cistern, rain garden or other area of sufficient size and permeability to produce no surface runoff for rainfall events up to 0.75 inches.	21:126
3	Stormwater Incentives - Fees	Subdivision Sec. 3-11	N/A	Impose stormwater impact fees on developers based on release of stormwater. European examples suggest a range of \$1,260 - \$2,860/acre-foot/year (Huert and Bielefeld, Germany). By applying the fee only to "hydraulically connected impervious surfaces" and providing standards for methods of hydraulically disconnecting impervious surfaces, there would be significant incentive to reduce runoff.	CDF
ENVIRONMENTAL STANDARDS					
4	Buffer Management - Planning	Zoning Sec. 7.1-D	100' greenbelt	Management and preservation plans shall be prepared for all common open space areas and stormwater facilities. A revenue source (e.g., Special Service Area or backup SSA) shall be established to fund the recommended management activities. Where necessary management is not being conducted, the Village may conduct those activities and draw on the identified revenue source to fund those activities.	13
5	Floodplain Restrictions	Zoning Sec. 7.1-D & Subdivision Sec. 3-13	Floodplain is included in the greenbelts; Compensatory storage required for floodplain fill (Kane County stormwater ordinance)	Uses allowed within the flood fringe shall be limited to 1) Agriculture; 2) Public and private parks; 3) Passive recreation; 4) Fencing parallel to the direction of water flow; 5) Pervious parking lots subject to flooding depths no greater than 6 inches, 6) yard areas.	13:16
6	Natural Areas Plan Compliance	Zoning Sec. 7.1-D	NARI>=20-Greenbelt	Development Plan shall comply with Natural Areas Overlay District (See Special Zoning for Environmentally Sensitive Areas)	12:CR-2
7	Natural Areas Reclamation	Zoning Sec. 7.1-D	two-inch caliper native trees shall be planted along the perimeter of the greenbelt to define its limit	Any area designated as naturalized open space shall be planted and maintained with appropriate native vegetation where existing native vegetation does not exist or cannot be preserved.	46
8	Open Space Design	Zoning Sec. 7.1-D	Parkland dedication /Open space in flood-prone areas	Officially approved naturalized open space shall be: 1) designed to conserve significant natural features and cultural elements on the site. 2) naturalized to consist of primarily native landscapes. 3) Interlinked with other open space. Passive recreation, farming, sewage treatment, and stormwater facilities may be allowed in these areas where these uses do not impact important natural features and where consistent with approved Village plans.	13:11

Table 1: Current Codes and Recommended Code Revisions Table (continued)

Village of Elburn Codes and Ordinances Model Language Recommendations Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project					
No.	CODE/STANDARD CATEGORIES	LOCAL CODE REFERENCES	CURRENT STANDARD	RECOMMENDED STANDARD/ACTION	SOURCE
9	Open Space Design - Approved Land Uses	Zoning Sec. 7.1-D	A 8' wide recreation path within the greenbelt shall be recorded	Officially approved naturalized open space may not include: 1) Roads and rights-of-way, 2) Parking, 3) Driveways and access ways (except to support passive uses such as parking, restrooms), etc., 4) Required setbacks (except for naturalized stream or wetland setbacks), 5) Private yards, 6) fragmented or isolated open space, and 7) Land that is subject to preexisting conservation easements or similar limitations on development.	13:11; 46
10	Open Space Design - Phased Development Requirements	Zoning Sec. 7.1-D	N/A	In the case of phased developments, open space shall be provided in proportion to each phase of development.	46
11	Remnant Landscapes	Zoning Sec. 7.1-D	High quality native plant communities shall be included in the greenbelts	Remnant native landscapes consisting of plant communities indigenous to the site and northern Illinois shall be protected, restored, and maintained.	CDF
12	Special Zoning - Greenways	Zoning Sec. 7.1-D	Open Space/Greenbelt	Apply "Open Space" zoning classification to the Natural Areas Overlay District described in the "Special Zoning for Environmentally Sensitive Areas" as well as to other open space created to provide trails and other networks.	34:125
13	Special Zoning for Environmentally Sensitive Areas	Zoning Sec. 7.1-D	Greenbelts include floodplain, steep slopes, wetlands, high quality native plant communities, major stand of trees, and riparian zone	Create and adopt a County-Wide Natural Areas Overlay District that identifies essential open space as agreed upon by the County and municipalities. This would be similar to the "Green Infrastructure Plan" identified in the Blackberry Creek Alternative Futures Project and could be expanded to include upland remnant areas.	12:CR-2
14	Stream Buffer Width	Zoning Sec. 7.1-D	100' greenbelt for the Village. Varies from 15 to 50 feet, depending on drainage area and stream quality in Kane County stormwater ordinance	Streams and wetlands shall be buffered using a three-zone system with the following standards: (1) Streamside (Undisturbed) Zone: 25' or more in width according to the Stormwater Ordinance. Allowable uses are limited to footpaths to provide water access. (2) Middle (Limited Use) Zones: 50'-100" depending upon and reflecting meander belt width, slope and 100 year floodplain. Uses allowed include recreation and bicycle paths, tree removal by permit, and stormwater BMPs. (3) Outer (Transitional) Zone: 25' setback. Uses allowed include ancillary residential uses, yards, gardens, most stormwater BMP's.	21:131; 13:5B-2
15	Wetland Buffer Width	Zoning Sec. 7.1-D	100' greenbelt for the Village. Varies from 15 to 50 feet, depending on wetland area and wetland quality in Kane County stormwater ordinance	Wetlands will have a minimum of 20' buffer to be kept in or restored to a natural state, with minimum building and pavement setback of 35' beyond the outer edge of the buffer.	13:II-16
16	Wetland Mitigation	Zoning Sec. 7.1-D	As defined by Army Corps-Greenbelt; Not recommended for detention	Wetlands found within a site proposed to be developed must remain in or be restored to a natural state.	46

Table 1: Current Codes and Recommended Code Revisions Table (continued)

Village of Elburn Codes and Ordinances Model Language Recommendations					
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project					
No.	CODE/STANDARD CATEGORIES	LOCAL CODE REFERENCES	CURRENT STANDARD	RECOMMENDED STANDARD/ACTION	SOURCE
LANDSCAPE STANDARDS					
17	Native Plant Allowances/ Requirements	Zoning Art. XIV; Subdivision Sec. 3-20	N/A	Landscape designs shall not include invasive plant species.	CDF
18	Parking Lot Landscape Requirements - bioretention/infiltration	Zoning Art. XIV Sec. 14.3	Refer to Kane County Stormwater Runoff Control Regulations	The following landscape and infiltration treatments are allowed/ required within parking lots: 1) Infiltration bio-swales, 2) Vegetated swales, 3) Vegetated filter strips, 4) infiltration basins/trenches, 5) Sand filters, and similar measures designed to filter, retain, and infiltrate runoff.	1:2-5
19	Parking Lot Landscape Requirements - Landscape Islands	Zoning Art. XIV Sec. 14.3	not less than one 9'X18' landscaped island shall be provided for every 25 parking spaces	Continuous, ten (10) foot wide planting strips shall be provided between each parking bay. The strips may be used for bioretention.	16: 28
20	Parking Lot Landscape Requirements - Perimeter Landscaping, bioretention	Zoning Art. XIV Sec. 14.3	N/A	A 10 foot wide landscape strip is required around the perimeter of the parking lot. Landscape strips may be used for bioretention.	21: 17
21	Parking Lot Landscape Requirements - Perimeter Landscaping, Shade Trees	Zoning Art. XIV Sec. 14.3	Interior landscaping shall include, at a minimum, one deciduous shade tree for each 25 parking spaces.	1 tree is required for every 25 linear feet of parking lot frontage.	21: 17
22	Significant Vegetation Preservation	Subdivision Sec. 3-1C	a tree preservation and protection plan shall be prepared for trees measuring six inches in caliper or larger. The ability to save existing trees on the site shall be evaluated by the Developer and the Village.	All "significant" trees and native vegetation shall be protected. "Significant" trees are those with 3" trunks at 4' above grade except those determined to be nuisance species and where it is agreed that the density of trees is greater than desirable for proper forest management.	15: 3-18
23	Street Landscape Requirements	Subdivision Sec. 3-7J & 3-20	Cul-de-sac island allowed; Trees shall be planted throughout the subdivision along proposed streets, cul-de-sac islands, screenings, and other areas shown on the landscaping plan.	The street ROW landscape strip (parkway) may be/shall be used as a planted bio-infiltration system.	1: 2-9
24	Tree Planting Requirements	Subdivision Sec. 3-20	2' ca. along greenbelt at 30' ; street trees at 40' spacing, 2 1/2" ca. At 6'	One deciduous canopy tree must be planted for every 40' of street frontage between the sidewalk and curb, except where conflicts occur with existing trees, retaining walls, utilities that can not be relocated, and other similar barriers. Street trees must be 1.5" - 2" caliper.	1: 2-9
25	Tree Planning Requirements - Gender	Subdivision Sec. 3-20	N/A	Tree planting must include both male and female trees of each species selected.	CDF
26	Tree Preservation Requirements	Subdivision Sec. 3-1C	a tree preservation and protection plan shall be prepared for trees measuring six inches in caliper or larger. The ability to save existing trees on the site shall be evaluated by the Developer and the Village.	A "significant" tree and native vegetation inventory must be conducted. "Significant" trees are those with at least 3" trunks at 4 feet above grade.	15:3-18

Table 1: Current Codes and Recommended Code Revisions Table (continued)

Village of Elburn Codes and Ordinances Model Language Recommendations					
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project					
No.	CODE/STANDARD CATEGORIES	LOCAL CODE REFERENCES	CURRENT STANDARD	RECOMMENDED STANDARD/ACTION	SOURCE
PARKING REQUIREMENTS					
27	Alternative Parking Lot Runoff Treatments	Zoning Sec. 14.3	Refer to Kane County Stormwater Runoff Control Regulations	A number of landscape and infiltration treatments are allowed/required within parking lots, including, 1) Infiltration bio-swales, 2) Vegetated swales, 3) Vegetated filter strips, 4) infiltration basins/trenches, 5) Sand filters, and similar measures designed to filter, retain, and infiltrate runoff.	1:2-5
28	Alternative Parking Spaces - Bicycle	Zoning Sec. 14.3	N/A	The amount of vehicle parking spaces shall/may be reduced by one space for every 8 required bicycle parking spaces. For every 4 additional covered bicycle parking spaces provided over the minimum required, one vehicle space may be eliminated, not to exceed 10% of the required vehicle parking spaces.	45:4.1.20p
29	Alternative Parking Spaces - Compact Cars	Zoning Sec. 14.3	N/A	Between 25% and 40% of total number of parking spaces may/shall be for compact car use.	10:3-31; 45 4.1.50
30	Joint/Shared Parking Lot Allowances	Zoning Sec. 14.3	Yes	(1) The required number of parking spaces may be reduced a maximum of 50% with approval from zoning board of appeals. (2) A reduction in the total number of spaces may be allowed for: a) Shopping Centers, b) Joint uses at different times (operating hours with little daily or weekly overlap, businesses within 1000' of each other, legal agreement between tenants recorded), or c) Simultaneous uses if only two uses in the same building.	14:20
31	Parking Lot Access Aisle Width	Zoning Sec. 14.4	12'/24'	30 Degree: One-way - 12', Two-way - 24'. 45 Degree: One-way - 12', Two-way - 24'. 60 Degree: One-way - 18' (standard) 15' (compact), Two-way - 24'. 90 Degree: One-way - 24' (standard) 22' (compact), Two-way - 24'. Parallel Parking: One-way - 12', Two-way - 24'.	15:3-32
32	Parking Ratio - Single-Family	Zoning Sec. 14.5	2/du	Single Family Residential - 2/du, no off-street parking located within front yard. Accessory dwelling units have no required parking.	15:22, 3-28-29; 21:16, 61; 12:ND-36; 45: 4.1.3
33	Parking Ratio - Multi-Family	Zoning Sec. 14.5	2-2.25/du	A minimum of one bicycle parking space is required for every 2 required automobile parking spaces.	15:22, 3-28-29; 21:16, 61; 12:ND-36; 45: 4.1.3
34	Parking Ratio - Clinic	Zoning Sec. 14.5	3/1000sf for >=5000sf; 5/1000sf for <=5000sf	A minimum of 2 bicycle parking spaces are required, or 1 per 3 required employee automobile parking spaces, whichever is greater.	15:22, 3-28-29; 21:16, 61; 12:ND-36; 45: 4.1.3
35	Parking Ratio - Church	Zoning Sec. 14.5	1/4seats (1/90" of seat)	A minimum of 2 bicycle parking spaces are required, or 1 per 10 required automobile parking spaces, whichever is greater.	15:22, 3-28-29; 21:16, 61; 12:ND-36; 45: 4.1.3

Table 1: Current Codes and Recommended Code Revisions Table (continued)

Village of Elburn Codes and Ordinances Model Language Recommendations					
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project					
No.	CODE/STANDARD CATEGORIES	LOCAL CODE REFERENCES	CURRENT STANDARD	RECOMMENDED STANDARD/ACTION	SOURCE
36	Parking Ratio - Convenience Store	Zoning Sec. 14.5	6/1000sf	A minimum of 2 bicycle parking spaces are required, or 1 per 20 required automobile parking spaces, whichever is greater.	15:22, 3-28-29; 21:16, 61; 12:ND-36; 45: 4.1.3
37	Parking Ratio - Office	Zoning Sec. 14.5	3/1000sf for >=5000sf; 5/1000sf for <=5000sf	A minimum of 2 bicycle parking spaces are required, or 1 per 20 required automobile parking spaces, whichever is greater.	15:22, 3-28-29; 21:16, 61; 12:ND-36; 45: 4.1.3
38	Parking Ratio - Shopping Center	Zoning Sec. 14.5	5/1000sf	A minimum of 4 bicycle parking spaces are required, or 1 per 40 required automobile parking spaces, whichever is greater.	15:22, 3-28-29; 21:16, 61; 12:ND-36; 45: 4.1.3
39	Parking Ratio - Industrial	Zoning Sec. 14.5	1/1000sf or 1/1.25 employee (whichever is greater)	A minimum of 2 bicycle parking spaces are required, or 1 per 40 required automobile parking spaces, whichever is greater.	15:22, 3-28-29; 21:16, 61; 12:ND-36; 45: 4.1.3
40	Parking Space Area	Zoning Sec. 14.3G & 14.4	9'X18' (9'X21' Res.)	Maximum areas for parking spaces - 1) Compact: 7.5' x 15' (112.5 sf); 2) Regular: 9'x18' (162sf); 3) Handicapped: 8' x 18' and 5' x 18' aisle (234 sf) to ADA Standards with two ADA parking spaces accessing each aisle; 4) On Street: 8' x 23' (184 sf).	10:3-31; 32:4.3
41	Parking Space Reduction	Zoning Sec. 14.3	N/A	The total number of parking spaces can be reduced to 50% of the required if alternative needs are demonstrated.	14:20
42	Parking Space Reductions for Carpooling Programs.	Zoning Sec. 14.3	N/A	Reduce parking requirement for companies and industries that have organized and formalized carpooling programs.	CDF
43	Parking Space Reductions for Proximity to Mass Transit	Zoning Sec. 14.3	N/A	Reduce parking ratios for proximity to mass transit.	21:16
44	Parking Space Reductions from Provision of On-Street Parking	Zoning Sec. 14.3	N/A	Parking space credit will be given for on-street parking for every 24' of uninterrupted curb for parallel parking, and appropriate lengths for 45-60 degree and 90 degree parking.	15:3-30
45	Parking Structure (garage) Allowances	Zoning Sec. 14.3	N/A	Mixed-use parking garages should be encouraged in downtowns and other locations where land prices are high.	21: 68
46	Paving Requirement and Material	Zoning Sec. 14.3H	Paving required. Pavers, asphalt, concrete	Permeable pavement (interlocking concrete pavers, porous concrete, or porous asphalt) are encouraged except for vehicle service stations, gas stations, and other areas used for transfer or storage of hazardous materials.	21:17
47	Required Parking Minimums and Maximums	Zoning Sec. 14.3	N/A	Minimum and maximum number of parking spaces allowed should be the same, unless approved by the City Manager.	14:19
TRANSPORTATION REQUIREMENTS					
48	Alley ROW Width	Subdivision Sec. 3-7K	24' non-res.	Refer to Table 2	
49	Alley Width	Subdivision Sec. 3-7L	16' (non-res)	Refer to Table 2	
50	Arterial ROW Width	Subdivision Sec. 3-7K	Primary 80'-100'	Refer to Table 2	
51	Arterial Street Width	Subdivision Sec. 3-7L	varies	Refer to Table 2	
52	Bike Trails	Subdivision Sec. 3-7	N/A	Refer to Table 2	
53	Collector ROW Width	Subdivision Sec. 3-7K	Minor-70'; major 80'	Refer to Table 2	
54	Collector Width	Subdivision Sec. 3-7L	3+ lanes @ 36' minimum	Refer to Table 2	

Table 1: Current Codes and Recommended Code Revisions Table (continued)

Village of Elburn Codes and Ordinances Model Language Recommendations Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project					
No.	CODE/STANDARD CATEGORIES	LOCAL CODE REFERENCES	CURRENT STANDARD	RECOMMENDED STANDARD/ACTION	SOURCE
55	Cul-de-Sac ROW Width	Subdivision Sec. 3-7K	130' (res.) diameter	Refer to Table 2	
56	Cul-de-Sac Width	Subdivision Sec. 3-7L	50' (Res.) radius	Refer to Table 2	
57	Curb and Gutter Requirements	Subdivision Sec. 3-7O	Concrete curb and gutter section shall be constructed along the outside lines of all street pavements, and parking lots unless waived by the Village Board	Curb and gutter street drainage systems are not required except where the average distance between driveways is less than 100 feet and there are on-street parking needs. Where curb and gutter is required, curb cuts may be used to allow use of naturalized drainage systems and streetside bioswales. Where raised curbs are not used, proper edge restraint shall be provided to protect the edge of flexible pavements (asphalt and pavers).	21: 15
58	Equestrian Trails	Subdivision Sec. 3-7	N/A	Refer to Table 2	
59	Mid-Block Ped/Bike Easements	Subdivision Sec. 3-7	May be required for blocks >800' at 12' ROW easement	Refer to Table 2	
60	Residential ROW Width	Subdivision Sec. 3-7K	frontage Rd.-50' minor-66'	Refer to Table 2	
61	Residential Street Width	Subdivision Sec. 3-7L	40'	Refer to Table 2	
62	Road Alignment	Subdivision Sec. 3-7L	N/A	To the greatest extent possible, new roadways shall respect natural contours and ridgelines to minimize grading.	CDF
63	Sidewalk Materials	Subdivision Sec. 3-7P	PCC	Varies, and to ADA standards.	10: 3-32
64	Sidewalk Requirements	Subdivision Sec. 3-7P	Both side of streets	Sidewalks are required on both sides of the street unless: site constraints prohibit their installation, a trail system is provided, or a "Woonerf" overlay district is used (see model code language below).	16: 21
65	Sidewalk Width	Subdivision Sec. 3-7P	5'	4' Minimum to be ADA compliant. Wider walks should be used where pedestrian traffic warrants.	16: 21
66	Stream Crossings	Subdivision Sec. 3	N/A	Stream crossings shall be limited to the minimum necessary to provide safe circulation and ensure two ingress/egress locations. Stream crossings shall be located to minimize stream disturbance. Bridges or culverts of sufficient size shall be used for all perennial stream crossings to preserve stream channel width and natural stream substrates.	13: 4C-5
67	Street Paving Material	Subdivision Sec. 3-7O	Asphalt or PCC	Permeable pavement is allowed as a street paving material (interlocking concrete pavers, porous concrete, or porous asphalt) for low volume, local access streets. Central planting islands within cul de sacs shall/may be used for bioinfiltration.	CDF
68	Trail Construction Materials	Subdivision Sec. 3-7	N/A	Permeable paving surfaces including gravels and other treatments are allowed/required for multi-use trails.	CDF
69	Woonerf Overlay District	Subdivision Sec. 3	N/A	In areas where cul-de-sacs exist, and where the efficiency of the transportation grid would not be interrupted, woonerfs, or landscaped, walking streets should be considered.	44

Table 1: Current Codes and Recommended Code Revisions Table (continued)

Village of Elburn Codes and Ordinances Model Language Recommendations					
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project					
No.	CODE/STANDARD CATEGORIES	LOCAL CODE REFERENCES	CURRENT STANDARD	RECOMMENDED STANDARD/ACTION	SOURCE
ZONING/SUBDIVISION STANDARDS					
70	Clearing and Grading	Subdivision Sec. 3-8	N/A	On-site clearing and grading shall be restricted to avoid environmentally sensitive areas.	7:2-18
71	Clustering	Zoning Sec. 11.1	N/A	Include within subdivision and zoning code a purpose statement for the benefits of clustering including: 1) decreased impervious surface, 2) decreased pollutant loads, 3) protection of cultural resources and natural features, 4) habitat protection, 5) improved aesthetics, 6) creation of passive recreation opportunities, and 7) reduced costs for development and maintenance.	10:3-19
72	Clustering - Objectives	Zoning Sec. 11.1	N/A	Clustering is allowed when it fulfills one or more of the following objectives: 1) Minimized impact on natural, cultural and scenic resources; 2) Avoidance of rare plant communities and endangered species; 3) Connection to other existing or potential open space lands; 4) Minimize impacts on prime farmland, 100-year floodplain, Slopes > 25%, drainageways, wetlands, remnant native landscapes, etc.; 5) Prevention of downstream impacts from runoff; 6) Protection of scenic views; and 7) Protection of archaeological sites and existing historic resources.	5: 20; 15:3-59
73	Density Bonus - incentive actions	Zoning Sec. 11.1	N/A	Density bonuses may be awarded to developers for projects that 1) dedicate land for public use, 2) include affordable housing, 3) designate permanent open space protected by a conservation easement (beyond that space already required by this or other ordinances and statutes), and/or 4) place a 75' buffer around all agricultural lands.	3
74	Density Bonus/Incentives - Density Limits	Zoning Sec. 11.1	N/A	Density bonuses may not increase the density of a development more than 15% beyond the number of units allowed prior to the application of bonuses.	46
75	Garages	Zoning Sec. 14.3	N/A	Attached garages with front access are not permitted on lots with alleys and/or rear parking lots.	14:A-30
76	Infill Incentives	Zoning Sec. 11.1	N/A	Local governments should create financial incentives that encourage infill development.	CDF
77	Non-Conforming Uses	Zoning Sec. 5.3	A non-conforming use shall not be changed to any use other than one permitted in the district in which the land is located. When a non-conforming use has been changed to a permitted use, it shall not thereafter be changed back to a non-conforming use	Non-conforming uses shall not be expanded.	15:5-8

Table 1: Current Codes and Recommended Code Revisions Table (continued)

Village of Elburn Codes and Ordinances Model Language Recommendations Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project					
No.	CODE/STANDARD CATEGORIES	LOCAL CODE REFERENCES	CURRENT STANDARD	RECOMMENDED STANDARD/ACTION	SOURCE
78	Open Space Requirements	Zoning Sec. 7.1D	N/A	Required open space shall be measured from the site's net developable area and yield (see site yield calculations), following these guidelines - Estate residential: 60% open space. Moderate Rural Residential: 45%. Urban Residential: 30%. Clustering of units is allowed to meet open space requirements. Open space requirement may be waived for smaller parcels (generally less than 10 acres).	36:105; 13:II-40
79	Planned Unit Development Allowances	Zoning Sec. 11.1	Yes	Develop a mixed-use PUD ordinance that requires conservation-oriented mixed-use development with specific design guidelines and standards.	CDF
80	Site Capacity/Yield	Zoning Art IX-Sec 7 to9	Varies by zoning category	When calculating developable land area, remove perimeter street ROW and non-buildable and unsuitable land. Unsuitable land includes - 1) FEMA floodplains, 2) Wetlands and their required buffer, 3) Required buffer area for streams and lakes, 4) land of > 12% slope, 5) lands with threatened or endangered species, and 6) protected archeological sites.	15:2-15; 17:21
81	Site Capacity/Yield	Zoning Art IX-Sec 9	N/A	Applicants shall submit site yield calculations that document the number of dwelling units the site can support after excluding lands deemed "unsuitable" due to this or other laws and ordinances and due to losses associated with meeting applicable standards (i.e., detention, streets, required parking, setbacks and buffers, etc. that vary by zoning classification)	21:II A2-3; 17:21
82	Site Capacity/Yield - Lot size	Zoning Art IX-Sec 9	Minimum lot size varies by zoning category	The lot sizes specified within the zoning code shall be used to determine site yield. However, actual lot sizes may be reduced (a maximum of 50%) to meet open space requirements and to provide flexibility to protect unique site areas not designated as unsuitable for development.	CDF
83	Site Planning Process - Site Visit Requirement	Zoning Sec. 15	N/A	Site visits by the permitting agency are required prior to approval of all development permits.	13:II-22
84	Site Planning Process - Specific Area Plans	Zoning Sec. 15	N/A	Local governments should work with multiple property owners to coordinate Sub-Area Master Plans.	14:25-26
				Specific Sub-Area Plans shall be guided by Steering Committees that include land owners, neighbors and the community at large.	14:A-69
				Master Planned Neighborhoods are applicable and required for sites of 40 acres or larger, and that fall within PUD or other special Districts.	15:2-37

Table 2: Recommended Transportation Standards Table

Code Area	ADT	Pavement Width	Driving Lane(s)	Parking Lane(s)	Landscaping	Bicycle Lane(s)	Other Standards	Source
Multiple-Use Trails								
Mid-Block Ped/Bike Easements	n/a	6'-10'	n/a	n/a	2'-4' both sides	1-2		
Streets and Roads							Street and road standards are based on Average Daily Trips (ADT) or the expected and designed volumes for each road.	
One-Way Alley	n/a	12'	1	0	not rqrd	n/a		14:18
Two-Way Alley	n/a	16'	2	0	not rqrd	n/a		14:18
Access Lane	<250	21'	1	1 @ 7'	7' or 6'	n/a		14:18
Access Lane	<250	28'	1	2 @ 7'	7' or 6'	n/a		14:18
Local Low Volume Res.	250-750	20'	2	0	6'-6"	n/a		14:18
Local Low Volume Res.	250-750	21'	1	1 @ 7'	6'	n/a		14:18
Local Low Volume Res.	250-750	20'	1	2 @ 7'	7'-6"	n/a		14:18
Local Medium Volume Res.	>750	20'	2	0	9'	n/a		14:18
Local Medium Volume Res.	>750	27'	2	1 @ 7'	8'	n/a		14:18
Local Medium Volume Res.	>750	34'	2	2 @ 7'	7'	n/a		14:18
Local Res. Queuing	<250	14'	1	1 @ 7'	6'	not rqrd		16:21
Local Res. Queuing	<1,500	25'-28'	1	2 @ 7'	7'-8'	not rqrd		15: 3-40
Residential Collector	1,500 - 5,000	22'	2	0	8'	n/a		15: 3-40
Residential Collector	1,500 - 5,000	25'-27'	2	1 @ 7'	7'-8'	n/a		15: 3-40
Residential Collector	1,500 - 5,000	32'-34'	2	2 @ 7'	7'-8'	n/a		15: 3-40
Commercial Collector	1,500 - 5,000	28'	2	1 @ 8'	7'-8'	not rqrd		15: 3-40
Commercial Collector	1,500 - 5,000	36'	2	2 @ 8'	7'-8'	not rqrd		15: 3-40
Commercial Collector	1,500 - 5,000	37'	3+	0	7'-8'	not rqrd		15: 3-40
Commercial Collector	1,500 - 5,000	54'	3+	0	7'-8'	not rqrd		15: 3-40
Arterial Boulevard	8,000 - 30,000	34'	2	bays 8'	7'-8'	2 @ 6'	Bicycle lanes are in addition to sidewalks	15: 3-40
Arterial Boulevard	8,000 - 30,000	46'	3	bays 8'	7'-8'	2 @ 6'	Bicycle lanes are in addition to sidewalks	15: 3-40
Arterial Boulevard	8,000 - 30,000	68'	5	bays 8'	7'-8'	2 @ 6'	Bicycle lanes are in addition to sidewalks	15: 3-40
Arterial Avenue	3,000 - 10,000	32'-33'	2	bays 8'	7'-8'	2 @ 6'	Bicycle lanes are in addition to sidewalks	15: 3-40
Arterial Avenue	3,000 - 10,000	44'	3	bays 8'	7'-8'	2 @ 6'	Bicycle lanes are in addition to sidewalks	15: 3-40
Cul-de-Sac	n/a	20'	n/a	1 @ 7'	10' radius landscaped island	n/a	Cul-de-sacs may only be designed into developments when environmental or topographical constraints, existing development patterns, or compliance with other standards preclude street extension.	6:39; 7:39; 21:15; 15:3-40
Driveways	n/a	n/a	n/a	n/a	Paving may be limited to tire strips with vegetation between.	n/a	Alternative materials (e.g., brick, permeable pavers, decorative gravel) are allowed.	13: II-32

"not rqrd" refers to situations where the element could be used in certain situations, but would not be required by code.

Appendix A

Model Ordinance References

Blackberry Creek Watershed
Zoning Code Analysis and Ordinance Language Recommendations

Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations

Appendix A Model Ordinance References

The resources listed below were used in the literature review and model language development portions of this project. Each represents a resource for model codes and ordinance standards for elements of development that may have impact on hydrological systems through impact on stormwater systems.

Ref No.	Data Source	Date	Title/Subject/Key Words	Description/Action
	Government			
1	City of Portland	2002	Stormwater Management Manual and Appendices	Stormwater management guidelines, principles and standards.
2	EPA		Web site	Model environmental protection language.
3	Johnson County, IA	2002	Draft Conservation Subdivision Design Ordinance	Draft ordinance for review.
4	Kane County, IL	1996	2020 Land Resource Management Plan	Land use program for County.
5	Northeastern Illinois Planning Commission	1997	Reducing the Impacts of Urban Runoff	Description of alternative site design approaches.
6	Northeastern Illinois Planning Commission	2002	Model Conservation Design Ordinance for Communities within Northeastern Illinois	Draft model ordinance.
7	Prince George's County, MD	1999	Low-Impact Development Design Strategies	Description of LID program and guidelines.
8	State of California		Department of Water Resources	Model Landscape Ordinance.
9	State of California	1993	Model Water Efficient Landscaping Ordinance	Water efficient landscaping ordinance.
10	State of Delaware	1997	Conservation Design for Stormwater Management	Design approach to reduce stormwater impacts from land development.
11	State of Maryland	2000	Stormwater Design Manual Volumes I & II	Development site BMP's.
12	State of Minnesota	2000	From Policy to Reality: Model Ordinances for Sustainable Development	Minnesota Planning's model ordinance for sustainable development.
13	State of Ohio	2002	Countryside Program Resource Manual (I & II)	Ordered on 9/12/02.
14	State of Oregon	1997	Smart Development Code Handbook and Appendix	Codes and ordinances for Smart Growth (with Appendix).
15	State of Oregon	1999	Model Development Code and User's Guide for Small Cities	Model codes and ordinances for small towns and cities.
16	State of Wisconsin	2001	A Model Ordinance for a Traditional Neighborhood Development	State Smart Growth guide.
17	State of Wisconsin	2001	Model Ordinance for a Conservation Subdivision	State's Smart Growth guide.
18	Traverse City, MI	2000	Grand Traverse Bay Region Development Guidebook - 3 rd Edition	Development guidelines.

Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations

Appendix A Model Ordinance References

Ref No.	Data Source	Date	Title/Subject/Key Words	Description/Action
	Institutions/Organizations			
19	APA		Research library	Research model codes and ordinances.
20	ASLA		Web site	See if model landscape codes exist.
21	Center for Watershed Protection	1998	Better Site Design	Handbook for changing development rules.
22	Congress for New Urbanism	2002	Model Ordinance List	List of "Smart Codes".
23	Fraser Valley Real Estate Board	1998	Alternative Development Standards for Sustainable Communities	Charette results.
24	Greater Toronto Homebuilders' Association	1991	Residential Development and Environmental Regulations	Model residential code.
25	Inst. of Transportation Engineers	1999	TND Street Design Guidelines	Model TND standards.
26	The Natural Step		The Natural Step	Process guide to sustainable development.
27	Urban Land Institute		Web site	Model ordinance articles.
28	Univ. of Michigan Library		Web-based library search	Model ordinance articles.
29	UM Prof. Elizabeth Brabec		Academic contact	Check for resources.
30	UM Prof. Terry Brown		Academic contact	Check for resources.
31	UM Prof. Peter Pollack		Academic contact	Check for resources.
32	US Department of Justice	1994	ADA Standards for Accessible Design	Accessible parking standards.
	Journals			
33	Journal of the APA		Articles on model codes	Check for articles.
34	Planning Magazine		Articles on model codes	Check for articles.
	Books			
35	Randall Arendt	1996	Conservation Design for Subdivisions	Some process and ordinance information.
36	Randall Arendt	1999	Crossroads, Hamlet, Village, Town	Design guidelines for small communities.
37	Randall Arendt	1999	Growing Greener	Ordinance suggestions for conservation design.
38	Randall Arendt	1998	Rural By Design	Design guidelines for rural communities.
39	Robert France	2002	Water Sensitive Planning and Design	Collection of papers on stormwater, watershed, and riparian areas management

Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations

Appendix A Model Ordinance References

Ref No.	Data Source	Date	Title/Subject/Key Words	Description/Action
	CDF Materials			
40	Mossville Bluffs Report	2001	Mossville Bluffs Watershed Restoration Master Plan	Planning and design guidelines for prevention of ravine erosion.
41	Butterfield Creek Report	2000	Handbook of Sustainable Site Design Techniques	Site planning and design techniques for sustainable development.
42	Coffee Creek Center		Development Guidelines	
43	Plano Properties		Plan Description	
44	Royal Dutch Touring Club	1980	Woonerf	Residential precincts, walkable streets. Not produced by CDF, but the document is a personal copy of a CDF staff member.
	Last Minute Material			
45	City of Covallis, OR Development Code		City of Corvallis, Oregon web site	Parking ratios and other standards.
46	Bath, Ohio Township	2000	Zoning Resolution 1-24-2000	Model Conservation Ordinance.
47	City of Portland, OR Bicycle Master Plan	2003	Planning and Zoning Code, Bicycle Parking website	Required bicycle parking and standards.
48	City of Beaverton, OR Community Development Code	2003	Special Requirements: Off-Street Parking Section 60.30.10	Number of required parking spaces, including bicycle parking.

Blackberry Creek Watershed
Zoning Code Analysis and Ordinance Language Recommendations

Appendix B

Codes and Ordinances Comparison

Blackberry Creek Watershed
Zoning Code Analysis and Ordinance Language Recommendations

Codes and Ordinances Comparison									
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project									
	Aurora	Batavia	Elburn	Kane County	Kendall County	Montgomery	North Aurora	Sugar Grove	Yorkville
ALTERNATIVE STORMWATER RET/DET STANDARDS									
Rooftop Runoff									
Stormwater Discharge (Dis)Incentives			Use drainage tiles emptying into Welch and Blackberry Creeks						Exemption for small developments (2.5 ac. for res.; 1.25 ac. for non res.)
Alternative Detention/Infiltration Allowances		Native buffer 25' around wetland detention and dry non-use area, maintenance required; infiltration system allowed	Native buffer 25' around wetland detention and dry non-use area.	Stormwater facilities easement 20'					

Codes and Ordinances Comparison									
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project									
	Aurora	Batavia	Elburn	Kane County	Kendall County	Montgomery	North Aurora	Sugar Grove	Yorkville
ENVIRONMENTAL STANDARDS									
Buffers		Mill Creek corridor buffer required	100' greenbelt						Refer to proposed wetland ordinance
Buffer Maintenance	Maintenance plan and conveyance to responsible entity (Kane Co.)	Maintenance plan and conveyance to responsible entity (Kane Co.)	Maintenance plan and conveyance to responsible entity (Kane Co.)	Maintenance plan and conveyance to responsible entity		Maintenance plan and conveyance to responsible entity (Kane Co.)	Maintenance plan and conveyance to responsible entity (Kane Co.)	Maintenance plan and conveyance to responsible entity (Kane Co.)	Homeowner's Association
Streams Buffer	Varies from 15 to 50 feet, depending on drainage area and stream quality (Kane County stormwater ordinance)	15 - 50 feet, depending on drainage area and stream quality (Kane Co. Stormwater Ordinance)	100' greenbelt for the Village; 15 - 50 feet, depending on drainage area and stream quality (Kane Co. Stormwater Ordinance)	15 - 50 feet, depending on drainage area and stream quality (Stormwater Ordinance)	> 75' in length; 25' in width with native species vegetation	15 - 50 feet, depending on drainage area and stream quality (Kane Co. Stormwater Ordinance)	15 - 50 feet, depending on drainage area and stream quality (Kane Co. Stormwater Ordinance)	Included in the Environmental Corridor width 200' min.; buffer width: 25'; Setback: 75'. Buffer width varies from 15 to 50 feet, depending on drainage area and stream quality (Kane County Stormwater Ordinance)	Refer to proposed wetland ordinance
Wetlands Buffer	Varies from 15 to 50 feet, depending on wetland area and wetland quality (Kane County stormwater ordinance)	15 - 50 feet, depending on wetland area and quality (Kane Co. Stormwater Ordinance)	100' greenbelt for the Village. 15 - 50 feet, depending on wetland area and quality (Kane Co. Stormwater Ordinance)	15 - 50 feet, depending on wetland area and quality (Stormwater Ordinance)	> 25' with native plants, 75' in length	15 - 50 feet, depending on wetland area and quality (Kane Co. Stormwater Ordinance)	15 - 50 feet, depending on wetland area and quality (Kane Co. Stormwater Ordinance)	Included in the Environmental Corridor width 200' min. Buffer width: 25'; Setback: 75'. Buffer width varies from 15 to 50 feet, depending on wetland area and wetland quality (Kane County Stormwater Ordinance).	30'-100' setback; Refer to proposed wetland ordinance

Codes and Ordinances Comparison									
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project									
	Aurora	Batavia	Elburn	Kane County	Kendall County	Montgomery	North Aurora	Sugar Grove	Yorkville
ENVIRONMENTAL STANDARDS									
Floodplain Restrictions	Prevent from development in Comp Plan Policy; Compensatory storage required for floodplain fill (Kane County stormwater ordinance)	Not for active recreation and development; Compensatory storage required for floodplain fill (Kane County stormwater ordinance)	Floodplain is included in the greenbelts; Compensatory storage required for floodplain fill (Kane County stormwater ordinance)	Compensatory storage required for floodplain fill (stormwater ordinance)	Certain development allowed under restrictions; protect floodplains from clearing, grading, filling or construction	Only permitted uses allowed in floodplains (including limited agricultural uses, open type uses, private and public recreational uses, and residential uses). Drainage easement required for streams to flooding area; parking lots allowed, recreation, agriculture, bridges, sand extraction allowed.	Compensatory storage required for floodplain fill (Kane Co. stormwater ordinance)	no development other than open space allowed; Compensatory storage required for floodplain fill (Kane County stormwater ordinance)	Comp storage required (1:5:1)
Natural Areas Plan Compliance	Natural areas preservation encouraged in Comp Plan Policy		NARI > = 20-Greenbelt	A conservation easement shall be required to protect unique areas such as wetlands, rivers, streams, creeks, and any other unique areas.	Development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features.	Natural features preservation encouraged ("shall be given due regard")	Scenic views preservation on Fox River		to be determined-watershed management plan
Open Space Design		15 ac/1000 people + forest preserve and regional facilities. 10-20 ac min./1000 people	Parkland dedication /Open space in flood-prone areas		30' access esmnt 30% of the property, 50' wide min., encourage greenway; Provide open space that is reasonably contiguous. To the greatest extent practicable, open space shall be designed as a single block with logical, straightforward boundaries.			200' min. width for Environmental Corridor; 75' access easement	10 ac per 1000 land cash
Other Environmental Codes	Infiltration should be provided (Comp Plan Policy)	66' NIGas as opportunity for green corridor	Open Space/Greenbelt		buffer zone along rural character			restore and using native plants within buffers	

Codes and Ordinances Comparison									
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project									
	Aurora	Batavia	Elburn	Kane County	Kendall County	Montgomery	North Aurora	Sugar Grove	Yorkville
ENVIRONMENTAL STANDARDS									
Remnant Landscapes		Preserve unique environmental resources	High quality native plant communities shall be included in the greenbelts						
Special Zoning for Environmentally Sensitive Areas		Minimize the impact	Low land conservancy district (50' buffer); Greenbelts include floodplain, steep slopes, wetlands, high quality native plant communities, major stand of trees, and riparian zone.	Landscaping and conservation easements 50ft buffer zone.					
Steep Slopes	Development restricted (Comp Plan Policy)		35% or 2.85:1 ~ greenbelt						
Wetland Restrictions	Prevent from development in Comp Plan Policy	Not for active recreation and development	As defined by Army Corps- Greenbelt//Not recommended for detention					no development other than open space allowed	Refer to proposed wetland ordinance

Codes and Ordinances Comparison									
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project									
	Aurora	Batavia	Elburn	Kane County	Kendall County	Montgomery	North Aurora	Sugar Grove	Yorkville
LANDSCAPE STANDARDS									
Native Plant Allowances/ Requirements	50% of trees must be native/Allowed with stormwater facilities			Allowed		encouraged for water conservation		restore and using native plants within buffers	Incorporated into Landscape Ordinance
Parking Lot Landscape Requirements	Refer to Kane County Stormwater Runoff Control Regulations		not less than one 9'X18' landscaped island shall be provided for every 25 parking spaces	10%, 2 native trees/10 parking space	All open automobile parking areas containing more than 4 parking spaces shall be effectively screened on each side adjoining...by...densely planted compact hedge no less than 5 ft nor more than 7 ft in height.	7' wide min; 2 shade trees per island; 1 island/20 parking spaces; perimeter		parking island landscaping required; > 5% or 120 sf, 7' wide and 20-30 linear ft per shade tree and 6 shrubs; Countywide Stormwater ordinance requires retention of 0.75 inches of runoff for impervious areas	1 tree/20 spaces and perimeter landscaping
Street Landscape Requirements	8', 30' min.spacing;25'med /20'small	Parkway tree 1/35 lf	Cul-de-sac island allowed		cul-de-sac island allowed; parkway tree 1/40lf; planting on both side of the street	Both sides of street between sidewalk and curb; street trees every 40' on center	Every 40'/2 per lot/3" caliper @ 12" off ground	7' wide and 20-30 lf per shade tree and 6 shrubs	1 tree/50' - 10' landscape strip. 2 1/2" ca. At 6"
Tree Planting Requirements	1 1/2" caliper at 6" from ground		2" ca.; Along greenbelt at 30', street trees at 40' spacing, 2 1/2" cal. At 6"	2 native trees/1 lot		2 1/2" caliper @ 1 foot from the ground		Parkway trees @ 40 feet	Approved species list; on lot landscape req.
Tree Preservation Requirements	Tree permit prior to removal	preserve trees > 5" diameter	a tree preservation and protection plan shall be prepared for trees measuring six inches in caliper or larger. The ability to save existing trees on the site shall be evaluated by the Developer and the Village.	Preserve existing tree > 3" diameter	Wherever possible existing trees shall be preserved	Yes. 4' + Caliper requires permit (Not in SF duplex) with replacement standards	6" caliper, 12" off ground. Preservation policy mandated in Comp Plan	Tree survey and preservation plan required	credit for saving trees above certain size and type
Turf Grass Requirements			Greenbelt streamedge in riparian area			Yes, within ROW	Yard area requirement with sod		All non-paved ROW areas

Codes and Ordinances Comparison									
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project									
	Aurora	Batavia	Elburn	Kane County	Kendall County	Montgomery	North Aurora	Sugar Grove	Yorkville
PARKING REQUIREMENTS									
Alternative Parking Spaces									May for residential parking: 50% or 4 spaces more than required
Compact Cars						Allowed for hotels, offices and manufacturing lots with > = 100 spaces			parking standard size 8.5X20
Bicycle							1/20 auto spaces non-res. Minimum of 2 spaces (Comp Plan)		
Joint/Shared Parking Lot Allowances	No less than joint (sum of all); Joined parking encouraged in Comp Plan Policy		Yes	Mixed uses, no parking space or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the zoning board of appeals	Joined parking allowed	Total for joint is no less than the sum	Allowed for alternately timed uses		Yes, same as sum
Parking Lot Access Aisle Width	12' 1-way @ 90 degrees/20' 2-way	12 ft	12'/24'	24' min. angular and parallel parking may allow a narrower aisle	11-26'		12'-18' 1-way/24' 2-way (13' for 45 degree parking)	12' (one-way) to 24' (two-way) in width	shall no exceed 25'
Parking Lot Drainage	Refer to Kane County Stormwater Runoff Control Regulations	Refer to Kane County Stormwater Runoff Control Regulations	Refer to Kane County Stormwater Runoff Control Regulations	Refer to Stormwater Runoff Control Regulations		Detention/retention basins and ponds areas shall be planted. Also refer	Refer to Kane County Stormwater Runoff Control Regulations	Refer to Kane County Stormwater Runoff Control Regulations	sheet flow or storm sewer

Codes and Ordinances Comparison									
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PARKING REQUIREMENTS									
Parking Lot Runoff	Refer to Kane County Stormwater Runoff Control Regulations	Refer to Kane County Stormwater Runoff Control Regulations. A properly designed drainage system shall be installed. The storm sewer system shall be designed to accommodate a two year design storm. The min. pipe size in any drainage system shall be ten inches in diameter.	Refer to Kane County Stormwater Runoff Control Regulations	Refer to Stormwater Runoff Control Regulations		Allowed for hotels, offices and manufacturing lots with > = 100 spaces. Also refer to Kane County Stormwater Runoff Control Regulations	Refer to Kane County Stormwater Runoff Control Regulations	Refer to Kane County Stormwater Runoff Control Regulations	detention required
Parking Space Area	162 sf min. 8.5'X19'	8'X22' minimum size	9'X18' (9'X21' Res.)	9'X18' min., 9'X22' for parallel parking; min. 16' in width for handicapped space, per Illinois Accessibility Code Standards	90 degree 9'-9.5'X18.5'		9'X18.5' (20' for parallel parking)	8' or 9' or 16' (handicapped) wide, 18'-24' long	8.5X20
Parking Structure (garage) Allowances									
Paving Material Alternative Allowances	materials of comperable specifications to Asphalt and Concrete		Yes, Pavers, asphal, concrete			bituminous asphaltic concrete material	PCC required		Brick pavers, concrete, bituminous
Paving Requirement	Yes	asphaltic concrete or some comparable all-weather, dustless material	Yes		Bituminous concrete		Yes	concrete or asphalt	Yes
Required Parking Ratios									
Single Family	2/du	2/du	2/du	2/unit	2/1unit	4 (2in,2out) Dup-2 (1in, 1out)	1/du	< 30% or 700sf/unit - 2/du	2/du
Multi-Family	2 for 2 + bd unit/ 1/unint for efficiency	2.5/un	2/du	2/unit	2/1unit	2.25/unit (50% in)	2/du for 2 bd units// 1.5/du for 1 bd unit	< 450 sf/unit - 2.25/du	1in & 1 out/unit

Codes and Ordinances Comparison									
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PARKING REQUIREMENTS									
Hotel	1/room + 1/employee	1/room + 1/employee + specified	1/room + 1/employee	1/room or unit	1/1 unit	1/unit + 1/employee	1/2 rooms + 1/300sf for ancillary activities	1 space/room + 1 space/employee + additional for accessory uses	1/unit + 1 for manager
Clinic	3/dn + 1/2 employee	1/treatment room + 1/100sf waiting room + 1/employee	3/1000sf for > = 5000sf// 5/1000sf dor < = 5000sf	3/treat room + 1/doc and employee	1/1 doctor & employee + 1/200sf	1/2/doctor	4 per employee	1 space/2 beds + 1 space/2 employees + 1 space/2 doctors	3/doctor
Church	1/6 seats	1/4seats	1/4seats (1/90" of seat)	1/4seats	1/3seats	1/3 seats	1/6 seats	1 space/4 seats or 90 inches of seating capacity	1/6seats
Convenience Store	1/300sf	6/1000sf	6/1000sf	1/300sf	1/200sf	1/200sf	1/200sf (?)	5/1000 sf	1/300sf
Office	1/400sf	4/1000sf	3/1000sf for > = 5000sf// 5/1000sf dor < = 5000sf	1/300-400sf	1/100sf	1/200sf	1/400sf	5/1000 sf < 5,000 sf; 3/1000 sf > 5000 sf building size	1/400sf
Shopping Center	1/300sf	6/1000sf	5/1000sf	1/300sf	1/200sf	1/200sf	6/1000sf	5/1000 sf	1/300sf
Industrial	1/4 employees + company vehicles	1/2employees or < 25% lot + 1/1 business vehicle	1/1000sf or 1/1.25 employee (whichever is greater)	1/employee (1/2employee if ride sharing/care pooling program applies)	1/2employees + 1/enterprise vehicle + 1/1000sf	1/employee + 1/business vehicle (no < 1/600sf)	varies - 1/200sf over 2000 sf; 1/2 employees + 1/200 sf over 2000 sf	1/1000 sf floor area or 1 space/1.25 employees, whichever is greater	1/employee + 1 for each Company vehicle

Codes and Ordinances Comparison									
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TRANSPORTATION REQUIREMENTS									
Greenways Plan Compliance Requirements		Bicycle and pedestrian review trails; Riverwalk improvement					Access management suggested in Comp Plan		
Multi-Use Trails									
Mid-Block Ped/Bike Easements		Bicycle and pedestrian review trails; Riverwalk improvement	May be required for blocks >800' at 12' ROW easement	Pedestrian way easements shall be provided. Bicycle trails shall not be closer than 75' to any house, barn or garage; no closer than 5' to property line or fence		Yes. Block over 1000 ft			10'-paved with concrete & fenced for blocks > 900' /buffer areas
Materials									Bituminous
Other Transportation Codes	Accomplish pedestrian and bike circulations system; Provide public transportation (Comp Plan Policy)								Alleys OK in commercial & industrial, but not in residential
ROW Width									
Alley	Not permitted	18'	24' non-res.		no alleys allowed in residential except special permission	60'	50'		Alleys OK in commercial & industrial, but not in residential
Residential	66'	66'	frontage Rd.-50' minor-66'	66'	70'	66'	66'	66'	66'
Arterial	66'-80'	66' or 80'	Primary 80'-100'	80'	80'	80'	100'	80'	80'-100'
Collector	100'	100'	Minor-70'; major 80'	120'	100'	100' ; 80'-100' (OR1)	80'	100'	80'
Cul-de-Sac	66'	66' T-shaped allowed (but discouraged)	130' (res.) diameter	T shape may be allowed	90'diameter; 100' diameter in commercial and industrial	paved (> = 84') + 28' (inconsistent)	66'		130' radius
Sidewalk									
Requirements	both sides	Yes	Both side of streets	both sides in urban res, commercial, and industrial	generally not required	Yes, both sides		both side (one side in industrial use)	Both sides of st., not in estate res; or asphalt paved trail at 10' with 15' ROW

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TRANSPORTATION REQUIREMENTS									
Width		5' in residential and industrial areas; 6' in commercial areas; 10' or 14' in CBD	5'	4'	4' in residential; 5' in commercial		5' min.	5'	5'
Materials	PCC	PCC	PCC	concrete			PCC required	concrete	PCC, concrete
Street Width		Marginal access 20'							
Alley	not permitted; 20' Res./30' Commercial		16' (non-res)		20' in residential ; 30' in commercial	20' Res/30' commercial (not permitted in res. Areas)	29'	20' (30' commercial)	24'
Residential	31'	28'	40'	urban 30'; country 24'	40'	31'	29'	28', 32'	30' 1000 ADT
Arterial	39-41'	28'	varies	commercial and industrial 24'	40'	39'	39' +	38'	51' 2500 ADT
Collector	49'	30'	3+ lanes @ 36' minimum		44'	66' (63'-OR1)	51'	52'	39' 1000-2500 ADT
Cul-de-Sac	31'	500' long 120'diameter	50' (Res.) radius	< 500' long, < 170' diameter, 70' radius, < 15 lots	20' in width < 1000' long	> = 84' diameter (31') (inconsistent)	29' paved width (100' diameter)	45' outside radius, 65' from property line, < 500' long	30'
Paving Material		Pavements other than bituminous concrete may be constructed if they meet the aforementioned requirements and reflect specific approval of the city.	Asphalt or PCC	Bituminous	Concrete	PCC	PCC or Asphalt	asphalt or concrete	Asphalt
Vegetated Open Channel									Encouraged on a case-by-case basis

Codes and Ordinances Comparison									
Blackberry Creek Watershed Zoning Code Analysis and Ordinance Language Recommendations Project									
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ZONING/SUBDIVISION STANDARDS									
Block Length	600'-1800'	< 1200'		< 1500'	500'-1500'	600'-1500'		600'-1200'	res.-1320'
Clearing and Grading		A site grading permit is required, including an erosion control plan.			Protect floodplains, wetlands, and steep slopes from clearing, grading, filling or construction			The topography and geology of the dedicated site as well as its surroundings must be suitable for its	
Clustering (Gross Density)	Encouraged in Comp Plan	Yes, 33% Min. for open space; Cluster developments are mandated whenever possible as a means to meet the density provisions while providing for the open space objectives and scenic vistas, and the advantages gained for infrastructure extensions.					Yes. If development constraints or significant amenities are provided		per Comprehensive Plan
Density					bonus credit to innovative design				
Estate		< 1 du/1ac		0.5 du/ac	0.45 du/ac			1 du/ac	1du/ac
Large Lot		< 3du/1ac	3.5 du/ac (R1 SF)	1.1 -1.5 du/ac	0.6-1 du/ac			2du/ac	2.42du/ac
Medium Density		< 4du/1ac	7 duplexes/ac (R2-Duplex)	2.2-4.3 du/ac	2.2 du/ac		SF = 2.2 - 3.5 du/ac	3du/ac	5du/ac
High Density		> 5du/1ac	8units/ac(R3); 12du/ac (R4)	8 du/ac	3.5 du/ac		MD= 3.6 - 8 du/ac	5du/ac	8du/ac
Driveway									
Requirements		Yes, 33% Min. for open space				Yes			Yes
Shared					allowed				No standards
Width			12'						25' min. at property line
Materials						PCC			Concrete, estate res. Allow bring; asphalt or concrete
Lot Size	width 60'/75' min.		General Commercial & Commercial Manufacturing - 30,000 (100')					frontage 10'-50'	10' rear utility esmnt required; Ofc 20,000 sf; NC: 10,000 sf; GC: 10,000 sf
Estate		43560sf	4 ac (125')	4ac, >250' wide	90000-130000sf	18500 sf (125' frontage)	14000 sf	1 ac	1 ac (200')

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ZONING/SUBDIVISION STANDARDS									
Large Lot	10000sf	14000sf	1ac (100') (rural)	1-40 acres, 100' wide max in Rural residential	20000-45000sf	14000 sf (100')	10000 sf (70' average minimum)	18750 sf min. non-res. 40000sf	18000 sf (100')
Medium Density	8000sf	Single Family 7200ft/9500ft	10000sf (75') (R1 and R2)	40000sf, > 125' wide (single family)	> 15000sf	11000 sf (70')	8400 sf (70')	10000sf, non-res. 40000sf	R2: 12000 sf (80'); R3 Duplex/Trip.: 15000 sf(100')
High Density	10000sf (Dup/Trip); Industrial 3 acres, 200' frontage	Two Family 7500sf/du; Multiple Family 100,000sf	5000sf (80') (R3); 3000sf (80') (R4)	20000-60000sf, > 75-150' wide (two-family)	> 7000sf	TND 9000 sf (75'); Duplex 7200 sf (60'); Townhome 11000 (75'); Office 25000 (120')	10000 sf (70')- Duplex; MF = 9000 sf + 3000 sf/unit (60'); Townhome = 9000 sf(75')	10000sf, 6000sf, 4000sf	9000 sf (70'); R4: 15000 sf (90')
Mixed Use Zoning Allowances	Downtown	Yes		Allowed		Downtown	Yes but no residential	within PUD	Through PUD
Neighborhood Commercial in Residential Zone Allowances		Per PD Agreement or Annexation Agreement							
Planned Unit Development Allowances		Yes	Yes	Yes		Yes	Yes, 200+ acres	Yes	Yes
Recreational Areas Allowed			Yes, Greenbelt, parks			Park land dedication for all subdivisions			
Open Space Requirements		10 ac/1000 people		Yes, 25% planting	30% of property or 25% of buildable area should be open space.		10 Acres/1000 people (No private parks for credit, not including wetlands,	10 ac/1000 people	Land Cash Ordinance & Developers Stds (10 ac/1000 pp)&(Park and Rec)
Neighborhood Park		> 3-5 ac, 3ac/1000pp		3.5 ac minimum, 1ac/1000 people		5 ac	5 acres min.		
Village Park		4-20ac, 2.25/1000pp		4-30 ac, 1.25 ac/1000 people		4-20ac	12-30 acres		
Regional Park		12-30ac, 3.5ac/1000pp		12-30 ac, 2ac/1000 people		12 ac min.			
Pocket Park		> 8000sf; school park > 5ac, 1.25ac/1000pp		1-5 ac, 1.25/1000 people, school parks included		8000 sf			
Setbacks	Front/Side/Exterior Side/Rear	Front-Side-Exterior Side-Rear	Front/Side/Exterior Side/Rear	Front-Side-Rear	Front-Side-Exterior Side-Rear		Front/Side/Exterior Side/Rear	Front-Side-Rear	Front/Side/Exterior Side/Rear
Estate Residential		35'-15'-35'-50'	40'/15'/40'/40'	35'-10'-10'	50'-25'-50'-50'	40'/20'/40'/40'		50'-30'-30'	50'/20'/50'/40'
Large Lot Residential	30'/8'/15'/20'	30'-15'-30'-30'	40'/15'/40'/40' (Rural); 30'/10'/30'/30' (R1)	35'-10'-10'	30'-10%-50'	35'/15'/25'/30'	30'/8'/30'/40'	30'-15'-30'	40'/15'/40'/50'
Medium Density Residential	30'/8'/15'/20'	30'-12'/10'-30'-30'	30'/10'/30'/30' (R2-Duplex)	35'-10'-10'	25-40'-10%-30'	30'/12'/20'/30'	30'/7'/30'/30'	30'-10'-30'	R2: 30'/10'/30'/40'; R3: 30'/10'/30'/30'

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ZONING/SUBDIVISION STANDARDS									
High Density Residential	25'/10'/10'/30'	30'-30'-30'-30'	25'/15'/25'/30' (R3); 30'/15'/20'/30' (R4)	35'-10'-10'	25-40'-10%-30'	25'/20'/15'/30';TND Res - 25'/20'/10'/20';Duplex ex - 25'/20'/10'/30'; Townhome - 25'/15'/25'/30'	30'/7'/25'/30' (Dup/Trip); 60' front (MF); 30' (Townhomes), same as Dup/Trip	25-30'-10-15'-25-30'	30'/10'/20'/30'; R4:30'/10'/30'/30'
General Commercial	15'-30'/30'-	25'---	50'/10'/50'/30'	35'-10'-10'	30-50'-10'-20'	10'/5'/20'/20'		60'-10'-30'	0'/20'/30'/20'
Neighborhood Commercial		15'---	60'/35'/60'/50' (Commercial Residential)	35'-10'-10'		10'/5'/10'/20'		20'-5'-20'	0'/20'/20'/20'
Industrial		30'-15'-30'-30'	40'/20'/40'/20' (Commercial Manufacturing)	100' to adjacent land use, 50' to street		25'/20'/20'/20'	30'/15'/30'/30'	40'-25'-50' (75' buffer around district boundary)	25'/20'/20'/10'
Institutional		Office Research 25'- 8'-12'-20'	30'/10'/30'/30' (Office)			30'/15'/30'/30'	30'/15'/30'/30'		office: 30'/10'/20'/20'
Site Capacity									
Estate Residential		FRA 0.2	33% (1450 sf one- story)		10-20%	FAR=0.35 at 35%		0.3	0.3
Large Lot Residential	0.4	FRA 0.3	33% (1450 sf one- story)		< 75%, total dwelling units < 20%	FAR=0.35 at 35%	0.4	45%, FAR=0.4 max	0.25
Medium Density Residential	0.4	FRA 0.3/.35	33% (1300 sf one- story SF) (R2)		35%, FAR=0.5	FAR=0.35 at 35%	0.4	35%, FAR=0.45 max	R2:20%; R3:30%
High Density Residential	0.4	FRA N/A (practical limitation are 3.0 to 4.0)	50% (R3); 60% (R4)		35%, FAR=0.5	FAR=0.6 at 35%; TND FAR=0.6 @ 35%; Duplex=0.6 @35%; Townhome=.35@35%	Dup/Trip 950 sf-1 story; 850 sf-2 story; MF=40%	50%, FAR=0.45 max	30%; R4: 30%
General Commercial	FAR=1.6	FRA 2.0				FAR = 1.5	FAR <= 3.0	< 70%, FAR < 1.5	0.8
Neighborhood Commercial	FAR=1.0	FRA 1.2			FRA < 0.5, impervious < 70%	FAR = 1.0		FAR < 1.5	0.5
Industrial	1 use/lot	FRA 1-2	75% (Light industrial)		FRA < 0.8, < 60%- 75%	FAR = 1.5 max	FAR < = 2.0	70-75%	0.6
Institutional		Office Research FRA 2.0			< 70%	FAR = 0.6			Office: 50%
Site Planning Process									
Site Capacity Calc									
Specific Area Plans	Westside/PUD				Four-Step Process, designating the Open Space first; suitability of land should be considered				