

# SECTION 10. USE STANDARDS

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## 10.1 PURPOSE

The purpose of this Section is to set forth additional requirements for specified uses of land. These standards are intended to ensure that the use is compatible with the surrounding area.

## 10.2 USE OF LAND AND BUILDINGS

No building, structure, or premises shall be used or occupied except in conformity with the regulations for the zoning district in which it is located. No building or structure shall be erected, reconstructed, extended, enlarged, altered or moved except in conformity with the regulations of the zoning district in which it is located.

## 10.3 GENERIC USE STANDARDS

In addition to the use standards below, all uses are required to comply with the provisions of this Ordinance including, but not limited to, Section 11 (Site Development Standards), Section 12 (Off-Street Parking and Loading), Section 13 (Landscaping and Screening), and Section 14 (Signs), and all other City regulations.

### A. Assisted Living Facility, Independent Living Facility and Nursing Home

Assisted living facilities, independent living facilities and nursing homes shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be required:

1. The location, design and operation of the facility shall be compatible with, and shall not adversely affect, adjacent properties and the surrounding area.
2. The facility shall be harmonious with surrounding buildings, in respect to scale, architectural design and building placement. If located within a residential district, the facility shall not alter the residential character of the neighborhood.
3. The surrounding street network shall be capable of accommodating the traffic generated by the facility.

### B. Community Residence

Community residences shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be required.

1. The location, design and operation of the facility will not alter the residential character of the neighborhood.
2. The facility shall retain a residential character, which shall be compatible with the surrounding neighborhood.

3. The operation of the facility shall not adversely impact surrounding properties.
4. No community residence shall be located within one-thousand (1,000) feet of another community residence, unless the City criteria or specific finding that the cumulative effect of such location would not violate the provisions of Paragraphs 1 through 2 above.

**C. Cultural Facility**

Cultural facilities shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.

**D. Day Care Center, Adult and Day Care Center, Child**

1. Day care centers shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be required:
  - a. Adequate on-site drop-off zones, sidewalks and exterior lighting shall be provided.
  - b. The amount of traffic or noise to be generated shall not be excessive.
  - c. Adequate open space and recreational areas shall be provided.
2. In residential districts, day care centers shall be subject to single-family residential use bulk requirements of the district in which they are located (i.e., not the special use bulk requirements).

**E. Day Care Home, Adult and Day Care Home, Child**

1. Day care homes shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be required:
  - a. Adequate on-site drop-off zones, sidewalks and exterior lighting shall be provided.
  - b. The amount of traffic or noise to be generated shall not be excessive.
  - c. Adequate open space and recreational areas shall be provided.
  - d. The day care home shall retain a residential character and the affect of the day care home shall not alter the residential character of the neighborhood.
  - e. The operation of the day care home shall not adversely impact surrounding properties.
2. In residential districts, day care homes shall be subject to single-family residential use bulk requirements of the district in which they are located (i.e., not the special use bulk requirements).
3. Services are provided in a protective setting for more than three (3), up to a maximum of twelve (12), children or adults for less than twenty-four (24) hours per day.
4. Child day care home does not include facilities which receive only children from a single household.

## **F. Drive-Through Facility**

A drive-through facility is considered a separate use, rather than accessory to the principal use, and shall be subject to the following standards:

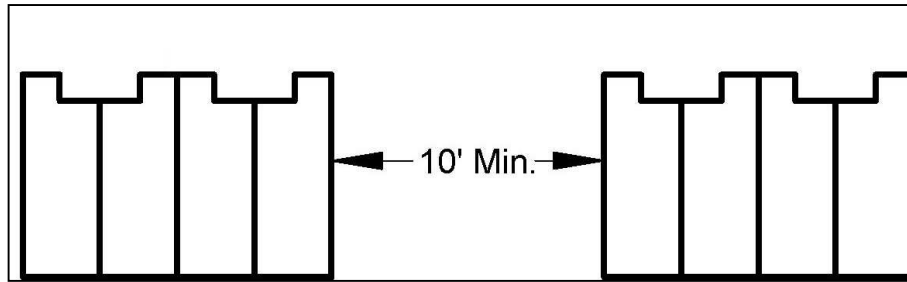
1. All drive-through facilities shall provide adequate stacking spaces, in accordance with Section 12 (Off-Street Parking and Loading).
2. All drive-through lanes must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
3. No exterior lighting shall produce a glare into, or upon, the surrounding area or any residential premises. All drive-through facilities shall be properly screened, in accordance with Section 13.13.D (Drive-Through Facilities), to prevent glare from vehicles passing through service lanes.
4. Drive aisles shall be separated from landscaped areas by a six (6) inch curb.
5. The volume on all intercom menu displays shall be maintained at a level so as not to be audible in adjoining residential districts. The volume on all intercom menu displays shall comply with all local noise regulations.
6. The operator of the drive-through facility shall provide adequate on-site outdoor waste receptacles and shall provide daily litter clean-up of the facility and along the rights-of-way abutting the property.

## **G. Dwelling, Multi-Family and Dwelling, Townhouse**

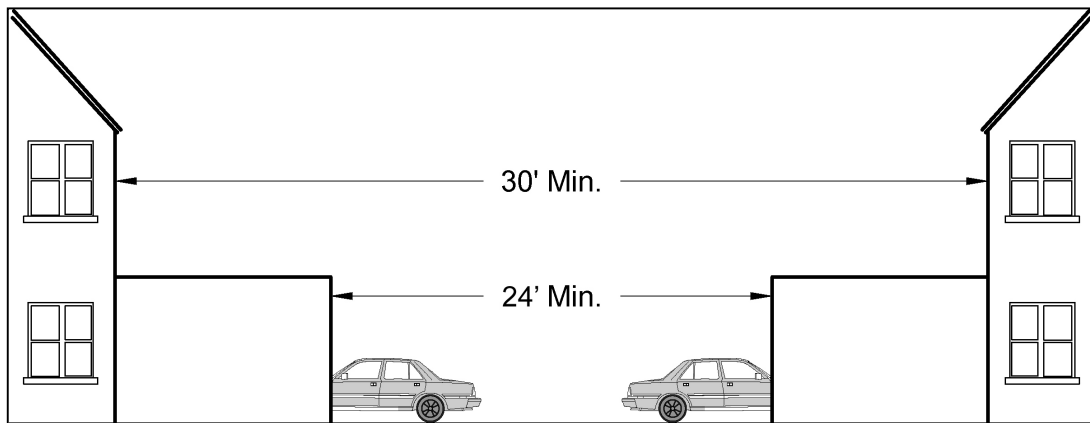
1. All townhouse developments and multi-family dwellings shall be designed with the front facade facing the street. When the side walls of a townhouse or multi-family dwelling face a street, these sidewall facades shall be designed with elements of a front façade, including doors and/or windows, to avoid blank walls along a street.
2. There shall be a minimum separation of ten (10) feet between sidewalls among rows of townhouse developments and multi-family dwellings. (See [Figure 4: Sidewall Separation](#)) Where the front or rear wall of a row of townhouse or multi-family dwellings faces the front or rear wall of another row of townhouse or multi-family dwellings, the minimum required separation between such buildings shall be a minimum of thirty (30) feet. (See [Figure 5: Upper-Wall Separation](#)) Driveways and parking areas may be located within this minimum separation area. The minimum separation at the ground-floor may be reduced to twenty-four (24) feet for interior drives with garage doors facing garage doors, provided that the upper-story living spaces comply with the thirty (30) foot separation requirements.
3. Townhouses should be designed with either detached garages located in the rear yard, or attached garages oriented to the rear or side of the units.

- Each townhouse unit shall have a private yard that is a minimum of two hundred (200) square feet in area and a minimum of ten (10) feet in width. The yard is not required to be fenced or otherwise demarcated. This yard may be located adjacent to a front, rear or side wall, provided that it is immediately adjacent to the townhouse it serves and directly accessible from the corresponding townhouse by way of a door or stair. Private yards must be at-grade or, if located on a terrace or patio, within four (4) feet of grade. All private yards must be landscaped with turf, groundcover, shrubs, trees or other landscape improvements, which can include hardscapes, such as patios.

**FIGURE 4: SIDEWALL SEPARATION**



**FIGURE 5: UPPER-FLOOR SEPARATION**



#### **H. Entertainment and Recreation Facilities, Indoor or Outdoor**

Entertainment and recreation facilities shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties.

**I. Kennel**

1. Exterior enclosures and runs shall provide protection against weather extremes. Floors of runs shall be made of impervious material to permit proper cleaning and disinfecting.
2. All animal quarters and runs are to be kept in a clean, dry and sanitary condition.
3. Fencing surrounding exercise areas and/or runs shall be of a sufficient height to prevent escape and shall be buried as part of installation to prevent escape by digging beneath the fence posts.
4. Kennel noise shall be mitigated so as not to create a public nuisance for adjoining properties. This shall exclude noise from exercise or training while outdoors during the daytime. Kennels shall comply with all local noise regulations.

**J. Motor Vehicle Service Station**

1. Motor vehicle service station canopies shall be designed with luminaires recessed under the canopy to minimize light pollution. Light intensity directly under the canopy shall not exceed ten (10) footcandles at any location. All lighting mounted under the canopy, including auxiliary lighting within signage and panels over the pumps, shall be included in the ten (10) footcandle limit.
2. All motor vehicle service station driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
3. Motor vehicle service stations may offer convenience items for sale as a secondary activity.
4. Motor vehicle service stations may also include an automatic car wash with one (1) bay. Stacking spaces shall be in accordance with Section 12 (Off-Street Parking and Loading).
5. In addition, motor vehicle service stations may be included as part of a "Minor Motor Vehicle Repair and Service Shop." However, they shall be subject to the provisions of this Section and the standards of Paragraph M (Motor Vehicle Repair and Service, Minor) below.

**K. Motor Vehicle Dealership**

Newly established motor vehicle dealerships shall have a minimum lot size of twenty-thousand (20,000) square feet. Any service and repair facilities, which are open to the public and included as part of the dealership must also comply with the standards of Paragraph M (Motor Vehicle Service and Repair, Major or Minor) below.

**L. Motor Vehicle Operations Facility**

All repair operations and service bays shall be fully enclosed.

#### **M. Motor Vehicle Service and Repair, Major or Minor**

1. Minor motor vehicle service and repair shops may not store the same vehicles outdoors on the site for longer than ten (10) days. Major motor vehicle service and repair shops may not store the same vehicles outdoors on the site for longer than ninety (90) days.
2. All driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
3. All repair operations shall be fully enclosed. Wrecked or junked vehicles shall not be stored for longer time periods than those specified above and shall be screened from the public right-of-way and any adjacent residential districts.
4. Minor motor vehicle service and repair shops may also include gas stations as a secondary use. All gas stations which are part of such an establishment must comply with the regulations of Paragraph J (Motor Vehicle Service Station) above.

#### **N. Off-Street Parking, Structure or Lot**

##### **1. Off-Street Parking Structure**

- a. Parking structures located in the B-1 or B-2 Districts or the U-Core Sub-District of the B-4 District shall include commercial uses along at least fifty percent (50%) of the length of a façade adjacent to a public right-of-way
- b. Where no storefronts are required as per Paragraph (a) above, a landscaped yard a minimum of ten (10) feet in width shall be provided adjacent to a public right-of-way.

##### **2. Off-Street Parking Lot**

- a. In the P District, the off-street parking lot must be accessory to and for the use of one (1) or more commercial establishments located within an adjoining B-1 District. In the P District, the off-street parking lot must adjoin and abut an existing B-1 District.
- b. The off-street parking lot shall be solely for the parking of passenger vehicles for periods of less than one (1) day and shall not be used as an off-street loading area.
- c. No sale display repair or service of any kind shall be conducted in any off-street parking lot.
- d. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on any off-street parking lot.
- e. No buildings other than those for shelter of attendants shall be erected upon any \_\_\_\_\_ street parking lots. The allowable shelters shall not exceed ten (10) feet in height and fifty (50) square feet in area.
- f. The off-street parking lot shall be screened and landscaped in accordance with Section 13 (Landscaping and Screening).
- g. The off-street parking lot shall be kept free from refuse and debris. All landscaping shall be maintained in a healthy growing condition, and be neat and orderly in appearance.

**O. Place of Worship**

Places of worship shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards and adverse impacts on adjoining properties.

**P. Sexually-Oriented Business**

Sexually-oriented business shall be subject to the following standards:

1. No sexually-oriented business shall be located within one thousand (1,000) feet of any other sexually-oriented business or any residential district, school or place of worship.
2. The sexually-oriented business shall be so designed, located and operated so that the public health, safety, comfort, convenience and general welfare will be protected.
3. The sexually-oriented business shall not cause substantial injury to the value of other property in the neighborhood in which it is located.
4. The sexually-oriented business shall not unduly increase traffic congestion in the public streets and highways in the area in which it is located.
5. The sexually-oriented business shall not cause additional public expense for fire or police protection.
6. No sexually-oriented business shall be conducted in any manner that permits the observation of any material depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" from any public way or from any adjacent property. This provision shall apply to any display, decoration, sign, show window or other opening.

**Q. Social Club or Lodge**

1. Social clubs or lodges shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties.
2. No more than twenty percent (20%) of the gross floor area may be used as office space for the social club or lodge.
3. Social clubs and lodges are permitted to serve food and meals on the premises. There shall be no sleeping facilities.

**R. Temporary Overnight Shelter** (Ordinance 2008-83, 11/17/2008)

Temporary overnight shelters shall be subject to the following standards:

1. Each temporary overnight shelter shall be used in a manner that minimizes its impact on the neighborhood in which it is located. To that end, the entrances, exits, exterior lighting and parking facilities shall be planned so that, to the extent practical, traffic congestion and pedestrian hazards will not be increased. The amount of noise to be generated shall not interfere with the quiet use and enjoyment of neighboring properties.
2. Not more than one (1) temporary overnight shelter may be located in any single ward of the City and no temporary overnight shelter shall be located within one thousand (1,000)

feet of any other temporary overnight shelter unless the City makes a specific finding that the cumulative effect of such location would not violate paragraph 1 above.

3. The maximum number of occupants, including staff, permitted to remain on each floor of a temporary overnight shelter shall be computed by dividing the square footage of each sleeping area by 80; resulting fractions shall be disregarded.
4. There shall be compliance with all federal, state and local requirements, including but not limited to, licensing, health, safety and building code requirements and all applicable sections of the Park Ridge Municipal Code.
5. Application for a special use shall be made by both the owner of the premises and any other entity providing significant programming support (defined as program operating procedures related in any way to security, healthcare screening and background verifications) for the temporary overnight shelter.
6. The owner of the premises and any entity providing significant programming support for a temporary overnight shelter shall first be required to obtain a license for the operation of a temporary overnight shelter from the City. This license must, at all times, be maintained in full force and effect. If at any time the license lapses, the special use shall terminate.
7. No temporary overnight shelter shall operate for more than twelve (12) hours per twenty-four (24) hour period.
8. No temporary overnight shelter shall operate more than one night per week or between May 1 and September 30.
9. A temporary overnight shelter shall not be located in any hotel, motel, hospital, nursing home, community residence, rooming house, assisted living facility, independent living facility, single-family dwelling, multi-family dwelling, two-family dwelling or townhouse.
10. A temporary overnight shelter shall not be located within five hundred (500) feet of a child daycare, nursery school or grammar school within sixty (60) minutes of operation of such child daycare, nursery school or grammar school when children are present, except for children utilizing the shelter's services.
11. The City shall issue a maximum of two (2) licenses for temporary overnight shelters.

Items 1 through 11 above shall not apply to use of a premises for: (a) an emergency, such as a natural or other disaster affecting significant portions of the Park Ridge community; or (b) occasional overnight events sponsored by the organization that owns the premises.

## **S. Wireless Telecommunications Antenna, Facility and Tower**

### **1. Purpose**

The following standards for wireless telecommunications antennas, facilities and towers are intended to:

- a. Ensure public health, safety, convenience, comfort and general welfare.
- b. Ensure access to reliable wireless telecommunications services throughout the City.
- c. Encourage the use of existing towers and other structures for the collocation of wireless telecommunications antenna.

- d. Encourage the location of towers, to the extent possible, in areas where the adverse impact on the City will be minimal and preferably in non-residential, as opposed to residential, districts.
- e. Minimize the potential adverse effects associated with the construction of wireless telecommunications towers through the implementation of reasonable design, landscaping and construction practices.

## 2. Application Requirements

In addition to the requirements for a special use, all applications to erect, construct or modify any part of a wireless telecommunications antenna, facility or tower shall include the following items, unless waived by the City:

- a. A site plan showing:
  - i. The location, size, screening and design of all buildings and structures, including fences.
  - ii. The location and size of all outdoor equipment.
  - iii. A landscaping plan showing all screening.
  - iv. If the site plan is for a new wireless telecommunications tower, indication of the fall zone (shaded circle).
- b. A maintenance plan, and any applicable maintenance agreement, designed to ensure long-term, continuous maintenance to a reasonably prudent standard, including maintenance of landscaping, keeping the area free from debris and litter, and immediate removal of any graffiti.
- c. A disclosure of what is proposed, demonstrating the need for the wireless telecommunications antenna, facility or tower to be located where proposed.
- d. The reason or purpose for the placement, construction or modification, with specific reference to the provider's coverage, capacity, and/or quality needs, goals and objectives.
- e. The service area of the proposed wireless telecommunications antenna, facility or tower.
- f. An EME/RF Study which documents both the individual carrier's contribution of radiofrequencies (RF) to the environment, and the cumulative effects of all RF sources at the site. The Study must document where the "maximum permissible exposure" (MPE) is exceeded.
- g. The nature and extent of the provider/applicant's ownership, easement or lease interest in the property, building or structure upon which the antenna, facility or tower is proposed for placement, construction or modification.
- h. The identity and address of all owners and other persons with a real property recorded interests in the property, building, or structure upon which the antenna, facility or tower is proposed for placement, construction or modification.

- i. If the proposal is for a new telecommunications tower, then a map showing colocation opportunities within the City and within areas surrounding the borders of the City shall be provided and justification for why colocation is not feasible in order to demonstrate the need for a new tower.
- j. Certification by a State of Illinois licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.
- k. A visual simulation or rendering of the proposed support structure that illustrates the relationship between the height and the visual appearance of the structure. The City may require the visual simulation shall be provided from two (2) different perspectives and accurately depict the scale of the proposed structure in the context of the surrounding area.

### **3. Fall Zone Setback**

- a. A fall zone shall be constructed around any wireless telecommunications tower equal to one-hundred twenty-five percent (125%) of the height of the tower. The fall zone shall not include public right-of-way, and must be located on property either owned or leased by the applicant, or for which the applicant has obtained an easement, and may not contain any structure other than an associated wireless telecommunications facility. In all cases, the wireless telecommunications tower must at least meet the underlying setback requirements of the zoning district in which it is located.
- b. The City may reduce the required fall zone as part of the special use approval, but the City must find that the tower is less visible as a result and that safety is not compromised. Such reduction in the fall zone setback shall require submission of a written instrument signed by all adjoining property owners, and duly notarized, agreeing to such modification. In all cases, the wireless telecommunications tower must at least meet the underlying setback requirements of the zoning district in which it is located.
- c. Any associated wireless telecommunications facilities shall be set back from all property lines in accordance with the minimum setback requirements in the zoning district.

### **4. Height**

The maximum height of a wireless telecommunications tower shall be one-hundred (100) feet as measured from grade as defined in this Ordinance, including all attachments (antennas, lightning rods, arrays, etc.). A special use application for approval of a wireless telecommunications tower shall demonstrate that the tower does not exceed the minimum height requirement necessary to function satisfactorily, which may be less than the one-hundred (100) foot maximum permitted here. As part of the special use approval, a tower may exceed the maximum height if the City finds that the exception is necessary for co-location purposes. In any case, the tower shall not exceed the height necessary to function satisfactorily.

## **5. Lighting and Marking**

Wireless telecommunications antennas, towers and facilities shall not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

## **6. Landscaping**

Landscaping is required to enhance compatibility with adjacent land uses. A fence six (6) feet in height must be erected around the wireless telecommunications tower and/or facility. Landscaping shall be installed outside the fencing in accordance with the following:

- a. One (1) shade tree shall be provided for every twenty-five (25) feet of fence length, not including gates or other fence openings.
- b. One (1) shrub for every five (5) feet of fence length, not including gates or other fence openings.
- c. The landscaping may be flexible in its arrangement (but not quantity) by appropriately aggregating the required plant materials and maintaining open areas around gates or other fence openings.

## **7. Additional Standards for Wireless Telecommunications Antennas**

- a. Wireless telecommunications antennas shall be a special use in all districts, except where they are considered a permitted use subject to administrative site plan review in accordance with Paragraph 10 (Stealth Design for Wireless Telecommunications Antennas) below.
- b. Wireless telecommunications antennas do not include satellite dishes, as regulated in Section 11.4.N (Satellite Dish Antennas) of this Ordinance.
- c. Antennas shall be of a color that is identical or similar to the color of the supporting structure to make the antenna visually unobtrusive.
- d. No antenna shall increase the overall height of any building or structure on which it is mounted by more than ten percent (10%), or ten (10) feet, whichever is less. However, antennas attached to existing communication towers shall not increase the height of tower above the maximum allowed.
- e. The City may require, at its discretion, additional EME/RF Studies once antennas have been mounted and are in use in order to verify that the MPE has not been exceeded.

## **8. Additional Standards for Wireless Telecommunications Facilities**

- a. Wireless telecommunications facilities shall be a special use in all districts.
- b. Any buildings, cabinets or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation shall not be stored on the site. The facility shall be unstaffed and does not include telecom hotels.

- c. Signs for the wireless telecommunications facility shall be limited to ownership and contact information, FCC antenna registration number (if required), and any other information required by government regulation. Commercial advertising is strictly prohibited.

#### **9. Additional Standards for Wireless Telecommunications Towers**

- a. Wireless telecommunications towers shall be a special use in all districts.
- b. Wireless telecommunications towers shall be designed to accommodate at least three (3) telecommunications providers.
- c. The area surrounding a tower must be of a sufficient size to accommodate accompanying wireless telecommunications facilities for at least three (3) telecommunications providers.
- d. Unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or the City, towers shall have a galvanized silver or gray finish.

#### **10. Stealth Design for Wireless Telecommunications Antennas**

Stealth design for wireless antennas is encouraged and shall be considered a permitted use in all districts, subject to administrative site plan review. All applications for administrative site plan review shall include the information required by this section. In addition to the standards of this section for wireless telecommunications antennas, stealth design shall comply with the following regulations:

- a. To qualify as a stealth design, wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured or otherwise not readily apparent to a casual observer.
- b. Antennas must be located on or in structures already permitted within zoning districts, such as bell towers, clock towers, crosses, streetlights, monuments, penthouses, parapet walls and steeples, and shall be designed to blend in to the structure. Antennas that co-locate on existing wireless telecommunications towers shall also be considered stealth design. However, antennas attached to existing communication towers shall not increase the height of tower above the maximum allowed.
- c. No antenna shall increase the overall height of any building or structure on which it is mounted. If an antenna exceeds the overall height of any building or structure, it shall be considered a special use.
- d. In the B-4 District, any antennas located on or near the Pickwick Theater building must be enclosed, camouflaged, screened, obscured or otherwise not readily apparent to a casual observer and may not detract from the visual prominence of the Pickwick Theater, nor may any antenna mounted on the Pickwick Theater building be higher than the building, in order to qualify as stealth design.

#### **11. Abandonment**

Any wireless telecommunications tower or facility that is not operated for a period of one-hundred eighty (180) consecutive days shall be considered abandoned. The owner shall remove the tower or facility within one-hundred eighty (180) days of its abandonment. The City shall ensure and enforce removal by means of its existing regulatory authority.

## **12. Nonconformities**

### **a. Nonconforming Wireless Telecommunications Antenna or Facilities**

Ordinary maintenance may be performed on nonconforming antenna or facilities. However, if the proposed alteration would intensify a nonconforming characteristic of the antenna or facility, a special use permit is required.

### **b. Nonconforming Telecommunications Towers**

- i. Ordinary maintenance may be performed on nonconforming towers.
- ii. Colocation of an antenna on an existing nonconforming tower is permitted upon approval of the Zoning Administrator, provided that the addition of the antenna and any additional wireless telecommunications facilities do not intensify the nonconformity.

## **T. Utility, Private**

Private utilities shall be designed so that the location of entrances and exits, exterior lighting, service areas, and parking and loading facilities will minimize traffic congestion, pedestrian hazards, and adverse impacts on adjoining properties. Additional landscaping and screening may be required. Any aboveground private utility structures, such as pedestals for cable wire access or other access points for underground infrastructure (communications wiring, fiber optic, etc.) may not encroach into the required front yard and shall be screened from view of any public right-of-way.

## **10.4 TEMPORARY USES AND STRUCTURES** (Ordinance 2008-65, 9/2/2008)

### **A. Temporary Use and Structure Permit Application**

1. Any person, firm or corporation desiring to obtain a temporary use and structure permit, as required by this Ordinance, shall file a written application with the Zoning Administrator on a form provided by the City, together with an application fee as required by Appendix C (Fee Schedule).
2. The Zoning Administrator shall grant temporary use and structure permits for those uses and structures listed below so long as he/she determines that the proposed use or structure, complies with the requirements of this section and this Ordinance. Unless expressly provided in this section, every temporary use or structure shall comply with the bulk requirements applicable in the district in which it is located.
3. Temporary uses or structures not specifically listed here shall require the specific approval of the City Council. Uses or structures may be allowed in any zoning district, provided that it is consistent with the purpose and intent of this Ordinance and the zoning district in which it is located.
4. Every temporary use or structure shall comply with this Ordinance and all local regulations. The Zoning Administrator or City Council may impose other conditions, as part of the temporary use and structure permit approval, as necessary to achieve the purposes of this Ordinance, and to protect the public health, safety, comfort, convenience and general welfare. No temporary use or structure shall be permitted in any district if it would have a significant negative impact on any adjacent property or on the area as a whole.

## **B. General Provisions**

Every temporary use or structure shall comply with all the requirements listed below.

1. No temporary use or structure shall be permitted that causes, or threatens to cause, an on-site or off-site threat to the public health, safety, comfort, convenience and general welfare.
2. Every temporary use or structure shall be operated in accordance with such restrictions and conditions as the Fire Department may require. If required by the City, the operator of the temporary use shall employ appropriate security personnel.
3. No temporary use or structure shall be permitted if the additional vehicular traffic reasonably expected to be generated by such use would have undue detrimental effects on surrounding streets and uses. No temporary use shall block handicapped or fire lanes.
4. No temporary use or structure shall be authorized that would unreasonably reduce the amount of parking spaces available for use in connection with permanent uses located on the lot in question. The Zoning Administrator may make an assessment of the total number of parking spaces that will be reasonably required in connection with a proposed temporary use or structure, on the basis of the particular use or structure, its intensity and the availability of other parking facilities in the area. The Zoning Administrator shall approve temporary use or structure only if such parking spaces are provided.
5. No temporary use or structure shall be permitted if it conflicts with another previously authorized temporary use or structure.
6. Signs shall be permitted only in accordance with the Section 14 (Signs).

## **C. Permitted Temporary Uses and Structures**

### **1. Carnivals/Circuses**

Carnivals/circuses are allowed in any zoning district. These uses shall be evaluated on the basis of the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties. These uses need not comply with the yard requirements and the maximum height requirements of this Ordinance. The concessionaire responsible for the operation of any such use shall:

- a. Submit, in advance of the event, a site layout displaying adequate ingress and egress routes for emergency vehicles with no dead-end aisles.
- b. Comply with all local regulations.
- c. Provide refuse containers in the number and locations required by the City. All containers shall be properly serviced.
- d. Provide for thorough clean-up of the site at the completion of the event.
- e. Provide proof that all amusement devices have been State inspected.
- f. Upon written notice from the City, immediately stop the use of any amusement device or structure found by the City to pose a threat to the public safety.

**2. Christmas Tree Sales Lot and Pumpkin Sales Patch**

Christmas tree sales and pumpkin sales patches are allowed in any zoning district. These uses shall be evaluated based on the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact on other properties. These uses shall be limited to a period not to exceed forty-five (45) days.

**3. Farmers Markets**

Farmers markets shall be permitted in accordance with Chapter 7 of Article 12 of the Park Ridge Municipal Code.

**4. House, Apartment, Garage and Yard Sales**

House, apartment, garage and yard sales shall comply with all local regulations. They are allowed in any district, but only when limited to personal possessions of, or arts and crafts made by, the owner or occupant of the dwelling unit where the sale is being conducted. These uses shall be limited to a period not to exceed three (3) consecutive days and no more than three (3) sales shall be conducted from the same residence in any twelve (12) month period.

**5. Arts and Crafts Shows, and Plant Shows (Indoor or Outdoor)**

Arts and crafts shows, and plant shows are allowed in any zoning district. These uses shall be evaluated based on the adequacy of the parcel size, parking provisions, traffic access, and adverse impact on other properties. In residential districts, these uses shall be limited to a period not to exceed three (3) days and no more than two (2) sales shall be permitted in any twelve (12) month period.

**6. Sidewalk Sales**

Sidewalk sales shall comply with all local regulations. They shall be in conjunction with, and clearly incidental to, an existing permanent on-site use. Sidewalk sales are allowed in any non-residential district, and are permitted to display and sell only merchandise that is found in stores participating in the sidewalk sale. No sidewalk sale shall be permitted for a period of more than five (5) successive days and no more than two (2) sales shall be permitted in any twelve (12) month period.

**7. Temporary Classroom Trailers**

Temporary classroom trailers are permitted in the Hospital Core Zone and Hospital Transition Zone 2 only. Temporary classroom trailers shall be permitted for a period of six (6) months with one (1) possible extension not to exceed six (6) months as approved by City staff. These trailers shall not contain any sleeping or cooking accommodations. No trailer shall be used as an office.

**8. Temporary Contractor Trailers and Real Estate Model Units**

Contractor trailers and real estate model units, including temporary real estate offices accessory to a new development, are allowed in any zoning district when accessory to a construction project or a new development. Contractor trailers shall be limited to a period not to exceed the duration of the active construction phase of such project. Real estate model units, including temporary real estate offices, shall be limited to the active selling and leasing of space in such development or six (6) months after issuance of the final occupancy permit, whichever is less. These structures shall not contain any sleeping or cooking accommodations, except those located in a model unit used for demonstration

purposes only. No trailer, unit or office shall be used as the general office or headquarters of any firm.

## **9. Tents**

### **a. Commercial Districts**

Tents within commercial districts shall be permitted for no longer than fourteen (14) days and must be in conjunction with a special event of a use located on the same lot. Tents must be removed within two (2) days of the end of the event for which it was erected, but in no case may a tent be in place for longer than fourteen (14) days. Unless waived in writing by the Zoning Administrator, every tent shall comply with the bulk requirements applicable to accessory structures. Additionally, the size and location of tents may be restricted where it is determined that it creates parking and/or access problems on the site.

### **b. Residential Districts**

Tents within residential districts shall be limited to no more than five (5) days and must be located within the rear yard. These structures shall include tents used for entertainment or assembly purposes that are not intended for living purposes, such as camping and sleeping.

## **10. Temporary Storage Trailers and Temporary Storage Containers**

- a.** Temporary storage trailers and containers are permitted in any zoning district when accessory to a construction or remodeling project. Trailers and containers are permitted on site for a period not to exceed the duration of the construction or remodeling project, and must be removed within one (1) month of receiving approval of final inspections or issuance of an occupancy permit, whichever occurs first.
- b.** Temporary storage trailers and containers are permitted in any zoning district when used for loading or unloading. Trailers and containers are permitted on site for a period not to exceed seventy-two (72) hours.
- c.** Temporary storage trailers and containers shall not be used for permanent storage. They shall not serve as a substitute for permanent storage needs on the site on which they are located. Trailers and containers shall not be permanently attached to the ground, serviced with permanent utilities or stacked on the site.