

# SECTION 9. SPECIAL PURPOSE DISTRICTS

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## 9.1 SPECIAL PURPOSE DISTRICTS PURPOSE

### A. Purpose of OS Open Space Special Purpose District

The Open Space Special Purpose District (OS) is intended to provide and protect publicly and privately owned open space, natural areas, and passive and active recreation facilities that serve the City and surrounding region.

### B. Purpose of H Hospital Special Purpose District

The Hospital Special Purpose District (H) is intended to address the special needs and impacts of a large-scale, multi-functional hospital and medical campus. The Hospital District is divided into three sub-districts – Hospital Transition Zone 1, Hospital Transition Zone 2 and Hospital Core Zone. These sub-districts progressively increase in intensity of use and bulk. This progression is intended to mitigate the impacts of a hospital campus on adjacent residential uses.

#### 1. Hospital Core Zone

Hospital Core Zone (H-CZ) is intended to accommodate the main hospital structure and related uses. This sub-district is the most intense within the H District.

#### 2. Hospital Transition Zone 1

Hospital Transition Zone 1 (H-TZ-1) is intended to serve as the immediate transition between neighboring residential uses. It is primarily a landscaped transition yard, though surface parking lots may be allowed as a special use. No principal structures are permitted in this sub-district.

#### 3. Hospital Transition Zone 2

Hospital Transition Zone 2 (H-TZ-2) is intended to serve as a secondary buffer against neighboring residential uses. The H-TZ-2 Sub-District allows for some freestanding smaller-scale medical-related uses with individual yard requirements for each structure.

### C. Purpose of EB Educational Boarding Special Purpose District

The Educational Boarding Special Purpose District (EB) is intended to address the special needs and impacts of a large-scale, educational facility and campus that includes boarding facilities for students. The Educational Boarding District is divided into two sub-districts – EB Transition Zone and EB Core Zone.

**1. Educational Boarding Core Zone**

Educational Boarding Core Zone (EB-CZ) is intended to accommodate a large-scale educational facility, including classrooms and dorms, and related uses such as parking and outdoor recreation.

**2. Educational Boarding Transition Zone**

Educational Boarding Transition Zone (EB-TZ) is intended to serve as the buffer with respect to neighboring residential uses and provides a landscaped transition yard between the facility and the abutting residential uses. No principal structures are permitted in this sub-district.

**D. Purpose of S Sexually-Oriented Business Special Purpose District**

The Sexually-Oriented Business Special Purpose District (S) is intended to provide a limited area in which to operate a sexually-oriented business. The S District is a floating zone, which will not be designated on the Zoning Map until an application is made and a recommendation is made by action of the Planning and Zoning Commission and approved by the City Council. An S District is the only zoning district in which a sexually-oriented business may be operated.

**E. Purpose of P Parking Special Purpose District**

The Parking District (P) is intended to create an area adjacent to the existing B-1 District for off-street parking that must be designed to be compatible with adjacent residential areas. The parking areas are to be used solely for off-street parking lots by passenger vehicles incidental to a principal use. The district is intended to serve as parking for an adjacent use, or uses, which has previously been developed without adequate off-street parking facilities.

**9.2 PERMITTED AND SPECIAL USES**

Table 6: Special Purpose Districts Permitted and Special Uses lists permitted and special uses for the special purpose districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain special use approval as required in Section 4.6 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

CITY OF PARK RIDGE, ILLINOIS									
TABLE 6: SPECIAL PURPOSE DISTRICTS PERMITTED AND SPECIAL USES									
<i>P = Permitted Use    S = Special Use</i>									
Use <sup>1</sup>	Special Purpose Districts						S <sup>2</sup>	P	Specific Use Standards
	OS	H			EB				
		H-CZ	H-TZ-1	H-TZ-2	EB-CZ	EB-TZ			
<b>RESIDENTIAL USES</b>									
Assisted Living Facility		S		S				See Section 10.3.A	
Independent Living Facility		S		S				See Section 10.3.A	
Nursing Home		S		S				See Section 10.3.A	
Temporary overnight shelters <sup>5</sup>	S	S	S	S				See Section 10.3.R	
<b>GOVERNMENT AND EDUCATIONAL USES</b>									

**CITY OF PARK RIDGE, ILLINOIS**  
**TABLE 6: SPECIAL PURPOSE DISTRICTS PERMITTED AND SPECIAL USES**

*P = Permitted Use S = Special Use*

Use <sup>1</sup>	Special Purpose Districts								Specific Use Standards
	OS	H			EB		S <sup>2</sup>	P	
		H-CZ	H-TZ-1	H-TZ-2	EB-CZ	EB-TZ			
Educational Facility, Primary/Secondary (With Residential)					S				
<b>SERVICE AND OFFICE USES</b>									
Classrooms with Laboratory Facilities (Medical-Related)		P		S					
Day Care Center, Adult or Child		P		S					See Section 10.3.D
Helistop		S							
Health/Fitness Center		P							
Hospital		P							
Medical/Dental Clinic		P		P					
Medical Support Facilities		P							
Office, Professional (Hospital-Related)		P		P					
Physical Therapy Office		P		P					
Rehabilitation Facility (Residential)		S							
Research and Development Facility (Hospital-Related)		P		P					
Restaurant (includes hospital cafeteria)		P		P					
<b>PARKING USES</b>									
Parking Lot (Principal Use)		P	S	P	P	S		P	See Section 10.3.N
Parking Structure (Principal Use)		P		P	P	S			See Section 10.3.N
<b>RETAIL USES</b>									
Retail Goods Establishment (Hospital-Related) <sup>3</sup>		P		P					
Sexually-Oriented Business							S		See Section 10.3.P
<b>OPEN SPACE USES</b>									
Cemetery	P								
Country Club	P								
Driving Range	P								
Forest Preserve	P								
Golf Course	P								
Park (Principal Use), including Park District Recreational Buildings	P								
<b>OTHER</b>									
Wireless Telecommunications Antenna	S,P <sup>4</sup>	S,P <sup>4</sup>	S,P <sup>4</sup>	S,P <sup>4</sup>	S,P <sup>4</sup>	S,P <sup>4</sup>	S,P <sup>4</sup>	S,P <sup>4</sup>	See Section 10.3.R
Wireless Telecommunications Facility	S	S	S	S	S	S	S	S	See Section 10.3.R
Wireless Telecommunications Tower	S	S	S	S	S	S	S	S	See Section 10.3.R

**FOOTNOTES: TABLE 6**

- <sup>1</sup> The terms in this column (“Use”) are defined in Section 17 (Generic Use Definitions).
- <sup>2</sup> In addition to sexually-oriented businesses, all uses that are listed as permitted uses in the B-3 District are considered permitted uses in the S District. All uses considered special uses in the B-1 District are considered special uses in the S District. See Table 4: Commercial Districts Permitted and Special Uses for the commercial district uses.
- <sup>3</sup> Hospital-related retail goods establishments include such uses as gift shops and medical supply sales establishments.
- <sup>4</sup> Only wireless telecommunications antennas that comply with the stealth design standards of Section 10.3.R.10 shall be considered permitted uses.
- <sup>5</sup> Ordinance 2008-83, 11/17/2008

**9.3 YARD AND BULK REGULATIONS**

Table 7: Special Purpose Districts Yard and Bulk Regulations establishes yard and bulk regulations for the special purpose districts.

CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS	
BULK REGULATION	OS <sup>1</sup>
MAXIMUM BUILDING HEIGHT <sup>5</sup>	35 ft
MINIMUM YARDS	
Front Yard	20 ft
Interior Side Yard	10 ft
Corner Side Yard	15 ft
Rear Yard	25 ft

CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS			
BULK REGULATION	H <sup>2</sup>		
	H-CZ	H-TZ-1 <sup>3</sup>	H-TZ-2 <sup>1</sup>
MINIMUM DISTRICT SIZE	10 acres for entire H District		
MAXIMUM BUILDING HEIGHT <sup>5</sup>	165 ft	n/a	50 ft
MINIMUM YARDS			
Front Yard	None	20 ft (See Section 9.6)	10 ft
Interior Side Yard	None	20 ft <sup>4</sup> (See Section 9.6)	10 ft
Corner Side Yard	None	20 ft (See Section 9.6)	10 ft
Rear Yard	None	20 ft <sup>4</sup> (See Section 9.6)	10 ft

CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS		
BULK REGULATION	EB	
	EB-CZ <sup>1</sup>	EB-TZ <sup>3</sup>
MAXIMUM BUILDING HEIGHT <sup>5</sup>	45 ft	n/a
MAXIMUM LOT COVERAGE	30%	n/a
MINIMUM OPEN SPACE	40%	n/a
<b>MINIMUM YARDS</b>		
Front Yard	10 ft	35 ft (See Section 9.6)
Interior Side Yard	10 ft	40 ft (See Section 9.6)
Corner Side Yard	10 ft	35 ft (See Section 9.6)
Rear Yard	10 ft	40 ft (See Section 9.6)

CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS	
BULK REGULATION	S
MAXIMUM BUILDING HEIGHT <sup>5</sup>	35 ft
FLOATING ZONE MAPPING LOCATION	May be designated only within existing B-3 District
<b>MINIMUM YARDS</b>	
Front Yard	10 ft
Interior Side Yard	10 ft
Corner Side Yard	10 ft
Rear Yard	20 ft

CITY OF PARK RIDGE, ILLINOIS TABLE 7: SPECIAL PURPOSE DISTRICTS YARD AND BULK REGULATIONS	
BULK REGULATION	P
MAXIMUM BUILDING HEIGHT <sup>5</sup>	No structures; parking lot at existing grade
MAXIMUM LOT COVERAGE	90%
MINIMUM LOT AREA	6,500sf
<b>MINIMUM YARDS</b>	
Front Yard	10 ft
Interior Side Yard	4 ft
Corner Side Yard	10 ft
Rear Yard	4 ft

**FOOTNOTES: TABLE 7**

<sup>1</sup> In the OS District and the H-TZ-2 and EB-CZ Sub-Districts, yard regulations only apply to structures.

<sup>2</sup> Modifications within the H District are subject to the provisions of Section 9.5 of this Section.

<sup>3</sup> Any surface parking lots located within the H-TZ-1 Sub-District must meet landscaping and screening requirements of Section 13.8 (Parking Lot Landscaping) and 13.9 (Parking Lot Perimeter Landscaping). The H-TZ-1 and EB-TZ Sub-Districts shall provide screening as required by Section 13 (Landscaping and Screening).

<sup>4</sup> Interior and rear yard requirements for the H-TZ-1 Sub-District are applicable only when the sub-district boundary is directly adjacent to a residential district.

<sup>5</sup> All appurtenances must meet building height requirements.

## **9.4 GENERAL STANDARDS OF APPLICABILITY**

### **A. Temporary Uses**

See Section 10.4 (Temporary Uses) for standards governing temporary uses.

### **B. Accessory Buildings, Structures, and Uses**

See Section 11.4 (Accessory Buildings, Structures and Uses) for standards covering accessory buildings, structures and uses. Attached garages shall not be considered an accessory structure but shall be subject to the requirements of Section 11.4.F.2 (Attached Garages).

### **C. Permitted Encroachments**

See Section 11.5 (Permitted Encroachments) for standards governing encroachments.

### **D. Environmental Performance Standards**

See Section 11.6 (Environmental Performance Standards) for standards governing environmental performance standards.

### **E. Off-Street Parking and Loading**

See Section 12 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

### **F. Landscaping and Screening**

See Section 13 (Landscaping and Screening) for standards governing landscaping and screening.

### **G. Signs**

See Section 14 (Signs) for standards governing signs.

## **9.5 MODIFICATIONS WITHIN HOSPITAL SPECIAL PURPOSE DISTRICT**

Any changes within any sub-district within the Hospital District shall be subject to the following provisions:

### **A. Use Change**

A use change within the Hospital District, whether a permitted or special use, which does not require any exterior changes, shall be subject to the following provisions:

1. When a use change occurs within the Hospital District to a use designated as permitted within Table 6: Special Purpose Districts Permitted and Special Uses, such use change shall be subject to an administrative site plan review (Section 4.5).
2. When a use change occurs within the Hospital District to a use designated as a special use within Table 6: Special Purpose Districts Permitted and Special Uses, such use change shall be subject to the special use procedures of this Ordinance (Section 4.6).

## **B. Interior Building Modifications**

Any interior remodeling, which does not affect any exterior portion of the structure or increase the bulk of the building or structure in any manner, shall be subject to an administrative site plan review (Section 4.5) prior to approval of a building permit.

## **C. Additions and New Construction**

1. All additions and new construction in any part of the Hospital District shall be subject to site plan review (Section 4.5) prior to approval of a building permit. This shall not include normal maintenance and incidental repair or replacement, which is subject to Paragraph D below.
2. Any additions to a structure used for a special use, or for new construction of a special use, as designated within Table 6: Special Purpose Districts Permitted and Special Uses, shall be subject to the special use procedures of this Ordinance (Section 4.6).
3. If any addition or new construction meets certain bulk thresholds as described below, such additional or new construction shall be subject to the special use procedures of this Ordinance (Section 4.6), regardless of whether the use is considered permitted or special use as designated within Table 6: Special Purpose Districts Permitted and Special Uses. The thresholds are as follows:
  - a. Any addition that increases the bulk of an existing structure by ten percent (10%) or ten-thousand (10,000) square feet, whichever is less.
  - b. Any new construction of twenty-thousand (20,000) square feet or more.
  - c. Any new addition that increases building height, or any new construction, over fifty (50) feet or four (4) stories, whichever is less. This is applicable regardless of the increase in bulk as described in Paragraphs a or b above.
  - d. Any reconfiguration of circulation within the Hospital Core Zone Sub-District, which affects drop-off and pick-up areas for both patients of the hospital and supplies, such as emergency room drop-off areas and loading docks, regardless of size. This shall not include temporary changes in the location of drop-off and pick-up areas due to on-site construction. Temporary changes in location shall not require a special use approval.

As stated in Paragraph 1 above, additions and new construction that are below these thresholds shall be subject to site plan review (Section 4.5) prior to approval of a building permit.

## **D. Maintenance and Repair of Structures**

Normal maintenance and incidental repair or replacement on any building or structure within the Hospital District, including repair of surface parking lots, shall be subject to an administrative site plan review (Section 4.5). Normal maintenance and incidental repair or replacement shall not create an increase in the bulk of the building or structure in any manner.