

SECTION 16. DEFINITIONS

(Reorganized in its entirety, Ordinance 2008-65, 9/2/2008)

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16.1 PURPOSE

This Section of the Ordinance contains definitions for general terms and various generic uses permitted within the zoning districts and used throughout the Ordinance. (Ordinance 2008-65, 9/2/2008)

16.2 INTERPRETATION

The language set forth in the text of this Ordinance shall be interpreted in accordance with the following rules of construction:

- A. The singular number includes the plural, and the plural the singular.
- B. The present tense includes the past and future tenses, and the future tense includes the present.
- C. The word "shall" is mandatory, while the word "may" is permissive.
- D. Both of the terms "shall not" and "may not" are prohibiting.
- E. The masculine gender includes the feminine and neuter.
- F. Whenever a defined word or term appears in the text of this Ordinance, its meaning shall be construed as set forth in the definition. Any word appearing in parenthesis, between a word and its definition herein, shall be construed in the same sense as that word. Words not defined shall be interpreted in accordance with the definitions considered to be normal dictionary usage.
- G. If a definition contains a regulation and the use is inconsistent with that regulation, the use is prohibited.

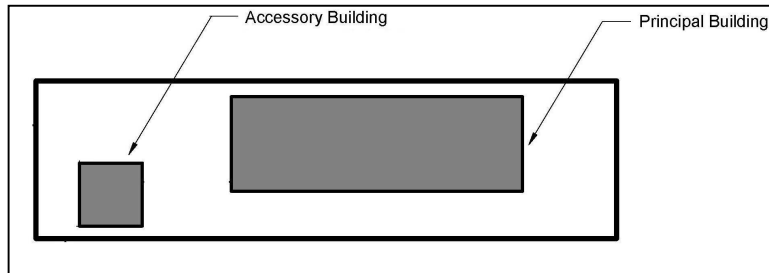
16.3 GENERAL TERMS

Abut. To have a common district boundary or zoning lot boundary. For the purposes of this Ordinance, a zoning lot line shall be considered to abut a zoning district even though it may be separated by any portion of a street, parkway, sidewalk, public way, alley, waterway or railroad right-of-way. The terms "adjacent," "adjoining" and "contiguous" shall have the same meaning as abutting.

Accessibility Ramp. A ramp or similar structure which provides wheelchair or similar access to a building.

Accessory Building or Structure. A building or structure located on the same lot as, and of a nature customarily incidental and subordinate to, the principal building, the use of which is clearly incidental and subordinate to the principal building. (See [Figure 30: Accessory Building](#))

FIGURE 30: ACCESSORY BUILDING



Accessory Use. A use that is customarily incidental and subordinate to the principal use of a lot or building and located on the same lot as the principal use or building.

Addition or Enlargement. Any construction that increases the size of a building or structure in terms of site coverage, height, length, width or floor area.

Alley. A public right-of-way that normally affords a secondary means of access to abutting property. A street shall not be considered an alley.

Alteration. Any change in the size, shape, character, occupancy or use of a building or structure.

Amateur (HAM) Radio Equipment. An amateur (HAM) radio station licensed by the Federal Communications Commission (FCC), including equipment such as, but not limited to, a tower or alternative tower structure supporting a single, radiating antenna platform and other equipment.

Animal Hospital. An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence. An “Animal Hospital” shall not include “Kennel.”

Appurtenance. An architectural feature of a structure that is higher than the remainder of the building it accompanies, such as a chimney, cupola, spire or parapet wall.

Architectural Feature. A part, portion or projection that contributes to the aesthetics of a structure, exclusive of signs, that is not necessary for the structural integrity of the building or to make the structure habitable.

Arbor. A freestanding structure used in a garden to support vines or climbing plants; also called a “Trellis.”

Arrays. A group of antennas arranged by a wireless telecommunications service provider and placed on a tower, structure or building at a given height to provide the desired directional characteristics.

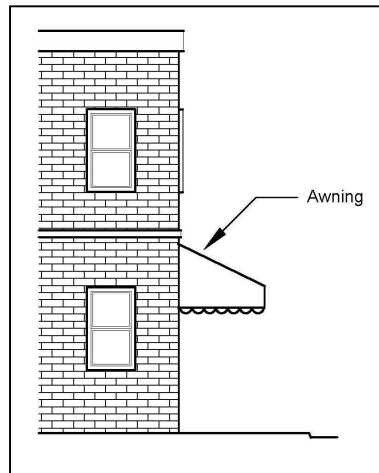
Art Gallery. A commercial establishment engaged in the sale, loan and/or display of paintings, sculpture, video art or other works. “Art Gallery” does not include “Cultural Facility,” such as a library, museum or non-commercial gallery that may also display paintings, sculpture, video art or other works.

Assisted Living Facility. A facility that provides daily assistance and long-term residence for disabled or elderly individuals. This includes a combination of housing, supportive services, personalized assistance and health care designed to respond to the individual needs of those who need help with activities of daily living, such as dressing, grooming, bathing, etc. An “Assisted Living Facility” shall not include “Independent Living Facility,” “Community Residence” or “Nursing Home”.

Attic. An unfinished space below the roof of a structure.

Awning. A structure made of canvas, canvas-like or other materials affixed to a building in such a manner that the structure is able to be raised or retracted to a position against the building. For “Awnings” with advertising see “Sign, Awning”. (See [Figure 31: Awning](#))

FIGURE 31: AWNING

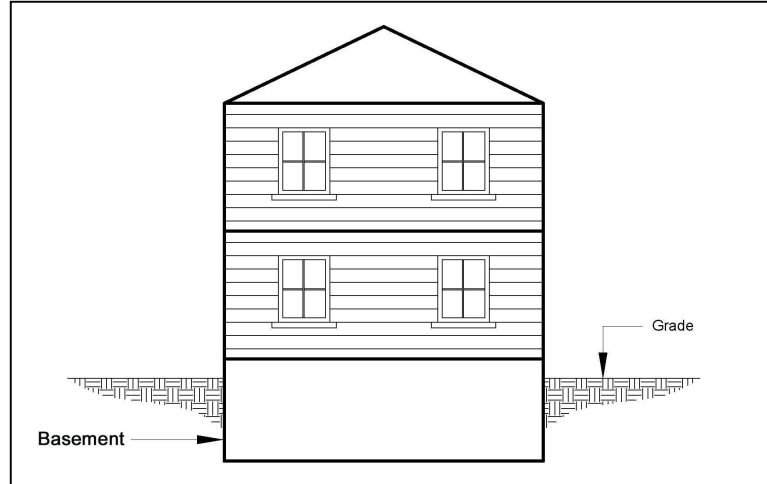


Balcony. A platform which projects from the exterior wall of a building above the ground floor, is exposed to the open air, has direct access to the interior of the building, and is not supported by posts or columns extending to the ground.

Banquet Hall. An establishment which is rented by individuals or groups to accommodate private functions, such as banquets, weddings, anniversaries and other similar celebrations. Such use may or may not include kitchen facilities for the preparation or catering of food, the sale of alcoholic beverages for on-premises consumption only during scheduled events and not open to the general public, and/or outdoor gardens or reception facilities.

Basement. That portion of a building located partly underground, but having one-half ($\frac{1}{2}$) or more of its clear floor-to-ceiling height below the average grade of the adjoining ground, which shall not count as a story. A basement with more than one-half ($\frac{1}{2}$) of its clear floor-to-ceiling height above the average grade of the adjoining ground shall count as a story. (See [Figure 32: Basement](#))

FIGURE 32: BASEMENT



Bay Window. A window which projects outward from the building, that does not rest on the building foundation or on the ground.

Berm. An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or fulfill other such purposes.

Bowling Alley. Indoor facility for the sport of ten-pin or duck-pin bowling, with customary accessory uses such as snack bars.

Block. A tract of land bounded by streets or by a combination of one (1) or more streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines, shorelines of waterways or corporate boundary lines. A block may be located in part beyond the boundary lines of the corporate limits of the City of Park Ridge.

Building. A structure enclosed within exterior walls, built, erected and framed of a combination of materials and having a roof to form a structure for the shelter of persons, animals or property.

Buildable Area. The area of a lot remaining after the minimum yard and open space requirements of the Ordinance have been subtracted.

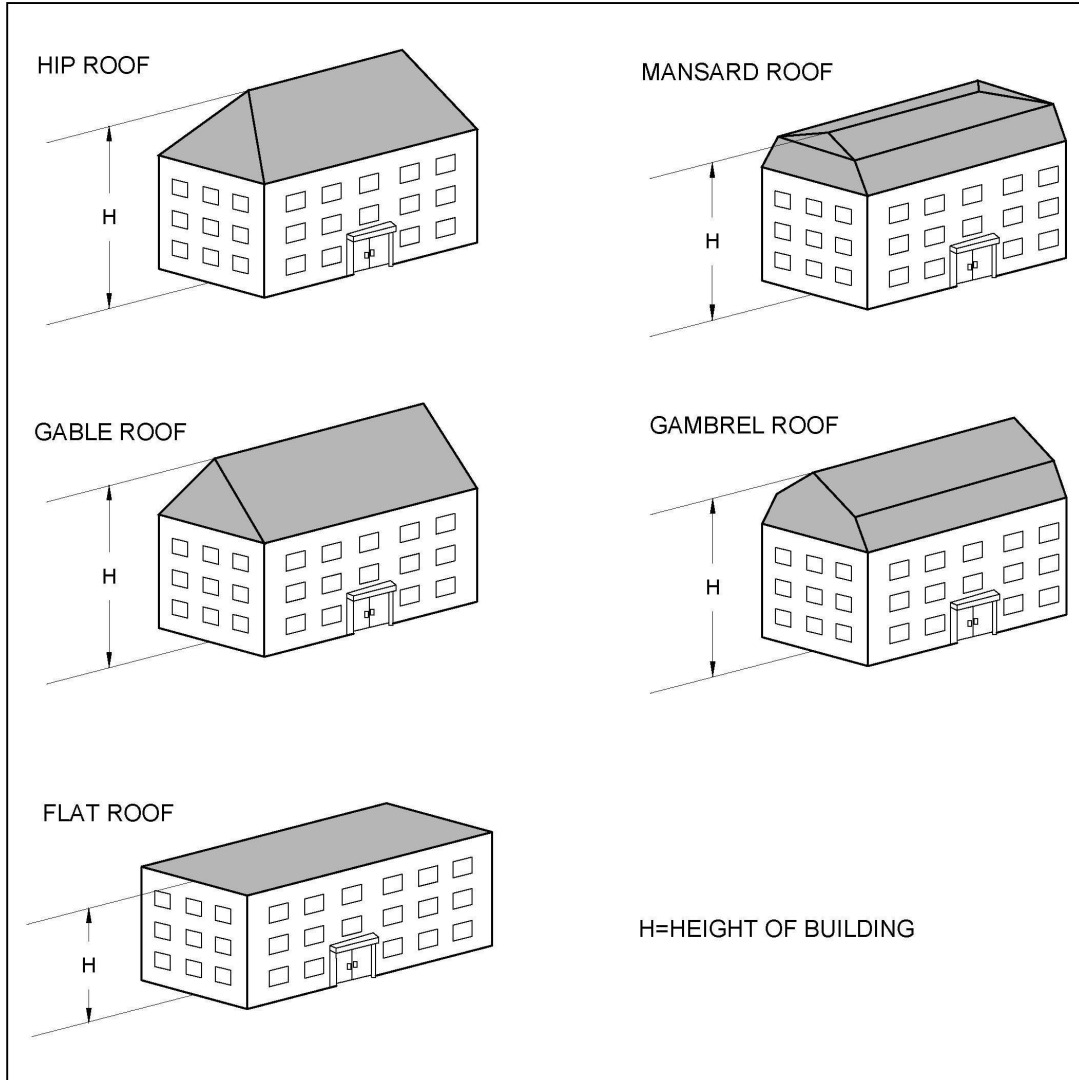
Buildable Lot. A lot on which a building or other structure may be erected in conformity with this Ordinance and other City regulations.

Building, Attached. A building which has at least part of a wall in common with another building, or which is connected to another building by a roof.

Building, Detached. A building surrounded by open space on the same lot. A building connected to another building only by an unenclosed structure, such as a breezeway, shall be deemed to be a separate detached building.

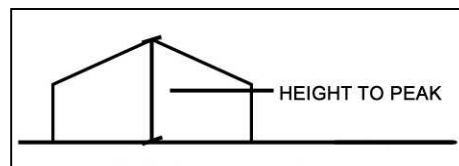
Building Height (Principal Building). The vertical distance measured from grade, as defined by this Ordinance, to the highest point of the roof or the highest point of the structure. (See [Figure 33: Building Height \(Principal Building\)](#))

FIGURE 33: BUILDING HEIGHT (PRINCIPAL BUILDING)



Building Height (Accessory Building). The vertical distance measured from the floor to the highest point of the roof or structure. (See [Figure 34: Building Height \(Accessory Building or Structure\)](#))

FIGURE 34: BUILDING HEIGHT (ACCESSORY BUILDING OR STRUCTURE)



Building Line. The inner edge of any required yard or setback, and the corresponding outer edge of the buildable area.

Building Permit. An official document issued by the City which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving, or repair of a building or structure.

Building, Principal. A non-accessory building in which a principal use of the lot on which it is located is conducted. (Ordinance 2009-50, 7/6/2009)

Building, Residential. A building which is arranged, designed, used or intended to be used for residential occupancy by one (1) or more families or households. This shall include, but is not limited to, the following types: single-family dwellings, two-family dwellings, townhouse dwellings and multi-family dwellings.

Building, Temporary. Any building not designed to be permanently located, placed or affixed in the place where it is or where it is intended to be placed.

Bulk. A term encompassing the regulation of the size and location of a structure as it relates to its lot and to other structures. The term "bulk" includes, but is not limited to, the following:

- A. Size and height of buildings.
- B. Location of exterior walls at all levels in relation to setback lines, lot lines, streets or other buildings.
- C. All open spaces allocated to buildings.
- D. Amount of lot area provided per dwelling unit.

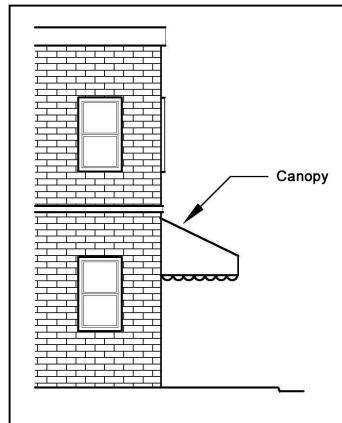
Bulletin Board. Any sign with a changeable message board erected in a permanent fashion by a public, charitable or religious institution upon the same property as the institution.

Business. An occupation, employment or enterprise that occupies time, attention, labor and materials, or where merchandise is exhibited or sold, or where services are offered.

Caliper. The American Association of Nurserymen (AANS) standard for trunk measurement of nursery stock, as measured at six (6) inches above the ground for trees up to and including four (4) inch caliper size, and as measured at twelve (12) inches above the ground for larger sizes.

Canopy. A permanent structure made of canvas, canvas-like or other materials affixed to a building in such a manner that the structure cannot be raised or retracted to a position against the building. For “Canopies” with advertising see “Sign, Canopy.” (See [Figure 35: Canopy](#))

FIGURE 35: CANOPY



Car Wash. A commercial establishment engaged in the washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment, whether automatic or by hand, within an enclosed building.

Carnival/Circus. A traveling or transportable group or aggregation of rides, shows, games and/or concessions.

Cemetery. Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, and necessary sales and maintenance facilities. Mortuaries may be included when operated within the boundary of such cemetery.

Central Business District. All blocks, parcels or tracts of land within the following described area shall be considered the Central Business District (CBD): Beginning at the intersection of the center lines of Busse Highway and Cumberland Avenue extended; thence south along the center line of Cumberland Avenue to the intersection of the center line of Garden Avenue; thence east along the center line of Garden Avenue to the intersection of the center line of Third Street; thence continuing southeast along the center line of Garden Avenue to the intersection of the center line of Fairview Avenue; thence southwest along the center line of Fairview Avenue to the intersection of the center line of the first alley southwest of Garden Avenue extended; thence southeast along the center line of alley to the intersection of the center line of the first alley southwest of Fairview Avenue; thence southwest and south along the center line of alley to the intersection of the center line of Crescent Avenue; thence east along the center line of Crescent Avenue to the intersection of the center line of Courtland Avenue; thence north along the center line of Courtland Avenue to the southerly property line of City Hall extended; thence in a generally easterly direction along the southerly property line of City Hall extended to the intersection of the center line of Vine Avenue; thence northeast to the intersection of the center line of Summit Avenue; thence southeast along the center line of Summit Avenue to the intersection of the center line of Ridge Terrace; thence northeast along the center line of Ridge Terrace to the intersection of the center line of Northwest Highway; thence southeast along the center line of Northwest Highway to the intersection of the center line of Washington Avenue; thence north along the center line of Washington Avenue to the intersection of the center line of Grant Place; thence west along the center line of Grant Place to the intersection of the center line of Prospect Avenue; thence continuing in a generally westerly direction along the center line of the first alley on the west side of Prospect Avenue north of Northwest Highway to the intersection of the center line of the first alley on the north side of Northwest Highway west of Prospect Avenue; thence north along rear property line of the lots facing Prospect Avenue to the north lot line of the second

lot north of the alley on the west side of Prospect Avenue; thence west along the property line extended to the center line of the dead end alley parallel to Northwest Highway; thence northwest along the center line of the alley to the center line of the cross alley located on a line extended along the projection of the north right-of-way line of Summit Avenue; thence southwest, northwest, and north along the center line of the alley to the intersection of the center line of Cedar Street; thence west along the center line of Cedar Street to the intersection of the center lines of Meacham Avenue and Northwest Highway; thence northwest along the center line of Northwest Highway to the intersection of the center line of Morris Street; thence southwest and south along the center line of Morris Street to the intersection of the center line of Busse Highway; thence northwest along the center line of Busse Highway to point of beginning.

Chimney. A vertical shaft of reinforced concrete, masonry, or other material enclosing one (1) or more flues, for the purpose of removing products of combustion from solid, liquid or gaseous fuel.

Christmas Tree Sales Lot. A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis, Christmas trees and related holiday items such as wreaths and Christmas tree stands.

Classrooms with Laboratory Facilities (Medical-Related). Educational facilities for medical students, which may include laboratory facilities, for a medical-related educational program. "Classrooms with Laboratory Facilities (Medical-Related)" are specifically related to the H District and shall not include classrooms within the various "Educational Facilities."

Co-location. Placement of wireless telecommunications equipment from more than one (1) service or service provider on a single tower or site.

Commercial Vehicle. Any vehicle operated for the transportation of persons or property in the furtherance of any commercial enterprise, for-hire or not-for-hire. This definition shall not include a commuter van, a vehicle currently being used for ride-sharing or a recreational vehicle that is not being used commercially.

Common Ownership. Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockholder, partner, or associate owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

Community Residence. A group residence consisting of a group home or specialized residential care home licensed, certified or accredited by the appropriate state or federal agencies, and serving as a single housekeeping unit for the housing of unrelated persons with functional disabilities who share responsibilities, meals, recreation, social activities and other aspects of residential living. "Community Residence" does not include a residence which services persons as an alternative to incarceration for a criminal offense, or persons whose primary reason for placement is substance or alcohol abuse, nor does it include a nursing or medical facility.

A. Community Residence, Small: A community residence providing living accommodations for no more than eight (8) residents, including live-in staff. Visiting staff who do not reside within the community residence shall not be counted for purposes of establishing the number of residents.

B. Community Residence, Large: A community residence providing living accommodations for more than eight (8) residents, including live-in staff. Visiting staff who do not reside within the community residence shall not be counted for purposes of establishing the number of residents.

Compost Pile. A collection of decaying plant product for the purpose of producing a stabilized humus-like material that is potentially beneficial to plant growth and usable as a soil conditioner, top soil, growing medium additive or other similar use.

Comprehensive Plan. The Comprehensive Plan of the City of Park Ridge, as adopted and amended by the City Council.

Conforming Structure. Any structure that complies with all the regulations of this Ordinance, governing bulk for the zoning district in which such building or structure is located or is designed or intended for a conforming use.

Contiguous. Adjoining or abutting.

Contractor Storage Yard. Any land or buildings used primarily for the storage of equipment, vehicles, machinery, building materials, paints, pipe, or electrical components used by the owner or occupant of the premises in the conduct of any building trades or building craft.

Convent/Rectory. A building or group of buildings designed to provide group housing for persons under religious vows or orders.

Country Club. A club organized and operated primarily for social and outdoor recreation purposes with recreation facilities for members, their families and invited guests.

Court. An open unoccupied space, other than a yard, on the same lot with a building or group of buildings, and which is bounded on two (2) or more sides by such building or buildings.

Cultural Facility. A use that is open to the public and provides cultural services and facilities including, but not limited to, museums, cultural centers, historical societies, aquariums and libraries operated by a public, private or non-profit organization.

Cupola. An architectural feature that consists of a small dome and a shaft that supports it.

Currency Exchange. A commercial use that exchanges common currencies, sells money orders or cashiers checks, and cashes checks as its principal business activity. A "Currency Exchange" is not considered a "Financial Institution."

Day. When used in this Ordinance, "Day" shall mean one (1) calendar day

Day Care Center, Adult. A facility, other than within a residential dwelling unit, providing care for more than three (3) elderly and/or functionally-impaired adults in a protective setting for less than twenty-four (24) hours per day. "Adult Day Care Center" does not include a program operated by a "Place of Worship," that provides care for elderly and/or functionally impaired adults in a protective setting for less than twenty-four (24) hours per day.

Day Care Center, Child. A facility, other than within a residential dwelling unit, providing care for more than three (3) children in a protective setting for less than twenty-four (24) hours per day. "Child Day Care Center" does not include a program operated by an "Educational Facility" (all types) or "Place of Worship," that provides care for children three (3) years of age or older for less than twenty-four (24) hours per day.

Day Care Home, Adult. A dwelling in which a permanent occupant of the dwelling provides care in a protective setting for up to twelve (12) elderly and/or functionally impaired adults who do not spend the night at the dwelling.

Day Care Home, Child. A dwelling in which a permanent occupant of the dwelling provides care for up to twelve (12), children from multiple households. The number counted includes the family's natural or adopted children and all other persons under the age of twelve (12).

Deck. A raised platform structure built above grade, which is open to the sky and attached to the principal building. "Deck" shall not include "Terrace."

Density. The number of dwelling units per acre.

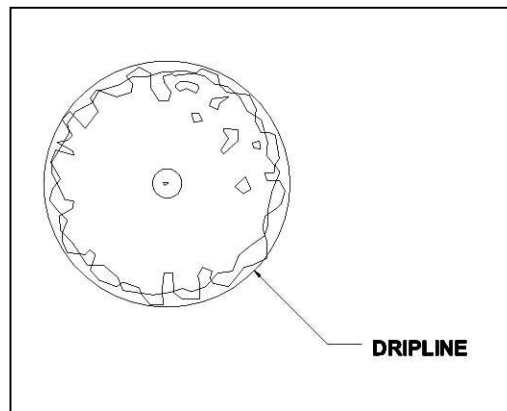
District. A contiguous portion of the City within which certain uniform regulations and/or requirements, apply under the provisions of this Ordinance.

Dog House. An accessory structure designed for the containment of dogs and similar animals.

Dog Run. An enclosed outdoor area intended for the exercising and/or containment of dogs and similar animals.

Drip Line. An imaginary line encircling a tree corresponding to the furthest extension of the tree foliage. (See [Figure 36: Drip Line](#))

FIGURE 36: DRIP LINE



Drive-Through Facility. Premises used to provide or dispense products or services through an attendant, window or automated machine, to persons remaining in motor vehicles in a designated stacking aisle. A "Drive-Through Facility" may be in combination with other uses, such as a "Financial Institution," "Personal Services Establishment," "Retail Goods Establishment" or "Restaurant." A "Car Wash," "Motor Vehicle Service Station" or "Motor Vehicle Service and Repair (Major and Minor)" shall not be considered to maintain a "Drive-Through Facility,"

Driveway. A paved or unpaved strip of land providing vehicular access between the street and a parking space or garage of private or public property.

Driving Range. An area equipped with distance markers, clubs, balls and tees for practicing the striking of golf balls, which may include a snack-bar and pro-shop. Miniature golf courses are considered an "Outdoor Recreation Facility" and not a "Driving Range."

Dwelling. A building, or portion of a building, designed or used exclusively for residential purposes, including single-family, two-family, townhouse and multi-family dwellings, but not including trailers, hotels/motels, rooming houses or automobiles.

Dwelling, Above the Ground Floor. Dwelling units within multi-story buildings located above non-residential uses on the ground floor.

Dwelling, Attached. A dwelling designed as a single structure, but containing more than one (1) dwelling unit, each of which is designed to be occupied as a separate permanent residence for one (1) household or family. Each dwelling is separated from the other by a wall extending from the ground to the roof or a ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Dwelling, Detached. A building containing a single dwelling unit.

Dwelling, Multi-Family. A building containing three (3) or more individual dwelling units with varying arrangements of party walls and entrances where each dwelling unit has an individual entrance to a common hallway or the outdoors. "Dwelling, Multi-Family" shall not include "Dwelling, Townhouse."

Dwelling, Single-Family. A building containing one (1) individual dwelling unit, which is located on an individual lot and is not attached to any other dwelling unit.

Dwelling, Townhouse. A structure consisting of no less than three (3) dwelling units, with no other dwelling, or portion of other dwelling, directly above or below, where each unit has a separate entrance and direct ground level access to the outdoors. These units are connected to other dwelling units by a single party wall with no opening. "Dwelling, Townhouse" shall not include "Dwelling, Multi-Family." "Dwelling, Townhouse" refers to the design of a building and does not reflect the type of ownership of the individual units.

Dwelling, Two-Family. A building designed as a single structure, containing two (2) separate dwelling units, each of which is designed to be occupied as a separate permanent residence for one (1) household or family. Each dwelling is separated from the other by a wall extending from the ground to the roof extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units. Each dwelling unit shall have an individual entrance. "Dwelling, Two-Family" shall not include "Dwelling, Multi-Family" or "Dwelling, Townhouse."

Dwelling Unit. A dwelling unit consists of a room or group of rooms, which include permanently installed bathroom and kitchen facilities, and are arranged, designed and used exclusively as living quarters for one (1) family or household.

Easement. An interest in land that provides for a specified use of that land by a person(s) other than the fee owner.

Eave. The projecting edges of a roof overhanging the wall of a building.

Educational Facility, College/University. A post-secondary institution for higher learning that grants associate or bachelor degrees. The institution may also have research facilities, and/or professional schools that grant master and doctoral degrees. "Educational Facilities, College/University" also includes post-secondary theological schools for training ministers, priests or rabbis. "Educational Facilities, College/University" shall not include "Educational Facilities, Vocational."

Educational Facility, Primary/Secondary (Non-Residential). A public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels. "Educational Facilities, Primary/Secondary" also includes secondary theological schools for training ministers, priests or rabbis.

Educational Facility, Primary/Secondary (With Residential). A public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels that includes residential boarding facilities for its students.

Educational Facility, Vocational School. A school established to provide for the teaching of industrial, clerical, managerial or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum. "Educational Facilities, Vocational School" shall not include "Educational Facilities, College/University."

Efficiency Unit. A dwelling unit consisting of one (1) principal room only. A bathroom, kitchen, hallway, closet or dining alcove located directly off the principal room are customarily included within each efficiency unit.

Emergency Electrical Generator. A device for generating electrical energy. (Ordinance 2009-50, 7/6/2009)

Elevator Penthouse. See "Penthouse."

EME/RF Study. A study of the amount of electromagnetic energy (EME) and radiofrequency (RF) emitted by a wireless telecommunications antenna.

Encroachment. The extension or placement of any structure or component of a structure into a required yard.

Entrance Way. The doorway into a building along with the architectural treatments that accompany it.

Erect. To build, construct, attach, hang, place, suspend or affix.

Exception. Modification to existing bulk and use standards within a zoning district granted as part of the special use or planned development application process.

Exterior Kitchenette. A complete cooking facility located outdoors typically involving a sink, stove or similar cooking range appliance and a food preparation counter.

Fall-Out Shelter. An underground accessory building specifically designed for the protection of life from radioactive fallout.

Fall Zone. The area within a prescribed radius around the base of a wireless telecommunications tower. This is the area within which there is a potential hazard from falling debris, such as ice, collapsing material or the collapse of the tower itself.

Family. A parent or parents and their children, or a group of not more than five (5) persons who are not parents and children, who maintain a common household in a dwelling unit. This definition does not include convents, rectories, sororities, fraternities or similar uses.

Farmer's Market. The offering for sale of produce or processed, packaged or prepared food, subject to the procedures and regulations set forth in the Park Ridge Municipal Code.

Fence. An artificially constructed barrier of wood, masonry, stone, wire, metal or other combination of materials of thirty (30) inches or more in height erected to enclose, screen or separate areas. Artificial barriers of less than thirty (30) inches shall be considered a landscape feature. (Ordinance 2008-65, 9/2/2008)

Fence, Open. A fence, including any gates, designed and constructed so that the surface area of any segment of such fence contains at least fifty percent (50%) open space as compared to solid materials.

Fence, Solid. A fence, including gates, made entirely of opaque material.

Financial Institution. A bank, savings and loan, credit union, mortgage office, or automated teller machine (ATM). A "Financial Institution" shall not include a currency exchange or payday or title loan agency.

Fire Escape. A fireproof stairway, ladder or chute on the outside wall of a building intended to be used to help occupants escape from the building in case of fire or other calamity.

Flagpole. A freestanding structure on a lot used for the sole purpose of displaying flags.

Floor Area, Gross. "Gross Floor Area," when prescribed as the basis of measurement in this Ordinance and in accordance with Section 7.5 (Floor Area Ratio Measurement and Bonus Applicability), shall be the sum of the gross horizontal area of the plans of the several floors of a building, as measured from the outside face of the walls.

Floor Area Ratio (FAR). The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located, as measured from the outside face of the walls. "Floor Area Ratio" shall be measured in accordance with Section 7.5 (Floor Area Ratio Measurement and Bonus Applicability).

Footcandle. A unit of illumination. It is equivalent to the illumination at all points that are one (1) foot distant from uniform source of one (1) candlepower.

Forest Preserve. Designated open space that preserves natural features and protects wildlife and critical environmental features. A "Forest Preserve" may include opportunities for passive recreation and environmental education.

Frequency. The term "Frequency" signifies the number of oscillations per second in a sound wave and is an index of the pitch of the resulting sound.

Funeral Home. A building used for the preparation of the deceased for burial display of the deceased and rituals before burial or cremation. A "Funeral Home" includes chapels located within the building used for the display of the deceased and the conducting of rituals before burial or cremation.

Garage. A building, either attached or detached, used or designed to be used for storage of automobiles and accessory storage related to the use of the principal dwelling.

Gazebo. A freestanding outdoor structure that is open-sided and designed for recreational use and not for habitation.

Golf Course. A tract of land laid out with at least nine (9) holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms and shelters as accessory uses. A "Driving Range" may be included as part of a "Golf Course."

Government Facility and Offices. A building or structure owned, operated and/or occupied by a governmental agency to provide a governmental service to the public. "Government Facility and Offices" does not include "Public Safety Facility" or "Public Works Facility," nor does it include park district field houses or recreation centers, which would be considered a "Park," or school buildings, which would be considered "Educational Facilities."

Grade. The elevation established for the purpose of regulating the number of stories and the height of principle buildings. "Grade" shall be the mean level of the finished surface of the ground adjacent to the exterior walls of the building. The mean grade shall be calculated from the grade elevations at the four (4) points of intersection of an imaginary line drawn parallel to both the rear and front yard setback lines across the front and rear facades, where the imaginary line intersects the side yard setback. Where applicable, for structures other than the principle building, "Grade" may refer to the mean level of the finished surface of the ground adjacent to a structure.

Green Roof. The creation of contained green space on the roof of a structure, where plants are not planted in the ground but applied as another layer of the roofing system.

Greenhouse, Private. A building or structure constructed chiefly of glass, glasslike or translucent material, cloth or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

Health/Fitness Center. An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and other related accessory uses.

Heavy Retail, Rental and Service Establishment. This use includes retail, rental and/or service establishments that have permanent outdoor service or storage areas, or partially enclosed structures including, but not limited to, large-scale home improvement centers, lumberyards, heavy equipment rental and leasing, recreational vehicles, and playground equipment sales and rental.

Hedge. A row of closely planted shrubs, bushes or other kind of plant forming a boundary or fence.

Height. The vertical distance from grade to the highest point of a structure. See "Building Height."

Helistop. Any area used or to be used for the landing or take-off of helicopters, or other steep-gradient aircraft capable of hovering, but does not afford refueling, maintenance or repair facilities, and accommodates only a single helicopter.

Home Occupation. An occupation carried on in a dwelling unit by the resident, where the use of the dwelling unit for the occupation is secondary to the use of the dwelling unit for residential purposes

Hospital. An institution providing health services primarily for inpatient, or medical or surgical care for the sick or injured, and including the related facilities located within a "Hospital," such as laboratories, outpatient departments, training facilities and classrooms, central service facilities and staff offices are integral to the facility.

Hot Tub. An artificial container of water designed with a mechanical air injection system and/or circulating device for recreational use.

Hotel/Motel. An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include, but shall not be limited to, conference and meeting rooms, restaurants, bars and recreational facilities.

Household. The person or persons living together in a dwelling unit.

Impervious Surface. The portion of a site occupied by structures, pavement or other surfaces that do not allow for the absorption of water.

Incompatible Use. A use that is incapable of direct association with certain other uses because it is contradictory, incongruous or discordant.

Independent Living Facility. A residential complex containing dwellings where the occupancy is limited to persons who are fifty-five (55) years of age or older or, if two (2) persons occupy a unit, at least one (1) shall be fifty-five (55) years or older. Such facilities may include common areas for meals and socializing, offer minimal convenience services, but exclude institutional care such as medical or nursing care. An "Independent Living Facility" shall not include "Assisted Living Facility," "Community Residence" or "Nursing Home."

Indoor Entertainment Facility. Predominantly spectator uses conducted within an enclosed building including, but not limited to, movie theaters and sport or game matches or exhibitions. An "Indoor Entertainment Facility" includes accessory uses, such as snack bars or refreshment stands, which are designed and intended primarily for the use of patrons. "Indoor Entertainment" shall not include "Indoor Recreation" or "Live Entertainment." "Indoor Entertainment" is distinguished from "Indoor Recreation" in that the predominant use is spectator-oriented and not participatory.

Indoor Recreation Facility. Predominantly participant uses where recreational activities or games of skill are conducted within a wholly enclosed building including, but not limited to, a bowling alley, pool hall, miniature golf course, arcade, indoor tennis courts, indoor sports arenas, indoor swimming pools, or similar uses. An "Indoor Recreation Facility" shall include accessory uses, such as snack bars or refreshment stands that are designed and intended primarily for the use of patrons. "Indoor Recreation Facility" may also include those establishments that maintain a restaurant on-premises for patrons of the establishment. "Indoor Recreation Facility" shall not include "Indoor Entertainment." Park district field houses with indoor recreation facilities are not considered "Indoor Recreation."

Intensity of Use. Any factor such as square feet of gross floor area, number of dwelling units or number of employees used as a basis for requiring parking or loading facilities.

Kennel. An establishment where pet animals owned by another person are temporarily boarded for pay or remuneration of any sort. "Kennel" shall include those facilities where pet animals are boarded for the day. "Kennel" shall not apply to zoos or animal hospitals operated by veterinarians duly licensed under the law where the boarding of animals is accessory to medical treatment.

Land Banking. Designating land on a site to be held and preserved for an identified future purpose, such as additional parking. See "Parking, Land Banked."

Lighting, Shielded. A fixture that is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

Lighting, Unshielded. A fixture that allows light, either directly from the lamp or indirectly from the fixture or a reflector, to be emitted above the horizontal plane running through the lowest point on the fixture where light is emitted.

Light Trespass. The spilling of light, whether directly, indirectly or by glare onto a lot, parcel or public way other than the lot or parcel on which the light fixture is located.

Live Entertainment. A musical, theatrical, dance, cabaret or comedy act performed live by one (1) or more persons. “Restaurants” that regularly host such performances shall be considered “Live Entertainment” uses. Nightclubs that include dancing by patrons and guests are considered “Live Entertainment” uses. A “Live Entertainment” establishment may possess a liquor license and food for consumption on the premises.

Loading Berth. A space within a loading facility exclusive of driveways, aisles, maneuvering areas, ramps, columns, landscaping areas, office and work areas for the temporary parking of a commercial vehicle while loading or unloading goods or materials, and which abuts upon a street, alley or other appropriate means of access.

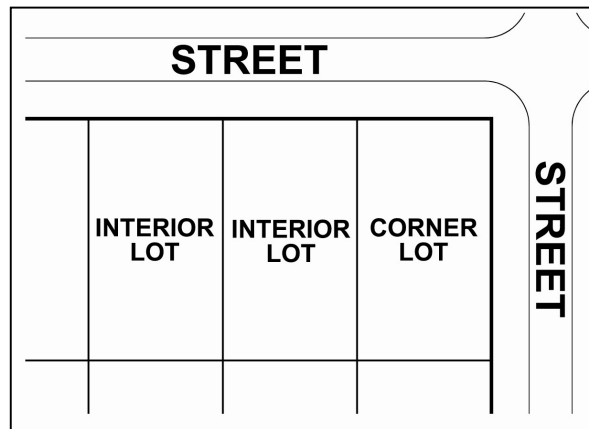
Logo. A business trademark or symbol.

Lot. A parcel of land with distinct boundaries. A lot may be a lot of record or a parcel that is not of record but bounded within a legal description.

Lot Area. The computed area contained within the boundary lines of a lot.

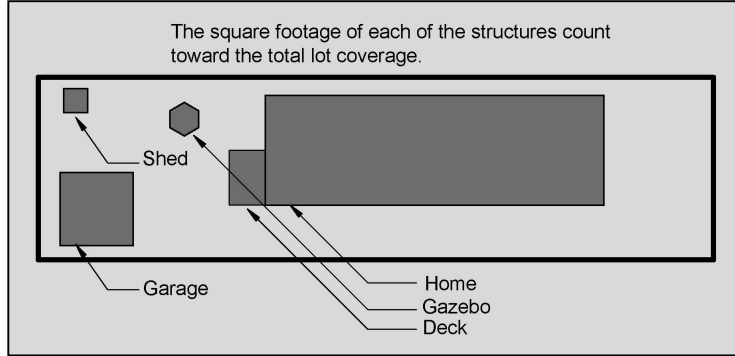
Lot, Corner. A lot situated at the junction of and abutting two (2) or more intersecting streets, and where the interior angle at the intersection of such two (2) sides is less than one hundred thirty-five degrees (135°). The point of intersection of the lot lines abutting the street is the corner of the lot in question. A lot that abuts a curved street or streets shall be considered a “Corner Lot” if the tangents to the curve at the curve's point of beginning between the side lot lines, or at the points of intersection of the side lot lines with the lot line abutting the street, intersect at an interior angle of less than one hundred thirty-five degrees (135°). In such cases, the corner of the lot in question is that point on the lot line abutting a street nearest to the point of intersection of the tangents above described. (See Figure 37: Corner and Interior Lots)

FIGURE 37: CORNER AND INTERIOR LOTS



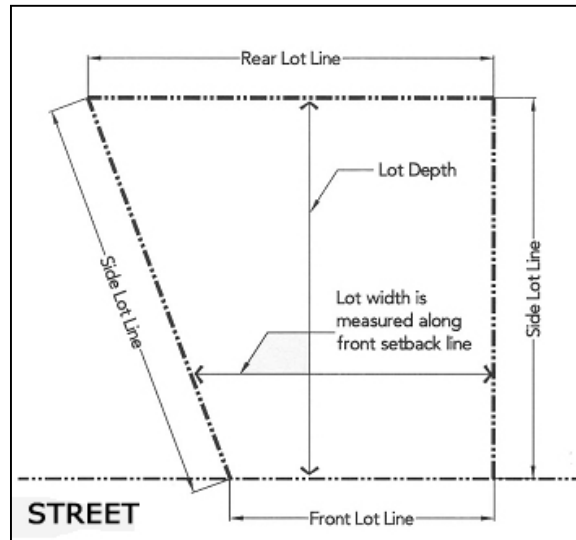
Lot Coverage. The portion of a lot that is occupied by buildings or structures, including accessory structures, expressed as a percentage of total lot area. Lot coverage shall not include driveways, parking spaces, patios, sidewalks, swimming pools or water gardens and other similar impervious or semi-impervious surfaces (See [Figure 38: Lot Coverage](#)) (Ordinance 2008-65, 9/2/2008)

FIGURE 38: LOT COVERAGE



Lot Depth. The distance between the front lot line and the rear lot line of a lot, determined by measuring from the deepest point of the rear lot line to the front lot line. (See [Figure 39: Lot Width and Lot Depth](#))

FIGURE 39: LOT WIDTH AND LOT DEPTH



Lot, Double-Frontage. A lot having frontage on two (2) streets at opposite ends of the lot, which is not a "Corner Lot." (See [Figure 40](#))

Lot, Interior. A lot other than a corner lot or a double-frontage lot. (See [Figure 37](#))

Lot Line. A property boundary line of any lot. Where any portion of the lot extends into an abutting street or alley, the lot line shall be deemed to be the established or existing street or alley right-of-way line.

Lot Line, Front. The lot line which abuts an existing or dedicated street. For the purposes of this Ordinance, the “Front Lot Line” of a “Corner Lot” or a “Reverse Corner Lot” shall be the shortest street frontage of the lot.

Lot Line, Interior. A lot line which does not abut a street or alley.

Lot Line, Rear. The boundary of a lot which is most distant from and is, or is approximately, parallel to the front lot line. In the case of an irregular or triangular shaped lot and for purposes of determining the rear yard dimension, the rear lot line shall be deemed to be a line ten (10) feet in length, within the lot, which is parallel to and at a maximum distance from the front lot line. The ten (10) foot chord for an irregular lot is shown in Figure 41: Rear Lot Line Chord for Irregular Lots.

Lot Line, Side. Any boundary of a lot that is not a front lot line or a rear lot line.

Lot of Record. A single lot which is part of a subdivision or resubdivision which has been recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

Lot, Reverse Corner. A “Corner Lot” where the side lot line adjoining a street is substantially a continuation of the front lot line of the first lot to its rear. (See Figure 42)

FIGURE 40: DOUBLE-FRONTAGE LOT

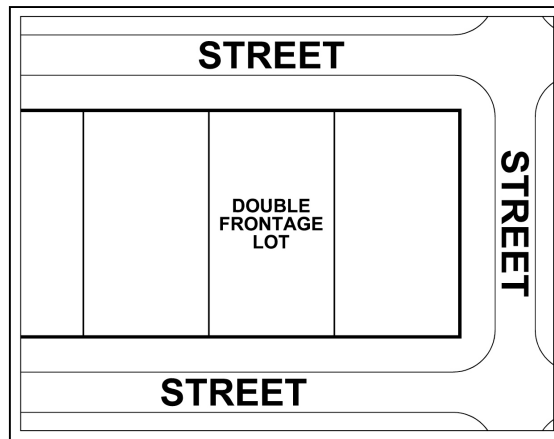


FIGURE 41: REAR LOT LINE CHORD FOR IRREGULAR LOTS

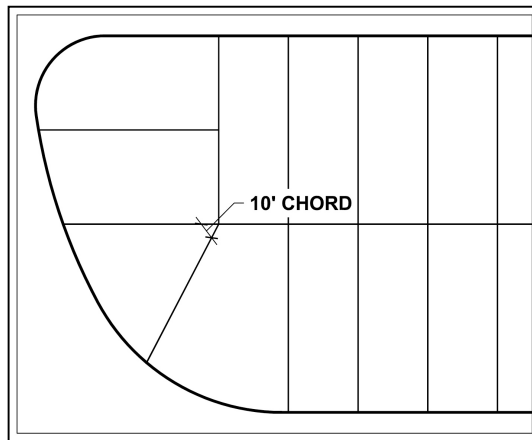
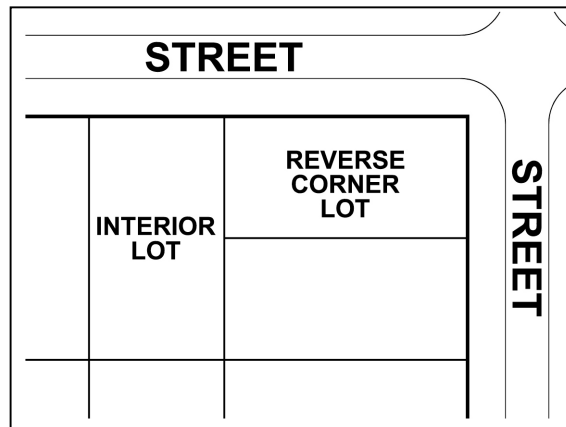


FIGURE 42: REVERSE CORNER LOT



Lot Width. The minimum horizontal distance between the side lot lines of a lot measured at the required front yard setback line. (See [Figure 39](#))

Lot, Zoning. A single tract of land located within a single block which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed or built upon as a unit, under single ownership or control. A “Zoning Lot” may or may not coincide with a “Lot of Record.”

Luminaire. A complete lighting unit extending from a support structure, parallel to the ground, consisting of a light source and all necessary mechanical, electrical and decorative parts. A “Luminaire” does not include a pole or other support.

Marquee. A permanent roof-like structure constructed of durable material extending from part of the wall of a building but not supported by the ground.

Mechanical Equipment. Mechanical equipment shall include heating, ventilating and air-conditioning (HVAC) units. “Emergency Electrical Generators” are not considered “Mechanical Equipment.” (Ordinance 2009-50, 7/6/2009)

Medical/Dental Clinic. A facility operated by one (1) or more physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. “Medical Clinics” shall also include alternative medicine clinics, such as acupuncture and physical therapy offices, which provides integrated care in the treatment of permanent or temporary neurologic and musculoskeletal disabilities. Massage establishments where such service is provided by a practice by a certified massage therapist or similar licensed professional shall not be considered a “Physical Therapy Office,” but rather a “Personal Services Establishment.” (Ordinance 2009-50, 7/6/2009)

Medical/Dental Laboratory. A business establishment engaged in the testing and analysis of material for medical or dental services, or in the construction, alteration or repair of bridges, crowns, dentures, eyewear, contact lenses, orthodontic appliances or any other prosthetic appliances. Direct contact with patients for consultation, treatment or other services are not included as part of the business activities. (Ordinance 2010-33, 4/5/2010)

Medical Support Facilities. Uses and facilities such as, but not limited to, onsite medical waste storage and disposal, warehousing and storage of medical related equipment and supplies, garages, and other facilities commonly associated with the operation of “Hospitals.”

Meeting/Event Room. A room not exceeding 2,200 square feet which is rented by individuals or groups to accommodate private functions, such as civic, non-profit, educational or social purposes. Such use may or may not include kitchen facilities for the preparation or catering of food, the sale of alcoholic beverages for on-premises consumption only during scheduled events. (Ordinance 2010-112, 12/20/2010)

Memorial Plaque. A sign, tablet or plaque memorializing a person, event, structure or site.

Mezzanine. A partial story occurring between two (2) main stories of a building.

Mortuary. An establishment where the deceased are prepared for burial. The facility may include a small chapel for the conduct of services prior to burial.

Motor Vehicle. Any self-propelled wheeled vehicle designed primarily for transportation of persons or goods along public streets.

Motor Vehicle Dealership. Any business establishment that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats or motorcycles, or other similar motorized transportation vehicles. An automobile dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

Motor Vehicle Operations Facility. A privately-owned facility for the dispatch, storage and maintenance of emergency medical care vehicles, taxicabs and other livery vehicles. "Motor Vehicle Operations Facility" shall not include "Public Works Facility" or "Public Safety Facility," where the vehicles of the fire, police or other municipal departments are dispatched, stored and/or maintained.

Motor Vehicle Rental Establishment. Rental of automobiles and light trucks and vans, including incidental parking and servicing of rental vehicles.

Motor Vehicle Service Station. A business where flammable or combustible liquids or gases used as fuel for motor vehicles are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles.

Motor Vehicle Service and Repair, Major. Such use includes, but shall not be limited to, establishments involved in engine rebuilding, major reconditioning of worn or damaged motor vehicles or trailers, towing and collision service, including body, frame or fender straightening or repair, and painting of motor vehicles.

Motor Vehicle Service and Repair, Minor. Such use includes, but is not limited to, minor repairs to motor vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like. "Motor Vehicle Service and Repair, Minor" includes establishments where gasoline and/or fuel oil, and oil, grease, batteries, tires and automobile accessories are sold in addition to the repair facilities.

Movie Theater. A theater designed for showing movies or motion pictures.

MPE. "MPE" stands for Maximum Permissible Exposure to radiofrequencies. This standard, calculated by the Federal Communications Commission, is the safe level of exposure of persons to radiofrequencies, such as those emitted by wireless telecommunications antennas.

Nameplate. A sign indicating the name, address or profession of the person or persons occupying the lot or a part of the building.

Nonconforming Lot. A lot of record that does not meet the lot area or lot width requirements of this Ordinance for the zoning district in which it is located.

Nonconforming Structure. Structures which at one time conformed to applicable zoning regulations, but because of subsequent amendments to the Zoning Ordinance no longer conform to applicable yard, height, lot coverage or other dimensional or bulk provisions or does not meet other on-site development standards, such as an insufficient number of parking spaces, of this Ordinance, are considered nonconforming structures. (Ordinance 2009-80, 11/16/2009)

Nonconforming Use. A nonconforming use is the use of land and structures that, as of the effective date of this Ordinance, are used for purposes that are not permitted in the zoning district in which they are located. Uses that were specifically authorized as a special use shall not be considered nonconforming uses even if the use is no longer permitted within that zoning district. (Ordinance 2009-80, 11/16/2009)

Nursing Home. A facility providing bed care and inpatient services on a twenty-four (24) hour per day basis for persons requiring regular medical attention. This definition excludes a facility providing surgical or emergency medical services, or a facility providing care for alcoholism, drug addiction, mental disease or communicable disease. A "Nursing Home" shall not include "Independent Living Facility," "Assisted Living Facility," "Community Residence" or "Hospital."

Occupancy Certificate. A certificate that permits the use and/or occupancy of a structure or portion of a structure after it is constructed, reconstructed, remodeled or moved, indicating that the proposed occupancy or use complies with all the provisions of the Zoning Ordinance.

Office Park. A large tract of land that has been planned, developed and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention to circulation, parking, utility needs, aesthetics and compatibility.

Office, Professional. A use that engages in the processing, manipulation or application of business information or professional expertise. Such an office may or may not offer services to the public. A "Professional Office" is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. It is characteristic of a "Professional Office" that retail or wholesale goods are not shown on the premises to a customer. Examples include, but are not limited to, professional offices for non-profit organizations, advertising, accounting, investment services, insurance, contracting, architecture, engineering, legal services and real estate services. "Professional Office" does not include government offices, which are considered "Government Facility and Offices."

Open Space (Bulk Regulation). Land within a zoning lot devoted to landscaping, lawns and other similar uses. Open space shall not include driveways, streets, parking lots or spaces, sidewalks, plazas, terraces, patios, swimming pools, decks or other similar impervious or semi-impervious surfaces.

Ordinance, This. This Zoning Ordinance, as from time to time amended.

Outdoor Dining. A seating area located outdoors of a contiguous restaurant, usually in addition to an indoor seating area.

Outdoor Entertainment Facility. Predominantly spectator uses conducted outdoors in open or only partially enclosed facilities. Typical uses include, but are not limited to, fairgrounds, outdoor stadiums, outdoor theaters, raceways, rodeos, music arenas, theme parks and amusement

parks. "Outdoor Entertainment Facilities" shall include accessory uses, such as snack bars or refreshment stands that are designed and intended primarily for the use of patrons. "Outdoor Entertainment Facility" shall not include "Outdoor Recreation Facility."

Outdoor Recreation Facility. Predominantly participant uses that take place outside of a building including, but not limited to, miniature golf courses, swimming pools, tennis courts, ball fields, skateboard parks, and other similar facilities. "Outdoor Recreation Facilities" shall include accessory uses, such as snack bars or refreshment stands that are designed and intended primarily for the use of patrons. "Outdoor Recreation Facilities" may also include those establishments that maintain a restaurant on-premises for patrons of the establishment. "Outdoor Recreation Facility" shall not include "Outdoor Entertainment Facility," "Parks," "Golf Courses" and "Driving Ranges."

Outdoor Sales and Display. Part of a lot used for outdoor sales and/or display of goods accessory to the principal use.

Outdoor Fireplace. A self-contained, manufactured noncombustible cooking unit provided with a tight-fitting screen or lid and supported off the ground by non-combustible legs.

Outdoor Storage. The keeping of any goods, material, merchandise or equipment not within an enclosed building. An item shall be deemed to be in storage if it is being maintained or repaired on a premises.

Owner. A titleholder of record, or if title is held in trust, the beneficiary of the trust. A long-term lessee may also be deemed an owner, provided that at time of application, not less than twenty (20) years remain on the lease.

Parapet Wall. That portion of a wall which extends above the roof line.

Park. A non-commercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. "Parks" include, but are not limited to, ballfields, football fields, soccer fields, basketball courts, playgrounds and park district field houses that may have indoor recreation facilities.

Parking, Land Banked. Designating land on a site to be held and preserved for an additional parking.

Parking, Off-Street. The storage space for an automobile on premises other than streets, alleys or rights-of way.

Parking, On-Street. The storage space for an automobile that is located within the street right-of-way.

Parking, Tandem. A parking space within a group of two (2) or more parking spaces arranged one behind the other.

Parking Lot (Principal Use). An open, hard-surfaced area, other than street or public way, available to the public, to be used for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles. Such storage may be for compensation, free or as an accommodation to residents of a multi-family dwelling, or clients and customers of a business.

Parking Structure Principal Use. A structure composed of one (1) or more levels or floors used for the parking or storage of motor vehicles. A parking structure may be totally below grade, as in an underground parking garage, or either partially or totally above grade with those levels being either open or enclosed.

Parkway. The area, excluding the sidewalk, if any, between the property line and the curb or, in the absence of a curb, between the property line and the nearest edge of the street paving.

Party Wall. A wall starting from the foundation and extending continuously through all stories to or above the roof, that separates one (1) building from another, but is in joint use by each building.

Patio. An impervious surface at finished grade designed and intended for recreational use by people and not as a parking space.

Penthouse. An enclosed structure above the roof of a building, other than a roof structure or bulkhead. A "Penthouse" shall not be used for purposes other than shelter of mechanical equipment or shelter of vertical shaft openings in the roof.

Performance Standards. A criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare of heat generated by or inherent in use of land or buildings.

Pergola. A freestanding structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters. A "Pergola" is built as an outdoor sitting area with lattice or open slat roof for partial shade.

Permitted Use. A use permitted in a zoning district upon satisfaction of the standards and requirements of this Ordinance. A permitted use does not require special administrative review and approval.

Person With A Disability. A person has a "disability" for purposes of the Americans with Disabilities Act (ADA) if she or he: 1) has a physical or mental impairment that substantially limits a major life activity; 2) has a record of such an impairment; or 3) is regarded as having such an impairment. A person must satisfy at least one (1) of these three (3) parts of the definition to be considered an individual with a disability.

Personal Services Establishment. An establishment or place of business primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty shops, barbershops, tanning salons, massage parlors, shoe repair, laundromats, pet grooming establishments, rental and repair shops, dry cleaners and tailors. (Ordinance 2009-50, 7/6/2009)

Place of Worship. A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes.

Planned Development. The subdivision and/or development of a land area as a single unified development, where certain Zoning Ordinance regulations, such as bulk and use standards, may be modified to allow for more flexible planning in conformance with the planned unit development standards and approval processes.

Playground. An area developed for active play and recreation that may contain courts for such games as basketball or tennis, or recreational equipment such as trampolines.

Porch. A structure, which can be enclosed or unenclosed, that projects from the exterior wall of a building, has direct access to the street level of the building, and is covered by a roof or eaves. An "Unenclosed Porch" is a porch that is open on two (2) or more sides. An "Enclosed Porch" is a porch that is enclosed by walls, screens, lattice or other material on two (2) or more sides. A screened-in porch shall be considered an "Enclosed Porch."

Principal Use. The main use of land or buildings as distinguished from an accessory use.

Property Line. The lines forming the boundary of a zoning lot.

Public Safety Facility. Facilities operated by public safety agencies including fire stations and other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities. The vehicles of fire and police may be dispatched, stored and/or maintained within the “Public Safety Facility.”

Public Use Area (for Parking Standard Calculations). The area within a use to which the public or select members of the public have access including, but not limited to, such areas as dining rooms, restrooms, bar seating, display areas, etc.

Public Works Facility and Utility. All production, storage, transmission and recovery facilities for water, sewer, telephone and other similar utilities owned or operated by any public agency or utility. This includes any municipal repair, storage or production facility or public works yard, as well as any accessory office or meeting rooms. Municipal vehicles may be dispatched, stored and/or maintained within the “Public Works Facility.” “Public Works Facility and Utility” does not include “Public Safety Facility.”

Pumpkin Patch. A retail sales operation, generally conducted wholly outdoors, that offers for sale on a temporary, limited basis, pumpkins and related holiday (Halloween) items.

Recreational Vehicle. A vehicle, or similar means of human transportation, used primarily for recreational purposes. “Recreational Vehicle” shall include, but not be limited to, the following:

- A. **Boat/Raft.** Any unit that is used for water travel.
- B. **Camper Trailer.** A non-self propelled motor vehicle designed to be towed and designed to be used as a temporary dwelling for travel or recreational use.
- C. **Motor Home.** A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
- D. **Pickup Coach.** A structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational or vacation uses.
- E. **Snowmobile.** A “Snowmobile” is a motorized vehicle used for travel over snow or ice.
- F. **Jet Ski.** A “Jet Ski” or other type of personal watercraft is a motorized vehicle used for travel over water.

Real Estate Model Unit. A residential unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development. Model units may also incorporate sales or rental offices for dwellings within the development.

Rehabilitation Facility. Structures and land used for the treatment of alcohol or other drug abuse where one (1) or more patients are provided with care, meals and lodging.

Research and Development Facility. An establishment where research and development is conducted in the following industries: biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, and

computer hardware and software. "Research and Development Facilities" do not involve the manufacture, fabrication, processing or sale of products.

Retaining Wall. A raised area of soil that is supported or enclosed around an edge or edges by stone or timber, designed to resist lateral earth and/or fluid pressures. This definition of "Retaining Wall" shall, for the purposes of this Ordinance, exclude terracing of thirty (30) inches or less used as a landscape feature. (Ordinance 2009-50, 7/6/2009)

Restaurant. A structure in which the principal use is the preparation and sale of food and beverages for consumption on the premises or for carry-out. "Restaurant" shall not include accessory restaurants, snack bars or refreshment stands accessory to "Indoor or Outdoor Entertainment Facilities" and "Indoor or Outdoor Recreation Facilities." A "Restaurant" with live performances (music, theater, etc.) shall be considered "Live Entertainment."

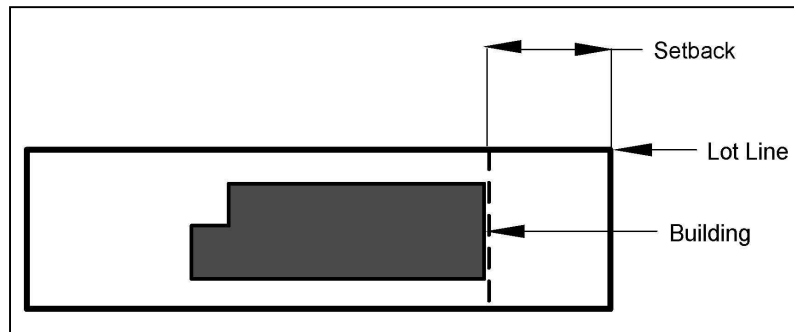
Retail Goods Establishment. A commercial enterprise that provides physical goods, products or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. "Retail Goods Establishment" shall not include "Heavy Retail, Rental and Service Establishments."

Satellite Dish Antenna. A dish antenna designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication or other signals from other antennas, satellites, or other services.

Self-Service Storage Facility. A facility used only for the storage of personal property (no commercial storage) where individual renters control individual storage spaces and no commercial transactions are permitted other than the rental of the storage units.

Setback. The minimum distance by which any building or structure must be separated from a property line. (See [Figure 43: Setback](#))

FIGURE 43: SETBACK



Sexually-Oriented Business. "Sexually-Oriented Business" shall include the following, as defined by this Section and this Ordinance: adult bookstores, adult entertainment cabarets, adult hotel/motel, adult motion picture theaters, adult novelty stores, and other similar uses.

A. Adult Bookstore. An establishment having at least twenty-five percent (25%) of its sales or display area devoted to books, magazines, films for sale or for viewing on premises by use of motion picture devices or by coin-operated means, and periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "Specified Anatomical Activities" or "Specified Anatomical Areas." This shall include any establishment with a segment or section devoted to the sale or display of such materials, or an

establishment that holds itself out to the public as a purveyor of such materials based upon its signage, advertising, displays, actual sales, presence of video preview or coin-operated booths or any other factors showing the establishment's primary purpose is to purvey such material.

- B. Adult Entertainment Cabaret.** A public or private establishment which features topless dancers, strippers, go-go dancers, male or female impersonators, lingerie or bathing suit fashion shows, not infrequently features entertainers who display "Specified Anatomical Areas." Included are those uses which feature entertainers who, by reason of their appearance or conduct, perform in a manner which is designed primarily to appeal to the prurient interest of the patron or features entertainers who engage in explicit simulation of "Specified Sexual Activities."
- C. Adult Health Spa/Sauna.** A health spa, sauna or massage parlor that provides steam bathes, heat bathing, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, and is distinguished or characterized by an emphasis on "Specified Sexual Activities" or "Specified Anatomical Areas." This definition does not include health clubs, health spas, salons or similar establishments that offer massage therapy or other manipulation of the human body provided by a licensed massage therapist.
- D. Adult Hotel/Motel.** A hotel, motel or similar commercial establishment offering public accommodations for any form of consideration that provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes or video cassette recorders, DVDs or DVD players, slides, or other photographic reproductions for viewing or recording, characterized by an emphasis upon the depiction or description of "Specified Sexual Activities" or "Specified Anatomical Areas" and/or rents, leases or lets any room for less than a six (6) hour period, or rents, leases or lets any single room more than twice in a twenty-four (24) hour period.
- E. Adult Motion Picture Theater.** A building or area used for presenting materials distinguished or characterized by an emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas."
- F. Adult Novelty Store.** An establishment having a substantial or significant portion of its sales or stock in trade consisting of toys, devices, clothing novelties, lotions and other items distinguished or characterized by their emphasis on or use for "Specialized Sexual Activities" or "Specified Anatomical Areas." This includes an establishment that holds itself out to the public as a purveyor of such materials based upon its signage, advertising, displays, actual sales or any other factors showing the establishment's primary purpose is to purvey such material.
- G. Specified Sexual Activities.** For the purpose of this Ordinance, "Specified Sexual Activities" means: 1) human genitals in a state of sexual stimulation or arousal; 2) acts of human masturbation, sexual intercourse or sodomy; and 3) fondling or other erotic touching of human genitals, pubic region, buttocks or female breasts.
- H. Specified Anatomical Areas.** For the purposes of this Ordinance, "Specified Anatomical Areas" means: 1) less than completely and opaquely covered human genitals, pubic region, buttocks or female breasts below a point immediately above the top of the areola; and 2) human genitals in a discernable turgid state, even if completely and opaquely covered.

Shade Tree. A deciduous tree planted primarily for its high crown of foliage or overhead canopy. A large shade tree is over forty (40) feet in height. Medium shade trees are between twenty-five (25) and forty (40) feet in height. Small shade trees reach up to twenty-five (25) feet in height.

Shed. A relatively small accessory building often purchased pre-built or as a kit in pre-fabricated sections not designed to be served by heat or plumbing, and not placed on a permanent foundation. A “Shed” is typically intended to store lawn, garden or pool care equipment.

Shopping Center. A group of retail and other commercial establishments that is planned, owned and managed as a single property. The center’s size and orientation are generally determined by the market characteristics of the trade area served by the center. The two (2) main configurations of shopping centers are malls and strip centers. See “Strip Center Development” below.

Sign. A name, identification, description, display, illustration or attention-getting device which is affixed to or painted or represented directly or indirectly upon a building or other outdoor surface or lot, and which directs attention to a person, business, product, service, place, organization or entertainment. “Sign” shall not include the flag of any nation, state or governmental entity.

Sign, Advertising Bench. Any bench that is used in whole or in part for advertising purposes by means of a message or design painted on, printed on, affixed to or otherwise designed as an integral part of the bench.

Sign, A-Frame. An advertising device ordinarily in the shape of an “A,” or some variation thereof, located on the ground, not permanently attached and easily movable, and usually two-sided.

Sign, Awning. A sign that is mounted on, painted on or attached to an awning.

Sign, Balloon. Any sign that is any lighter-than-air or gas-filled balloon attached by means of a rope or tether to a definite or fixed location. Displays designed to inflate or move by use of a fan or blower shall also be considered a balloon sign.

Sign, Banner. Any sign printed or displayed upon cloth or other flexible material with or without frames.

Sign, Canopy. A sign that is printed on or attached to a canopy.

Sign, Construction. A sign that identifies the name of principal contractors, architects, and lending institutions responsible for construction on the site where the sign is placed, together with other information included thereon.

Sign, Directional. A sign that identifies parking lot entrances and exits, restrooms, public telephone, walkways, parking lot entrances and exits, and features of a similar nature.

Sign, Directory. A sign that serves as common or collective classification for a group of persons or businesses operating on the same zoning lot (e.g., shopping center, office complex, etc.). Such sign may name the persons or businesses included, but carry no other advertising matter.

Sign, Election. Signs announcing the support or opposition of political candidates, political parties or referenda for any national, state or local election. (Ordinance 2009-50, 7/6/2009)

Sign, For-Sale/For-Rent. A sign advertising property for-sale or for-rent.

Sign, Ground. A sign that is attached to a completely self-supporting structure. A freestanding sign may be a pole or monument sign. See “Sign, Ground – Monument” and “Sign, Ground – Pole.”

Sign, Ground – Monument. Any sign, other than a pole sign, placed upon or supported by the ground independently of any other structure. “Freestanding Monument Signs” are typically mounted on a masonry base. As distinguished from “Sign, Freestanding – Pole,” the sign base of

any monument sign shall be a minimum of seventy-five percent (75%) of the width of the sign face that is to be situated upon the base. See also "Sign, Ground."

Sign, Ground – Pole. A sign erected and maintained on one (1) or two (2) freestanding mast(s) or pole(s) and not attached to any building, but not including "Sign, Ground – Monument." See also "Sign, Ground."

Sign, Identification. A sign containing only the name and address of the building or development

Sign, Marquee. A sign that is attached to a marquee.

Sign, Municipal. A sign erected and maintained pursuant to, and in discharge of, any municipal functions or as required by law including, but not limited to, speed limit signs, stop signs, City limit signs, street name signs, historical or government site, and directional signs.

Sign, Nonconforming. A sign lawfully erected and maintained prior to the adoption of this Ordinance that does not conform to the requirements of this Ordinance.

Sign, Occupational. A sign indicating the name and profession of an occupant of the lot or a part of the building.

Sign, Off-Premise. A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at any location other than upon the premises where such sign is located or to which it is affixed.

Sign, Pennant. Any geometric shaped cloth, fabric or other lightweight material normally fastened to a stringer, which is secured or tethered so as to allow movement of the sign caused by wind.

Sign, Permanent. A sign attached to a building, structure or the ground which is made of materials intended for long-term use.

Sign Permit. A permit for erection, alteration or relocation of a sign.

Sign, Political. A sign advocating action on a public issue. (Ordinance 2009-50, 7/6/2009)

Sign, Projecting. Any sign that is attached to a building or other structure, and extends beyond the surface of the building or structure to which it is attached.

Sign, Portable. A sign whose principal supporting structure is intended, by design and construction, to be used by resting upon the ground for support and may be easily moved or relocated for reuse. "Portable Signs" shall include but are not limited to signs mounted upon a trailer, wheeled carrier or other non-motorized mobile structure, with wheels or with wheels removed.

Sign, Roof. Any sign wholly erected, constructed or maintained upon or above the roof structure or parapet of any building with the principal support attached to the roof structure.

Sign Support Structure. Any structure that supports, or is capable of supporting, a sign, including decorative cover.

Sign, Wall. A sign mounted flat against and projecting less than twelve (12) inches from the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall. "Wall Sign" shall not include "Window Sign."

Sign, Window. A sign attached to, placed upon, or printed on the interior or exterior of a window or door of a building intended for viewing from the exterior of such a building. A “Window Sign” may be either permanent or temporary.

Single Ownership. A lot where the owner does not own adjoining vacant property.

Site Plan Review. The review of a site plan and other studies to assist in determining the manner in which the applicant intends to make use of his/her property.

Social Club or Lodge. A membership organization and its premises that holds regular meetings and caters exclusively to members and their guests for social, intellectual, recreational or athletic purposes. A “Social Club or Lodge” may, subject to other regulations controlling such uses, maintain dining facilities, possess a liquor license, or engage professional entertainment for the enjoyment of dues-paying members and their guests. “Social Club or Lodge” shall not include “Country Club.”

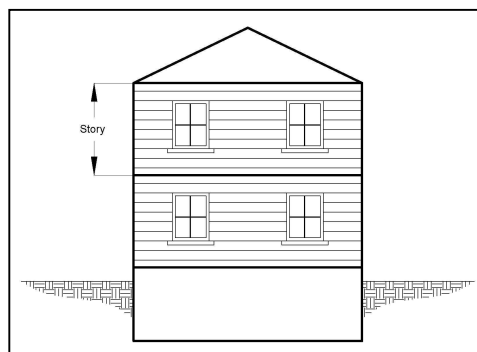
Special Use. A use that owing to some special characteristics attendant to its operation or installation is permitted in a zoning district only after review by the Planning and Zoning Commission, and approval by the City Council. A use is a special use if it is designated as such in this Ordinance.

Stacking Space. A space specifically designated as a waiting area for vehicles patronizing a drive-in business.

Steps and Stoops. An exterior floor typically, but not necessarily, constructed of concrete and/or masonry, with a finished floor elevation higher than the adjacent ground level. A stoop typically has with steps leading up to it and is utilized primarily as an access platform to a building.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. A basement with less than one-half ($\frac{1}{2}$) of its clear floor-to-ceiling height below the average grade of the adjoining ground shall count as a story. The floor of a story may have split levels provided that there is not more than a four (4) foot difference in elevation between the different levels of the floor. A mezzanine floor shall be counted as a story when it covers over one-third ($\frac{1}{3}$) of the area of the floor next below it, or if the vertical distance from the floor next below it to the floor next above it is more than twenty-four (24) feet. (See [Figure 44: Story](#))

FIGURE 44: STORY



Story, Half. A story located directly under a sloping roof where the area that has a ceiling height of at least seven (7) feet is less than two-thirds ($\frac{2}{3}$) of the area of the story below.

Street. A permanent public or private right-of-way or easement which is platted for common use as the primary means of access for motor vehicles to properties adjoining it.

Street, Frontage. All of the property fronting on one side of a street between two (2) intersecting streets, or in the case of a dead-end street, all of the property along the side of the street between an intersecting street and the end of such dead-end street.

Street Level. The story of a building that has its floor at the closest level to the street, with direct pedestrian access to that story from the outside.

Street Line. The street right-of-way line abutting a property line of a lot.

Street Wall. The wall of a building nearest to and facing on a street.

Strip Center Development. A pattern of commercial development comprised of two (2) or more separate businesses, generally one (1) lot in depth with commercial activity arranged in a line, usually along an arterial street.

Structural Alteration. Any change in the supporting members of a structure, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or exterior walls.

Structure. Anything constructed or erected that requires location on the ground or attached to something having location on the ground.

Swimming Pool. A receptacle for water and/or an artificial pool of water over twenty-four (24) inches in depth, or with a surface area exceeding two-hundred fifty (250) square feet designated for recreational or fitness use by persons.

Thoroughfare. An arterial or collector street as designated in the Comprehensive Plan.

Temporary Contractor Trailer. This use includes security trailers, construction equipment sheds, contractor trailers and similar uses incidental to a construction project and sales of homes within a newly constructed development.

Temporary Overnight Shelter. A building, or portion of a building not otherwise zoned or approved for temporary occupancy, in which limited sleeping accommodations are provided. (Ordinance 2008-83, 11/17/2008)

Temporary Storage Trailers and Temporary Storage Containers. Temporary self-storage trailers and containers delivered to residential or commercial uses for the resident or business owner to store belongings, and then picked up and returned to a warehouse. These trailers and containers are also known as "PODS" (Portable On-Demand Storage). (Ordinance 2008-65, 9/2/2008)

Tent. Any temporary structure or enclosure, the roof of which or one-half or more of the sides are constructed of silk, cotton, canvas, fabric, or similar pliable material.

Terrace. A raised impervious surface designed and intended for recreational use by people and not as a parking space. A "Terrace" shall be distinguished from a "Deck" in that the raised impervious surface is built upon a solid base, such as an earthen mound.

Trailer. Any non-self-propelled, wheeled vehicle, designed for carrying persons or property when drawn by a motor vehicle.

Transition Yard. Land area with landscape plantings and other components used to visibly separate one use from another, or to shield or block noise, lights, or other nuisances.

Trellis. A freestanding structure used in the garden to support vines or climbing plants; also called an “Arbor.”

Use. The purpose or activity for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

Use, Principal. The dominant use of land or a structure as distinguished from an “Accessory Use.”

Utility, Private. Utilities that are not subject to City acceptance for operation or maintenance. For purposes of this Ordinance, private utilities include natural gas lines, power lines, telephone lines, cable television lines, fiber optic lines and other communication lines, their appurtenances and components and the utility companies’ operation, maintenance, repair and replacement of same. Aboveground private utility structures, such as pedestals for cable wire access or other access points for underground infrastructure (communications wiring, fiber optic, etc.) shall be considered a “Private Utility.”

Wall. An upright structure of building material, such as masonry or plaster, serving to enclose, divide or protect an area.

Warehouse/Distribution. The storage, wholesale and distribution of manufactured products, supplies and equipment.

Water Garden. Any ornamental tub, pool, or other natural or artificial water container planted with aquatic plants.

Window Light Well. An enclosure installed below grade that: retains the earth around a window that is either entirely or partially below grade, and is constructed for the primary purpose of providing light and ventilation to a basement.

Window Well, Escape. An enclosure installed below grade that: retains the earth around a window that is either entirely or partially below grade, and is constructed for the primary purpose of egress from a below grade space during an emergency.

Wireless Telecommunications Antenna. A specific device, the surface of which is used to transmit and/or receive radio-frequency signals, microwave signals, or other signals transmitted to or from other antennas. “Wireless Telecommunications Antenna” does not include “Satellite Dish Antenna.”

Wireless Telecommunications Facility. An un-staffed structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators.

Wireless Telecommunications Tower. A structure designed and constructed to support one (1) or more “Telecommunications Antennas” and including all appurtenant devices attached to it. A tower can be freestanding (solely self-supported by attachment to the ground) or supported (attached directly to the ground and with guy wires) of either lattice or monopole construction.

Yard. A required open space on a lot which is unoccupied and unobstructed from its lowest level to the sky, except for obstructions specifically permitted by this Ordinance. A yard extends along a lot line for a depth specified by the zoning district in which such lot is located. (See [Figure 45: Yards](#))

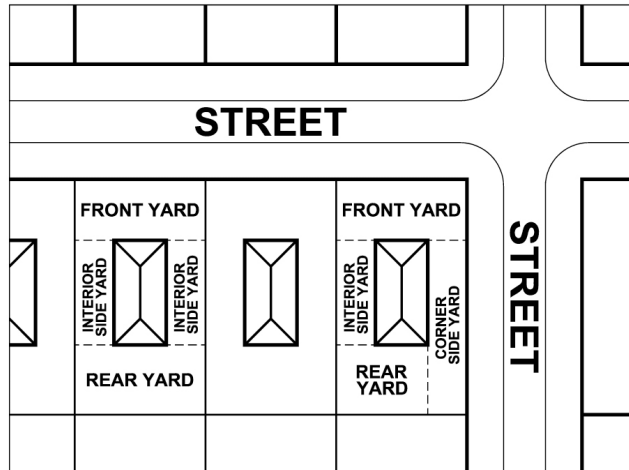
Yard, Corner Side. A side yard on a corner lot which abuts a public street. (See [Figure 45](#))

Yard, Front. A yard extending the full width of the lot between side lot lines for the required minimum depth, as specified by the zoning district in which such lot is located, measured perpendicular to the front lot line. (See [Figure 45](#))

Yard, Interior Side. A side yard that does not abut a street right-of-way. (See [Figure 45](#))

Yard Line. A line along a lot that is parallel to the lot line along which the applicable yard extends and which is not nearer to such lot line at any point than the required depth or width of the applicable yard.

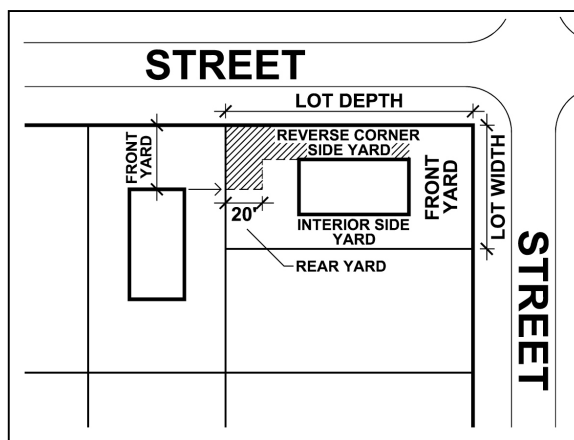
FIGURE 45: YARDS



Yard, Rear. A yard extending between the side lot lines for the required minimum depth, as specified by the zoning district in which such lot is located, measured perpendicular to the rear lot line. (See [Figure 45](#)) In the case of an irregular or triangular shaped lot, the rear lot line shall be deemed to be a line ten (10) feet in length, within the lot, which is parallel to and at a maximum distance from the front lot line. (See [Figure 41](#))

Yard, Reverse Corner Side. A side yard of a reverse corner lot which abuts a public street. (See [Figure 46](#))

FIGURE 46: REVERSE CORNER SIDE YARD



Yard, Side. A yard extending along a side lot line between the front and rear yard, for the required minimum depth, as specified for the district in which such lot is located, measured perpendicular to the side lot line. (See [Figure 45](#))

Zoning Amendment, Text. A change in the wording, context, or substance of this Zoning Ordinance.

Zoning Amendment, Map. A change in the zone boundaries or area district boundaries upon the Zoning Map.

Zoning Appeal. A request for a review of the Zoning Administrator's interpretation of any provision of this Ordinance.

Zoning Certificate. A zoning certificate verified that buildings, structures, or uses are consistent with the terms of this Zoning Ordinance for the purpose of carrying out and enforcing its provisions.

Zoning Districts. The districts into which the City of Park Ridge, Illinois, has been divided as set forth on the Official Zoning Map.

Zoning Interpretation. An interpretation of the specific provisions of the Ordinance by the Zoning Administrator in light of the general circumstances that the specific provision was intended to address.

Zoning Map. A map entitled the "Official Zoning Map of Park Ridge, Illinois," which is incorporated into this Ordinance, as part thereof, for the purpose of designating zoning districts.

Zoning Variance. A decision of the Zoning Administrator or Zoning Board of Appeals that, if approved by the City Council, permits an applicant to depart from the precise regulations of this Ordinance. A variance may be granted only in the specific instances authorized in this Ordinance and only in accordance with the standards of this Ordinance.

Note: "Payday or Title Loan Agency," and "Physical Therapy office," definitions were eliminated per Ordinance 2008-50, 7/6/2009.