

ROOSEVELT ROAD FORM-BASED ZONING

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ROOSEVELT ROAD FORM-BASED ZONING DISTRICTS

10.1 PURPOSE

The Roosevelt Road form-based zoning district classifications are intended to promote a more pedestrian-oriented development pattern along Roosevelt Road while also recognizing that the street is a heavily traveled thoroughfare. In many cases, the standards for building form and design are intended to maximize pedestrian comfort and safety. In other circumstances, the intention is to balance the need for a building form that promotes pedestrian shopping and traffic with the need to accommodate high volumes of vehicle traffic and the significant demand for parking associated with certain businesses located along the Roosevelt Road corridor.

10.2 DISTRICTS ESTABLISHED

The form-based district classifications are listed below.

Map Symbol	District Name
RR-P	Pedestrian-Oriented district
RR-T	Transitional district
RR-A	Auto-Oriented district

10.3 DISTRICT DESCRIPTIONS

10.3.1 ROOSEVELT ROAD PEDESTRIAN-ORIENTED DISTRICT

The RR-P, Pedestrian-Oriented district is intended to preserve, protect and enhance existing pedestrian shopping areas located along Roosevelt Road. These areas are characterized by buildings built out to or near the sidewalk and buildings with street-facing entries and display or shop windows that enhance the pedestrian environment. Parking, when provided, is located at the rear of buildings or is enclosed within the building.

10.3.2 ROOSEVELT ROAD TRANSITIONAL DISTRICT

The RR-T, Transitional district is intended to encourage pedestrian-oriented development and design along Roosevelt Road while recognizing that many of these transitional areas have been significantly altered to accommodate vehicle parking, driveways, and other auto-oriented site features. These areas are characterized by some buildings that are built out to or near the sidewalk and others that are set back. Parking in these areas is sometimes located at the rear of buildings; other times between the building and the sidewalk. The RR-T district is intended to promote a building design and a level of site planning that is pedestrian friendly and accessible while still allowing for adequate parking.

10.3.3 ROOSEVELT ROAD AUTO-ORIENTED DISTRICT

The RR-A, Auto-Oriented district is intended to accommodate a wide variety of businesses that typically generate significant amounts of vehicle traffic. This district is intended to accommodate more auto-oriented building forms. However, new buildings must make accommodations to pedestrians. New building should enhance pedestrian safety and comfort. The regulations establish standards for building placement, landscaping, lighting, curb-cuts, and other site design elements. New buildings within this district must avoid the old pattern of locating parking between the building and the sidewalk.

10.4 BUILDING AND DEVELOPMENT TYPES

The following building and development types are generally allowed in the Roosevelt Road districts subject to the specific limitations of Section 10.12.3:

Table 1: Permitted Building Types by District

District	Single-Story Shopfront	Mixed-Use Shopfront	General Commercial	Multi-dwelling	Townhouse	Civic Building	Open Space/Parking
RR-P	P	P	P	S	S	S	-
RR-T	P	P	P	P	P	S	S
RR-A	P	P	P	S	S	S	S

10.4.1

DESCRIPTION OF BUILDING AND DEVELOPMENT TYPES

10.4.1.1 SINGLE-STORY SHOPFRONT

Single-story shopfront buildings are intended for single-story retail shops and business and personal services. The design of ground-floor retail space should be flexible enough to accommodate a wide range of retail, entertainment and business service uses. These shopfronts must be built out near the sidewalk so that shops are readily accessible to pedestrians. Primary entrances should be prominent and street facing. Large windows should be provided to encourage interaction between pedestrians and shops located along the corridor.

Figure 1: Single-Story Shopfront



10.4.1.2 MIXED-USE SHOPFRONT

Mixed-use shopfront buildings allow for ground-floor retail and upper-story residential or office uses. The ground-floor space should be flexible enough to accommodate all types of retail, restaurant, office or entertainment uses. Buildings should be pulled up to the street with no on-site surface parking between the building and the street. Mixed use building types are the preferred building type because the combination of retail space with living or working space above should add to vitality and activity to the street.

Figure 2: Mixed-Use Shopfront**10.4.1.3 GENERAL COMMERCIAL BUILDING**

General commercial buildings accommodate a wide variety of commercial uses typically incorporating ground floor retail with upper story office or light industrial uses. Upper stories should be designed for office, research and development activities, or light industrial activities. Any new commercial building should be built out to or near the sidewalk. No on-site parking should be located between the building and the street. Primary entrances should face the street.

Figure 3: General Commercial Building**10.4.1.4 MULTI-DWELLING**

Multi-dwelling buildings contain 3 or more residential dwelling units in a single structure. These buildings typically have dwelling units that share a common entrance. This building type must be pulled up to the street. There is no on-site parking between the building and the street but parking may be incorporated into the building's interior.

Multi-dwelling building types are not appropriate for the key pedestrian shopping districts where ground-floor retail is most desirable.

Figure 4: Multi-Dwelling



10.4.1.5 TOWNHOUSE

A townhouse building is a building that contains 3 or more attached dwelling units where the individual units share common side walls. Townhouses are more than one story in height and each unit has its own external entrance. There is no on-site surface parking between the building and the street. All access to parking must be from existing alleys or from side streets and no garages are permitted to face Roosevelt Road. Townhouse building types are not appropriate for key pedestrian shopping districts where ground floor retail is most desirable.

Figure 5: Townhouse Building**10.4.1.6 CIVIC BUILDING**

The civic building type includes all types of public/civic type buildings including libraries, schools, colleges, hospitals and medical centers, recreation facilities, community centers, and religious assembly uses. Civic buildings may be sited with open spaces that enhance the building's prominence or appearance. Unlike other buildings it may be appropriate for civic buildings to have more significant setbacks. However, on-site parking lots are not allowed between the civic building and the street.

Figure 6: Civic Building**10.4.1.7 OPEN SPACE AND PARKING**

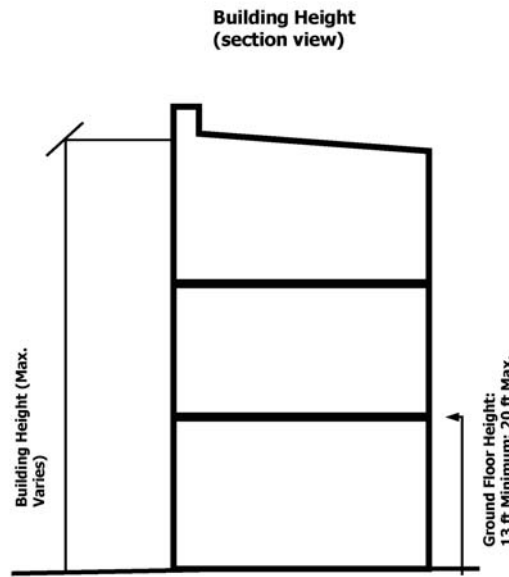
This development type includes public parks and open spaces and it includes private and commercial parking lots. Parks and open spaces are intended to serve neighborhood or

community needs. Private or commercial parking are intended to serve the needs of individual businesses or the needs of several businesses.

10.5 BUILDING HEIGHTS

10.5.1 Building height limits are established to ensure reasonable, predictable limits on maximum building height. Additional building height is allowed for mixed-use buildings as a way of encouraging mixed-use developments.

Figure 7: Measurement of Building Height



10.5.2 Maximum building height limits are established for the RR districts including: (1) a maximum height for single-use buildings; and (2) a maximum height for mixed-use buildings. The height limits are expressed in stories and in feet as provided in the table below:

Table 2: Permitted Building Heights

District	Maximum Building Height			
	Single-Use Buildings	Single-Use Buildings w/ Underground Parking*	Mixed-Use Building	Mixed Use Building w/Underground Parking*
RR-P	3 stories; not to exceed 40 feet	4 stories; not to exceed 50 feet	4 stories; not to exceed 50 feet	5 stories not to exceed 50 feet
RR-T	3 stories; not to exceed 40 feet	4 stories; not to exceed 50 feet	5 stories; not to exceed 60 feet	6 stores not to exceed 70 feet
RR-A	2 stories; not to exceed 30 feet	3 stories; not to exceed 40 feet	3 stories not to exceed 40 feet	4 stories not to exceed 50 feet

**To qualify for the added height associated with buildings incorporating underground parking at least one entire floor of parking (i.e., a floor that matches the footprint of building's ground floor level) or at least 50% of the required parking must be located underground. Parking levels that are only partially below grade will not qualify for the added building height.*

10.5.3 The minimum ground-floor height (measured from the floor to the top of the ceiling joists) must be 13 feet for any building designed to accommodate non-residential uses at ground level.

10.5.4 Any above-grade parking floor is counted as a single story for the purpose of measuring building height.

10.6 DENSITY

Maximum allowable residential densities are expressed in terms of a required amount of land area per dwelling unit. These standards vary on the basis of the district and building types.

District	Building Type						
	Single-Story Shopfront	Mixed-Use Shopfront	General Commercial	Multi-Dwelling	Townhouse	Civic Building	Open Space/Parking
RR-P	NA	1,000	NA	1,000	1,200	NA	NA
RR-T	NA	750	NA	1,000	1,200	NA	NA
RR-A	NA	1,000	NA	1,000	1,200	NA	NA

10.7 BUILDING PLACEMENT

This section establishes minimum and maximum setbacks. Consistent with this section, a portion of all new buildings must come out to the build-to line adjacent to the setback line. New buildings must have a frontage that is built out to the front setback line consistent with this section. The facade elevations of new buildings must comply with the transparency requirements of this section.

10.7.1 FRONT SETBACKS

New buildings must provide a small setback along Roosevelt Road in order to accommodate pedestrian traffic and enhance pedestrian safety.

Table 3: Setback Requirements*

Building Placement	Standard (in feet) (min/max feet)
Front Setback Area RR-P, RR-T, and RR-A	
Roosevelt Road	2.5/10
Side Street Setback	0/5
Civic Building Types: Roosevelt Road	2.5/20
Civic Building Types: Side Street	0/15
Non-accessory Open Space and Parking: Roosevelt Road	10/no maximum
Non-accessory Open Space and Parking: Side Street or Alley	10/no maximum
Accessory Parking: Roosevelt Road	7/no max
Accessory Parking: Side Street or Alley	5/no max

**Where the municipal code establishes some minimum setback at corners for the purposes traffic safety or the maintenance of sight lines for vehicular traffic, the setbacks of this Section shall be adjusted to accommodate those setbacks.*

10.7.2 FRONT SETBACKS IN EXCESS OF 2.5 FEET

The front setback area abutting Roosevelt Road is limited to 2.5 feet (except as specifically provided for civic building types and accessory and non-accessory parking) except that this setback may be increased to up to 10 feet to accommodate sidewalk cafes, plazas, or similar open spaces. In addition, a setback up to 10 feet may be provided as a front yard for any townhouse or multi-family residential development.

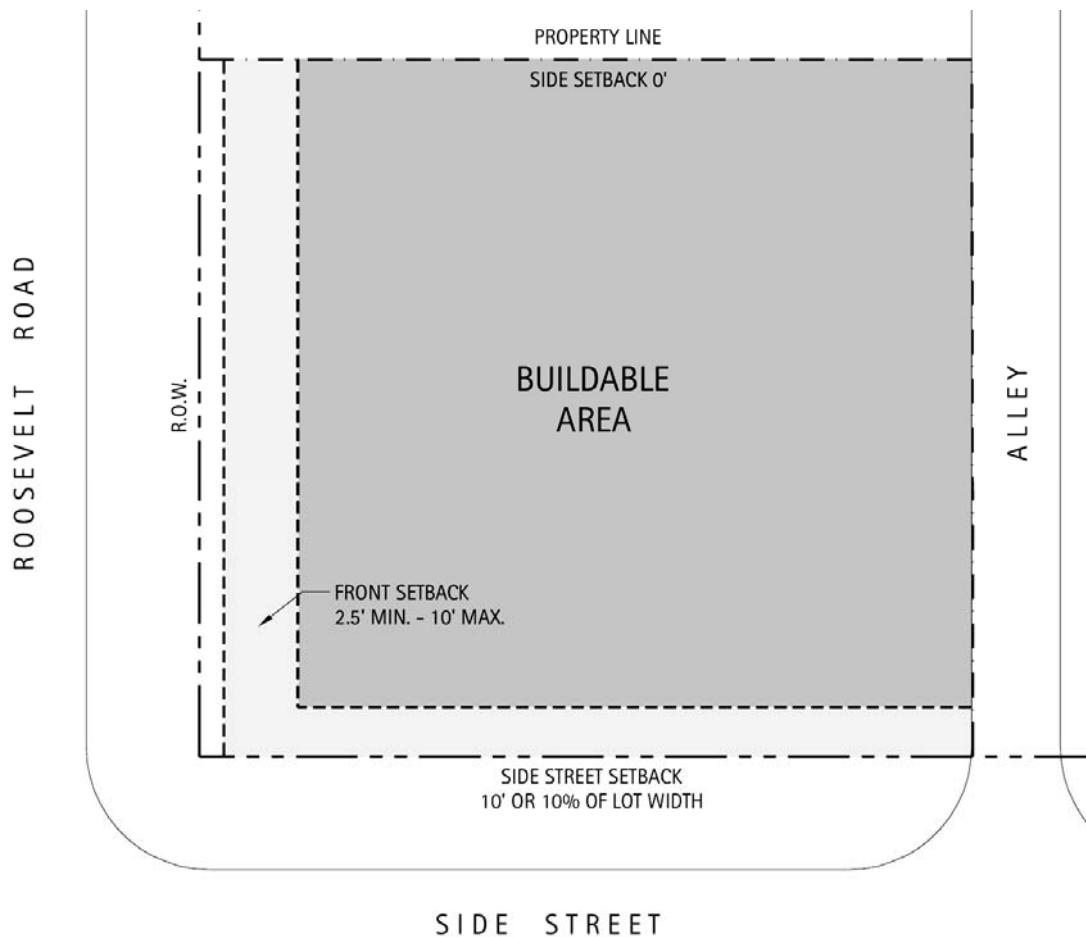
10.7.3 SIDE AND REAR SETBACKS

Specific building or development types must provide setbacks consistent with this section. Where the requirements of this Section conflict with any safety standard established by a building or fire code, the most restrictive requirement will apply.

Table 4: Side and Rear Setback Requirements

Building or Development Type	Side	Rear
Single-Story Shopfront	0	0
Mixed-Use Building Type	0	20' for all floors containing residential dwellings (not enclosed garages)
General Commercial	0	0
Multi-dwelling	10 feet or 10% of the lot width for lots abutting side streets whichever is less	20 for all floors containing residential dwellings (not enclosed garages)
Townhouse	5 feet for interior lot lines and 10 feet or 10% of the lot width for lots abutting side streets whichever is less	20 for all floors containing residential dwellings (not enclosed garages)
Civic Building	10	20
Open Space/ Parking	0/10 feet for parking	0/10 feet for parking

Figure 8: Building Placement



10.8 PARKING PLACEMENT

10.8.1 FRONT SETBACKS; PARKING LOCATED ADJACENT TO BUILDINGS

Within RR-T and RR-A districts where parking may be located adjacent to the building but not between the building and the front lot line, a minimum front setback of 7 feet is required for any such parking. (See Figure 9) Trees (a minimum of 2.5 inches caliper) and shrubs (a minimum of 24 inches in height) must be planted at the rate of one tree and 10 shrubs for every 40 feet of frontage.

Figure 9: Parking Setback in RR-T and RR-Districts



10.8.2 SIDE AND REAR SETBACKS; PARKING LOCATED ADJACENT TO A BUILDING

Where parking is located at the rear of a building but adjacent to a side street or alley there must be a 5-foot landscape setback between the parking and public right-of-way. (See Figure 10) Trees (a minimum of 2.5 inches caliper) and shrubs (a minimum of 24 inches in height) must be planted at the rate of one tree and 10 shrubs for every 40 feet of frontage.

Figure 10: Side Setback for Parking



10.9 STREET FRONTAGE STANDARDS

10.9.1 MID-BLOCK LOCATIONS

New buildings must be built out to the front setback line and must occupy a certain percentage of the lot’s frontage consistent with the table below. Where buildings are constructed on corner lots they must meet the minimum street frontage requirements for both streets consistent with Section 10.9.2. Buildings will be considered to have complied with this section if the building faces the street and the building occupies the required amount of the street frontage as defined by the minimum and/or maximum setback line.

Table 5: Percent of Street Frontage Occupied by Building

Building Placement	Standard (Pct)
% of Street Frontage Occupied by Building	
RR-P: Roosevelt Road	80%
RR-T: Roosevelt Road	60%
RR-A: Roosevelt Road	50%

Figure 11: Building with 80% Street Frontage within Pedestrian District



Figure 12: Building with 60% Street Frontage within Transition District



Figure 13: Building with 50% Street Frontage within Auto-Dominated District



10.9.2 CORNER LOCATIONS

Buildings must occupy a substantial portion of two street frontages at corner locations. This section establishes standards for the amount of frontage a building must occupy based on whether the area is designated as a “pedestrian”, “transitional”, or “auto-oriented” district.

10.9.3 STREET FRONTAGE STANDARD: CORNER LOTS-PEDESTRIAN DISTRICTS

Buildings constructed on lots abutting two streets must be built out to the corner and occupy a certain percentage of the two street frontages consistent with the requirements of this section. Buildings that are built out to the “build-to” lines at corner locations are allowed greater flexibility in terms of the Roosevelt Road street frontage requirements consistent with the table below. (See Figures 14, 15, and 16)

Building Placement for Corner Lots	Standard
% of Street Frontage Occupied by Building	
RR-P Options	
Option A	
Roosevelt Road	80%
Side Street	30%
Option B	
Roosevelt Road	70%
Side Street	40%
Option C	
Roosevelt Road	60%
Side Street	50%

Figure 14: 80/30 Frontage Illustration (Option 1: Within Pedestrian Districts)



Figure 15: 70/40 Frontage Illustration (Option 2: Within Pedestrian Districts)



Figure 16: 60/50 Frontage Illustration (Within Pedestrian Districts)



10.9.3.1 STREET FRONTAGE STANDARDS: CORNER LOTS-TRANSITION DISTRICTS

Buildings constructed on lots abutting two streets must be built out to the corner and must occupy a certain percentage of the street frontage consistent with the requirements of this section. Buildings that are built out to the build-to lines at corner locations are allowed greater flexibility in terms of the Roosevelt Road street frontage requirements consistent with the table below. (See Figures 17 and 18)

Building Placement for Corner Lots	Standard
% of Street Frontage Occupied by Building	
RR-T Options	
Option A	
Roosevelt Road	60%
Side Street	30%
Option B	
Roosevelt Road	50%
Side Street	40%

Figure 17: 60/30 Frontage Illustration (Within Transition District)



Figure 18: 50/40 Frontage Illustration (Within Transition District)



10.9.3.2 STREET FRONTAGE STANDARDS: CORNER LOTS-AUTO-DOMINATED DISTRICTS

Buildings constructed on lots abutting two streets must be built out to the corner and must occupy a certain percentage of the street frontage consistent with the requirements of this section. (See Figure 19)

Building Placement for Corner Lots	Standard
% of Street Frontage Occupied by Building	
RR-A	
Roosevelt Road	50%
Side Street	30%

Figure 19: 50/30 Frontage Illustration (Within Auto-Dominated Districts



10.10 BUILDING FAÇADE ELEMENTS

Building height and building facade elements must be consistent with the requirements of this section. The requirements of this section do not apply to any civic building type or to any open space or parking development type.

10.10.1 TRANSPARENCY AND ENTRANCE REQUIREMENTS

Table 6: Required Elements

Building Façade Elements	Standard
RR-P District	
Transparency: Roosevelt Road	60%; 30% for multi-dwelling and townhouse building types
Transparency: Side Street	30%; 20% for multi-dwelling and townhouse building types
RR-T and RR-A Districts	
Transparency: Roosevelt Road	50%; 25% for multi-dwelling and townhouse building types
Transparency: Side Street	20%; 15% for multi-dwelling and townhouse building types
RR-P, RR-T, and RR-A Districts	
Building Entry facing Roosevelt Road:	Required; See Section 10.10.2
Building Entry facing any side street	Allowed
Entrance Spacing: Roosevelt Road (max linear ft.)	100 feet; Requirement does not apply to multi-dwelling or civic building types
Blank Wall: Roosevelt Road (max linear ft.)	20 feet
Blank Wall: Side Street (max linear ft.)	None

Figure 20: 50% to 60% Transparency and Entrance Doors Adjacent or within 15 feet of the Build-to-line (*Transparency measurements between 4 feet and 10 feet above grade.*)



10.10.2 LIMITATIONS ON BLANK WALLS

No blank, uninterrupted wall will extend more than the length of 30 feet or more when fronting on Roosevelt Road or other public street. Blank walls will be avoided by the addition of windows, piers, building recesses, pilasters, arches, columns or significant changes in the texture or pattern of masonry work on the building face. Changes in building facades will occur at regular intervals (i.e. every 25 to 40 feet) in order to match the historical pattern of small storefronts.

10.10.3 BUILDING ENTRANCES

10.10.3.1 In the RR-P district a public entrance must be provided abutting the “build-to” line and must front Roosevelt Road. Within the RR-T and RR-A districts a public entrance must abut the “build-to” line or must be located at one of the building’s corners abutting the “build-to” line along the Roosevelt Road right-of-way. Entryways will be considered to abut the “build to” line even when they include minor recesses or insets necessary for safety and public access. Additional entrances facing side streets or parking areas are permitted.

10.10.3.2 On corner lots, the public entrance is encouraged to be located at the building corner abutting the two public streets.

10.10.3.3 In any district, all building types that do not provide on-site parking are required to locate the public entrance abutting the “build-to” line abutting Roosevelt Road.

10.10.3.4 The maximum entrance separation requirements apply to each separate building and do not apply to adjacent buildings.

10.10.3.5 A minimum of 50% of the public entrance facing Roosevelt Road must be transparent.

10.10.4 BUILDING MATERIAL STANDARDS

Quality and durable materials are required for all new commercial, mixed-use, or multi-family (three units or more) construction and to the rehabilitation of existing buildings where the rehabilitation costs exceed 150% of the building's assessed value.

10.10.4.1 ACCEPTABLE BUILDING MATERIALS

The building materials used should be characteristic of the older commercial storefronts located along Roosevelt Road. For any facade visible from a public right-of-way, the following materials are deemed acceptable: brick, ceramic tile, terra cotta, glass, stone or cast stone, metal, aluminum, steel, wood, fiber cement material or cement plaster (stucco), or architectural finished concrete.

10.10.4.2 UNACCEPTABLE BUILDING MATERIALS

Certain building materials are considered unacceptable because they are not characteristic of older storefronts in the area. The following are considered unacceptable on any building elevation that is visible from a public right of way: aluminum sidings, metal industrial type siding, vinyl siding, asphalt siding, and E.I.F.S (synthetic stucco), cedar shakes, concrete masonry units, or plywood siding.

10.10.4.3 BUILDING DEPARTMENT REVIEW AND APPROVAL

The Town's Building Officer will be responsible for determining compliance with the building material standards. If the Building Officer denies an application for failure to comply with the requirements of this Section, an appeal of this denial may be taken to the Cicero Town Board.

10.11 BUILDING FEATURES AND ACCESSORY STRUCTURES

The following standards apply to building types in the Roosevelt Road Corridor. These criteria and standards are intended to enhance the appearance of buildings along the corridor.

10.11.1 SIGNS

All signs must comply with the standards and requirements of Section XREF of the Town of Cicero Municipal Code. Where the provisions of this Section conflict with the requirements of Section XREF, this Section will apply.

10.11.1.1 One ground sign is permitted per street front and may be permitted as a monument or pole sign. However, drive-through establishments are permitted an additional menu board sign whether constructed on a pole or as a monument provided the menu board is no more than 40 square feet in area and is not more than 6 feet in height. Monument or pole signs will be subject to the following area and height standards:

Sign Standards			
Sign Type	Maximum Sign Area	Maximum Sign Height	Minimum Setback
Monument Sign	48 sq. ft.	6 ft.	18 inches
Pole Sign	50 sq. ft.	20 ft	18 inches

10.11.1.2 Projecting signs may not project more than 6.5 feet from the face of the building to which it is attached. Projecting sign may not extend to within 2 feet from the curb. No projecting sign may exceed 32 square feet in sign area on each face.

10.11.1.3 Wall signs are permitted at the rate of 1 square foot of sign area per linear foot of lot frontage. For corner lots this area must be calculated separately for each street frontage. In multi-tenant buildings the wall sign area per tenant will be calculated on the basis of each tenant’s frontage or that tenant’s relative occupancy of the building. No one tenant will be allowed more than 25 square feet of wall sign area and no individual tenant will be restricted to less than 6 square feet.

10.11.1.4 Awning or canopy signs are permitted but the sign area will be counted in the calculation of the permitted wall sign area. In addition, the sign area of any awning or canopy sign may not exceed 30% of the surface area of any one side of the canopy or awning.

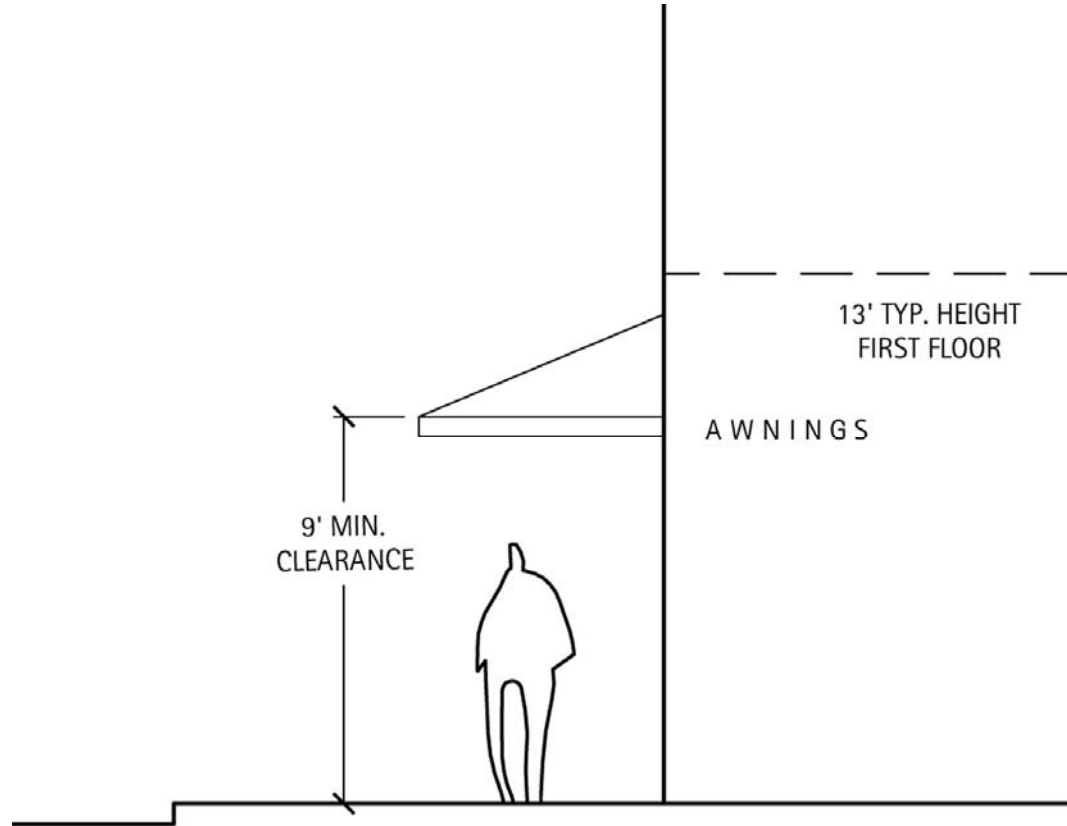
10.11.2 AWNINGS

10.11.2.1 Awnings are permitted on single-story shopfronts, mixed-use shopfronts, general commercial buildings, and civic development types.

10.11.2.2 A ground floor awning must be a minimum of 9 feet clear height above the sidewalk.

10.11.2.3 Awnings may not be internally illuminated.

Figure 21: Projecting Awnings Must Allow Clearance for Pedestrians



10.11.3 CANOPIES

10.11.3.1 Canopies are permitted on single-story shopfronts, mixed-use shopfronts, general commercial buildings, and civic development types.

10.11.3.2 Canopies will provide shelter for entryways and may extend from the entrance of the structure to within 18 inches of the curb line.

10.11.3.3 Canopies may not be internally illuminated.

10.11.4 BALCONIES

10.11.4.1 Balconies are permitted only on the upper stories of mixed-use shopfronts, general commercial buildings, multi-dwelling buildings, townhouses and civic building types.

10.11.4.2 Balconies must be inset and may not project beyond the exterior building walls.

10.11.5 STOOPS

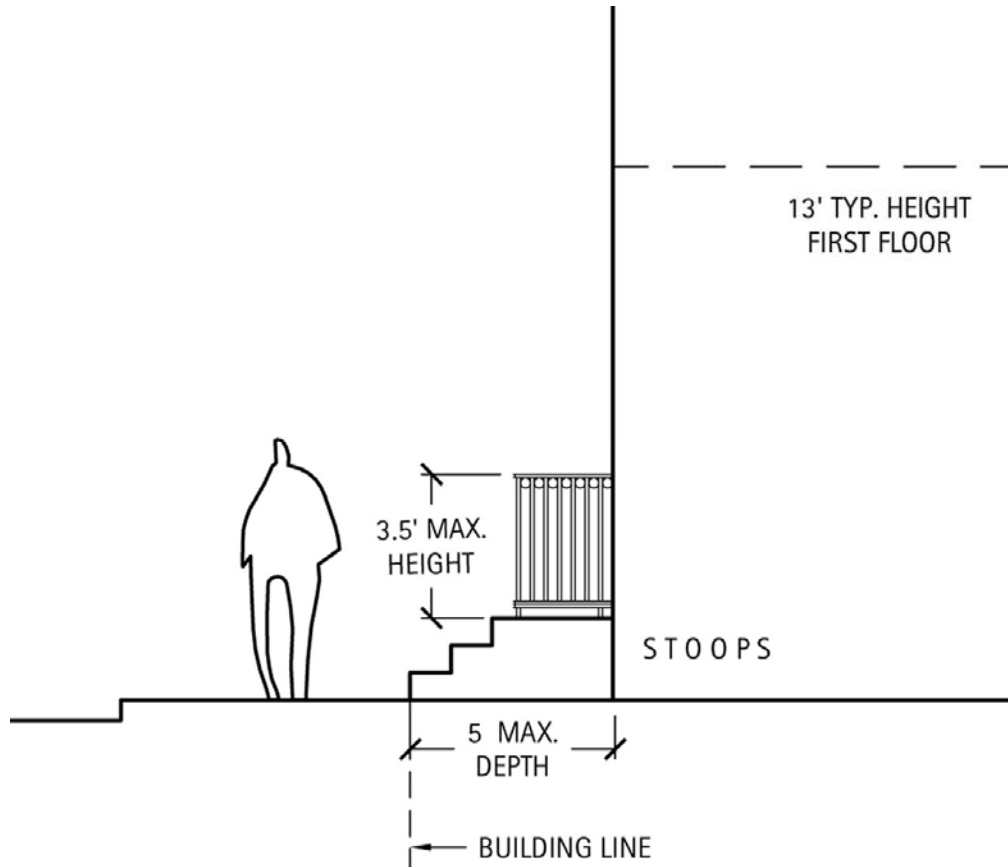
10.11.5.1 Stoops are permitted on any townhouse development type.

10.11.5.2 A stoop may be no more than 5 feet in depth (including steps) and no more than six feet in width.

10.11.5.3A stoop may encroach on any setback in excess of the minimum required provided the stoop is no more than 5 feet in height and provided that the stoop is not roofed or fully enclosed.

10.11.5.4Partial walls and railings on a stoop can be no higher than 3.5 feet.

Figure 22: Stoops meeting the requirements of this Section may encroach on required setbacks.



10.11.6 FRONT PORCHES

10.11.6.1Front porches are permitted on any townhouse development type.

10.11.6.2A front porch may be no more than 6 feet in depth (including steps).

10.11.6.3A front porch may encroach on any setback in excess of the minimum required provided the porch is no more than 5 feet in height and provided that the porch is not roofed or fully enclosed.

10.11.6.4Partial walls and railings on a front porch may be no higher than 3.5 feet.

10.11.7 FENCES AND WALLS

10.11.7.1Where the underlying zoning establishes standards for fences and walls, the stricter provisions of this Section or the underlying zoning will apply.

10.11.7.2A fence or wall may not exceed 5 feet in height except that fences and wall associated with light industrial operations may not exceed 6 feet in height.

10.11.7.3Fences must be wrought-iron or other durable material but may not include chain-link or sheet metal. Walls must be masonry preferably decorative brick or stone and not any concrete materials or CMU.

10.12 USES

10.12.1 GENERAL

No certificate of zoning compliance may be issued for a use in an RR-P, RR-T, and RR-A district that is not allowed by this section. Existing nonconforming uses may be continued in accordance with the Town of Cicero zoning ordinance (See Section XREF-- nonconforming use regulations).

10.12.2 USES AND BUILDING FORM

The Roosevelt Road form-based code is intended to allow a wide variety of retail, business service, commercial and personal service uses within certain building forms that are characteristic of the corridor. Business and commercial uses will be considered permitted consistent with the C-2 General Commercial district unless identified as a special use, prohibited use, or restricted use consistent with the table in Section 10.12.3. Other development types including townhouses, multi-family residential, civic buildings, and open space or parking developments will be considered permitted or special uses consistent with the table below and Section 10.4.

10.12.3 SPECIAL, PROHIBITED OR RESTRICTED USES

The Table below identifies land uses that are special land uses, prohibited uses, or restricted uses for the development types authorized by the Roosevelt Road form-based code. This Table identifies uses that are restricted or that are subject to special use approval requirements or special standards.

Table 7: Development Type and Permitted Uses

Category	Development Type								Other Regulations
	One Story Shopfront	Mixed-Use Shopfront		Commercial	Multi-Dwelling	Townhouse	Civic	Open Space/ Parking	
	Ground floor	Upper floor							
Residential									
Single-family Dwelling	-	-	-	-	-	P	-	-	
Multi-family Dwelling	-	P	P	-	P	-	-	-	Underlying zoning of R-3; special use on ground-floor C-1
Group homes up to 6 persons	S	S	S	S	S	S	S	-	Underlying zoning of R-3; minimum 1,000 ft separation
Parish house, convent, rectory	S	S	S	S	S	S	S	S	Underlying R-3 zoning
Studio for artists	*	*	P	*	-	-	-	-	Underlying C-1 district
Civic									
Schools and colleges (not including trade schools)	S	S	S	S	-	-	P	-	Underlying zoning of R-3
Public parks and recreation center	P	P	P	P	-	-	P	-	
Municipal buildings/offices	P	P	P	P	-	-	P	-	Underlying zoning of R-3
Hospital	S	S	S	S	-	-	S	-	Underlying R-3 zoning
Libraries	S	S	S	S	-	-	S	-	Underlying R-3 zoning
Police and fire stations	S	S	S	S	-	-	S	-	Underlying zoning of R-3
Public utility and public service uses	S	S	-	S	-	-	S	-	
Religious assembly	P	P	P	P	-	-	P	-	Underlying zoning of R-3
Public parking lots	P	P	-	P	-	-	P	P	Underlying zoning of R-3
Public parking garages	S	S	-	S	-	-	S	S	
Retail and Business Service									
Specific Types of Retail Sales or Services									
--Banks or savings and loans	P	P	P	P	-	-	-	-	
--Barber shops and beauty salons	P	P	-	P	-	-	-	-	
--Bridal shop	S	S	S	S	-	-	-	-	
--CD/Record store	S	S	S	S	-	-	-	-	
--Candy and ice cream stores	P	P	-	P	-	-	-	-	
--Clothing stores	S	S	S	S	-	-	-	-	
--Computer stores	P	P	-	P	-	-	-	-	
--Currency exchange	S	S	-	S	-	-	-	-	

Category	Development Type								Other Regulations
	One Story Shopfront	Mixed-Use Shopfront		Commercial	Multi-Dwelling	Townhouse	Civic	Open Space/ Parking	
		Ground floor	Upper floor						
--Drive-through restaurants	S	S	-	S	-	-	-	-	
--Drug Stores	P	P	P	P	-	-	-	-	
--Dry cleaning and laundry receiving	P	P	P	P	-	-	-	-	
--Florists (including artificial or silk flowers)	S	S	-	S	-	-	-	-	
--Food Stores	S	S	S	S	-	-	-	-	
--Gift stores	P	P	P	P	-	-	-	-	
--Hardware stores	S	S	S	S	-	-	-	-	
--Insurance agency	P	P	P	P	-	-	-	-	
--Liquor stores	P	P	-	P	-	-	-	-	Must be 1000' from an existing liquor store
--Pawn Shop	S	S	-	S	-	-	-	-	
--Payday loan	S	S	-	S	-	-	-	-	
--Restaurants	P	P	-	P	-	-	-	-	
--Second-hand or resale shops	S	S	-	S	-	-	-	-	
--Self-service laundries	S	S	-	S	-	-	-	-	
--Shoe stores	P	P	-	P	-	-	-	-	
--Title loan store	S	S	-	S	-	-	-	-	
--Variety stores	P	P	-	P	-	-	-	-	
Offices (excluding medical and dental clinics)	P	P	-	P	-	-	-	-	
Sales of auto parts and accessories	S	S	-	S	-	-	-	-	
Commercial Uses and Personal Service									
Animal hospitals and dog kennels	S	S	-	S	-	-	-	-	
Auto service stations (not including body repair and paint shops)	S	S	-	S	-	-	-	-	
Auto car washes and laundries	S	S	-	S	-	-	-	-	
Banquet halls	S	S	S	S	-	-	-	-	
Bowling alley	S	S	-	S	-	-	-	-	
Drive-in or drive-through restaurants	S	S	-	S	-	-	-	-	
Drive-through banks	S	S	-	S	-	-	-	-	
Health Clubs and Indoor Recreation	S	S	S	S	-	-	-	-	
Theaters, dance halls, and billiard rooms	S	S	S	S	-	-	-	-	
Specific Types of Personal Services									
--Driving school	S	S	S	S	-	-	-	-	
--Martial arts or karate school	S	S	S	S	-	-	-	-	
--Medical and Dental Clinics (not including methadone clinics)	S	S	S	S	-	-	-	-	
--Medical or Dental Labs	-	-	-	-	-	-	-	-	
--Mortuary, undertaking, and funeral parlors	S	S	-	S	-	-	-	-	
--Photography studios	S	S	-	S	-	-	-	-	
--Temporary employment agency	S	S	-	S	-	-	-	-	

Category	Development Type								Other Regulations
	One Story Shopfront	Mixed-Use Shopfront		Commercial	Multi-Dwelling	Townhouse	Civic	Open Space/ Parking	
	Ground floor	Upper floor							
Fabrication									
Electrical Substations	S	S	-	S	-	-	-	-	
Open sales lot	S	S	-	S	-	-	-	-	
Sheet metal contracting office and indoor material storage	S	S	S	S	-	-	-	-	
Stone slab fabricating	S	S	S	S	-	-	-	-	
Towers: TV, radio, wireless facilities	S	S	-	S	-	-	-	S	
Water pumping stations	S	S	-	S	-	-	-	-	
Warehouse (dry goods)	S	S	-	S	-	-	-	-	
Wholesale business	S	S	-	S	-	-	-	-	

10.12.4 USE DEFINITIONS

The land uses identified in the table are defined in a manner that is consistent with the Town of Cicero zoning ordinance. Words that are not defined in the zoning ordinance have the meaning given in the latest edition of the Merriam Webster Collegiate Dictionary. Where there is an inconsistency in the terms used in this ordinance and those terms used in the zoning ordinance, the Zoning Officer will be responsible for making a determination based on the most similar term of most similar land use.

10.13 PARKING REGULATIONS

10.13.1 PARKING AS ACCESSORY OR PRINCIPAL USE

10.13.1.1 All off-street parking must be provided on-site except where a commercial parking lot or structure is constructed or in the circumstance of shared or joint use parking as provided in this section.

10.13.1.2 The construction of accessory or commercial parking is subject to requirements for permits, setbacks, landscaping and other standards as provided in this code.

10.13.2 MINIMUM REQUIRED PARKING

10.13.2.1 The minimum requirements for parking are those established by the Town of Cicero zoning ordinance. All new development will demonstrate compliance with required parking ratios, handicapped parking requirements, and parking lot design requirement of Section XREF of the Town of Cicero zoning ordinance.

10.13.3 SHARED PARKING

10.13.3.1 DESCRIPTION

Shared parking represents an arrangement in which two or more nonresidential uses with different peak parking demands (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements.

10.13.3.2 AUTHORIZATION AND CRITERIA

10.13.3.2.1 The Zoning Officer in consultation with the municipal engineer is authorized to approve an adjustment to the parking requirements allowing shared parking arrangements for nonresidential uses with different hours of operation.

10.13.3.2.2 The Zoning Officer in consultation with the municipal engineer may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice-versa.

10.13.3.2.3 In order to approve the administrative adjustment for shared parking, the Zoning Officer must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principle operating hours of the uses for which the sharing of parking is proposed.

10.13.3.3 USES WITH PRIMARILY DAYTIME HOURS OF OPERATION

For the purposes of this section, the following uses are considered daytime uses:

10.13.3.3.1 Office uses;

10.13.3.3.2 Retail uses,

10.13.3.3.3 Industrial uses; and

10.13.3.3.4 Other similar primarily daytime uses, when authorized by the Zoning Officer.

10.13.3.4 USES WITH PRIMARILY EVENING OR WEEKEND HOURS

10.13.3.4.1 Auditoriums accessory to schools;

10.13.3.4.2 Religious assembly facilities;

10.13.3.4.3 Entertainment uses;

10.13.3.4.4 Sit down restaurants but not including fast-food or take-out restaurants; and

10.13.3.4.5 Other similar primarily nighttime or Sunday uses, when authorized by the Zoning Officer.

10.13.3.5 LOCATION OF SHARED PARKING FACILITY

A use for which an application is being made for shared parking must be located within 600 feet walking distance of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking lot.

10.13.3.6 AGREEMENT

An agreement providing for the shared use of parking, executed by the parties involved, must be filed with the Zoning Officer, in a form approved by the Zoning Officer in consultation with the municipal attorney. Each such agreement must state that the agreement cannot be amended except upon at least 30 days prior notice to the Town. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If the shared parking agreement is no longer in effect, then parking must be provided as otherwise required by this chapter.

The agreement must provide for the installation of signs indicating which businesses are sharing parking spaces. The signs should make clear the availability and accessibility of shared parking for specific businesses at specific times.

10.13.4 COOPERATIVE PARKING**10.13.4.1 DESCRIPTION**

Cooperative parking represents an arrangement in which two or more commercial uses provide their required off-street parking in the same parking lot, thereby reducing the number of individual parking lots and the number of curb cuts required to serve such lots. Reduced off-street parking requirements are available as an incentive for providing cooperative parking. Approval of an administrative adjustment is required.

10.13.4.2 AUTHORIZATION

The Zoning Officer in consultation with the municipal engineer is authorized to approve an adjustment to the parking requirements allowing a reduction in the number of off-street parking spaces required when multiple commercial uses provide their off-street parking in the same parking lot, as follows:

10.13.4.2.1 Up to a 20% reduction may be approved when 4 or more commercial uses are involved;

10.13.4.2.2 Up to a 15% reduction may be approved when 3 commercial uses are involved; and

10.13.4.2.3 Up to a 10% reduction may be approved when 2 commercial uses are involved.

10.13.4.3 LOCATION OF COOPERATIVE PARKING FACILITY

A use for which an application is being made for cooperative parking must be located within 600 feet walking distance of the cooperative parking, measured from the entrance of the use to the nearest parking space within the cooperative parking lot.

10.13.4.4 AGREEMENT

An agreement providing for cooperative use of parking must be filed with the Zoning Officer, in a form approved by the Zoning Officer. Each such agreement must state that the agreement cannot be amended except upon at least 30 days prior notice to the Town of Cicero. Cooperative parking privileges will continue in effect only as long as the agree-

ment remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If the cooperative parking agreement is no longer in force, then the parking must be provided as otherwise required by the parking requirements of section XREF.

An agreement regarding cooperative parking must provide for the installation of signs indicating which businesses have a common or cooperative parking arrangement. These signs should make clear the availability and accessibility of cooperative parking.

10.14 STREETScape AMENITIES

10.14.1 APPLICABILITY

Street tree planting is required for all development. Streetscape amenities are required for any development type authorized in section XREF that exceeds 2 stories.

10.14.2 STREET TREES

10.14.2.1 Any streetscape improvements required by this section must be located and installed consistent with the Roosevelt Road Streetscape Master Plan.

10.14.2.2 A minimum of one street tree is required for every 40 feet of public or private street frontage. However, no street trees are required where such installation would reduce the width of any sidewalk clearance to less than 5 feet in a manner inconsistent with federal and state requirements for access for persons with disabilities.

10.14.2.3 Street trees must be installed within the parkway of the subject property. The trees need not be placed at even 40-foot intervals; however, they should be installed as close to 40 feet as possible along the street frontage, allowing for utilities and intersection visibility requirements.

10.14.2.4 The tree species planted must be canopy trees to provide shade and visual relief with a clearance of 9 feet over sidewalk. Ornamental trees may also be planted where the use of canopy trees would conflict with the visibility of traffic signals. The final design of street tree plantings involving ornamental trees is subject to site plan review.

10.14.3 EXCEPTIONS

Existing trees may be counted as fulfilling the requirements of this section upon approval of the Zoning Officer. Deciduous trees with a diameter at breast height of 4 inches or larger and evergreen trees measuring 5 feet or more in height may be counted.

10.14.4 GENERAL LANDSCAPING

10.14.4.1 Any area between the build-to line and the building must be brought to finish grade and sodden in grass or covered with approved ground cover plants. Sidewalks and approved driveways may be located within this area.

10.14.4.2 All areas not covered by buildings, paved area or other acceptable improvements must be finish-graded and landscaped with turf grass or other approved ground cover plants.

10.14.5 STREETScape REQUIREMENTS

The following amenities are required of any development type authorized in section XREF that exceeds 2 stories in height. The design and location of facilities consistent with this Section must be approved by the Zoning Officer in consultation with the relevant municipal agencies.

10.14.5.1 Benches at the rate of one per 200 feet of frontage along Roosevelt Road.

10.14.5.2 Trash receptacles at one per 200 feet of frontage along Roosevelt Road.

10.14.5.3 Bicycle parking at the rate of one bike rack with at least 5 parking spaces per 200 feet of frontage along Roosevelt Road.

10.15 SITE DEVELOPMENT REGULATIONS**10.15.1 OUTDOOR LIGHTING STANDARDS**

The outdoor lighting standards of this section are intended to protect the public health and general welfare by controlling the adverse impacts of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures.

10.15.1.1 APPLICABILITY

Unless otherwise expressly exempted, the regulations of this section apply to all outdoor lighting installed after INSERT EFFECTIVE DATE on private property within the RR-P, RR-T, and RR-A districts.

10.15.1.2 EXEMPTIONS

The following are expressly exempt from the outdoor lighting regulations of this article:

10.15.1.2.1 security lights controlled and activated by motion sensor devices for a duration of 15 minutes or less;

10.15.1.2.2 outdoor lights on lots occupied by residential buildings containing fewer than 4 dwelling units;

10.15.1.2.3 temporary holiday light displays;

10.15.1.2.4 municipal street lighting systems;

10.15.1.2.5 lighting of official government flags;

10.15.1.2.6 lights associated with public parks and recreation facilities; and

10.15.1.2.7 construction and emergency lighting used by construction workers or police, firefighting, or medical personnel, provided the lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency requiring the lighting.

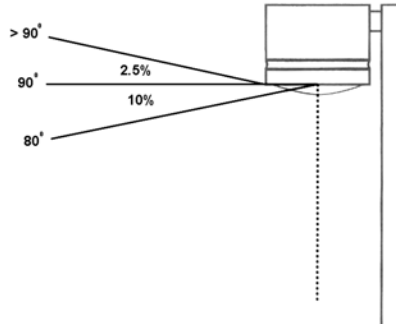
10.15.1.3 GENERAL REGULATIONS AND STANDARDS

10.15.1.3.1 Flashing, revolving, or intermittent exterior lighting visible from any lot line or street is prohibited.

10.15.1.3.2 High intensity light beams, such as outdoor searchlights, lasers or strobe lights are prohibited.

10.15.1.4 FIXTURES AND SHIELDING

10.15.1.4.1 All outdoor light sources that produce more than 4,050 lumens must be at least partially shielded. For the purposes of this provision, “partially-shielded” or “semi-cutoff” means an outdoor light fixture shielded so that no more than 2.5% of the light emitted directly from the lamp or indirectly from the fixture is projected at angles above a horizontal plane extending from the bottom of the fixture.



Commentary: The lumen output of a lighting fixture is specified by the manufacturer. Some typical examples of fixtures that produce 4,050 lumens are 200 Watt standard incandescent, 150 Watt Tungsten-Halogen (quartz), 50 Watt High Pressure Sodium, 50 Watt Cool White Fluorescent, and 30 Watt Low Pressure Sodium.

10.15.1.4.2 Light fixtures mounted under gas station canopies must be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

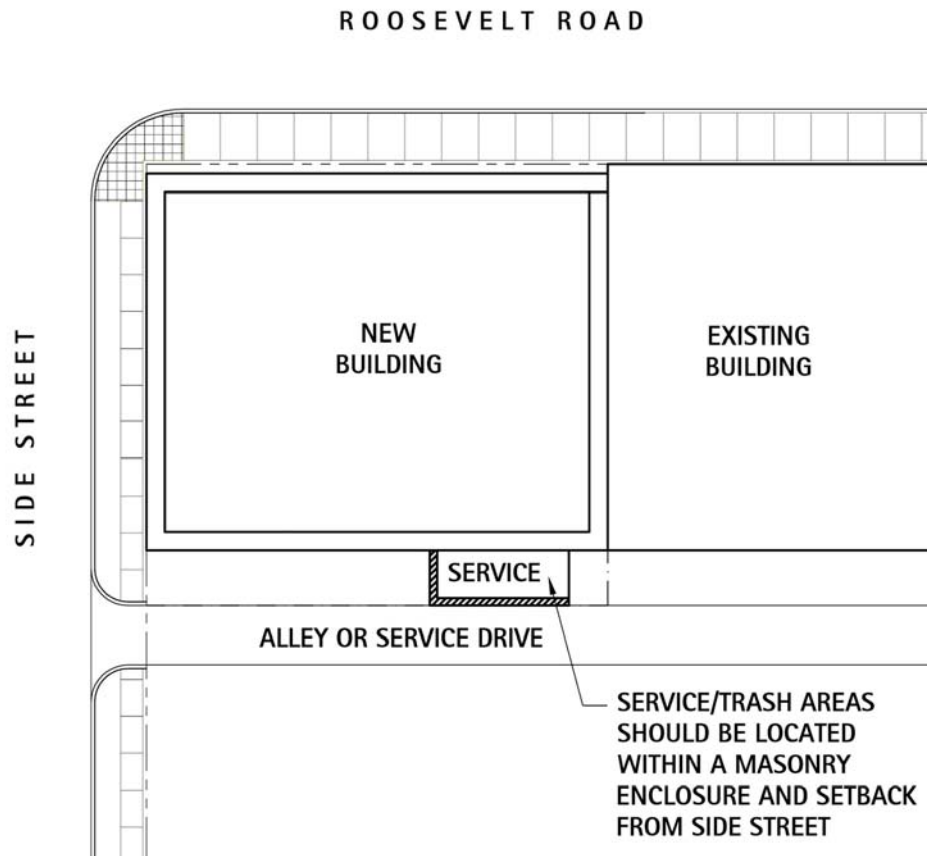
10.15.1.5 SPILLOVER LIGHT

Spillover light onto residential-zoned property may not exceed 2 lux, measured at grade along the lot line.

10.15.2 SCREENING OF GARBAGE DUMPSTERS AND TRASH BINS

10.15.2.1 The dumpster, trash bin, and screening provisions of this subsection apply to all development types where such dumpster and trash bins are stored outside the building. They apply to new construction and when any exterior remodeling, addition, or construction is done to a permitted development type.

10.15.2.2 All outdoor garbage dumpsters and trash bins must be screened on 4 sides, 3 of which are by a permanent 6-foot tall opaque masonry wall of material and color to match the primary structure. Door and gate appurtenances must be opaque, hang square and be plumb at all times. Dumpsters and trash bins must be located behind the front building line and located at or near the rear property line. The opening of any trash enclosure may not be oriented toward Roosevelt Road. On corner lots, dumpsters must be located behind the front building line and setback a minimum of 20 feet from any side street right-of-way.

Figure 23: Dumpster and Trash Bin Enclosure/Screening Example**10.15.3 SCREENING OF LOADING DOCKS AND HIGH ACTIVITY AREAS**

All loading docks; commercial facilities with drive-thru services; automotive repair and service; car washes; and other similar high activity uses associated with any development type that is adjacent to a residential zoning district must be completely screened by a 6-foot high masonry wall and must not be visible from adjacent property or street right-of-way.

10.15.4 SCREENING OF VEHICLE AND EQUIPMENT STORAGE AREAS ACCESSORY TO MOTOR VEHICLE SALES AND SERVICE

10.15.4.1 Motor vehicle parking areas where damaged vehicles are awaiting repair or sale or operable vehicles are stored for return to customers such parking areas must be screened from view of all public rights-of-way and all R-zoned property. Such parking areas are not permitted in required setbacks.

10.15.4.2 Screening must be opaque and a minimum of 6 feet in height, and may be in the form of walls, fences, berms, or landscaping. Such vehicle storage areas must not be visible from adjoining streets or properties.

10.15.4.3 No automobiles may be parked, stored, or stacked higher than the screening fence or wall. Where landscaping or berms are used for screening, a landscape plan is required. All screening must be installed before using any such area for vehicle storage purposes.

10.15.4.4 All vehicle parking areas in existence Adoption Date, that do not comply with the requirements of this section will have until Specific Date to comply with these screening requirements of this section.

10.15.5 SCREENING OF UTILITY AND HVAC EQUIPMENT

All utility and HVAC installations located outside of the right-of-way must be screened. All utility installations within the right-of-way must be screened by the utility company. All mechanical and HVAC equipment located on a roof-top must be screened from the view of adjoining rights-of-way and of adjoining properties. All utility installations installed after completion of the development must be screened by the utility company. Utility equipment must be screened by dense shrubbery at a minimum of 30 inches in height and planted at 36 inches on center. Such shrubbery must be planted far enough away from the units so as to provide a clear area on two sides of the unit for maintenance purposes.

10.15.6 SCREENING OF ACCESSORY STORAGE

Any development type that involves the storage of materials, products, or equipment outside of a fully-enclosed building must be completely (100%) screened from public view and must not be visible from abutting properties or any street right-of-way.

10.16 ADMINISTRATION

Editor's Note: Existing ordinances must be reviewed to evaluate all review and approval procedures, ranging from zoning and building permit approvals and text amendments, rezonings and appeals of development decisions.

10.16.1 PERMITS REQUIRED

All permits or zoning certifications required by the underlying zoning shall be applicable to developments within the Roosevelt Road Corridor. Nothing in this form-based code will be interpreted to exempt any development from building and zoning permits normally required.

10.16.2 SITE PLAN REVIEW

All developments are subject to site plan review approval from the building official in accordance with this Section before the issuance of a building permit. The building official may grant approval of a site plan consistent with the Roosevelt Road Corridor form-based code prior to the issuance of a building permit.

10.16.3 SITE PLAN REVIEW SUBMISSIONS

The following site plan elements are required in addition to any requirements of the Town of Cicero zoning ordinance.

10.16.3.1 Plat of Survey

10.16.3.2 Illustration of the adjoining street right-of-way.

10.16.3.3 Description of the development type and building type proposed.

10.16.3.4 Identification of any pedestrian amenities (e.g. sidewalk widening, sidewalk cafe.)

10.16.3.5 Location of all setback lines.

10.16.3.6 Building elevations demonstrating compliance with the building facade requirements.

10.16.3.7 Location and specification of required landscaping.

10.16.3.8 Location and specifications of site lighting, outdoor storage and display, and signs.

10.16.4 SITE PLAN APPROVAL

The zoning officer must make a determination that the site plan is consistent with the terms and conditions of this form-based code.

10.16.5 SITE PLAN MODIFICATIONS AND WAIVERS

The zoning officer may authorize minor modifications to approved site plans and waive the requirement of site plan approval for minor construction or building rehabilitation or for the modification of improvements of existing parking lots, fences, light or similar improvements provided that:

10.16.5.1 The basic relationship of the development to the street and to adjacent properties are not significantly affected;

10.16.5.2 The proposed improvements or building modifications do not result in development that conflicts or increasingly conflicts with the requirements of this form-based code.

10.16.5.3 The building modifications or site improvements do not change or alter the fundamental character of the existing development.

10.17 SUMMARY TABLE

A summary of standards for each building/development type is shown below—specific requirements for each development type are found on the following pages. If there is a conflict between this summary chart and the more specific regulations that follow the more specific regulations apply.

Table 8: Form Standards by Building Type

	Single-Story Shopfront	Mixed-use Shopfront	General Commercial	Multi-dwelling	Townhouse	Civic Building	Open Space/Parking (Non-Accessory)
Front Setback (feet)							
Roosevelt Road (min/max)	2.5/10	2.5/10	2.5/10	2.5/10	2.5/10	2.5/20	10/None
Side Street (min/max)	0/5	0/5	0/5	0/5	0/5	0/15	10/None
Required Street Frontage (pct)							
RR-P district							
—Roosevelt Road	80	80	80	N.A.	N.A.	None	None
RR-T district							
—Roosevelt Road	60	60	60	60	60	None	None
RR-A district							
—Roosevelt Road	50	50	50	50	50	None	None

	Single-Story Shopfront	Mixed-use Shopfront	General Commercial	Multi-dwelling	Townhouse	Civic Building	Open Space/ Parking (Non-Accessory)
Required Street Frontage for Corner Lots							
RR-P and RR-T Districts	See Section 10.9.2	See Section 10.9.2	See Section 10.9.2	N.A.	N.A.	None	None
RR-A District	50 front; 30 side	50 front; 30 side	50 front; 30 side	50 front; 30 side	50 front; 30 side	None	None
Minimum Parking Setback (ft.)							
Roosevelt Road	7	7	7	7	7	7	10
Side Street	5	5	5	5	5	5	10
Side Setback (feet)							
Abutting side street	0	0	0	10 feet or 10% of lot width	10 feet or 10% of lot width	10	10
Abutting interior lot	0	0	0	0	5	10	10
Rear Setback (feet)							
All Districts	0	20 above ground level	0	20	20	20	10
Ground Floor Transparency (pct.)							
RR-P District							
—Roosevelt Road	60	60	60	25	25	None	None
—Side Street	30	30	30	15	15	None	None
RR-T and RR-A District							
—Roosevelt Road	50	50	50	25	25	None	None
—Side Street	20	20	20	15	15	None	None
Front Entrance							
Roosevelt Road	Req'd	Req'd	Req'd	Req'd	Req'd	None	None
Max. entrance spacing (lineal feet)	100	100	None	None	None	None	None
Side street entrance	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	None
Maximum Blank Wall Area							
Roosevelt Road (lineal feet)	20	20	30	30	30	None	
Side Street(lineal feet)	None	None	None	None	None	None	
Density							
Lot area per dwelling (sq. ft.)	NA	750	NA	1,000	1,200	NA	