

CITY OF GRANITE CITY, IL

ZONING
ORDINANCE

#3818

Z O N I N G O R D I N A N C E U P D A T E

3818

REVISED	APRIL	1988
REVISED	DECEMBER	1988
AMENDED	JUNE	1989
AMENDED	JANUARY	1990
AMENDED	JUNE	1991
AMENDED	JANUARY	1992
AMENDED	SEPTEMBER	1992 #4680
AMENDED	DECEMBER	1992 #4688
AMENDED	MARCH	1993 #4712/4713
AMENDED	FEBRUARY	1994 #4797
AMENDED	MAY	1994 #(CEMETERIES)
AMENDED	OCTOBER	1996 #4980 MEMBERSHIP
AMENDED	MARCH	1997 #5017 (TOWERS)
AMENDED	OCTOBER	1997 #5062 (TOWER BOND)
AMENDED	OCTOBER	1997 #5059 (LANDSCAPE)
AMENDED	MAY	1998 (C-4 DIST. REQUIREMENTS)
AMENDED	MARCH	1999 #7072 (HOTEL/MOTEL)
AMENDED	APRIL	1999 #7082 (DEFINITIONS)
AMENDED	APRIL	1999 #7078 (C-4 SETBACKS)
AMENDED	APRIL	1999 #7079 (PROHIBIT MULTI-FAMILY)
AMENDED	APRIL	1999 #7080 (MODIFY C-4 AND M-1 VEHICLE REPAIR)
AMENDED	JUNE	1999 #7105 (ADDED C-4 USES)
AMENDED	JUNE	1999 #7106 (MODIFIED C-3 USES)
AMENDED	JULY	1999 #7122 "C-6" AREA REQ.SECT.3-1
AMENDED	JULY	1999 #7124 (CURRENCY EXCHANGE)MODIFIES C-5 USES
AMENDED	SEPT.	1999 #7225 Art5,Sec 5-16-Dmpsters
AMENDED	SEPT.	1999 #7212 Sec.4-12 Consumer Installment Loan Business
AMENDED	OCT.	1999 #7234 Replace Mobile Home
AMENDED	OCT.	2000 #7370 M-5 River/Port Indust. Dist.
AMENDED	APRIL	2001 #7409 Sec.5-16 Dumpsters 55 gal.
AMENDED	JAN.	2002 #7573 Residential use in Comm.Zone
AMENDED	JUN.	2002 #7615 Tower Impact Fees
AMENDED	JULY	2002 #7616 Art.7 Sec.7.3 mobile homes
AMENDED	AUG.	2002 #7623 Sec.9-2.3/9-2.4 Terms/Quorum
Amended		

CITY OF GRANITE CITY, ILLINOIS

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Z O N I N G O R D I N A N C E #3818

ARTICLE 1 GENERAL PROVISIONS

Section 1-1 PURPOSE

In accordance with State law (IL Rev. Stats., Chap. 24, Sec. 11-13-1 et seq.), this ordinance regulates structures and land uses in order to preserve, protect, and promote the public health, safety, and welfare through implementation of this municipality's comprehensive plan. More specifically, this ordinance is intended to assist in achieving the following objectives:

- (a) to encourage the development of buildings and uses on appropriate sites in order to maximize community-wide social and economic benefits while accommodating the particular needs of all residents, and to discourage development on inappropriate sites;
- (b) to protect and enhance the character and stability of sound existing residential, commercial, and industrial areas, and to gradually eliminate nonconforming uses and structures;
- © to conserve and increase the value of taxable property throughout this municipality;
- (d) to ensure the provision of adequate light, air, and privacy for the occupants of all buildings;
- (e) to protect property from damage caused by fire, flooding, poorly controlled storm water runoff, and adverse soil and topographical conditions;
- (f) to provide adequate and well-designed parking and loading space for all buildings and uses, and to

reduce vehicular congestion on the public streets and highways;

(g) to guide the provision of water mains, sanitary sewers, storm water sewers, and other utilities and services, and to reduce the initial costs and future maintenance expenses thereof;

(h) to provide for the efficient administration and fair enforcement of all the regulations set forth herein; and

(i) to clearly and concisely explain the procedure for obtaining variances, special use permits, amendments, special exemption permits and the like.

Section 1-2 JURISDICTION

This ordinance shall be applicable within the corporate limits of this municipality.

Section 1-3 INTERPRETATION, CONFLICT WITH OTHER ORDINANCES

Every provision of this ordinance shall be construed liberally in favor of this municipality, and every requirement imposed herein shall be deemed minimal. Whenever the requirements of this ordinance differ from the requirements of any other lawfully adopted ordinance, regulation, deed restriction, or covenant, the more stringent requirement shall prevail.

Section 1-4 DISCLAIMER OF LIABILITY

(a) Except as may be provided otherwise by statute or ordinance, no officer, board member, agent, or employee of this municipality shall render himself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this ordinance. (See "Local Governmental and Governmental Employees Tort Immunity Act," IL. Rev. Stats., Chap. 85, Sec. 1-101.)

(b) Any suit brought against any officer, board member, agent, or employee of this municipality, as a result of any act required or permitted in the discharge of his duties under this ordinance, shall be defended by the Municipal Attorney until the final determination of the legal proceedings.

Section 1-5 SEPARABILITY

If any provision of this ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remainder of this ordinance.

Section 1-6 REPEALER

Ordinance No. 1755 is directly in conflict with the provisions of this ordinance, and therefore is hereby repealed.

Section 1-7 WHEN EFFECTIVE

This ordinance shall take effect ten (10) days after its final passage, approval, and publication as provided by law. (See IL Rev. Stats., Chap. 24, Sec. 1-2-4.

ARTICLE 2 - DEFINITIONS

Section 2-1 CONSTRUCTION OF TERMS

In construing the intended meaning of terminology used in this ordinance, the following rules shall be observed:

(a) Words and phrases shall have the meaning respectively ascribed to them in Section 2-2 (Selected Definitions) unless the context clearly indicates otherwise; terms not defined in Section 2-2 shall have their standard English dictionary meanings.

(b) Words denoting the masculine gender shall be deemed to include the feminine and neuter genders.

© Words used in the present tense shall include the future tense.

(d) Words used in the singular number shall include the plural number, and the plural the singular.

(e) The term "shall" is mandatory; the term "may" is discretionary.

(f) The term "this municipality" or "the community" shall mean the City of Granite City, Illinois.

(g) The words "lot," "parcel," "tract," and "site" shall be synonymous. (See definition of "plot.")

(h) The words "extend," "enlarge," and "expand" shall be synonymous. (See definition of "enlarge.")

(i) The words "abuts," "adjacent," and "contiguous" shall be synonymous. (See definition of "abuts")

(j) All distances shall be measured to the nearest integral foot.

(k) References to sections shall be deemed to include all subsections within that section; but a reference to a particular subsection designates only that subsection.

(l) A general term that follows or is followed by enumerations of specific terms shall not be limited to the enumerated class unless expressly limited.

Section 2-2 SELECTED DEFINITIONS

Abuts: Having a common lot line or district line. (Without regard to streets, alleys, or public right-of-ways).

Access Way: A curb cut, ramp, driveway or other means for providing vehicular access to an off-street parking or loading area.

Accessory Use: Any structure of use that is:

- a) subordinate in size or purpose to the principal structure or use which it serves;
- b) necessary or contributing to the comfort and convenience to the occupants or the principal structure or use served;
- c) located on the same lot as the principal structure or use served.

Administrator: The official appointed by the Mayor of this municipality with the advice and consent of Council to administer this ordinance, or his representative. (Synonymous with "Zoning Administrator.")

Aisle: A vehicular traffic way within an off-street parking area, used as a means of access/egress from parking spaces.

Alley: A public right-of-way which affords a secondary means of vehicular

access to abutting premises that front on a nearby street.

Alter: To change the size, shape, or use of a structure.

Amendment: A change in the provisions of this ordinance (including those portions incorporated by reference), properly effected in accordance with State Law and the procedure set forth herein.

Attached: As applied to buildings, "attached" means having a common wall and/or a common roof.

Basement: A story having one-half ($\frac{1}{2}$) or more of its height below the average level of the adjoining ground.

Block: An area of land entirely bounded by streets, highways, barriers, or ways (except alleys, pedestrian ways, or exterior boundaries of a subdivision unless exterior boundary is a street, highway, or way), or bounded by a combination of streets, public parks, cemeteries, railroad rights-of-way, waterways, or corporate boundary lines.

Board Of Appeals: The Zoning Board of Appeals of this city.

Boarding House: A residential building or portion thereof, other than a motel or hotel, containing lodging rooms for accommodation of three (3) to ten (10) persons who are not members of the keeper's family, and where lodging or meals or both are provided by prearrangement and for definite periods, but not on an overnight or per-meal basis to the transient public.

Buffer Strip: An area of land--undeveloped except for landscaping, fences, etc.--used to protect a use situated on one lot from the deleterious effects of the use on the adjacent lot.

Building: Any covered structure permanently affixed to land and designed or used to shelter persons or chattels.

Building Foundations:(passed 2/12/98) All buildings and structures 100 sf or larger, or 10 feet in height shall be built on a full perimeter permanent foundation extending below frost depth. **Ord. 7082 4/6/99**

Building Height: The vertical distance measured from the average grade at the front wall of a building to the highest point of the coping of a flat roof or to the deck line of mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs. Chimneys, towers, cooling towers, and similar projections shall not be included in calculating building height.

Building Line: The line nearest the front of and across a lot, delineating the minimum open space required between the front of a structure and the street right-of-way.

Bulk: Any one or any combination of the following structural or site design characteristics:

- (a) size or height of structure;
- (b) location of exterior walls at all levels in relation to lot lines, streets, or other structures;
- (c) lot area;
- (d) yards or setbacks.

Certificate of Zoning Compliance, Initial: A construction permit issued by the Administrator indicating that proposed construction work is in conformity with the requirements of this ordinance and may, therefore, proceed.

Certificate of Zoning Compliance For Use and Occupancy: A permit issued by the Administrator indicating that a newly completed structure complies with all pertinent requirements of this ordinance and may, therefore, be occupied or used.

Clinic: An establishment wherein licensed physicians or dentists practice

medicine or dentistry, but where overnight lodging for sick or injured persons is not provided.

CITY: City of Granite City, municipality, or community

Club/Lodge: A nonprofit association of persons who are bonafide members organized for some purpose(s) and paying regular dues and whose facilities are restricted to members and their guests; not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

Commercial Use/Establishment: Any use or establishment wherein goods are purchased or sold, whether to the consuming public (retail) or to other businesses (wholesale).

Comprehensive Plan: The plan or any portion thereof adopted by this municipality to guide and coordinate the physical and economic development of the community. The comprehensive plan includes, but is not limited to plans and programs regarding the location, character, and extent of highways; bridges; public buildings or uses; utilities; schools; residential, commercial or industrial land uses; parks; drainage facilities; etc.

Conforming: In compliance with the applicable provisions of this ordinance.

Consumer Installment Loan Business: Any person, firm, association, corporation or partnership, engaged in the business or service of, and providing facilities for, consumers to receive cash or evidence of cash in exchange for a loan agreement to be repaid in installments over a period of weeks, months or years, which agreement is either collateralized or not and for which any service charge is made or interest received, including but not limited to loans collateralized by personal check, payroll check or personal property title, or collateralized with the promise to relinquish possession to any personal property upon default or engaged in any one or more of the foregoing businesses; EXCEPT, that this definition does not include: State or National Banks, or Savings Banks, the United States Postal Service, Postal Telegraph Company, or Western Union Telegraph Company, or any person, firm, association, corporation or partnership engaged in the business of selling tangible personal property at retail who, in the course of such business and only as an incident thereto, receives checks, drafts, money orders or other evidences of money, or receives or issues a contractual agreement to receive money or evidence of money on an installment basis in exchange for tangible goods sold or rented on the premises, with or without using such tangible goods as collateral or as a re-possessable item upon default. (Ord. 7212 dated 9/7/99)

Convenience Shop: Any small retail commercial or service establishment offering goods/services primarily to the residents of a particular multiple-family complex, mobile home park, or similar development.

Corrective Action Order: A legally binding order issued by the Administrator in accordance with the procedures set forth herein to effect compliance with this ordinance.

Currency Exchange: Any person, firm, association, corporation or partnership engaged in the business or service of, and providing facilities for, cashing checks, drafts, money orders or any other evidences of money acceptable to such currency exchange, for a fee or service charge or other consideration, or engaged in the business of selling or issuing money orders under his or their or its name or any other money orders, or engaged in any one or more of the foregoing businesses; EXCEPT, that this

definition does not include: State or National Banks, or Savings Banks, the United States Postal Service, Postal Telegraph Company, or Western Union Telegraph company, or any person, firm, association, corporation or partnership, engaged in the business of selling tangible personal property at retail who, in the course of such business and only as an incident thereto, cashes checks, drafts, money orders or other evidences of money.
Ord.#7122 - dated 7/13/99 amending Ord. #3818

Day Care Center: See "Nursery School."

Detached: As applied to buildings, "detached" means surrounded by yards on the same lot as the building.

Develop: To erect any structure or to install any improvements on a tract of land, or to undertake any activity (such as grading) in preparation therefor.

Dimensions: Refers to both lot depth and lot width.

District, Zoning: A portion of the territory of this municipality wherein certain uniform requirements or various combinations thereof apply to structures, lots, and uses under the terms of this ordinance.

Driveway: A minor way commonly providing vehicular access to a garage or off-street parking area.

Dwelling: A building or portion thereof designed or used primarily as living quarters for one or more families, but not including hotels, motels, or other accommodations for the transient public.

Dwelling, Multiple-Family: A building or portion thereof containing three (3) or more dwelling units.

Dwelling, Single-Family: A detached dwelling containing one (1) dwelling unit and intended for the occupancy of one family.

Dwelling, Two-Family: A dwelling containing two (2) dwelling units.

Dwelling Unit: One or more rooms designed or used as living quarters by one family. A "dwelling unit" always includes a bathroom and a kitchen.

Easement: A right to use another person's real property for certain limited purposes.

Enclosed: As applied to a building, "enclosed" means covered by a permanent roof and separated on all sides from adjacent open space or other buildings by fixed exterior walls or by common walls, with openings only for windows and doors.

Enlarge: To increase the size (floor area, height, etc.) of an existing principal structure or accessory use, or to devote more land to an existing use.

Erect: To build, construct.

Establishments: Either of the following:

(a) an institutional, business, commercial or industrial activity that is the sole occupant of one or more buildings; or
(b) an institutional, business, commercial or industrial activity that occupies a portion of a building such that:

1. the activity is a logical and separate entity from the other activities within the building and not a department of the whole; and 2. the activity has either a separate entrance from the exterior of the building, or a separate entrance from a common and clearly defined entryway that has direct access to the exterior of the building.

Existing: Actually constructed or in operation on the effective date of this ordinance.

Family: One person, or two or more persons related by blood, marriage, or legal adoption, or not more than three (3) unrelated persons, maintaining a common household in a dwelling unit.

Fence: A protective or confining barrier of posts, wire mesh or other permitted materials. (Amended June 1991 #4575)

Flood Elevation, Regulatory: The elevation of the most severe flood that, on the basis of Corps of Engineer's data, may be expected to occur once every one hundred 100 years.

Flood Plain Area: The area adjacent to a water course and its tributaries having an elevation equal to or lower than the regulatory flood elevation.

Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls or from center of the common walls of attached buildings. Gross floor area includes basement floors; attic floor space; halls, closets, stairwells; space devoted to mechanical equipment; and enclosed porches.

Frontage: The lineal extent of the front (street-side) of a lot.

Greenhouse: See "Nursery."

Hereafter: Any time after the effective date of this ordinance.

Home Occupations: Any business, profession, or occupation conducted for gain entirely within any dwelling or on any residential premises in a residential district in conformity with the provisions of this ordinance.

Hospital: An institution devoted, on an around-the -clock basis, to the maintenance and operation of facilities for the diagnosis, treatment, or care of members of the general public suffering from disease, injury, or other abnormal physical conditions.

Intensify: To increase the level or degree of.

Intersection: The point at which two or more public rights-of-way (generally streets) meet.

Junk Yard: A tract of land, including any accessory structures thereon, that is used for buying, selling, exchanging, storing, baling, packing, disassembling, or handling waste or scrap materials. Such scrap materials include vehicles, machinery, and equipment not in operable condition (or parts thereof), and metals, glass, paper, plastics, rags, and rubber tires. A lot on which three (3) or more inoperable vehicles are stored shall be deemed a junk yard. A "junk yard" includes an automobile wrecking yard.

Kennel: Any structure or premises or portion thereof on which more than three (3) dogs, cats, or other household domestic animals over four (4) months of age are kept.

Loading Space: An off-street space used for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

Lot: A tract of land intended as a unit for the purpose (whether immediate or future) of transfer of ownership or development. A "lot" may or may not coincide with a "lot of record."

Lot, Corner: A lot having at least two (2) adjacent sides that abut for their full length upon streets. Both such side lines shall be deemed front lot lines.

Lot, Through: A lot having a pair of approximately parallel lot lines that abut two (2) approximately parallel streets. Both such lot lines shall be deemed front lot lines.

Lot Area: The area of a horizontal plane bounded by the front, side, and rear lines of a lot.

Lot Coverage: The portion of a lot that is occupied by buildings or structures, including accessory buildings or structures.

Lot Depth: The average horizontal distance between the front lot line and the rear lot line of a lot.

Lot Line, Front: The lot boundary abutting the street.

Lot Line, Rear: An interior lot line which is most distant from and most nearly parallel to the front lot line.

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

Lot Size Requirements: Refers to the lot area, width, and depth requirements of the applicable district.

Lot Width: The mean horizontal width of a lot measured at right angles to the side lot lines.

Maintenance: The routine upkeep of a structure, premises, or equipment, including the replacement or modification of structural components to the extent necessary to keep said structure in sound condition.

Materially: As applied to the impact of one thing on another, "materially" means significantly or substantially.

Mobile Home: As defined by this Code a mobile home is a factory-fabricated single family home built on a permanent chassis that consist of a wheel assembly, undercarriage and towing hitch assembly. The average length of a mobile home (excluding garage, carports, porches, or attachments) is in excess of three times its average width. Mobile homes must have a minimum of eight hundred forty (840) square feet of floor area and must contain a complete kitchen and sanitary facilities. Mobile homes moved into the City of Granite City must meet the HUD Federal Mobile Home Construction and Safety Standards. ORD.#7082 4/6/99

Modular Home: As defined by this Code a modular home is a factory-fabricated single family home built in one or more sections. The average width and/or length of the living area (excluding garage, carports, porches, or attachments) of a modular home shall not exceed a ratio of 3 to 1. All modular homes must be placed on a full perimeter foundation, extending below frost depth. All wheels and towing devices must be removed. As with all residences, a modular home must have a minimum 3/12 pitch roof with residential style siding and roofing, six (6) inches minimum eave overhang, and must have a minimum living area of not less than one thousand (1,000) square feet. Modular homes must meet either the National Manufactured Home Construction and Safety Standards (HUD Code) or the adopted City of Granite City BOCA Building Code.

ORD. #7082 PASSED 4/6/99

Nonconforming: As applied to a lot, structure, or use, "nonconforming" means (1) lawfully existing on the effective date of this ordinance, but (2) not in compliance with the applicable provisions thereof.

Nuisance: Any thing, condition, or conduct that endangers health, or unreasonably offends the senses, or obstructs the free use and comfortable enjoyment of property, or essentially interferes with the comfortable enjoyment of life.

Nursery: A tract of land on which trees, shrubs, and other plants are raised for transplanting and sale, and including any structure in which said activities

are conducted.

Nursery School: An establishment for the part-time care and/or construction at any time of the day of four (4) or more unrelated children of pre-elementary school age.

Nursing Home: A building used as a medical care facility for persons who need long-term nursing care and medical service, but do not require intensive hospital care.

Office: Any building or portion thereof in which the business (usually clerical and administrative affairs) of a commercial-- service enterprise or professional person is transacted.

Parking Area/Lot, Off-Street: Land that is improved in accordance with this ordinance and used primarily for the storage of passenger motor vehicles, free of charge or for compensation. An "off-street parking area," depending on the circumstances of its use, may be either a principal use or an accessory use.

Parties In Interest: The term "parties in interest" shall include persons and corporations holding legal title, beneficial interest in real estate held in trust, contract purchasers, lessees, and option holders to purchase or lease the subject real estate.

Permitted Use: Any use which is or may be lawfully established in a particular district(s), provided it conforms with all the requirements applicable to said district(s).

Person: Any individual, firm, association, organization, or corporate body.

Planned Unit Development: A tract of land which is planned as a whole for development under single ownership or control in accordance with this Ordinance, and which, by virtue of such unified planning and development, provides greater amenities, convenience or other benefits (especially open space) than would normally be had through the development of diverse smaller tracts under multiple ownership. A "planned unit development" may contain one type of use or a variety of uses.

Plan Commission: The Plan Commission of this municipality.

Plot: A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or by metes and bounds.

Premises: A lot all the structures and uses thereon.

Principal Building/Structure/Use: The main structure erected on or the main use occupying a lot, as distinguished from an accessory (subordinate) structure or use.

Property Line: See "Lot Line."

Reconstruct: As applied to nonconforming structures, reconstruct means to rebuild after partial or total destruction.

Residence: A site-constructed building designed for use as a residence. The average width and/or length of the living area (excluding garages, carports, porches, or attachments) of a residence shall not exceed a ratio of 3 to 1. All residences must be placed on a full perimeter permanent foundation extending below the frost depth and must have a minimum 3/12 pitch roof. All residences must have a minimum of one thousand (1000) square feet of living area and must be built to the adopted City of Granite City BOCA Building Code. ORD.#7082
4/6/99

Refuse: Garbage(food wastes)and trash, but not sewage or industrial wastes.

Relocate: To move to another portion of a lot or to a different lot.

Repair: To restore to sound condition, but not to reconstruct.

Restrictive: Tending to keep within prescribed limits.

Retail: Refers to the sale of goods or services directly to the consumer rather than to another business.

Right-of-Way, Public: A strip of land which the owner/sub-divider has dedicated to this municipality or to another unit of government for streets and alleys.

Rooming House: See "Boarding House."

Sanitary Landfill: A tract of open land used for the permanent disposal of refuse in accordance with the requirements of the Illinois Environmental Protection Agency. At a "sanitary landfill" the refuse is periodically covered with topsoil.

Satellite Dish: Any parabolic-dish-type apparatus, external to or attached to the exterior of a building or structure, capable of receiving, for the benefit of the principal use, television or radio signals. Satellite dishes are considered an accessory use.

Screening: A wall, solid fence, or closely planted shrubbery of sufficient density to block the view of adjacent property. (AMENDED June 1991 ORD.#4575)

Service Use/Establishment: Any use or establishment wherein services are provided for remuneration either to individuals or to other firms.

Setback: The minimum horizontal distance between a lot line and the nearest portion of a building.

Setback Line: See "Building Line."

Special Exemption Permit: A permit issued in accordance with this ordinance to provide relief from a non-conformity.

Special Use: A use that has unusual operational, physical, or other characteristics which distinguish it from the permitted uses of a district, but which can be made compatible with the intended overall development within a district. Special uses commonly must meet special standards not necessarily applicable to permitted uses in the district, and are allowed only by permit.

Special Use Permit: A permit issued in accordance with provisions of this ordinance to regulate development of a special use.

Stable: A structure, situated on the same lot as a dwelling, and designed or used for housing horses for the private use of occupants of the dwelling, but not for hire.

Stop Order: A type of corrective action order used by the Administrator to halt work in progress that is in violation of this ordinance.

Street: A public or private way for motor vehicle travel. The term "street" includes a highway, thoroughfare, parkway, through way, road, pike, avenue, boulevard, lane, place, drive, court and similar designations, but excludes an alley or a way for pedestrian use only.

Stringent: Binding, exacting.

Structure: Anything constructed, assembled or erected on the ground, or attached

to something having a fixed location on the ground. All buildings are structures, but not all structures are buildings.

Structure, Temporary: Any structure that is not attached to a permanent foundation.

Temporary Use Permit: A permit issued in accordance with the provisions of this ordinance and valid for not more than one (1) year, which allows the occupation of a temporary structure or the operation of a temporary enterprise.

Topography: The relief features or surface configuration of an area.

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

Variance: A relaxation of the strict application of the lot size, setbacks, or other bulk requirements applicable to a particular lot or structure or fence. (AMENDED 6/27/91 #4575)

Yard: Open space that is unobstructed except as specifically permitted in this ordinance and that is located on the same lot as the principal building.

Yard, Front: A yard which is bounded by the side lot lines, front lot lines, and the building line.

Yard, Rear: A yard which is bounded by side lot lines, rear lot lines, and the rear yard line.

Yard, Side: A yard which is bounded by the rear yard line, front yard line, side yard line, and the side lot line.

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

Zoning Map: The map(s) and any amendments thereto designating zoning districts and incorporated into this ordinance by reference.

ARTICLE 3

GENERAL ZONING REGULATIONS

Section 3-1 ESTABLISHMENT OF DISTRICTS

In order to implement the regulatory scheme of this ordinance so as to achieve the objectives enumerated at Section 1-1 (Purpose), this entire municipality is hereby divided into the following zoning districts:

<u>DISTRICT</u>		<u>MINIMUM AREA</u>
Agricultural Dist	"A"	5 acres
Single-family Residence	R-1	5 acres
Single-family Residence	R-2	5 acres
Single-family Residence	R-3	5 acres
Two-family Residence	R-4	5 acres
Multi-family Residence	R-5	3 acres
Mobile Home Residence	R-6	3 acres
Planned Residential	R-7	3 acres
Office Commercial Dist	C-1	1 acres
Neighborhood Commercial	C-2	1 acres
Community Service	C-3	1 acres
Central Business Commercial	C-4	5 acres
General Commercial	C-5	5 acres
Planned Commercial	C-6	** 5 acres
Warehouse Industrial Dist	M-1	10 acres
Light Industrial Dist (light manufacture)	M-2	10 acres
Heavy Industrial	M-3	10 acres
Planned Industrial	M-4	10 acres

* The "minimum area" requirement (which is intended to prevent spot zoning) refers to the smallest total area of contiguous parcels that can properly be given the particular district classification. This requirement relates only to the creation of new zone districts. Expansion of existing zone districts shall be exempt from this provision provided expansion area is contiguous to the existing zone district.

** "Minimum area equal to the minimum area requirement found in this section for the predominant use as outlined in the plan proposal when submitted, or if no plan is available, then 5 acres."

AMENDED BY ORDINANCE #7122 - 7/13/99

Section 3-1 A MINIMUM AREA EXEMPTION

"The 'minimum area' requirement (which is intended to prevent spot zoning) refers to the smallest total area of abutting parcels that can properly be given the particular district classification. This requirement relates only to the creation of new zone districts. Expansion of existing zone districts shall be exempt from this provision, provided the expansion area abuts to the existing zone district.

Within the context of the foregoing exemption from minimum area requirements, when the proposed new zone district is more restrictive than that of an existing zoning district to which it abuts, a party in interest may petition the proposed new zoning district have a less restrictive zoning classification than presently zoned but more restrictive than the abutting zoning district. (For example, 2 lots are presently zoned R-3 and abut an M-1 zoning district, and a party in interest is desirous of a C-1 zoning classification for both lots so as to operate a permitted C-1 use. However, the 2 lots do not contain the C-1 minimum area requirement of 1 acre. Rather than expand the present M-1 zoning district to allow operation of the permitted C-1 use, the party in interest may request creation of a new C-1 zoning district.)"

(AMENDED ORD. #4333 - PASSED BY CITY COUNCIL DECEMBER 27, 1988)

Section 3-2 ZONING MAP AND DISTRICT BOUNDARIES

The boundaries of the listed zoning districts are hereby established as shown on the official zoning map of this municipality. This official map, including all notations and other information thereon, is hereby made a part of this ordinance by reference. The official zoning map shall be kept on file in the Administrator's office.

3-2.1 ANNUAL PUBLICATION:

In accordance with State Law (IL. Rev. Stats., Chap.24, Sec. 11-13-19), the Administrator shall publish the zoning map of this municipality not later than March 31st of each year. However, no map shall be published for any calendar year during which there have been no changes in zoning districts or regulations.

3-2.2 DETERMINING TERRITORY OF DISTRICTS WITH PRECISION:

In determining with precision what territory is actually included within any zoning district, the Zoning Administrator shall apply the following rules:

(a) Where a district boundary as indicated on the zoning map approximately follows any of the features listed below on the left, the corresponding feature on the right shall be deemed the district boundary:

1. Center line of any street, alley, or highway.....such center line.
2. Lot line.....such lot line.
3. Railroad tracks.....right-of-way line of such tracks.
4. Stream.....center of such stream.
5. Section lines, quarter section lines, quarter-quarter section lines, survey lines.....such lines.

(b) Whenever any street, alley, or other public way is legally vacated, the zoning districts adjoining each side of such vacated public way shall automatically extend to the center of such way, and all territory included in the vacated way shall thereafter be subject to all regulations of the extended districts.

3-2.3 ANNEXED TERRITORY:

Upon the effective date of this ordinance, whenever any territory is annexed to the City, the Council shall determine its district classification at the time of annexation.

Section 3-3 GENERAL PROHIBITION

No structure or part thereof shall be erected, used, occupied, enlarged, altered, relocated, or reconstructed except in conformity with the provisions of this ordinance. Similarly, no lot or part thereof shall be used, occupied, or developed except in conformity with the provisions of this ordinance.

Section 3-4 UNLISTED USES PROHIBITED

Whenever any use is not specifically listed as permitted or special within a particular zoning district, such use shall be deemed prohibited in that district. However, if the Council finds that the unlisted use is similar to and compatible with the listed uses, they may allow such use by amending this ordinance in accordance with Section 9-4. the Council's decision shall become a permanent public record, and any unlisted use that they approve shall thereafter have the same status as listed uses.

Section 3-5 EMERGENCY AND TEMPORARY OCCUPANCY OF STRUCTURES

No temporary structure (including travel trailers or mobile homes) shall be used or occupied for any residential, commercial or industrial use except as specifically permitted or required by this ordinance. However, the City Council may, upon application therefore, permit the use of such temporary structure for such reasonable time, for such use, and subject to such conditions as the Council deems to be compatible with the character of the area in which the structure is located, and in compliance with reasonable consideration of the general health, safety and welfare.

Section 3-6 MEETING MINIMUM REQUIREMENTS

Except as specifically provided otherwise elsewhere in this ordinance, every lot must meet the minimum area, minimum dimensions, and minimum setbacks requirements of the district in which it is located independently; that is, without counting any portion of an abutting lot.

Section 3-7 ACCESS REQUIRED

No building shall be erected on any lot unless such lot abuts, or has permanent easement of access to, a public street or a private street that conforms to the standards set forth in the Land Subdivision Control Ordinance of this municipality.

Section 3-8 FRONT SETBACKS - CORNER/THROUGH LOTS

Every lot with multiple frontages (such as corner or through lots) shall meet the front setback requirements of the district in which it is located on every side having frontage.

Section 3-9 FRONT SETBACKS IN CERTAIN BUILT-UP AREAS

Except as specifically provided otherwise, in all residential and commercial zoning districts, where over fifty percent (50%) of the lots on one side of a street between intersections (that is, in one block) are developed with buildings that do not meet the minimum front yard setback area, then a front yard setback that conforms with the established building line in that block may be permitted.

Section 3-10 INTRUSIONS INTO YARDS

To the extent indicated below, the following feature of principal buildings may intrude into required yards without thereby violating the minimum setback requirements:

<u>FEATURE</u>	<u>MAXIMUM INTRUSION</u>
(a) Cornices, chimneys, planters or similar architectural features	Two (2) feet.
(b) Fire escapes	Four (4) feet.

Section 3-11 EXCEPTIONS TO HEIGHT LIMITS

(a) Necessary Appurtenances. Chimneys, church spires, parapet walls, cooling towers, elevator bulkheads, fire towers, antennas, or other necessary appurtenances commonly constructed above the roof line shall be permitted to exceed the maximum height limitations of the district in which they are located if they comply with all other pertinent ordinances of this municipality.

(b) Intersections. On corner lots, in the triangular portion of land bounded by the street lines of such corner lots and a line joining the two points of intersection, no obstruction, whether natural or man-made, shall intrude into the air space that is between two (2) and ten (10) feet above the level of the adjacent street.

Section 3-12 ACCESSORY USES

"Accessory use" means any structure or use which is:

(a) subordinate in size or purpose to the principal structure or use which it serves;

(b) necessary or contributing to the comfort and convenience of the occupants (whether individuals or a commercial enterprise) of the principal structure or use served; and

c) located on the same lot as the principal structure or use served. If an accessory use is attached to the principal structure, it shall be considered part of such principal structure.

3-12.1 PERMITTED ACCESSORY USES:

Any accessory use shall be deemed permitted in a particular zoning district if such accessory use is:

(a) accessory to a principal structure or use that is allowed in that zoning district as of right (permitted uses) or by virtue of the fact that a special use permit has been granted; and

(b) in compliance with the restrictions set forth in Subsection 3-12.2 (Accessory Use Restrictions).

3-12.2 ACCESSORY USE RESTRICTIONS:

(a) Height. No accessory use shall be higher than:

1. fifteen (15) feet in any residential district; or
2. twenty-five (25) feet in any other zoning district.

(b) Setbacks. No accessory use in any zoning district shall be located in any front yard nor closer than five feet (5') to any side or rear yard.

(c) Percentage of Lot Coverage. In any residential district all buildings including accessory buildings shall not cover more than forty (40%) percent of the lot area.

(d) Use as Dwelling. Use of any accessory structure as a dwelling is strictly prohibited throughout zoning jurisdiction of this municipality.

Section 3-13 DEGREE OF RESTRICTIVENESS

"More Restrictive Uses" as employed in this ordinance means the following:

- (a) Those uses first permitted in the "A" District are the most restrictive.
- (b) All other uses are less restrictive in the order of restrictiveness, beginning with the most restrictive as follows: R-1, R-2, R-3, R-4, R-5, R-6, R-7, C-1, C-2, C-3, C-4, C-5, C-6, M-1, M-2, M-3, and M-4.

Section 3-14 PLANNED UNIT DEVELOPMENTS (P.U.D.)

As used in this ordinance, the term "Planned Unit Development"(PUD) means a development wherein, in accordance with an approved development plan, (1) common open space is reserved, (2) various housing types and other structures and uses may be mixed, and/or (3) overall average density does not exceed the usual zoning district limit. This ordinance authorizes development of PUDs and establishes PUD procedures in order to achieve the objectives enumerated at Section 1-1 (the general purpose section of this ordinance) and the following additional objectives:

- (a) to provide a regulatory mechanism whereby the City can be assured that upon completion, approved development projects will substantially conform to the plans or models which constituted the basis for the City's issuance of the necessary zoning, subdivision, and/or building permits;

- (b) to permit development of a wide variety of housing types and other structures and uses in a single comprehensively planned project;

- © to preserve the natural topography, scenic features, mature trees, and historic structures existing on sites proposed for development;

- (d) to encourage innovative site layouts and coordinated architectural treatment of different housing types and other structures;

- (e) to ensure the provision of usable common open space in planned developments, and to spur installation of various amenities therein;

- (f) to facilitate the economical installation of standard streets, sewers, utilities, and other improvements.

3-14.1 COMPLIANCE WITH ORDINANCES GENERALLY REQUIRED:

IMPORTANT: Except as specifically provided otherwise in this section, Planned Unit Developments--including all structures and uses therein--shall, at a minimum, be built in conformity with all applicable codes and ordinances.

3-14.2 DISTRICTS WHERE ALLOWED:

Planned Unit Developments may be built in any zoning district.

3-14.3 PERMISSIBLE DEVIATIONS FROM ORDINANCE REQUIREMENTS:

The Planned Unit Development concept is intended to afford both the developer and the City considerable flexibility in formulating development proposals. Consequently, to the extent indicated in this subsection, a PUD may deviate from generally applicable ordinance requirements without a variance. Any proposed deviation not listed below, however, shall require a variance.

- (a) Mixed Uses. PUD may include all types of residential structures and any other uses approved by the Council; provided, that in approving such mixed uses, the Council may attach any conditions necessary to protect the public welfare.

- (b) Lot and Structure Requirements. In PUDs the Council may approve any

reasonable deviation from the lot and structure requirements of the particular zoning district so long as the different uses within the PUD are appropriately interrelated and property abutting the PUD is adequately protected from any potential adverse impacts of the development. "Lots and structure requirements" means minimum individual lot area, width, and depth; minimum setbacks; and maximum structure height.

c) Accessory Uses. In PUDs the Council may allow the developer to disregard the usual restrictions on accessory uses other than the prohibition against using an accessory structure as a dwelling.

(d) Location of Parking/Loading Spaces. By permission of the Council, off-street parking and loading spaces in PUDs need not be located in accordance with generally applicable requirements. The minimum number of such spaces, however, shall not be less than the number required as per Article 6.

3-14.4 PLANNED UNIT DEVELOPMENT PROCEDURES:

Every applicant for PUD approval shall comply with the procedural requirements of this subsection. The required procedures are as follows:

- * filing development plan with the Administrator;
- * provision by the developer of adequate assurance for the completion of required improvements as per the development plan;
- * review of the development plan by the Plan Commission;
- * public hearing by the Plan Commission as per the requirement of Article 9 AMENDMENTS Sect.9-5.1,9-5.2,9-5.3.
- * recommendation by the Plan Commission to the City Council regarding approval/rejection of the development plan; and
- * action by City Council on the development plan.

A) Application, Information Required. Every applicant for approval of a PUD development plan shall submit to the Administrator, in narrative and/or graphic form, the items of information listed below:

Written Documents:

1. legal description of the total site proposed for development;
2. names and addresses of all owners of property within or adjacent to the proposed PUD;
3. statement of the planning objectives to be achieved by the PUD through the particular approach proposed by the applicant, including a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant;
4. development schedule indicating the approximate date when construction of, or stages of the PUD can be expected to begin and be completed;
5. statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, etc.;
6. data indicating:
 - i. total number and type of proposed units (dwelling or commercial)
 - ii. gross and net acreage of parcel,
 - iii. acreage of gross and usable open space, and
 - iv. area of any commercial uses, if applicable;

B. Graphic Materials:

1. existing site conditions including contours at ten (10) foot intervals and locations of water courses, flood plains, unique natural features, and wooded areas;
2. proposed lot lines and plot designs;
3. proposed location, size in square feet, and general appearance of all existing and proposed buildings (both residential and non-residential) and other structures and facilities;

4. location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses;

5. existing and proposed vehicular circulation system, including off-street parking and loading areas and major points of ingress and egress to the development (notations of proposed ownership, public or private, should be included where appropriate)

6. existing and proposed pedestrian circulation system, including its relationship to the vehicular circulation system and proposed treatments of points of conflict;

7. existing and proposed utility systems including sanitary sewers, storm sewers, and water, electric, gas, and telephone lines;

8. general landscape plan indicating the treatment of both private and common open spaces and the location of required buffer strips;

9. enough information on land areas adjacent to the proposed PUD to indicate the relationships between the proposed development and existing and proposed adjacent areas;

10. any additional information required by the City to evaluate the character and impact of the proposed Planned Unit Development.

C. Advisory Report, Criteria Considered. The Plan Commission shall submit to the Council a written advisory report concerning acceptance/rejection of the development plan. In deciding what their advice should be the Plan Commission shall consider the following criteria:

1. the extent to which the proposed development is consistent with the City's Comprehensive Plan and with the purposes of this ordinance and of all other applicable codes and ordinances;

2. the extent to which the proposed development deviates from the regulations that are generally applicable to the property (including but not limited to, the use and lot and building regulations of the district), and the apparent merits (if any) of said deviations;

3. whether the proposed design of the development makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth;

4. the compatibility of the proposed development with adjacent properties and surrounding area; and

5. any other reasonable criteria that the Plan Commission may devise.

D. Decision by Council. After the Commission submits their advisory report, the Council, by resolution, either approves or disapproves the PUD development plan. The Council shall not approve any Planned Unit Development plan unless:

1. the developer has posted a performance bond or deposited funds in escrow in the amount the City Engineer deems sufficient to guarantee the satisfactory completion of all required improvements; and

2. the City Attorney has stated that all legal instruments (particularly the restrictive covenants) are satisfactory; and

3. the proposed plan, as evidenced by the development plan, complies with all applicable codes and ordinances. (Deviations to the extent permitted under Subsection 5-10 shall not be deemed non-compliance.)

3-14.5 CHANGES IN APPROVED PLANS:

No changes shall be made to any approved Planned Unit Development plan except as follows:

1. Minor changes if required by engineering or other circumstances not foreseen at the time the final development plan was approved.
2. All other changes shall require a public hearing before the Plan Commission and a resolution by the Council.
3. No approved change shall have any effect until it is recorded with the Madison County Recorder of Deeds as an amendment to the recorded copy of the development plan.

3-14.6 FAILURE TO BEGIN DEVELOPMENT:

If a substantial amount of construction has not begun within the time stated in the approved construction schedule, the development plan shall lapse upon written notice to the applicant from the Council and shall be of no further effect. However, in its discretion and for good cause, the Council may extend for a reasonable time the period for the beginning of construction. If a final development plan lapses as per this subsection:

1. the special use permit shall be automatically revoked;
2. any building permits shall automatically become null and void; and
3. all regulations applicable before the PUD was approved shall automatically be in full effect.

Section 3-15 MUNICIPAL EXEMPTION

The City of Granite City in conjunction with any existing or proposed city development, shall be exempt from all of the provisions of this ordinance.

REGULATIONS FOR SPECIFIC DISTRICTS

SECTION 4 "A" AGRICULTURAL DISTRICT

4-A.1 REQUIREMENTS The "A" Agricultural District encompasses areas presently utilized for agricultural pursuits.

REQUIREMENTS

A. A minimum lot area	5 acres
B. Minimum lot width	none
C. Minimum depth	none
D. Minimum set-backs	none
E. Maximum building height	35 feet

4-A.2 PERMITTED USES

AGRICULTURE:

- A. Farming for production of row crops, grain, hay, vegetables, and other farm produce.
- B. Pasturage of animals.
- C. Wood lots, tree farms and nurseries.
- D. The farmhouse, and accessory uses and structures customarily incidental to agricultural activities.

4-A.3 PROHIBITED USES

- A. Cattle feed lots
- B. Hog lots
- C. Poultry ranches
- D. Other high density animal husbandry uses.
- E. All uses not specifically listed in **Section 4-A.2**

SECTION 4-1 "R-1" SINGLE FAMILY RESIDENCE DISTRICT

4-1.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in any "R-1" district shall conform to the applicable requirements indicated in tabular form below:

<u>REQUIREMENTS</u>		
(a)	Minimum lot area	9000 sq. ft.
(b)	Minimum lot width:	70 ft.
	(at established building line)	
©	Minimum lot depth:	100 ft.
(d)	Minimum setbacks	
	1. from front lot line:	25 ft.
	2. from side lot line:	8 ft.
	3. from rear lot line:	30 ft.
	(rear lot line doesn't apply to detached garage)	
(e)	Maximum building height:	35 ft.
(f)	Maximum percentage of building coverage:	30 percent

4-1.2 PERMITTED USES:

1. Single-family dwellings.
2. Parks, playgrounds, community buildings, libraries and museums owned and operated by a public agency.
3. Churches.
4. Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary school or public high school and having no rooms regularly used for housing or sleeping.
5. Golf courses, except miniature courses or practice driving tees operated for commercial purposes.
6. Truck gardens and the propagation and cultivation of plants only, when said plants or produce are not offered for sale on the premises.
7. Accessory buildings and uses customarily incident to the above uses, including a private garage, the use of a lot or portion thereof for a vegetable or flower garden and the keeping of small animals and fowl, but not on a commercial basis, and providing such small animals and fowl shall be kept not less than 200 feet from any property line. Any accessory building that is not a part of the main building shall be located in the rear yard not less than ten feet from any portion of the main building nor less than five feet from any lot line.
8. Church or public building bulletin board not exceeding ten square feet in area and temporary signs not exceeding six square feet in area appertaining to the lease, hire, or sale of a building or premises.

PROHIBITED: No existing or future single family dwelling can be converted to a multi-family dwelling in any single family zoned district (R-1, R-2, R-3).
(Amended by Ord. No. 7079, passed 4/6/99)

Section 4-2 "R-2" SINGLE-FAMILY RESIDENCE DISTRICT

4-2.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in any "R-2" district shall conform to the applicable requirements indicated in tabular form below.

<u>Requirement</u>		
(a)	Minimum lot area:	6,500 sq. ft.
(b)	Minimum lot width: (at established building line)	60 ft.
©	Minimum lot depth:	100 ft.
(d)	Minimum setbacks	
	1. from front lot line:	25 ft.
	2. from side lot line:	5 ft.
	3. from rear lot line:	25 ft.
	(rear lot line does not apply to detached garage)	
(e)	Maximum building height:	35 ft.
(f)	Maximum percentage of lot building coverage:	30 percent

4-2.2 PERMITTED USES:

1. Any Use permitted in the "R-1" Single Family Dwelling District.

PROHIBITED: No existing or future single family dwelling can be converted to a multi-family dwelling in any single family zoned district (R-1, R-2, R-3).
(Amended Ord. No. 7079, passed 4/6/99)

Section 4-3 "R-3" SINGLE-FAMILY RESIDENCE DISTRICT

4-3.1 LOT AND BUILDING REQUIREMENTS

Every principal building erected in a "R-3" district shall conform to the applicable requirements indicated in tabular form below.

REQUIREMENTS

(a) Minimum lot area:	5,000 sq. ft.
(b) Minimum lot width: (at established building line)	40 ft.
© Minimum lot depth:	100 ft.
(d) Minimum setbacks	
1. from front lot line:	20 ft.
2. from side lot line:	5 ft.
3. from rear lot line:	20 ft.
(rear lot line doesn't apply to detached garages)	
(e) Maximum building height:	35 ft.
(f) Maximum percentage of lot building coverage:	35 percent

4-3.2 PERMITTED USES:

1. Any Use permitted in the "R-2" Single Family Dwelling District

PROHIBITED: No existing or future single family dwelling can be converted to a multi-family dwelling in any single family zoned district (R-1,R-2,R-3).
(Amended Ord. No.7079, Passed 4/6/99)

SECTION 4-4 "R-4" TWO-FAMILY RESIDENCE DISTRICT

4-4.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in any "R-4" district shall conform to the applicable requirements indicated in tabular form below.

REQUIREMENTS

(a) Minimum lot area:	5,000 sq. ft.
(b) Minimum lot width: (at established building line)	40 ft.
© Minimum lot depth:	100 ft.
(d) Minimum setbacks	
1. from front lot line:	20 ft.
2. from side lot line:	5 ft.
3. from rear lot line:	20 ft.
(rear lot line does not apply to detached garages)	
(e) Maximum building height:	35 ft.
(f) Maximum percentage of lot building coverage:	35 percent

4-4.2 PERMITTED USES:

1. Any use permitted in the "R-3" Single-Family Dwelling Districts.
2. Two-Family Dwellings.

Dumpster requirements - see Art. 5, Sect. 5-16

Section 4-5 "R-5" MULTIPLE DWELLING DISTRICT REGULATIONS

4-5.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in a "R-5" district shall conform to the applicable requirements indicated in tabular form below.

REQUIREMENTS

(a) Minimum lot area:	4,000 sq. ft. or 2,000 sq. ft. per dwelling unit which- ever is greater
(b) Minimum lot width: (at established building line)	40 ft.
© Minimum lot depth:	100 ft.
(d) Minimum setbacks	
1. from front lot line:	20 ft.
2. from side lot line:	5 ft.
3. from rear lot line:	20 ft.
(rear lot line doesn't apply to detached garages)	
(e) Maximum building height:	35 ft.
(f) Maximum percentage of lot building coverage:	40 percent

4-5.2 PERMITTED USES:

1. Any use permitted in the "R-4" Two-Family Dwelling Districts.
2. Multiple Dwellings.
3. Boarding and lodging houses.

Dumpster requirements - see Art. 5, Sect. 5-16

SECTION 4-6 "R-6" MOBILE HOME RESIDENCE DISTRICT

The "R-6" Mobile Home Residence District is intended to provide areas where mobile homes and mobile home parks may be placed.

4-6.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in any "R-6" district shall conform to the applicable requirements indicated in tabular form below.

REQUIREMENTS

(a) Minimum lot area:	4,000 sq. ft.
(b) Minimum lot width: (at established building line)	30 ft.
(c) Minimum lot depth:	100 ft.
(d) Minimum setbacks	
1. from front lot line:	20 ft.
2. from side lot line:	5 ft.
3. from rear lot line:	10 ft.
(rear lot line doesn't apply to garages)	
(e) Maximum building height:	25 ft.
(f) Maximum percentage of lot building coverage:	30 percent

4-6.2 PERMITTED USES:

1. Mobile homes and mobile home parks provided they comply with the following regulations:

- a) Each mobile home shall be skirted.
- b) Each mobile home shall be affixed to its foundation so as to meet the requirements of the State of IL.

2. Trailer and Camper Courts.

Dumpster requirements - see Art. 5, Sect. 5-16

SECTION 4-7 "R-7" PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

4-7.1 PLANNED UNIT DEVELOPMENT REQUIREMENTS:

As used in this section, the term "Planned Unit Development" (PUD) means a development wherein, in accordance with an approved development plan, (1) common open space is reserved, (2) various housing types and any use permitted in the R-5 District may be mixed, and/or (3) overall average density shall not be less than 2,000 sq. ft. per unit.

Within the R-7 District this ordinance authorizes development of P.U.D.s in order to achieve the objectives enumerated at Sect. 1-1 (the general purposes section of this ordinance) and establishes PUD procedures in accordance with Section 3-14.(PUD)

SECTION 4-8 "C-1" OFFICE COMMERCIAL DISTRICT

4-8.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in a "C-1" district shall conform to the applicable requirements indicated in tabular form below:

<u>REQUIREMENT</u>	
(a) Minimum lot area:	6,000 sq ft
(b) Minimum lot width: (at established building line)	50 ft
(c) Minimum lot depth:	100 ft
(d) Minimum setbacks	
1. from front lot line	20 ft
2. from side lot line:	5 ft
3. from rear lot line:	20 ft
(e) Maximum building height:	35 ft
(f) Maximum % of lot building coverage:	50%

4-8.2 PERMITTED USES:

1. Any use permitted in the "R-5" Multiple Dwelling District.
2. Public and private offices and office buildings including but not limited to:
 - a) Banking and other financial institutions
(including mechanical banks/automatic tellers)
 - b) Real Estate
 - c) Insurance
 - d) Travel Agencies
 - e) Photographic Studio
 - f) Attorneys
 - g) Engineers
 - h) Architects
 - i) Answering Services
 - j) Medical
3. Professional and science laboratories and research facilities.
4. Municipal buildings.
5. Accessory buildings, land uses, and activities, customarily incident to any of the above uses.

RESTRICTED USES: Retail Liquor Sales
SPECIAL USE - See ARTICLE 10 (Special Use Permits for
Agricultural and Residential Districts)

Dumpster requirements - see Art. 5, Sect. 5-16

Section 4-9 "C-2" NEIGHBORHOOD COMMERCIAL DISTRICT

The C-2 Neighborhood Commercial District, as delineated on the zoning map, encompasses small commercial enclaves located within predominately residential areas. Only selected small-scale sales and service facilities that constitute a convenience to residents of the immediate neighborhood may locate in this district.

4-9.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in "C-2" district shall conform to applicable requirements as indicated in tabular form below:

REQUIREMENTS

(a) Minimum lot area:	6,000 sqft
(b) Minimum lot width: (at established building line)	50 ft
(c) Minimum lot depth:	100 ft
(d) Minimum setbacks	
1. from front lot line	20 ft
2. from side lot line (None)*5ft. from residential use.	0 *
3. from back lot line	10
ft	
4. If use is residential use, then the R-3 set back Requirements found at 4-3.1 (d) shall apply.	
(e) Maximum building height:	35 ft
(f) Maximum percentage of lot building coverage: (Amended 1/2002 Ord. 7573)	50 %

4-9.2 PERMITTED USES:

1. Any use permitted in the "C-1" Office Commercial District.

2. Commercial establishments such as:

- a) Barber shop
- b) Beauty shop
- c) Key shop
- d) Confectionery
- e) Dry Cleaning receiving store
- f) Photo Pick-up Station
- g) Upholstery shop
- h) Antique shop
- i) Watch repair shops
- j) Video cassettes and sales
- k) Day care center
- l) Municipal and Governmental buildings
- m) Florist Shops

provided they meet the use restrictions of Section 4-9.3 (Use Restrictions) of this ordinance.

4. Accessory buildings, land uses, and activities, customarily incident to any of the above uses.

4-9.3 USE RESTRICTIONS:

(a) Retail Only. Every commercial or service establishment located in this district shall deal directly with consumers.

(b) Enclosed Buildings. All commercial, service, and storage activities shall be conducted within completely enclosed structures.

(c) Limited Size. the gross floor area of any commercial or service establishment located in this district shall not exceed two thousand (2,000)

square feet.

(d) Refuse Containers. All refuse generated by any establishment located within this district shall be stored in tightly-covered containers placed in a visually-screened area.

(e) Screening. Along the side and rear lot lines of any newly zoned commercial lot abutting any residential district, (or for a allowed commercial use (C-1/C-2) pursuant to Special Use Permit Article 10), screening (a wall, solid fence, or closely planted shrubbery) at least six (6) feet high and of sufficient density to completely block the view from the adjacent residential property, shall be provided".

(f) Hours of operation. Every commercial or service establishment located in this district shall limit their hours of operation to 7:00 am. to 10:00 pm. (Excluding day-care centers).

RESTRICTED USES: Retail Liquor Sales SPECIAL USE - SEE ARTICLE 10 (Special Use Permits for Residential and Agricultural Districts)

Dumpster requirements - see Art. 5, Sect. 5-16

SECTION 4-10 "C-3" COMMUNITY SERVICE DISTRICT

4-10.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in a "C-3" district shall conform to the applicable requirements indicated in tabular form below.

REQUIREMENTS

(a) Minimum lot area	10,000 sq ft
(b) Minimum lot width: (at established building line)	80 ft
(c) Minimum lot depth:	100 ft
(d) Minimum setbacks	
1. from front lot line:	20 ft
2. from side lot line:	5 ft
3. from rear lot line:	10 ft
(e) Maximum building height:	35 ft
(f) Maximum percentage of lot to building coverage:	50 percent

4-10.2 PERMITTED USES:

1. Fraternal Organizations or Lodges
2. Veterans Organizations
3. Service Agency Homes
4. Nursing Homes
5. Religious, Educational and Philanthropic Institutions but not penal or mental treatment institutions
6. Hospitals and Clinics but not animal hospitals, animal clinics or mental hospitals
7. Undertaking Establishments
8. Accessory buildings and uses customarily incident to any above uses.

4-10.3 NON-PROFIT USE ONLY. That any use above described shall be a not-for-profit use, operated by a duly designated not-for-profit corporation, organization or entity so chartered or licensed by an appropriate chartering or licensing agency where required by law or ordinance. (Ord.#7106, June 1999)

4-10.4 SPECIALLY PERMITTED USES:

The following uses are permitted in the C-3 district under special use permit only, to be issued pursuant to the process contained in Article 10 of this Ordinance:

1. Any use allowing overnight habitation.
2. Any use where alcohol will be served or alcohol is available.
(Ord. #7106, June 1999)

Dumpster requirements - see Art. 5, Sect. 5-16

Section 4-11 "C-4" CENTRAL BUSINESS COMMERCIAL DISTRICT

4-11.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in a "C-4" district shall conform to the applicable requirements indicated in tabular form below.

	<u>REQUIREMENTS</u>	
(a) Minimum lot area:		4,000 sq ft
(b) Minimum lot width		
(at established building line)		40 ft
(c) Minimum lot depth:		100 ft
(d) Minimum lot setbacks:		
1. From front lot line:		10 ft.
2. from side lot line:		5 ft.
	(with 2 hour fire rated construction)	
3. from rear lot line:		NONE
4. maximum percent coverage:		60 %
5. <i>If use is a residential use, then the R-3 set back requirements found at 4-3.1 (d) shall apply.</i>		
	(amended Ord.#7078 4/6/99 - amended Ord.#7573 1/02)	

4-11.2 PERMITTED USES:

1. Any use permitted in the "C-2" Commercial District
2. Bakery
3. Barber shop, beauty parlor, massage or personal service shops.
4. Bicycle sales and repair shop.
5. Business or commercial school or dancing or music academy.
6. Catering establishment.
7. Custom dressmaking, millinery, tailoring, shoe repairing, household utility articles or similar trade, but not more than five employees shall be engaged upon the premises at any one time.
8. Filling station. (automobile mechanical repair on vehicles not exceeding 9,500 pounds gross vehicle weight rating - no auto body work)
Ord. passed April 6, 1999
9. **Omitted - (Hotel/Motel) Ord.. 7072 March 16, 1999**
10. Hospitals and clinics for animals but not open kennels
11. Launderettes
12. Messenger or telegraph service station or telephone exchange
13. Office
14. Parking lots

15. Artist's studio
16. Restaurant
17. Shop for the repair or electrical and radio equipment and other similar commodities employing not more than five persons on the premises and not involving the conduct of any manufacturing on the premises.
18. Store or shop for the conduct of a retail business subject to the following limitations: in a retail store where bakery goods, confections, delicatessen or other food products are sold, all food that is prepared upon the premises shall be sold at retail thereon, and provided further that there shall be no slaughtering of animals or poultry upon the premises.
21. Theaters
22. Accessory buildings and uses customarily incident to the above uses, including parking lots and including signs or bulletin boards not exceeding one square foot in area for each two linear feet of street frontage, relating only to services, articles and products offered within the building to which the sign is attached, and when attached to the building and extending not more than one foot from the front of the building.
24. Taverns & Package Liquor
Any building used primarily for any of the above enumerated purposes may not have more than 40 percent of the floor area devoted to storage purposes incidental to such primary use.
25. Hospitals and Clinics operated for profit
26. Undertaking establishments operated for profit.
27. Nursing Homes operated for profit.

(Amended Ord.#7105 added 25,26,& 27 June 1999)

(dumpster requirements - see Art. 5, Sect. 5-16)

Section 4-12 "C-5" HIGHWAY COMMERCIAL DISTRICT

4-12.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in a "C-5" district shall conform to the applicable requirements indicated in tabular form below.

REQUIREMENTS

(a) Minimum lot area:	10,000 sq ft
(b) Minimum lot width:	80 ft
(c) Minimum lot depth:	100 ft
(d) Minimum setbacks	
1. from front lot line:	20 ft
2. from side lot line:	NONE
3. from rear lot line:	20 ft
4. If use is a residential use then the R-3 set back requirements found at 4-3.1 (d) shall apply.	
(e) Maximum building height:	35 ft
(f) Maximum percentage of lot to building coverage:	50 percent
(Amended Ord. #7573 1/02)	

4-12.2 PERMITTED USES:

Any use permitted in the "C-4" Commercial District

1. Auto sales, includes new and used.
2. Currency Exchange - (**Ord. 7124 - 7/13/99**)
3. Consumer Installment Loan Business (Ord. 7212 9/7/99)

4-12.3 SPECIALLY PERMITTED USES:

The following uses are permitted in the C-5 district under Special use permit, to be issued pursuant to the process contained in Article 10 of this Ordinance:

1. Hotel/Motel. Ord. # 7072, March 16, 1999.

(Dumpster requirements - see Art. 5, Sect. 5-16)

Section 4-13 "C-6" PLANNED UNIT DEVELOPMENT COMMERCIAL DIST.

4-13.1 PLANNED UNIT DEVELOPMENT REQUIREMENTS:

The "C-6" Planned Commercial District encompasses areas wherein may be located developments and uses permitted in any of the other "C" Commercial Districts. Within the Planned Commercial District it is the purpose of these regulations to facilitate the establishment of combinations of developments and uses.

Within the "C-6" District this ordinance authorizes development of P.U.D.s in order to achieve the objectives enumerated at Section 1-1 (the general purposes section of this ordinance) and establishes PUD procedures in accordance with Section 3-14 (Planned Unit Development).

Section 4-14 "M-1" WAREHOUSE INDUSTRIAL DISTRICT

The "M-1" Warehouse Industrial District encompasses areas for commercial/industrial establishments usually requiring extensive land areas for open storage and display of merchandise and equipment. Within this district, it is the purpose and intent to encourage and assist the proper location and development of such commercial/industrial establishments, together with other correlated land use and development.

4-14.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in any "M-1" district shall conform to the applicable requirements indicated in tabular form below:

<u>REQUIREMENTS</u>	
(a) Minimum lot area	10,000 sq ft
(b) Minimum lot width: (at established building line)	NONE
(c) Minimum lot depth:	NONE
(d) Minimum setbacks	
1. from front lot line:	10 ft
2. from side lot line:	10 ft
3. from rear lot line:	10 ft
(e) Maximum building height:	35 ft
(f) Maximum percentage of lot building coverage:	50 percent

4-14.2 PERMITTED USES:

- 1 Any use permitted in the "C-4" Commercial District
- 2 Advertising Signs and billboards
- 3 Rental storage warehousing
- 4 Rental equipment servicing and repair
- 5 Building material warehousing, wholesaling and service
- 6 Paper and paper products warehousing and storage
- 7 Furniture warehousing, storage and repair including upholstery repair and replacement
- 8 Air conditioning, heating and plumbing equipment warehousing, servicing and wholesaling
- 9 Bus storage, service and repair, **including repair of any vehicle in excess of 9,500 pounds gross vehicle weight rating. Ordinance passed April 6, 1999.**
- 10 Cold storage
- 11 Clinics, hospitals and kennels for animals not exceeding two hundred (200) pounds
- 12 Public utility facilities

13. Accessory buildings, land uses and activities customarily incident to any of the above uses
14. Auto body shops
15. Junk yards
16. Telecommunication Towers and related equipment as described in Section 5-14, where such equipment shall not exceed 180 feet in height. All other restrictions and conditions of use as described in Article 5, Section 5-14 are applicable, except that no special use permit is required.

(Passed by City Council 3/18/97 - Ord. #5017 Telecomm. towers)

Section 4-15 "M-2" LIGHT INDUSTRIAL DISTRICT

4-15.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in a "M-2" district shall conform to the applicable requirements indicated in tabular form below.

REQUIREMENTS

(a)	Minimum lot area	NONE
(b)	Minimum lot width: (at established building line)	NONE
(c)	Minimum depth:	NONE
(d)	Minimum setbacks:	
	1. from front lot line:	NONE
	2. from side lot line:	NONE
	3. from rear lot line:	NONE
(e)	Maximum building height:	120 ft

4-15.2 PERMITTED USES:

1. Any use permitted in "M-1" Warehouse Industrial Dist.
2. Assembly plant
3. Bakery
4. Bakery goods manufacturing or distributing
5. Bookbinder
6. Candy manufacturing
7. Cannery
8. Cellophane products manufacturing
9. Ceramic products (previously pulverized clay kilns fired only by electricity or gas)
10. Cleaning and dyeing works
11. Clothing manufacturing
12. Cold storage or refrigerating plant
13. Confectionery manufacturing
14. Dairy products manufacturing
15. Distributing plant
16. Dress manufacturing
17. Drugs manufacturing
18. Electrical parts, assembly and manufacture

19. Fiber products manufacturing (previously prepared fiber)
20. Food products manufacturing (except fish and meat products, sauerkraut, vinegar, yeast and rendering or refining of fats and oils)
21. Foundry casting lightweight nonferrous metal (no brass, manganese, bronze, zinc)
22. Fruit cannery
23. Garment manufacturing (previously manufactured cloth)
24. Glass products manufacturing
25. Ice cream manufacturing
26. Iron works, ornamental (no foundry, drop hammer and no punch presses over 20 tons capacity)
27. Laboratory, experimental
28. Laundry
29. Leather products manufacturing (previously prepared leather)
30. Machinery, farm sales, repairing and overhauling
31. Milk bottling
32. Paint mixing and treatment (not employing a boiling process)
33. Paper products manufacturing (previously prepared material)
34. Parcel delivery service
35. Pharmaceutical manufacturing
36. Plastic products manufacturing (previously prepared material)
37. Printing establishment
38. Radio broadcasting transmitter
39. Sheet metal products (light)
40. Sign painting shop
41. Soft drink manufacturing or bottling
42. Television broadcasting transmitter
43. Textile products manufacturing
44. Tire re-treading, re-capping or re-building
45. Tool manufacturing (no drop hammer or punch presses)

46. Toy manufacturing
47. Warehousing or storage building
48. Wholesale business
49. Wood products manufacturing (assembling work and finishing)
50. Accessory buildings and uses customarily incident to the above uses
51. Telecommunication Towers and Related Equipment, as defined in Section 5-14, with no height restrictions. All other restrictions and conditions of use as described in Section 5-14 are applicable, except that no special use permit is required, and the equipment is not required to be of a monopole type.
(Ord 5017 Passed 3/18/97 Telecomm.Towers and Related Equipment-Sect.4-14,4-14.2,4-15,4-15.2&5-14)

All uses permitted in this district shall be allowed only under the condition that they shall never be objectionable due to odor, dust, smoke, noise, vibration or other similar causes.

SECTION 4-16 "M-3" HEAVY INDUSTRIAL DISTRICT

4-16.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in a "M-3" district shall conform to the applicable requirements indicated in tabular form below.

REQUIREMENTS	
(a) Minimum lot area:	NONE
(b) Minimum lot width: (at established building line)	NONE
(c) Minimum lot depth:	NONE
(d) Minimum setbacks	
1. from front lot line:	NONE
2. from side lot line:	NONE
3. from rear lot line:	NONE
(e) Maximum building height:	NONE

4-16.2 PERMITTED USES:

Any building or premises may be used for any purpose not in conflict with any ordinance of the City of Granite City regulating nuisances; provided, however, that no building shall be erected, reconstructed, converted, enlarged or structurally altered for residential purposes except for resident watchmen and caretakers employed on the premises; provided further that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the City Council after report by the Chief of the Fire Department, the Health Officer and the Planning Commission:

1. Any use permitted in the "M-2" Light Industrial Manufacturing District.
2. Acid manufacture
3. Cement, lime, gypsum or plaster of Paris manufacture
4. Distillation of bones
5. Explosives manufacture or storage
6. Fat rendering
7. Fertilizer manufacture
8. Gas manufacture
9. Garbage, offal, or dead animal reduction or dumping
10. Glue manufacture
11. Petroleum and its products, refining of
12. Smelting of tin, copper, zinc or iron ores
13. Stockyards or slaughter of animals
14. Wholesale storage of gasoline
15. Basic iron and steel products and manufacturing

Section 4-17 "M-4" PLANNED INDUSTRIAL DISTRICT

4-17.1 PLANNED INDUSTRIAL DEVELOPMENT REQUIREMENTS:

The "M-4" Planned Industrial District encompasses areas where planned industrial developments may be located. Any uses permitted in any of the other "M" Industrial Districts may be permitted within this district. Every applicant for a Planned Industrial Development approval within the "M-4" Planned Industrial District shall comply with the procedural requirements as set forth in Section 3-14 (Planned Unit Development) of this ordinance.

Within the "M-4" District this ordinance authorizes Planned Industrial Developments, in order to achieve the objectives enumerated at Section 1-1 (the general purposes section of this ordinance) and establishes the procedures for such development, in accordance with Section 3-14 (Planned Unit Development).

SECTION 4-18 "M-5" RIVER/PORT INDUSTRIAL DISTRICT

4-18.1 LOT AND BUILDING REQUIREMENTS:

Every principal building erected in a "M-5" district shall conform to the applicable requirements indicated in tabular form below:

REQUIREMENTS		
a)	Minimum lot area:	NONE
b)	Minimum lot width: (at established building line)	NONE
c	Minimum depth:	NONE
d)	Minimum setbacks:	
	1. From front lot line:	10 ft.
	2. From side lot line:	10 ft.
	3. From rear lot line:	10 ft.
e)	Maximum building height:	120 ft.

4-18.2 PERMITTED USES:

Any use permitted in the "M-2" Light Industrial District

1. Warehousing and storage buildings
2. Assembly plants
3. Manufacturing Storage and distribution of food products, textiles and pharmaceuticals.
4. Cold Storage
5. Wood products assembly, finishing and manufacturing
6. Cement, lime, gypsum or related plaster manufacturing
7. Coal or coke storage or transfer
8. Fertilizer manufacturing, storage or transfer
9. Storage transfer and distribution of petroleum and chemical products
10. Iron, steel, aluminum or related product processing, manufacturing, or transfer
11. Kennels per Section 5-8 of this ordinance
12. River related equipment (cranes, conveyors, lifts etc.) Necessary for port/river transfer
13. Grain handling, storage, and transfer
14. Accessory buildings, structures and facilities and uses customarily incident to above uses.

15. Telecommunication Towers and Related Equipment, as defined in Section 5-14, with no height restrictions. All other restrictions and conditions or use as described in Section 5-14 are applicable, except that no special use permit is required, and the equipment is not required to be of a monopole type.

ARTICLE 5

SUPPLEMENTARY REGULATIONS FOR SPECIFIC USES

Section 5-1 APPLICABILITY OF ARTICLE

This article establishes lot and structure requirements, design standards, and use limitations for specific, potentially troublesome, structures and uses. These regulations apply in every zoning district where the specific structure or use is permitted, but if more stringent regulations are applicable in any particular district, such regulations shall prevail.

Section 5-2 DRIVE-IN THEATERS

(a) The movie screen of every drive-in theater shall be located at least one hundred (100) feet from all street right-of-way lines and all lot lines, and at least five hundred (500) feet from the boundary of any residential district. The projection surface of the movie screen shall not be visible from any major traffic street.

(b) Speakers shall be limited to the type designed to be heard by the occupants of the car only.

© Entrances and exits shall connect only to major traffic streets, and shall not be located closer than one hundred (100) feet to any intersection of public streets.

(d) Stacking (waiting) area for at least twenty-five (25) automobiles shall be provided near the main entrance to prevent traffic tie-ups on adjacent streets.

Section 5-3 SCREENING, FENCES, WALLS

A. Non-Residential Areas

1. Screening:

Screening is required along lot lines of commercial or industrial lots which abut residential property, i.e.:

- newly zoned
- previously undeveloped
- whenever the existing use of a structure is changed to a different use
- whenever the use of any structure is intensified
- when an existing structure and/or use is damaged or destroyed and subsequently repaired or rebuilt.

2. Minimum height: Any screening or fence constructed in a non-residential area shall be a minimum height of 8 feet and a maximum height of 10 feet.

3. Barbed wire or electrically-charged fence: No barbed wire or electrically-charged fence below 8 feet in height shall be erected or maintained.

B. Properties for Residential Use.

1. Maximum height and setback requirements.

The height of any fence, or portions thereof, in any residentially zoned district or any lot for residential use within the City shall be as follows: a maximum height of six and one-half (6 ½) feet above ground

level along the side property lines and rear property line. The side property line extends from the front building setback line as established by the provisions of this ordinance to the rear property line. Street side setback for fences on corner lots shall not be less than ten (10) feet from side property lines.

2. Front lot lines; variance:

No fence shall be constructed along the side lot lines from the building setback line to the front lot line or along the front lot line of any lot in any residentially zoned district or any lot for residential use within the city except by filing an application for a variance with the Zoning Administrator, which application shall be processed in accordance with Section 9-4 of this ordinance. The Zoning Board of Appeals shall review the applicant's request for a variance and shall submit its recommendation to the City Council. The Zoning Board of Appeals shall review the applicant's request for a variance and shall submit its recommendation to the City Council. The Zoning Board of Appeals may recommend and the City Council may attach such conditions to granting of a variance as they deem necessary to further the intent of this ordinance. All procedures and recommendations relating to variances shall relate only to placement of fences along front lot lines.

3. Gates. In the event a fence along the rear lot line borders or runs along an alley and there is no means of direct ingress or egress from the property line to the alley, such fence shall have a gate along the rear lot line.

4. Double fences. No double fences running parallel will be permitted along any property lot line on the same parcel of property.

5. Barbed wire and electrically charged devices prohibited. It is unlawful to erect or maintain within any residential use within any residential zoned district or for any residential use within the city a fence equipped with or having barbed wire spikes. It is unlawful to erect or maintain within any residential zoned district or for any residential use in the city any device or mechanism which give an electrical charge sufficient to cause shock.

C. General Provisions.

1. View obstruction prohibited. Under no circumstances shall any fence or screening, presently existing or constructed after enactment of this ordinance, unreasonably obstruct the view of a public road, private road or public right-of-way. Any fence shall be constructed such that the finished side is in view of the public.

2. Certificate of zoning compliance; fee. Any fence or screening constructed, reconstructed or replaced after the effective date of this ordinance shall conform with this chapter. A certificate of compliance shall be filed with the Zoning Administrator before construction of any fence or screening. The fee for obtaining a certificate of compliance and inspection of the newly constructed, reconstructed or replaced fence or screening shall be ten dollars (\$10.00).

3. Plan for construction. Plans for construction of a fence or screening within any nonresidential area, or along the front lot line and the side lot line from the building setback line to the front lot line with a maximum height of four feet (4') above ground level within any

residential area shall be filed for review by the Zoning Administrator. Said plans shall include, but not be limited to description of the material to be used in construction of the fence or screening, location and th of supporting posts, and location of fence or screening in relation to setback lines buildings, and easements.

4. Public right-of-way restricted. No fence, wall or other obstruction shall be erected within any public right-of-way, except by written permission of the Zoning Administrator.

5. Illinois Drainage Code applicable:
No fence, wall, or other obstruction shall be erected in violation of the Illinois Drainage Code - (ILL. REV. STAT., CH. 42, SEC. 2-1 et seq.)
(AMENDED by ORD. # 4575 - JUNE 1991 SEC. 5-3)

Section 5-4 GREENHOUSES, NURSERIES

(a) No fertilizer, compost, manure, or other odor or dust-producing substance shall be stored closer than one hundred (100) feet to any lot line.

(b) Greenhouse heating plants shall be situated in an enclosed structure, and shall not be closer than fifty (50) feet to any lot line.

Section 5-5 HOME OCCUPATIONS

Section 1. "HOME OCCUPATIONS" A "home occupation" means any business, profession, or occupation conducted for gain or support entirely within any dwelling or on any residential premises in a residential district.

A home occupation shall be considered a permitted accessory use in any residential district, subject to the following limitations and restrictions:

A. The use shall be conducted entirely within a dwelling or permitted accessory building and carried on only by the inhabitants living there, and not more than one other person who is unrelated to the inhabitants of the premises.

B. The use shall be clearly incidental and secondary to the use of the dwelling and dwelling purposes, and shall not change the character of use as a dwelling.

C. No retail sales directly to the general public shall be conducted from the premises.

D. The total area used for the home occupation shall not exceed twenty-five percent (25%) of the gross floor area of the dwelling, or three hundred (300) square feet, whichever is less.

E. There shall be no exterior storage on the premises of materials, equipment, or vehicles used as part of the home occupation.

F. There shall be no offensive noise, vibrations, smoke, dust, odors, heat, glare or electrical interference noticeable at or beyond the property line.

G. There shall be no storage or use of toxic, explosive or other dangerous or hazardous materials upon the premises.

H. An off-street parking area adequate to accommodate the needs created by the home occupation shall be provided.

I. The use must be in conformance with all valid covenants and agreements recorded with the Registrar of Deeds for Madison County, covering the land underlying the dwelling.

J. A home occupation permit may be issued for some C-1, C-2 uses allowed by the Zoning Code, providing all other criteria for issuance of a home occupation permit are met. No home occupation permit shall be issued for any other use.

K. No signs advertising the business use shall be allowed on the premises.

Section 2. PERMIT REQUIRED. No home occupation shall be permitted without prior application to and hearing by the Planning and Zoning Commission, which shall determine whether or not the proposed home occupation complies with all applicable laws and ordinances.

A. Notice to the surrounding landowners and tenants shall be provided by the City of Granite City and the applicant shall reimburse the City for all costs related to providing said notice.

B. A hearing upon the application shall be held in accordance with the rules and regulations of the Planning and Zoning Commission. No hearing shall be held, and no application shall be considered, unless and until the applicant is physically present at said hearing.

C. If, in the opinion of the Planning and Zoning Commission, the proposed home occupation complies with all applicable laws and ordinances, and will have no adverse effect on the neighborhood, such recommendation shall be made to the City Council. Upon acceptance by the City Council of the recommendation of the Planning and Zoning Commission, an annual business license or certification of registration for the proposed home occupation shall be issued by the City Clerk or his authorized representative upon payment of the application fee.

D. CONDITIONS: Permits may include such conditions or restrictions upon the construction, location and operation of a non-conforming lot, structure, and use of land or structure, including but not limited to:

- a. provisions for the protection of adjacent property;
- b. the expiration of such home occupation use after a specified period of time;
- c. off-street parking and loading;
- d. any other criteria which may be deemed necessary to secure the general objectives of this Zoning Code, and to reduce injury to the value of the property in the neighborhood.
- e. The home occupation permit shall be subject to review, at the discretion of the City Zoning administrator, and may be revoked by the Planning and Zoning Commission if the intent of the permit is not being followed, or if a nuisance is created by use as a home occupation.

Section 3. REGISTRATION WITHIN 90 DAYS. Any home occupation within a residential district which exists on the effective date of this ordinance shall be registered by the owner with the Zoning Administrator within 90 days of the enactment of this ordinance on a form to be provided by the Zoning Administrator in order to continue operation of the home occupation. Any owner who fails to register a home occupation within 90 days of the enactment of this ordinance shall be required to file an application to the Planning Commission as set forth herein. ("**Home Occupation**" Ord.#4688, passed 12/03/92)

Section 5-6 HOSPITALS, NURSING HOMES

(a) The lot on which any hospital or sanitarium is situated shall have a minimum width and depth of two hundred (200) feet, and a minimum of five (5) acres.

(b) The lot on which any nursing home is situated shall have a minimum width and depth of two hundred (200) feet, and a minimum area of two (2) acres.

© The principal building of any hospital, sanitarium, or nursing home shall be located at least twenty-five (25) feet from all lot lines.

SECTION 5-7 JUNK YARDS

(a) No part of any junk yard--which includes any lot on which three (3) or more inoperable vehicles are stored--shall be located closer than five hundred (500) feet to the boundary of any residential district.

All vehicles, parts, and equipment shall be stored within a completely enclosed structure or within an area screened by a wall, solid fence, or closely planted shrubbery at least ten (10) feet high and of sufficient density to block the view from adjacent property.

Section 5-8 KENNELS

(a) The lot on which any kennel is situated shall have a minimum area of three (3) acres.

(b) Every kennel shall be located at least two hundred (200) feet from the nearest dwelling, and at least one hundred (100) feet from any lot line.

Section 5-9 SWIMMING POOLS

(a) No swimming pool, whether public or private, shall be located in any front yard.

(b) Every swimming pool that is more than two (2) feet deep shall be enclosed by a wall or fence at least four (4) feet in height. The passage through such wall or fence shall be equipped with a gate.

Section 5-10 STORM WATER RUNOFF

Downstream property owners, watercourses, channels or conduits shall not receive storm water runoff from proposed upstream developments at a higher peak flow rate than would have resulted from the same storm event occurring over the site of the proposed development with the land in its natural, undeveloped conditions, nor shall storm water runoff exceed the capacity of the natural drainage system.

1. Storm water runoff resulting from a proposed development shall be detained on-site:

- (a) By wet or dry bottom reservoirs;
- (b) By underground reservoirs;
- © On flat roofs, parking lots, or streets; or
- (d) By other detention methods approved by the City Engineer.

2. Storm water detention facilities shall have sufficient capacity to store flows up to the 25-year 24-hour rainstorm.

3. For purposes of designing adequate on-site detention facilities, the Illinois State Water Survey rainfall data for this region shall be used.

4. The provisions of Section 5-10 (Storm Water Runoff) shall be applicable in the following areas:

(a) Any residential development having a gross aggregate area of ten (10) acres or more; or

(b) Any residential development of less than (10) acres with a 50 percent impervious surface including roads, buildings, utility right-of-way, and other improvements;

 © Any commercial, industrial, institutional or utility development

having a gross aggregate area of one (1) acre or more.

5. When applicable, the provisions of this section shall be reviewed by the City Engineer to assure compliance.

SECTION 5-11 WAREHOUSE RECYCLING FOR METAL, PAPER, GLASS AND PLASTIC PRODUCTS

(a). Warehouse recycling centers shall be applicable only to the following materials: metal, paper, glass and plastic products.

(b). All warehousing of said materials must be stored in a fully enclosed warehouse building; no open air storage is to be permitted.

(Amended January 1990, Ord. #4441 Sec. 5-11)

SECTION 5-12 POLE TYPE BUILDINGS

Construction of pole type buildings is prohibited in all districts except "manufacturing" or "agricultural".

(Amended Sept. 1991, - Ord. #4627 Passed Jan. 1992 Sec. 5-12)

SECTION 5-13, CEMETERIES

All cemeteries with or without a mausoleum and created within the City limits of Granite City shall contain a minimum of 15 acres.

(Amended May 1994, - Passed by City Council)

SECTION 5-14, TELECOMMUNICATION TOWERS & RELATED EQUIPMENT

Telephone communication towers, microwave relay towers and stations, mobile transmitting towers and stations, antenna towers and other equipment essential to the operation of the exchange are required to be in the interest of public convenience and necessity, and *only* permitted on property with C-4 or C-5 zoning classification *(by special use)*, *subject to the following restrictions*:

1. Any such equipment shall be 125 feet or less in height, and shall be of a monopole type.

2. Any such equipment shall be set back from any abutting agricultural, residential, or commercially zoned property a distance equal to or greater to the height of the said equipment.

3. All such equipment shall be contained by a chain link fence no less than 6 feet in height. Area surrounding perimeter fence shall be landscaped.

4. No such equipment shall be constructed within ½ mile of any other similar equipment unless the Applicant obtains a waiver from the City Council, in conjunction with its application for special use permit, which waiver shall be considered upon good cause being shown.

5. Equipment shall be designed to provide for not

less than 2 service providers in addition to such municipal services as deemed necessary. Municipal service co-use shall be provided at no cost on the tower or on the ground. Co-use shall be provided at no more than the prevailing industry rate.

6. Applicant must supply the Zoning Administrator five (5) copies of the site plan.

7. The current applicant for the telecommunication tower(s) and related equipment shall be required to notify the Zoning Administrator in its application of those entities contracted for co-use of the facility. Furthermore, any entity contracted for co-use after issuance of the special use permit shall be reported to the Zoning Administrator within forty-five (45) days shall automatically void the special use permit.

8. The special use permit holder shall report to the Zoning Administrator any written requests for co-use of space and special use permit holder's response. Failure to do so within forty-five (45) days of said written request shall automatically void the special use permit.

9. Any such equipment that is no longer in use for a communications purpose permitted under this ordinance shall be removed at the owner's expense. All obsolete and abandoned equipment shall be removed within one (1) year of the cessation of use.

10. The Applicant shall make an application for and received from the City, a special use permit as provided for under Section 10-2 of this ordinance, which Application shall be considered in the manner provided for under Sections 10-3 and 10-4 of said ordinance.

11. A special use permit shall not be granted where the tract of land upon which that use is allowed creates a non-conforming lot for its zoning classification. (Ord.#5017 Passed 3/18/97 Amended Sec.4-14,4-14.2,4-15,4-15.2&5-14)

12. The Applicant shall post with the City Clerk an irrevocable performance bond or letter of credit, in an amount not less than **\$20,000**, for the removal of the telecommunication tower and related equipment, which shall be applied for by the City in the event the applicant fails to abide by the time provisions of subparagraph 9. The said security shall remain in full force and effect so long as the telecommunication tower and related equipment remain. (Ord.5062, Amend #5017, 10/7/1997)

13. IMPACT FEE:

- 1) **An impact fee in the amount of twenty-thousand dollars (\$20,000) for locating wireless communications facilities or other utility facilities or equipment within the City of Granite City, is hereby imposed.**
- 2) **Said impact fee shall be paid by the applicant prior to the**

issuance of any building or zoning permit or other license to be issued by the City of Granite City.

- 3) The impact fee established herein shall not prevent or limit the corporate authorities for the City of Granite City from establishing or collecting additional franchise fees from telecommunications or utility companies under appropriate circumstances.
 - 4) The impact fee established herein shall be payable in lieu of all other fees or charges, including building and zoning fees that would ordinarily be charged for the construction or permitting of such wireless communication towers or facilities so long as the impact fee is less than the building or zoning or other licensing or permitting fees that would otherwise be imposed, in the aggregate. Furthermore, such impact fee shall be payable only one time at the time of construction and shall not be payable again at the time of expansion or increased use of the wireless telecommunications tower. However, any building or zoning permits that ordinarily are charged shall be due and payable in the future for the increased usage or for new construction pertaining to an existing wireless telecommunications tower, the owners of which have previously paid an impact fee pursuant to this ordinance, if the ordinances of the City of Granite City so require.
 - 5) All Ordinances or parts of ordinances in conflict herewith are hereby repealed.
 - 6) This Ordinance shall have full force and effect as of the date of its passage, and it shall apply to all pending and future wireless telecommunications permit applications.
- (ORD. #7615 JUNE 2002)

Section 5-15

Landscape Frontage

In any lot located in a residential zoned district or any lot for residential use in a non-residential zoned district, the area from the front of the building line to the sidewalk or curb, whichever is applicable, shall be designated "landscape frontage". The landscape frontage shall be of the following materials only: grass; shrubbery; trees and ground cover; and may be enhanced with no more than 25% decorative rock (excluding driveway), stone, brick or wood; or, a combination of any of the listed materials. Products such as crushed lime stone or slag are not an acceptable decorative rock.
(Ord. #5059, passed Oct. 1997)

SECTION 5-16

SCREENING DUMPSTERS AND OTHER REFUSE AND GARBAGE CONTAINERS

In Any R-1, R-2, R-3, R-4, R-5, R-6, C-1, C-2, C-3, C-4, C-5 or C-6 zoning district where a receptacle commonly known as a dumpster is to be used, or where any garbage or refuse container larger than 55 gallons is used, such garbage and refuse receptacle or container shall be placed on a concrete pad, designed and installed pursuant to prevailing BOCA codes as adopted by the City of Granite City, and shall be designed to withstand the anticipated weight of such receptacle or container. In addition, the location where the receptacle or container is located shall be screened from the public view in accordance with the general rules and regulations found in this Ordinance or any other ordinance of the City of Granite City, and as much as practicable, shall be hidden or screened from the street view.

(Ord. 7225 passed Sept.28, 1999/Amended by Ord.7409 March 27, 200

ARTICLE 6 OFF-STREET PARKING AND LOADING

Section 6-1 APPLICABILITY OF ARTICLE

Off-street parking and loading shall be provided in accordance with this Article for all structures and uses erected or established after the effective date of this ordinance.

6-1.1 EXISTING PARKING/LOADING FACILITIES:

- (a) Existing off-street parking or loading facilities located on

the same lot as the use served shall not be reduced--or if already less than, shall not be further reduced--below the requirements and standards for similar new structures or uses.

(b) When an existing structure or use is damaged or destroyed and subsequently repaired or rebuilt, parking/loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored, but additional parking/loading facilities need not be provided.

© Whenever the use of any structure or premises is intensified through addition of dwelling units, increased floor area, greater seating capacity, etc., additional parking and loading facilities commensurate with such increases in use-intensity shall be provided.

d) Whenever the existing use of a structure is changed to a different use, parking or loading facilities shall be provided as required herein for such new use.

Section 6-2 PARKING AREA DESIGN STANDARDS

All areas providing off-street parking shall conform to the standards in indicated in the subsections which follow:

**** NOTE: Standards applicable to all parking areas are indicated by one (*) asterisk; standards applicable to all parking areas except those accessory to single or two-family dwellings are indicated by two (**)asterisks.

6-2.1 SPACES;

(a) Each required parking space shall be at least ten (10) feet wide and twenty (20) feet long, and shall have at least seven (7) feet of vertical clearance. Every space shall be situated so that no part of any parked vehicle overhangs the public right-of-way.*

(b) Markings shall be laid and restored as often as necessary to clearly delineate each parking space.**

6-2.2 INTERIOR AISLES:

Aisles within parking lots shall be sufficiently wide to permit safe and efficient vehicular movement in the aisles, and into and out of parking spaces. Aisles designed for two-way traffic shall be at least twenty-two (22) feet wide. One-way aisles designed for sixty degree (60) parking shall be at least eighteen (18) feet wide, and for forty-five degree (45) parking shall be at least fourteen (14) feet wide.**

6-2.3 ACCESS WAYS:

(a) Parking areas shall be designed so that ingress to or egress from a parking space is from an aisle or driveway, not directly from the public right-of-way.*

(b) No access way to any parking area shall be located within twenty-five (25) feet of any corner formed by the intersection of the rights-of-way to two or more streets. At intersections where traffic control devices are installed, the Administrator may increase this requirement as necessary to prevent hazards.*

© Parking area access ways (including residential driveways) and public streets shall be aligned to form--as closely as feasible--right angles.*

(d) The access way to every parking lot located in any Commercial District or in the Industrial District shall be at least twenty-four (24) feet wide unless two one-way drives, each twelve (12) feet wide, are provided.*

(e) The access way to every parking area located in any residential district shall be at least ten (10) feet wide; but if the parking area contains more than eight (8) parking spaces or if the access way is longer than one hundred (100) feet, access shall be provided either by one two-

way drive at least twenty (20) feet wide or by two one-way drives, each ten (10) feet wide.*

6-2.4 SURFACING:

Parking lots shall be graded and improved with a compacted stone base at least six (6) inches thick and three (3) inches bituminous asphaltic concrete or four (4) inches P C concrete.

6-2.5 LIGHTING:

Any light(s) used to illuminate any parking area shall be arranged or shielded so as to confine direct light rays within the parking area boundary lines to the greatest extent practicable.*

6-2.6 LANDSCAPING:

In order to reduce heat and glare, to minimize blowing of dust and trash, and to reduce the oppressive visual effects of large open parking areas, landscaping shall be provided and maintained within every parking lot that contains twenty (20) or more parking spaces.

A minimum of 5% of the total parking lot area shall be set aside for said landscaping.**

(a) A landscaping plan (either a separate document or an element of a more inclusive development plan) shall accompany every application for an initial certificate of zoning compliance to develop any parking lot that will contain twenty (20) or more spaces.

(b) The landscaping plan shall include the following information:

1. proposed type, amount, size, and spacing of plantings, including trees, shrubbery, and ground cover;
2. proposed size, construction materials, and drainage of landscaped islands or planting beds; and
3. sketch indicating proposed spatial relationships of landscaped areas, parking spaces, automobile circulation, and pedestrian movement.

6-2.7 PARKING LOTS & DRIVEWAYS ABUTTING RESIDENCE DISTRICT:

Whenever a parking lot or a driveway to a parking lot is hereafter established in other than a residence district so as to abut the side or rear line of a lot in a residence district, a solid masonry wall, shrubbery planting, or a substantial slightly fence not less than five (5) feet high and not more than eight (8) feet high shall be constructed and maintained along said side or rear lot line up to, but not beyond the setback building line. In addition, in all use districts, the lighting, including any permitted illumination sign, on any parking lot or driveway shall be arranged so that there will be no annoying glare directed or reflected toward residence buildings or residence districts.

Section 6-3 LOCATION OF PARKING

All off-street parking shall be located in conformity with the following requirements:

6-3.1 RESIDENTIAL DISTRICTS:

(a) Parking spaces accessory to dwellings located in any residential zoning district shall be located on the same lot as the dwelling. Such parking spaces shall not be located in any front yard except in the driveway, but may be located in the side or rear yards. Each parking space accessory to a multi-family dwelling shall be unobstructed so that no vehicle need be moved in order to allow another vehicle to enter/exit the parking area.

(b) All parking spaces accessory to permitted non-dwelling uses located in any residential district generally shall be located on the same lot as the use served. However, the Administrator may allow such parking facilities to be located on another parcel within two hundred (200) feet of the use served if the "same lot" requirement is not feasible.

6-3.2 COMMERCIAL AND INDUSTRIAL DISTRICTS:

(a) Parking spaces accessory to any dwelling located in any commercial district shall either be located on the same lot as the dwelling or on another parcel within two hundred (200) feet of the residential premises. Parking lots accessory to any commercial or industrial use located in any commercial district or in the Industrial District shall be located within five hundred (500) feet of the use served; provided, that no portion of any such parking lot shall extend into any residential district.

b) In any commercial district or in the Industrial District, off street parking facilities for different buildings or uses may be provided collectively; but only if the total number of spaces so located together is not less than the sum of the separate requirements for each use, and if all regulations governing location of parking spaces in relation to the uses served are observed.

Section 6-4 DESIGN AND LOCATION OF OFF-STREET LOADING FACILITIES

All off-street loading facilities shall conform to the minimum standards indicated below:

6-4.1 SIZE OF SPACE:

Every required off-street loading space shall be at least twelve (12) feet wide and forty-five (45) feet long exclusive of aisle and maneuver space, and shall have vertical clearance of at least fourteen (14) feet. In no case shall a vehicle being loaded or unloaded overhang into the public right-of-way.

6-4.2 ACCESS WAY:

Every off-street loading space shall have a safe means of vehicular access to a street or alley. Such access way shall be at least twelve feet wide.

6-4.3 SURFACING:

Every off-street loading area shall be improved with a compacted stone base at least six (6) inches thick, surfaced with at least three (3) inches of asphaltic concrete or four (4) inches of P C concrete.

6-4.4 BUFFER STRIPS:

No loading space or area for vehicles over two ton cargo capacity shall be developed closer than twenty-five (25) feet to the lot line of any lot located in any residential district unless such space/area is completely enclosed by walls, a solid fence, or closely planted shrubbery at least ten (10) feet in height and of sufficient density to block the view from the residential property.

6-4.5 LOCATION:

Every off-street loading space that is required or provided shall be located on the same parcel of land as the use served, and not closer than fifty (50) feet to the intersection of the rights-of-way of two or more streets, and not on required front yards.

Section 6-5 COMPUTATION OF REQUIRED PARKING/LOADING SPACES

In computing the number of parking spaces required by this ordinance, the Zoning Administrator shall apply the following rules:

(a) In computing parking space requirements based on the number of employees, the maximum number of employees on the premises at any period of the day shall be used. "Employee parking" means "one parking space shall be required per one employee," unless otherwise stated.

(b) In computing parking or loading space requirements on the basis of building floor area, the gross floor area shall be used.

(c) Whenever it is necessary to translate gross parking lot area into number of parking spaces, three hundred and seventy-five (375) square feet of gross area shall be deemed one parking space.

(d) If computation of the number of parking or loading spaces required by this ordinance results in a fractional space, any fraction of one-half or more shall be counted as one space.

(e) No space or portion thereof needed to satisfy the minimum applicable requirement for number of off-street parking or loading spaces shall be counted as part of the off-street parking or loading spaces required for another structure or use.

Section 6-6 NUMBER OF PARKING AND LOADING SPACES REQUIRED

Off-street parking and loading spaces shall be provided as indicated in tabular form below. For any use that is not listed in the table, the same amount of parking and loading space shall be provided as is required for the most similar listed use. The Zoning Administrator shall make the determination of similarity.

USES, PARKING SPACES REQUIRED, AND LOADING SPACES REQUIREMENTS

A) DWELLINGS, LODGINGS, HOTELS/MOTELS BOARDING HOUSES, LODGES

PARKING SPACES REQUIRED: One (1) space per lodging unit, plus employee parking.

LOADING SPACES REQUIRED: One (1) space if the use has 20,000 square feet or more of floor area.

MOBILE HOMES:

PARKING SPACES REQUIRED: Two 2 spaces per mobile home.

LOADING SPACES REQUIRED: Not Applicable

MULTIPLE-FAMILY DWELLINGS:

PARKING SPACES REQUIRED: 1 Bedroom or less = 1.5 spaces per dwelling unit.

2 or more bedrooms = 2 spaces per dwelling unit.

Single family and two-family dwellings = 2 spaces per dwelling unit.

LOADING SPACES REQUIRED: Not Applicable

B) EDUCATIONAL, INSTITUTIONAL, RECREATIONAL Churches, Auditoriums:

PARKING SPACES REQUIRED: 1 space per 4 seats in largest seating area.

LOADING SPACES REQUIRED: Not Applicable

HOSPITALS:

PARKING SPACES REQUIRED: 1 space per 2 beds, plus employee parking.

LOADING SPACES REQUIRED: To 50,000 sf of floor area, 1 space, 50,001 to 100,000 sf, 2 spaces; 100,001 to 200,000 sf, 3 spaces.

LIBRARIES, MUSEUMS:

PARKING SPACES REQUIRED: 1 space per 500 sf of floor area.

LOADING SPACES REQUIRED: On review by the Zoning Administrator.

NURSING HOMES:

PARKING SPACES REQUIRED: 1 space per 4 beds.

LOADING SPACES REQUIRED: To 50,000 sf of floor area, 1 space, 50,001 to 100,000 sf, 2 spaces, 100,001 to 200,000 sf, 3 spaces.

SCHOOLS:

LOADING SPACES = ON REVIEW BY THE ZONING ADMINISTRATOR

ELEMENTARY & Jr. High:

PARKING SPACES REQUIRED: 1 space for every 20 students that the building is designed to accommodate, plus employee parking.

SENIOR HIGH:

PARKING SPACES REQUIRED: 1 space for every 4 students over 16 years old that the building is designed to accommodate, + employee parking.

TRADE SCHOOLS:

PARKING SPACES REQUIRED: 1 space for every 3 students that the building is designed to accommodate, plus employee parking.

C) COMMERCIAL, OFFICE, SERVICE:

NOTE: All commercial and service uses, unless specifically indicated otherwise below:

PARKING SPACES REQUIRED: 1 space per 300 sf of floor area plus employee parking.

LOADING SPACES REQUIRED: to 10,000 sf of floor area one space, more than 10, 000 sf, 1 space plus 1 additional space per 50,000 sf of floor area in excess of 10,000 sf of floor area.

BANKS, SAVINGS & LOANS (WALK-IN AND DRIVE-IN:

PARKING SPACES REQUIRED: WALK-IN 1 space per 300 sf of floor area plus employee parking. DRIVE-IN - 1 space plus 5 spaces per teller window.

LOADING SPACES REQUIRED: Up to 30,000 sf of floor area, none required; 30,001 sf, 1 space more than 100,000 sf, 1 additional space per 100,000 sf of floor area in excess of 100,000 sf.

BEAUTY AND BARBER SHOPS:

PARKING SPACES REQUIRED: 2 spaces per chair plus employee parking.

LOADING SPACES REQUIRED: Not applicable.

BOWLING ALLEYS:

PARKING SPACES REQUIRED: 4 spaces per bowling lane plus additional spaces as required herein for affiliated uses such as restaurants and taverns.

LOADING SPACES REQUIRED: Not applicable except as required for affiliated uses.

CAR WASH:

PARKING SPACES REQUIRED: 5 spaces per wash line.

LOADING SPACES REQUIRED: Not applicable.

FURNITURE AND APPLIANCE STORES:

PARKING SPACES REQUIRED: 1 space per 600 sf of floor area.

LOADING SPACES REQUIRED: To 25,000 sf of floor area 2 spaces, more than 25,000 sf of floor area 2 spaces plus additional space per 25,000 sf of floor area in excess of 25,000 sf.

HOME OCCUPATIONS:

PARKING SPACES REQUIRED: 1 space per 150 sf of floor area devoted to the home occupation in addition to the parking requirements for the dwelling.

LOADING SPACES REQUIRED: Not applicable.

THEATERS INDOOR:

PARKING SPACES REQUIRED: 1 space per 4 seats in the largest seating area.

LOADING SPACES REQUIRED: Not applicable.

THEATERS DRIVE IN: On review by the Administrator.

VEHICLE SALES (Auto, Boat, Trailers, etc.):

PARKING SPACES REQUIRED: 1 space per 600 sf of enclosed floor area, plus up to 10,000 sf of open lot area devoted to sale/display of vehicles, 1 space per 2,500 sf of open lot area above 10,000 sf 4 spaces plus 1 additional space per 5,000 sf of open lot area in excess of 10,000 sf.

LOADING SPACES REQUIRED: To 25,000 sf of floor area and open lot area 2 spaces, to more than 25,000 sf of floor area and open lot area 2 spaces plus 1 additional space per 25,000 sf in excess of 25,000 sf.

D) INDUSTRIAL (Any manufacturing, warehousing, or other industrial use):

PARKING SPACES REQUIRED: Employee parking (1.5 spaces per employee) plus 1 space per company vehicle, plus 1 visitor space per 25 employees on the major shift.

LOADING SPACES REQUIRED: To 20,000 sf of floor area 1 space, 20,001 to 50,000 sf 2 spaces, 50,001 to 90,000 sf 3 spaces, plus 1 additional space for 50,000 sf of floor area in excess of 90,000 sf.

E) RESTAURANTS, DRIVE-THROUGH RESTAURANTS, FOOD STANDS:

1. RESTAURANTS PROVIDING SEATING:

One (1) parking space per 3 seats, plus one (1) parking space per employee, plus adequate space for compliance with all other pertinent parking lot requirements as set forth in this article.

2. DRIVE-THROUGH RESTAURANTS with seating: One (1) parking space per 3 seats, plus 1 parking space per employee, plus adequate space for compliance with all other pertinent parking lot requirements as set forth in this article.

3. ADDITIONAL DRIVE-THROUGH REQUIREMENTS: A stacking lane is required for drive-through restaurants. A minimum of (8) spaces are required for stacking (actual number to be determined by the Zoning Administrator).

4. FOOD STANDS: One (1) parking space for each employee. Off street parking for 4 vehicles, plus adequate space for compliance with all other pertinent parking lot requirements as set forth in this article. (Ord. #4797, 2/18/94).

ARTICLE 7 NON-CONFORMITIES

Section 7-1 PURPOSE OF ARTICLE

The requirements imposed by this ordinance are designed to guide the use of land by encouraging the development of structures and uses that are compatible with the predominant character of each of the various districts. Lots, structures, and uses of land or structures that don't conform to the requirements of the district in which they are located impede appropriate development. For example, non-conformities are frequently responsible for heavy traffic on residential streets, the overtaxing of parking facilities, the emission of noxious fumes or excessive noise, and/or the lowering of property values. The regulations of this Article are intended to alleviate such existing or potential problems by encouraging the gradual reduction of non-conformities while recognizing unique exemptions.

Section 7-2 NONCONFORMING LOTS

Any vacant lot that does not conform to one or more of the lot size (area, dimensions) requirements of the district in which it is located may be used for any use permitted in the district if such vacant lot:

- (a) is of record on the effective date of this ordinance (or pertinent amendment thereto); and
- (b) has continuously remained in separate ownership from abutting tracts of land throughout the entire period during which the creation of such lot was prohibited by any applicable zoning or other ordinance; and
- © is at least twenty five (25) feet wide.

7-2.1 TWO OR MORE LOTS IN COMMON OWNERSHIP:

If two or more lots or combinations of lots and portions of lots with continuous frontage were of record and in common ownership on the effective date of this ordinance, and if one or more of those lots does not meet the minimum lot width, depth, and area requirements of the district in which it is located, the land involved shall be considered an undivided parcel. No portion of any such parcel shall be developed except in compliance with this ordinance, nor shall any such parcel be divided so as to create a lot that does not meet the requirements of this ordinance.

Section 7-3 NONCONFORMING STRUCTURES

Any lawful structure which exists on the effective date of this ordinance but which could not be erected under the terms of this ordinance because of restrictions on lot size, height, setbacks, or other characteristics of the structure or its location on the lot may lawfully remain, subject to the following provisions:

- a) Enlargement, Alterations. No such structure shall be enlarged or altered in any way which increases its nonconformity.
- b) Relocation. No such structure shall be relocated unless, after relocation, it will conform to all the regulations of the district in which it is located.
- c) Reconstruction. Any structure which is destroyed or damaged may be reconstructed provided such work, as certified by the Building Inspector, starts within six (6) months from the date the damage occurred, diligently pursued to completion, and provided that no intensity of uses or greater nonconformity is permitted.
- d) MOBILE HOMES

1. Replacement of Existing Mobile Homes. An owner of any existing mobile home located in the city of Granite City on or after the effective date of this ordinance, may replace that mobile home with another mobile home, provided such replacement takes place within sixty (60) days of the removal of the existing mobile home. A replacement mobile home shall have a valid title in the State of Illinois, and shall be the same model year as or newer model year than the existing mobile home, but shall be no more than ten (10) years old at the time it replaces the existing mobile home.) Any replacement mobile home shall comply with the minimum set back requirements within the district in which the mobile home is located, and shall at all times comply with the Building Regulations of the City of Granite City, including, but not limited to 15.40 of the Municipal Ordinance Code of the City of Granite City. (Ord. #7234 Oct. 1999 - Amended Ord. #7616 July 2002)

2. Discontinuance of Use. Any mobile home not located in an "R"-6 Mobile Home Residence District at the time of the passage of this Ordinance shall be deemed a nonconforming use. Any discontinuance of use of the nonconforming mobile home shall require the immediate removal of the mobile home and any such mobile home shall not be replaced by any other mobile home. Discontinuance of use shall be defined by one or more of the following conditions:

(a) Cessation of occupancy for a period of 60 days or more, where any occupancy is only by permit issued by the city to a lawful occupier or owner occupier

(b) the absence, for a period of 60 days or more, of connected utility service, either water, sewer, gas, electric or any one or more of these or any other utility required for lawful occupancy;

(c) commencement of removal, demolition or condemnation proceedings pursuant to valid statute or ordinance, in the absence of a court ordered agreement or court approved settlement allowing replacement of a mobile home where use has been discontinued;

(d) the removal of an existing mobile home prior to sale of the lot upon which the mobile home was located, notwithstanding any period or passage of time. (Ord. #7234 Oct. 1999)

Use of the land shall not be intensified or extended by repair, restructure or replacement of the existing mobile home to occupy an area of land greater than a maximum percentage of lot building coverage equal to the existing mobile home lot coverage or 30%, whichever is greater. Lot building requirement shall be defined as the portion of a lot that is occupied by the mobile home and accessory buildings and/or structures. (Amended Ord. 4648, April 1992)

Dumpster requirements - see Art. 5, Sect. 5-16

Section 7-4 NONCONFORMING USES OCCUPYING A STRUCTURE

If any lawful use occupying a structure exists on the effective date of this ordinance but would not be allowed under the terms of this ordinance, such use may lawfully continue, subject to the following provisions:

(a) Maintenance: Any structure housing a nonconforming use may be maintained through ordinary repairs.

(b) Enlargement, Alteration, Reconstruction, Relocation:

No structure housing a nonconforming use shall be enlarged, structurally altered, reconstructed, or relocated unless the use of the structure is changed to a permitted use.

© Extension of Use: No nonconforming use may be extended to any part(s) of the structure not intended or designed for such use, nor shall the nonconforming use be extended to occupy any land outside such structure.

(d) Change of Use: Nonconforming use occupying a structure shall not be changed except to a use permitted under the applicable district regulations.

(e) Discontinuance of Use: When a nonconforming use of a structure, or of a structure and premises in combination, is discontinued for twelve consecutive months or for eighteen months during any three-year period, the nonconforming use shall not thereafter be resumed. Any discontinuance caused by government action and without any contributing fault by the nonconforming user shall not be counted in calculating the length of discontinuance.

Dumpster requirements - see Art. 5, Sect. 5-16

Section 7-5 NONCONFORMING USES OF LAND

Any lawful use of land existing on the effective date of this ordinance that would not be permitted under the terms of this ordinance may lawfully continue, subject to the following provisions:

(a) Intensification of Extension of Use. A nonconforming use of land shall not be intensified, or extended to occupy a greater area of land than was occupied by such use on the effective date of this ordinance.

(b) Relocation. No nonconforming use of land shall be moved, in whole or in part, unless such use, upon relocation, will conform to all pertinent regulations of the district in which it is proposed to be located.

© Change of Use. Whenever a nonconforming use of a building has been changed to a more restrictive use or to a conforming use, such shall not thereafter be changed to a less restrictive use. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or more restricted classification.

(d) Discontinuance: When a nonconforming use of land is discontinued for a period of twelve (12) consecutive months, it may not thereafter be resumed, and any subsequent use of such land shall conform to applicable district regulations. Any discontinuance caused by government action and without any contributing fault by the owner or operator shall not be counted in calculating the length of discontinuance.

Section 7-6 NON-CONFORMITIES UNDER PERMIT AUTHORITY

The regulations of this Article shall not apply to any change in an

existing structure or to any change in the use of a structure or of land for which a permit was issued prior to the effective date of this ordinance or any pertinent amendment thereto, provided that the work authorized by such permit is completed within a reasonable time.

Section 7-7 ALLOWING NONCONFORMING USES TO RESUME IN NONCONFORMING STRUCTURES

A nonconforming use of a structure may, on appeal to the Commission and the City Council of the City of Granite City, be allowed to resume activity in a legal, nonconforming structure, notwithstanding the provisions of Section 7-4(e) for discontinuance of use.

7-7.1 FILING:

Every proposal to amend this ordinance shall be filed with the Administrator on a prescribed form. The Administrator shall promptly transmit said proposal, together with any comments or recommendations he may wish to make, to the Plan Commission for a public hearing.

7-7.2 PUBLIC HEARING, NOTICE:

The Plan Commission shall hold a public hearing on every application for a Nonconforming Use & Structure Permit within a reasonable time after said application has been submitted to them. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and the nature of the proposed amendment shall be given not more than thirty (30) nor less than fifteen (15) days before the hearing:

- a) by publication in a newspaper published within this municipality; and,
- b) by registered mail to all parties within 300 feet of the property for which the Nonconforming Use & Structure Permit is requested.

7-7.3 ADVISORY REPORT, FINDINGS OF FACT:

Within a reasonable time after the public hearing, the Plan Commission shall submit their advisory report to the Council. The report shall state the Plan Commission's recommendations regarding adoption of the proposed Nonconforming Use & Structure Permit, and their reasons therefor. The Plan Commission shall include in their advisory report findings of fact as they relate to Section 7-7.5 (Requirement For Authorization).

7-7.4 ACTION BY COUNCIL:

The Council shall act on every proposed Nonconforming Use & Structure Permit at their next regularly scheduled meeting following submission of the Plan Commission advisory report.

Without further public hearing, the Council may pass any approved Nonconforming Use & Structure Permit or may refer it back to the Plan Commission for further consideration, by simple majority vote of all the members then holding office.

7-7.5 REQUIREMENT FOR AUTHORIZATION:

A Nonconforming Use & Structure Permit shall be issued allowing the nonconforming uses to resume in the nonconforming structure subject to the following conditions:

- a) The nonconforming structure has substantial economic life; and
- b) The nonconforming structure cannot be reasonably adapted for occupancy by a conforming use; and

© The proposed nonconforming use will not be unduly harmful to surrounding properties and is not more nonconforming than previous nonconforming use of the structure.

Dumpster requirements - see Art. 5, Sect. 5-16

Section 7-8 Nonconformity Exemptions

Notwithstanding the purpose of Article 7 as set forth in Section 7-1, NON-CONFORMITIES (PURPOSE OF ARTICLE) there may, on occasion, be such unique features or circumstances with regard to nonconforming lots, structures, and uses of land or structures, that a party in interest and/or operator of a proposed structure or use will require relief from said non-conformities.

Accordingly, such party in interest and/or operator of a proposed structure or use will have available an application to the Plan Commission for a Special Exemption Permit, the mechanism to seek such relief. This section shall not be construed as being contrary to the intended purpose of said Section 7-1, that is, the encouragement of the gradual elimination of non-conformities.

7-8.1 FILING:

Every application for a Special Exemption Permit seeking relief from Section(s) 7-2, 7-3, 7-4 or 7-5 (Nonconforming Lots, Structures, Uses Occupying Structure and Uses of Land) shall be filed with the Zoning Administrator upon a prescribed form. The Administrator shall transmit application, together with any comments or recommendations he may wish to make, to the Plan Commission for a public hearing. The Administrator shall decide which items are applicable. (Amended #4374 6/6/89)

7-8.2 PUBLIC HEARING, NOTICE:

The Plan Commission shall hold a public hearing on every application for a Special Exemption Permit within a reasonable time after said application has been submitted to them. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and the nature of the proposed amendment shall be given not more than thirty (30) nor less than fifteen (15) days before the hearing:

a) by publication in a newspaper published within this municipality; and,

b) by registered mail to all parties within 300 feet of the property for which the Special Exemption Permit is requested.

7-8.3 ADVISORY REPORT, FINDINGS OF FACT:

Within a reasonable time after the public hearing, the Plan Commission shall submit their advisory report to the Council. The report shall state the Plan Commission's recommendations regarding adoption of the proposed Special Exemption Permit, and their reasons therefor. The Plan Commission shall include in their advisory report findings of fact as they relate to Section 7-8.5 Requirement For Authorization.

7-8.4 ACTION BY COUNCIL:

The Council shall act on every proposed Special Exemption Permit at their next regularly scheduled meeting following submission of the Plan Commission advisory report. Without further public hearing, the Council may pass any approved Special Exemption Permit or may refer it back to the Plan Commission for further consideration, by simple majority vote of all the members then holding office.

7-8.5 REQUIREMENT FOR AUTHORIZATION:

No nonconformity exemption shall be granted unless the exemption:

1. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
2. will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; and,
3. will not substantially alter the essential character of the district in which it is to be located; and,
4. should be able or necessary to extract reasonable value from the use of the property.

Special Exemption Permits may include such conditions or restrictions as may be deemed reasonably required to meet the objective and/or criteria described as set forth in the paragraphs above.

7-8.6 CONDITIONS:

Special Exemption Permits may include such conditions or restrictions upon the construction, location and operation of a nonconforming lot, structure, and use of land or structure, including, but not limited to:

- a) provisions for the protection of adjacent property,
- b) the expiration of such exemption after a specified period of time,
- c) off-street parking and loading, and
- d) any other criteria as may be deemed necessary to secure the general objectives of this Zoning Code, and to reduce injury to the value of property in the neighborhood.

SECTION 7-9 SITE PLAN APPROVAL FOR NONCONFORMITY EXEMPTIONS

All proposals for a nonconformity exemption will require Site Plan Approval. The site plan shall contain the following information as well as such additional information as the Plan Commission may prescribe:

1. All applications shall state the name(s) and address(s) of all parties in interest, and operator of proposed structure or use, if any.
2. The Site Plan shall include all necessary data; title evidence, and drawings in order that the Zone Administrator can determine whether the proposed use and development complies with the district requirements and that City departments affected by the project may assess the impact of the proposed development on public facilities and services and on the surrounding area.
3. The preliminary plan may be in sketch form but must be drawn to scale and with reasonable accuracy. The plan may be drawn "hard-lined" or freehand if skillfully executed. It may consist of one (1) or more sheets or drawings at a scale of 1" = 50' or larger (prefer engineers scale, 1" = 20', 1" = 40', etc., rather than architect scale, 1/16" = 1'0", etc.).
4. The following data and drawings are required for the preliminary plan:
 - a) Site Location Diagram - small diagram map indicating position in the City and in relation to surrounding streets and the City's major street network (may be different scale from remaining items).
 - b) Title Block and Reference Information
 - name of project
 - name of property owner
 - name of applicant/developer
 - name of architect and/or engineer
 - date of submission with provision for dating revisions.

c) Site Dimensions - show dimensions of site perimeter, applicable zoning setback line, site area in square feet, an access (may be approximate for preliminary submission).

d) Site Surroundings - indicate the property line, ownership and location of all buildings occupying and property abutting subject property or location within a distance of three hundred (300) feet from the perimeter of the site (may be drawn at a different scale from other plan items).

e) Easement and Zoning Boundaries - Indicate location and nature of easements and zoning boundaries.

f) Site Topography - Provide existing and proposed contours at intervals of two (2) feet or less (may be approximate and drawn from enlarged USGS maps for preliminary submission) or as deemed appropriate by the City Engineer.

7-9.1 BUILDING LOCATION, SIZE AND SITE:

Outline in a solid line and locate with dimensions from the property line the "foot print" of all buildings. All building extensions or projections beyond the primary facade should be drawn with dotted lines. Indicate also building perimeter dimensions and heights.

7-9.2 PARKING LAYOUT AND DRIVEWAYS:

Including notation of parking stall size, aisle and driveway widths, and number of cars in each row of parking spaces.

7-9.3 LANDSCAPING PLAN:

Describe existing and proposed landscape material by size and species along with related site improvements such as retaining walls, walkways, plazas, etc. and approximate location of all trees over nine inch (9") caliper, whether to remain or to be removed, to be shown on preliminary submissions. The final plan should locate all trees over six inch (6") caliper and indicate which are to remain and which are to be removed as well as describing accurately the size type and location of all planned plant material.

7-9.4 UTILITIES:

Indicate provisions to be made to direct and detain storm water on-site in accordance with applicable City regulations and to mitigate erosion both during and following completion of construction.

7-9.5 LIGHTING:

Indicate the location of light standards along with both a graphic and catalog reference describing the proposed standards.

7-9.6 DEVELOPMENT DATA: Indicate in tabular form the following information;

- a) site area (square feet and acres)
- b) gross building floor area (sq. feet)
- c) leasable floor area (GLA, sq. feet) (GLA/gross leased area)

- d) percentage of leasable to gross floor area (c/b)
- e) floor area ratio (c/a)
- f) building coverage (building "foot prints"/a)
- g) site coverage (f + parking & driveways area/a)
- h) parking spaces required
- i) parking spaces provided
- j) existing and proposed zoning.
 Dumpster requirements - see Art. 5, Sect. 5-16

SECTION 7-10 PERIOD OF VALIDITY

Upon approval, a Special Exemption Permit shall be issued allowing the nonconformity exemption.

No Special Exemption Permit granted by the City Council shall be valid for a period longer than six (6) months from the date it grants the Special Exemption Permit, unless within such period:

- a) A building permit is obtained and construction is begun; or
- b) if a building permit is not required, a Certificate of Use and Occupancy is obtained and the use of building commenced.

The City Council may grant extensions not exceeding one hundred eighty (180) days each, upon written application, without notice or hearing.

ARTICLE 8

ADMINISTRATION AND ENFORCEMENT

Section 8-1 ZONING ADMINISTRATOR

Except as otherwise provided in this Ordinance, the Zoning Administrator is hereby given the duty, power and authority to enforce the provisions of this ordinance. The Mayor, with the consent of the Council, shall appoint the Zoning Administrator and any other employees as they deem necessary to assist in the enforcement of this Ordinance.

8-1.1 DUTIES:

The Zoning Administrator is hereby authorized and directed to administer and enforce the provisions of this Ordinance. This broad responsibility encompasses, but is not limited to, the following specific duties:

- (a) to review and pass upon applications for initial and final certificates of zoning compliance;
- (b) to inspect land, structures, and uses to determine compliance with this ordinance, and where there are violations, to initiate appropriate corrective action;
- © to review and forward to the Zoning Board of Appeals all applications for variances and appeals.
- (d) to review and forward to the Plan Commission all applications for special use permits;
- (e) to maintain up-to-date records of this ordinance including, but not limited to, district maps, certificates of zoning compliance, special use permits, temporary use permits, variances, interpretative decisions of the Board of Appeals, amendments, and all applications related to any of these matters;
- (f) to periodically review the provisions of this ordinance to determine whether revisions are needed, and to make recommendations on these matters to the Plan Commission.
- (g) to provide for the annual publication of the Zoning District Map as required in Section 3-2.1 (Annual Publication);
- (h) to provide for information to the general public on matters related to this ordinance; and
- (i) to perform such other duties as the Council may from time to time prescribe.

SECTION 8-2 INITIAL CERTIFICATES OF ZONING COMPLIANCE FOR USE AND OCCUPANCY

Upon the effective date of this ordinance, no lot shall be created, no land shall be developed, no new use or structure shall be established or erected, and no existing use or structure shall be enlarged, extended, altered, relocated, or reconstructed until an initial certificate of zoning compliance has been issued. The administrator shall not issue an initial certificate of zoning compliance unless, following consultation

with technically qualified persons as necessary, he determines that the proposed work conforms to the applicable provisions of this ordinance.

8-2.1 APPLICATION:

Every applicant for an initial certificate of zoning compliance shall submit to the Administrator, in graphic and/or narrative form, all the listed below that are applicable to the particular project. The Administrator shall decide which items are applicable.

Items of Information:

- (a) name and address of the applicant;
- (b) name and address of the owner or operator of the proposed structure or use, if different from (a);
- © nature of the proposed use, including type of activity, manner of operation, number of occupants or employees, and similar matters;
- (d) location of the proposed use or structure, and its relationship to existing adjacent uses or structures;
- (e) area and dimensions of the site for the proposed structure or use;
- (f) existing topography of the site and proposed finished grade;
- (g) existing and proposed screening, landscaping, erosion control features on the site, including the parking area;
- (h) height and setbacks of the proposed structure;
- (i) number and size of proposed dwelling units, if any;
- (j) location and number of proposed parking/loading spaces and access ways;
- (k) identification and location of all existing or proposed utilities, whether public or private; and/or
- (l) any other pertinent information that the Administrator may require.

8-2.2 DURATION OF CERTIFICATE:

Initial certificates of zoning compliance shall be valid for six months, or until revoked for failure to abide by a corrective action order. The Administrator may renew initial certificates of zoning compliance for successive six month periods upon written request, provided the applicant is making a good faith effort to complete the authorized work.

8-2.3 RELATIONSHIP TO BUILDING PERMITS:

Upon the effective date of this ordinance, the Building Commissioner shall not issue any building permit for the erection, enlargement, extension, alteration, or reconstruction of any structure unless the applicant for such permit presents to the Commissioner a copy of the initial certificate of zoning compliance pertaining to such work.

Section 8-3 FINAL CERTIFICATES OF ZONING COMPLIANCE FOR USE AND OCCUPANCY

No lot or part thereof recorded or developed after the effective date of

this ordinance, and no structure or use, or part thereof, that has been erected, enlarged, altered, relocated, or reconstructed after the effective date of this ordinance shall be used, occupied, or put into operation until a final certificate of zoning compliance has been issued.

The Administrator shall not issue a final certificate of zoning compliance until he has determined, by inspection, that the work authorized by the initial certificate of zoning compliance has been completed in accordance with approved plans. Failure to obtain a final certificate of zoning compliance shall constitute a separate violation of this ordinance.

Section 8-4 CORRECTIVE ACTION ORDERS

Whenever the Zoning Administrator finds, by inspection or otherwise, that any lot, structure, or use, or work thereon, is in violation of this ordinance, he shall so notify the responsible party, and shall order appropriate corrective action.

8-4.1 CONTENTS OF ORDER:

The order to take corrective action shall be in writing and shall include:

- (a) a description of the premises sufficient for identification;
- (b) a statement indicating the nature of the violation;
- © a statement of the remedial action necessary to effect compliance;
- (d) the date by which the violation must be corrected;
- (e) a statement that the alleged violator is entitled to a conference with the Administrator if he so desires;
- (f) the date by which an appeal of the corrective action order must be filed, and a statement of the procedure for so filing; and
- (g) a statement that failure to obey a corrective action order shall result in revocation of the certificate of zoning compliance and may result in the imposition of fines.

8-4.2 SERVICE OF ORDER:

A corrective action order shall be deemed properly served upon the owner, occupant, or operator of the offending lot, structure, or use if it is:

- (a) served upon him personally;
- (b) sent by registered mail to his last known address; or
- © posted in a conspicuous place on or about the affected premises.

8-4.3 STOP ORDERS:

Whenever any work is being done in violation of an initial certificate of zoning compliance, the Administrator's corrective action order may state that the violation must cease immediately. (See Subsec. 8-4.1(d).) In such case, the corrective action order is equivalent to a stop order.

Section 8-5 EMERGENCY MEASURES

Notwithstanding any other provisions of this ordinance, whenever the Administrator determines that any violation of this ordinance poses an imminent peril to life or property, he may institute, without notice or hearing, any necessary proceedings to alleviate the perilous condition.

Section 8-6 COMPLAINTS

Whenever any violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint on forms provided by the Administrator. The Administrator shall record such complaints, immediately investigate, and, if necessary, institute appropriate

corrective action.

Section 8-7 PENALTIES

- (a) Any person who is convicted of a violation of this ordinance shall be fined not less than Twenty-five Dollars (\$25.00) nor more than Five Hundred Dollars (\$500.00), plus costs. Each day that a violation continues shall be a separate offense.
- (b) Nothing contained in this section shall prevent this municipality from taking any other lawful action that may be necessary to secure compliance with is ordinance.

Section 8-8 SCHEDULE OF FEES

The City Council, by resolution, shall establish fees relating to the administration of this ordinance. Said fees are to be posted in the City Hall by the City Clerk.

ARTICLE 9

MATTERS ENTRUSTED TO THE BOARD OF APPEALS AND PLAN COMMISSION

Section 9-1 BOARD OF APPEALS ESTABLISHED

The Zoning Board of Appeals of this municipality is hereby established in accordance with Illinois law. (Ill. Rev. Stats., Chap. 24, Sec. 11-13-3)

9-1.1 MEMBERSHIP, APPOINTMENT, COMPENSATION:

The Board of Appeals shall consist of seven members, all of whom shall reside within this municipality. Each Board member shall be appointed by the Mayor with the advice and consent of the Council. One of the members so appointed shall be named as chairman at the time of his appointment. Each Board member receives for his services such compensation, if any, as is determined from time to time by the Council.

9-1.2 TERM OF OFFICE, VACANCIES:

Each Board member shall hold office for five years from the date of his appointment, and until his successor has been selected and qualified; provided, however, that the initial appointees to the Board shall serve respectively for the following terms: One for one (1) year, one for two (2) years, one for three (3) years, one for four (4) years, one for five (5) years, one for six (6) years, and one for seven (7) years. With the advice and consent of the Council, the Mayor may remove any member of the Board of Appeals for cause, after a public hearing. Vacancies on the Board shall be filled for the unexpired term of the member whose place has become vacant in the same manner as provided for the appointment of a new member.

9-1.3 MEETINGS, QUORUM:

All meetings of the Board of Appeals shall be held at the call of the Chairman and at such times as the Board may determine. All Board meetings shall be open to the public. The Board may adopt their own rules of meeting procedures consistent with this ordinance and the applicable Illinois statutes. The Board may select such officers as the deem necessary. The Chairman, or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. Four members of

the Board shall constitute a quorum, and the affirmative vote of at least four members shall be necessary to authorize any Board action.

9-1.4 RECORDS:

The Board shall keep minutes of its proceedings and examinations. These minutes shall indicate the absence of any member, the vote or abstention of each member on each question, and any official action taken. A copy of every rule, variance, order, or decision of the Board shall be filed immediately in the Board's office, and shall be a public record.

Section 9-2 PLAN COMMISSION ESTABLISHED

9-2.1 PURPOSE:

In order that adequate provisions be made for the preparation of a comprehensive City plan for the guidance, direction and control of the growth and development or redevelopment of the City, and contiguous territory not more than one and one-half miles beyond the corporate limits and not included in any municipality, a Plan Commission is created under authority of an act of the General Assembly of the State entitled Illinois Municipal Code, approved May 29, 1961, and effective July 1, 1961, and as amended (Ord. 2068 S1, 1963).

9-2.2 MEMBERSHIP:

The Plan Commission shall consist of eleven members, citizens of the City, appointed by the mayor, on the basis of their particular fitness for their duty on the Plan Commission and subject to the approval of the City Council. (Ord. 3212 S1, 1975; Ord. 2996 S1, 1973; Ord. 2068 S2, 1963; Ord. # 4980, Oct 1996)

9-2.3 TERM OF OFFICE:

Of the eleven members, five shall serve for a period of five years, four for a period of four years, and two for a period of three years. Vacancies shall be filled by appointments for unexpired terms only. All members of the Commission shall serve without compensation except that, if the City Council deems it advisable, they may receive such compensation as may be fixed from time to time by the City Council and provided for in the appropriation ordinance. If at anytime any member of the Commission shall fail to appear for three consecutive scheduled Planning and Zoning Commission meetings in a row, without excuse, the Mayor may in his discretion issue written notice accepting the resignation of the member, and immediately replace the member with a new appointee to fill out the term of such member. (Ord. 3212 S2, 1975; Ord. 2996 S2, 1973; Ord. 2068 S3, 1963) (1996, Ord. #4980) (Amended 8/20/02 Ord. 7623)

9-2.4 QUORUM:

A quorum for the purpose of holding a Plan Commission Meeting shall be five (5) of the then appointed active members, including the Chairperson. Final action may be taken by a majority of the then present members constituting a Quorum, inclusive of the chairperson. (Amended 8/20/02 Ord. 7623)

9-2.5 MEETINGS:

The Plan Commission shall meet at such times as it may determine. Special meetings may be called by the mayor, the chairman, or by any two members of the Commission. If a quorum is present at any special meeting written notice thereof shall be deemed waived. (Prior code S8.603).

9-2.6 INITIAL ORGANIZATION:

A. Immediately following appointment, the members of the Commission shall meet, organize, elect such officers as it may deem necessary, and adopt, and later change or alter, rules and regulations of organization and procedure consistent with City ordinances and State laws. The Commission shall keep written records of its proceedings, which shall be open at all times to public inspection. The Commission shall also file an annual report with the Mayor and City Council setting forth its transactions and recommendations.

B. The regular meeting of the municipal Planning Commission of the City of Granite City, Illinois, shall be held when specified. Special meetings may be called by the Mayor, the Chairman, or by any two members of the municipal Planning Commission. If a quorum is present at any special meeting, written notice thereof shall be deemed waived. (Ord. 4072 S1, 1986; Ord. 2068 S4, 1963).

9-2.7 POWERS AND DUTIES:

A. To prepare and recommend to the City Council a comprehensive plan for the present and future development or redevelopment of the City and contiguous unincorporated territory not more than one and one-half miles beyond the corporate limits of the City and not included in any other municipality. Such plan may be adopted in whole or in separate geographical or functional parts, each of which, when adopted, shall be the official comprehensive plan, or part thereof, of Granite City. Such plan shall be advisory except as to such part thereof as has been implemented by ordinances duly enacted by the City Council. All requirements for public hearing, filing of notice of adoption with the county recorder of deeds and filing of the plan and ordinances with the municipal clerk shall be complied with as provided for by law.

To provide for the health, safety, comfort and convenience of the inhabitants of Granite City and contiguous territory, such plan or plans shall establish reasonable standards of design for subdivisions, for re-subdivisions of unimproved land and of areas subject to redevelopment in respect to public improvements as herein defined, and shall establish reasonable requirements governing the location, width, course and surfacing of public streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, size of lots to be used for residential purposes, storm water drainage, water supply and distribution, sanitary sewers, and sewage collection and treatment. The requirements specified herein shall become regulatory only when adopted by ordinance;

B. To designate land suitable for annexation to the municipality and the recommended zoning classification for such land upon annexation;

C. To recommend to the City Council, from time to time, such changes in the comprehensive plan, or any part thereof, as may be deemed necessary;

D. To prepare and recommend to the City Council, from time to time, plans and/or recommendations for specific improvements in pursuance of the official comprehensive plan;

E. To give aid to the officials of the City charged with the direction of projects for improvements embraced within the official plan, or parts thereof, to further the making of such improvements and generally to promote the realization of the official comprehensive plan;

F. To arrange and conduct any form of publicity relative to its activities for the general purpose of public understanding;

G. To cooperate with municipal or regional planning commissions and other agencies or groups to further the local planning program and to assure harmonious and integrated planning for the area;

H. To exercise such other powers germane to the powers granted under

authority of an act of the General Assembly of the State entitled the Illinois Municipal Code, approved May 29, 1961, and effective July 1, 1961, and as amended, and as may be conferred by the City Council. (Ord. 2068 S5, 1963).

9-2.8 OFFICIAL MAP:

A. At any time or times, before or after the formal adoption of the official comprehensive plan by the corporate authorities, an official map may be designated by ordinance, which map may consist of the whole area included within the official comprehensive plan, or one or more separate geographical or functional parts, and may include all or any part of the contiguous unincorporated area within one and one-half miles from the corporate limits of the City. All requirements for public hearing, filing of notice of adoption with the county recorder of deeds, and filing of the plan and ordinances, including the official map with the municipal clerk shall be complied with as provided for by law.

B. No map or plat of any subdivision or re-subdivision presented for record affecting land within the corporate limits of the City or within contiguous territory which is not more than one and one-half miles beyond the corporate limits shall be entitled to record or shall be valid unless the subdivision shown thereon provides for standards of design, and standards governing streets, alleys, public grounds, size of lots to be used for residential purposes, storm water and flood water runoff channels and basins, water supply and distribution, sanitary sewers, and sewage collection and treatment in conformity with the applicable requirements of the ordinances, including the official map. (Ord. 2068 S6, 1963).

9-2.9 IMPROVEMENTS:

The city clerk shall furnish Plan Commission, for its consideration, a copy of all ordinances, plans and data relative to public improvements of any nature. The Plan Commission may report in relation thereto if it deems a report necessary or advisable, for the consideration of the City Council. (Ord. 2068 S7, 1963).

9-2.10 EXPENDITURES:

A. The Commission may, at the discretion of the City, employ a paid secretary or staff, or both, whose salaries, wages and other necessary expenses shall be provided for by the City from public funds.

B. If the Plan Commission deems it advisable to secure technical advise or services, it may be done upon authority from the City Council and appropriations by the City Council therefor. (Ord. 2068 S8, 1963).

Section 9-3 APPEALS

Any person aggrieved by any decision or order of the Zoning Administrator in any matter related to the interpretation or enforcement of any provision of this ordinance may appeal to the Zoning Board of Appeals. Every such appeal shall be made and treated in accordance with Illinois law (Ill. Rev. Stats., Chap. 24, Sec. 11-13-12) and the provisions of this section.

9-3.1 FILING, RECORD TRANSMITTAL:

Every appeal shall be made within fifteen (15) days of the matter complained of by filing with the Administrator and the Board of Appeals a written notice specifying the grounds for appeal.

Not more than five (5) working days after the notice of appeal has been filed, the Administrator shall transmit to the Board of Appeals all records pertinent to the case.

9-3.2 STAY OF FURTHER PROCEEDINGS:

An appeal stays all further action on the matter being appealed unless the Administrator certifies to the Board, after the notice of appeal has been filed with him, that for reasons stated in the certificate, a stay would cause imminent peril to life or property. In such case, further action shall not be stayed unless the Board or the circuit court grants a restraining order for due cause, and so notifies the Administrator.

9-3.3 PUBLIC HEARING, NOTICE:

The Board of Appeals shall hold a public hearing on every appeal within a reasonable time after the filing of the appeal notice. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and briefly describing the issue to be decided shall be given not more than thirty (30) days nor less than fifteen (15) days before the hearing:

- (a) by registered mail to all parties whose property abuts the property affected by the appeal; and
- (b) by publication in a newspaper published within this municipality.

9-3.4 ADVISORY REPORT, FINDINGS OF FACT:

Within a reasonable time after the public hearing, the Zoning Board of Appeals shall submit their advisory report to the Council. The report shall state the Board of Appeals recommendations regarding the appeal.

9-3.5 ACTION BY COUNCIL:

The Council shall act on every appeal at their next regularly scheduled meeting following submission of the Board of Appeals advisory report. Without further public hearing, the Council may approve or deny the appeal by simple majority vote of all the members then holding office.

Section 9-4 VARIANCES

A variance is a relaxation of the strict application of the lot size, setbacks, or other bulk requirements applicable to a particular lot or structure or fence. (Amended June 1991 Ord. #4575).

9-4.1 APPLICATION:

Every application for a variance shall be filed with the Administrator on a prescribed form. The Administrator shall promptly transmit said application, together with any advice he might wish to offer, to the Board of Appeals. The application shall contain sufficient information to allow the Board to make an informed decision, and shall include, at a minimum, the following:

- (a) name and address of the applicant;
- (b) brief description of the variance requested;
- © location of the structure/use for which the variance is sought;
- (d) relationship of said structure/use to existing structures/uses on adjacent lots;
- (e) specific section(s) of this ordinance containing the regulations which, if strictly applied, would cause a serious problem; and

- (f) any other pertinent information that the Administrator may require.

9-4.2 PUBLIC HEARING, NOTICE:

The Board of Appeals shall hold a public hearing on each variance request within a reasonable time after the variance application is submitted to them. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and the nature of the proposed variance shall be given not more than thirty (30) nor less than fifteen (15) days before the hearing:

- (a) by registered mail to the applicant and to all parties whose property abuts the property on which the proposed variance is located; and
- (b) by publication in a newspaper published within this municipality.

9-4.3 ADVISORY REPORT, FINDINGS OF FACT:

Within a reasonable time after the public hearing, the Zoning Board of Appeals shall submit their advisory report of the Council. The report shall state the Board of Appeals' recommendations regarding the proposed variance. The Board of Appeals shall not recommend any variance unless, based upon the evidence presented to them, they determine that:

- (a) the proposed variance is consistent with the general purposes of this ordinance (see Sec. 1-1); and
- (b) strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent a reasonable return on the property; and
- © the proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property; and
- (d) the plight of the applicant is due to peculiar circumstances not of his own making; and
- (e) the peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning); and
- (f) the variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this municipality's comprehensive plan.

9-4.4 ACTION BY COUNCIL:

The Council shall act on every proposed variance within 30 days following submission of the Board of Appeals advisory report. Without further public hearing, the Council may approve or disapprove any proposed variance by simple majority vote of all the members then holding office.

Section 9-5 AMENDMENTS

The Council may amend this ordinance in accordance with State law (Ill. Rev. Stats., Chap. 24, Sec. 11-13-14) and the provisions of this section.

Proposed alterations of district boundaries or proposed changes in the status of uses (permitted, special, prohibited) shall be deemed proposed amendments. Amendments may be proposed by the Council, the Administrator, the Plan Commission, or all "parties in interest".

9-5.1 FILING:

Every proposal to amend this ordinance shall be filed with the Administrator on a prescribed form. The Administrator shall promptly transmit said proposal, together with any comments or recommendations he may wish to make, to the Plan Commission for a public hearing.

9-5.2 PUBLIC HEARING, NOTICE:

The Plan Commission shall hold a public hearing on every amendment proposal within a reasonable time after said proposal has been submitted to them. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date, and place of the hearing, and the nature of the proposed amendment shall be given not more than thirty (30) nor less than fifteen (15) days before the hearing:

- (a) by publication in a newspaper published within this municipality; and
- (b) by registered mail to all parties within 300 feet of the property for which re-zoning is requested.

9-5.3 ADVISORY REPORT, FINDINGS OF FACT:

Within a reasonable time after the public hearing, the Plan Commission shall submit their advisory report to the Council. The report shall state the Plan Commission's recommendations regarding adoption of the proposed amendment, and their reasons therefor. If the effect of the proposed amendment would be to alter district boundaries or to change the status of any use, the Plan Commission shall include in their advisory report findings of fact concerning each of the following matters:

- (a) existing use(s) and zoning of the property in question;
- (b) existing use(s) and zoning of other lots in the vicinity of the property in question;
- © suitability of the property in question for uses already permitted under existing regulations;
- (d) suitability of the property in question for the proposed use;
- (e) the trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last re-zoned; and
- (f) the effect the proposed re-zoning would have on implementation of this municipality's comprehensive plan.

9-5.4 ACTION BY COUNCIL:

The Council shall act on every proposed amendment at their next regularly scheduled meeting following submission of the Plan Commission advisory report. Without further public hearing, the Council may pass any approved proposed amendment or may refer it back to the Plan Commission for further consideration, by simple majority vote of all the members then holding office. No proposed amendment once denied by the City Council shall be again considered within a period of 12 months from the date of such denial.

EXCEPTION: The favorable vote of at least two-thirds of all the members of the Council is required to pass an amendment to this ordinance when the proposed amendment is opposed, in writing, by the owners of twenty percent (20%) of the frontage proposed to be altered, or by the owners of twenty percent (20%) of the frontage immediately adjoined or across an alley there from, or by the owners of twenty percent (20%) of the frontage directly opposite the frontage proposed to be altered. (IL Rev. Stats., Chap. 24, Sec 11-13-14)

ARTICLE 10

SPECIAL USE PERMITS FOR RESIDENTIAL AND AGRICULTURAL DISTRICTS

Section 10-1 PURPOSE

The formulation and enactment of a comprehensive zoning ordinance is based on the division of the City into districts in each of which are permitted uses that are mutually compatible. In addition to such permitted uses, it is recognized that there are C-1 and C-2 uses which may be necessary or

desirable to allow in agricultural or residential districts, but which on account of their potential influence upon neighboring uses, need to be regulated with respect to location or operation for the protection of the community.

Section 10-2 APPLICATION FOR SPECIAL USE

Every application for a special use shall be filed with the Zoning Administrator upon a prescribed form. The Administrator shall transmit application, promptly with any advise he might wish to offer to the Plan Commission. The Administrator shall decide which items are applicable. Amended 6/6/89 Ord. # 4374)

Section 10-3 MANNER OF AUTHORIZATION:

Special Uses shall be authorized by special use permit recommended by the Commission in the same manner and for the same purpose as an amendment, provided that no application for special use shall be acted upon until after the Commission has noticed and held a public hearing, and prepared and filed a finding of fact thereon. Two-thirds vote by the City Council will be required to grant special use permits.

10-3.1 REQUIREMENT FOR AUTHORIZATION:

No special use shall be granted unless the special use:

1. Is necessary for the public convenience at that location, or, in the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings;

2. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

3. Will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; and

4. Except as may be otherwise recommended by the Commission solely in the case of planned developments, will conform to the applicable regulations of, and preserve the essential character of the district in which it is to be located.

5. Special Use permits may include such conditions or restrictions as may be deemed reasonably required to meet the objective and/or criteria described as set forth in paragraphs above.

10-3.2 CONDITIONS:

Special Use permits may include such conditions or restrictions upon the construction, location and operation of a special use, including, but not limited to:

- a) provisions for the protection of adjacent property,
- b) the expiration of such special use after a specified period of time,
- c) off-street parking and loading,
Dumpster requirements - see Art. 5, Sect. 5-16

and any other criteria as may be deemed necessary to secure the general objective of this Zoning Code, and to reduce injury to the value of property in the neighborhood.

Section 10-4 Site Plan Approval

10-4.1 SITE PLAN APPROVAL FOR SPECIAL USE AS C-1 C-2:

All proposals for a special use will require Site Plan Approval. The site

plan shall contain the following information as well as such additional information as the Plan Commission may prescribe.

1. All applications shall state the name(s) and address(s) of all parties in interest, and operator of proposed structure or use, if any.

2. The Site Plan shall include all necessary data; title evidence, and drawings in order that the Zone Administrator can determine whether the proposed use and development complies with the district requirements and that City departments affected by the project may assess the impact of the proposed development on public facilities and services and on the surrounding area.

3. The preliminary plan may be in sketch form but must be drawn to scale and with reasonable accuracy. The plan may be drawn "hard-lined" or freehand if skillfully executed. It may consist of one (1) or more sheets or drawings at a scale of 1"=50' or larger (prefer engineers scale, 1"-20', 1"-40', etc., rather than architect scale, 1/16"=1'0", etc.).

4. Following data and drawings are required for preliminary plan:

a) Site Location Diagram - Small diagram map indicating position in the City and in relation to surrounding streets and the City's major street network (may be different scale from remaining items).

b) Title Block and Reference Information

- name of project
- name of property owner
- name of applicant/developer
- name of architect and/or engineer
- date of submission with provision for dating revisions.

c) Site Dimensions - show dimensions of site perimeter, applicable zoning setback line, site area in square feet, an access (may be approximate for preliminary submission).

d) Site Surroundings - indicate the property line, ownership and location of all buildings occupying and property abutting subject property or location within a distance of three hundred (300) feet from the perimeter of the site (may be drawn at a different scale from other plan items).

e) Easements and Zoning Boundaries - Indicate location and nature of easements and zoning boundaries.

f) Site Topography - Provide existing and proposed contours at intervals of two (2) feet or less (may be approximate and drawn from enlarged USGS maps for preliminary submission) or as deemed appropriate by the City Engineer.

10-4.2 BUILDING LOCATION, SIZE AND SITE:

Outline in a solid line and locate with dimensions from the property line the "foot print" OF ALL BUILDINGS. All building extensions or projections beyond the primary facade should be drawn with dotted lines. Indicated also building perimeter dimensions and heights.

10-4.3 PARKING LAYOUT AND DRIVEWAYS:

Including notation of parking stall size, aisle and driveway widths, and number of cars in each row of parking spaces.

10-4.4 LANDSCAPING PLAN:

Describe existing and proposed landscape material by size and species along with related site improvements such as retaining walls walkways,

plazas, etc. and approximate location of all trees over nine inch (9") caliper, whether to remain or to be removed, to be shown on preliminary submissions. The final plan should locate all trees over six inch (6") caliper and indicate which are to remain and which are to be removed as well as describing accurately the size type and location of all planned plant material.

10-4.5 UTILITIES:

Indicate provision for or access to major utilities including water, storm sewers, sanitary sewers, gas and electricity.

10-4.6 STORM WATER MANAGEMENT AND EROSION CONTROL:

Indicate provisions to be made to direct and detain storm water on-site in accordance with applicable City regulations and to mitigate erosion both during and following completion of construction.

10-4.7 LIGHTING:

Indicate the location of light standards along with both a graphic and catalog reference describing the proposed standards.

10-4.8 DEVELOPMENT DATA:

Indicate in tabular form the following information:

- a - Site area (square feet and acres)
 - b - Gross building floor area (square feet)
 - c - Leaseable floor area (GLA S.F.) (GLA/gross leased area)
 - d - Percentage of leaseable to gross floor area (c/b)
 - e - Floor area ration (c/a)
 - f - Building coverage (building "foot prints"/a)
 - g - Site coverage (f + parking & driveways area/a)
 - h - Parking spaces required
 - i - Parking spaces provided
 - j - Existing and proposed zoning.
- Dumpster requirements - see Art. 5, Sect. 5-16

Section 10-5 PERIOD OF VALIDITY:

No Special Use Permit granted by the City Council shall be valid for a period longer than six (6) months from the date it grants the Special Use Permit, unless within such period:

- a) a building permit is obtained and construction is begun; or
- b) if a building permit is not required, a Certificate of Occupancy Use obtained and the use of building commenced.

The City Council may grant extensions not exceeding one hundred

eighty (180) days each, upon written application, without notice or hearing.

ARTICLE 11

"B-1" MADISON AVENUE BUSINESS DISTRICT

The "B-1" Madison Avenue Business District is a zoning district unique to Madison Avenue. The Madison Avenue Business District encompasses property abutting Madison Avenue and one lot in depth, from and including the 2400 block of Madison Avenue through the 3000 block excepting the existing C-5 zoning beginning in the 3000 block of Madison Avenue.

Section 11-1 INTENT and PURPOSE

A) The INTENT and PURPOSE of this district is to create an area that provides for professional offices and small scale sales and service facilities while maintaining the integrity of the adjacent residential districts. Notwithstanding the provision of Section 3-1 and 3-1A herein, the "B-1" Madison Avenue Business District shall not be subject to expansion under any circumstances.

B) Intent and Purpose - Commercial Uses Exempt from Lot and Building Requirements: Upon the effective date of this ordinance, all existing commercial uses and any successor commercial uses, as herein defined, in the Madison Avenue Business District "B-1" are hereby exempt from the Lot and Building Requirements as set forth in Section 11-2 of this Article. A successor commercial use is defined in this ordinance as a C-1 or a C-2 Permitted Use. The exemption provided for herein shall remain valid so long as the commercial use or any successor commercial use is not intensified or discontinued for a period in excess of six (6) months. Any successor commercial use exempt from the Lot and Building Requirements set forth in this Article shall comply with all of the remaining provisions of the "B-1" Zoning District as set forth elsewhere in this Article. Home Occupations do not qualify for this exemption. (Amnd.Ord.4680, 09/15/92)

Section 11-2 LOT AND BUILDING REQUIREMENTS

Every building used as a commercial structure in the "B-1" MADISON AVENUE BUSINESS district shall conform to the applicable requirements of this section:

REQUIREMENTS

- | | |
|---|-------------|
| (a) Minimum lot area: | 9,600 sq ft |
| (b) Minimum lot width: | 80 ft |
| © Maximum lot depth: | (1) one lot |
| deep | |
| (d) Minimum setbacks: | |
| 1. from front lot line | 20 ft |
| 2. from side lot line | 5 ft |
| 3. from back lot line | 10 ft |
| (e) Maximum building height: | 35 ft |
| 1. not to exceed two (2) stories | |
| (f) Maximum percentage lot building coverage: | 35 % |

Section 11-3 USES

11-3.1 PERMITTED USES:

Any use permitted in the "C-1" Office Commercial District and the "C-2" Neighborhood Commercial District provided such use is not in conflict with the INTENT and PURPOSE of this article.

11-3.2 NON-PERMITTED USES:

- a) SPECIAL USE PERMIT
- b) HOME OCCUPATION PERMITS
- c) RETAIL LIQUOR SALES

11-3.3 USE RESTRICTIONS:

a) Retail Use Only: Every commercial or service establishment located in this district shall deal directly with consumers.

b) Hours of Operation: Every commercial or service establishment located in this district shall limit their hours of operation from 7:00 a.m. to 10:00 p.m.; excepting mechanical banks or automatic tellers.

c) Enclosed Buildings: All commercial, service and storage activities shall be conducted within enclosed buildings.

d) Refuse Containers: All refuse generated by any establishment located within this district shall be stored in tightly-covered containers placed in a visually-screened area and must conform to City Ordinance #4194 limiting hours of garbage pick-up.

e) Screening:

i) Screening shall conform to Section 5-3 and be applicable to the Madison Avenue Business District.

ii) Screening, for purposes of said district, shall be defined as a wall, solid fence 6 feet (+/- ½ ft.) in height (finished side of fence in view of public) or closely planted shrubbery at least six (6) feet (+/- ½ ft.) high, and shall prior to installation be reviewed and approved by the Zoning Administrator in accordance with a prescribed check list. No screening may be permitted in the area between front building line and the sidewalk or curb.

f) Landscape Frontage: As stated herein, no parking area space, fence or lot may extend beyond the front building line. The area from the front building line to the sidewalk or curb, whichever is applicable, shall be designated "Landscape Frontage". The Landscape Frontage shall be of the following materials only: grass; shrubbery; trees and ground cover; and may be enhanced with no more than 50 % decorative rock, stone, brick or wood; or, a combination of any of the listed materials.

Section 11-4 PARKING

Parking for the "B-1" MADISON AVENUE BUSINESS DISTRICT shall conform with the following:

OFF-STREET PARKING AND LOADING

11-4.1 APPLICABILITY OF ARTICLE:

Off-street parking and loading shall be provided in accordance with this Article for all structures and uses erected or established after the effective date of this amendment to the ordinance.

11-4.2 EXISTING PARKING/LOADING FACILITIES:

(a) Existing off-street parking or loading facilities located on the same lot as the use served shall not be reduced, or if already less than, shall not be further reduced - below the requirements and standards for similar new structures or uses.

(b) When an existing structure or use is damaged or destroyed and subsequently repaired or rebuilt, parking/loading facilities equivalent to

any maintained at the time of such damage or destruction shall be restored, but additional parking/loading facilities need not be provided.

C) Whenever the use of any structure or premises is intensified through addition of dwelling units, increased floor area, greater seating capacity, etc., additional parking and loading facilities commensurate with such increases in use-intensity shall be provided.

(d) Whenever the existing use of a structure is changed to a different use, parking or loading facilities shall be provided as required herein for such new use.

Section 11-5 PARKING AREA DESIGN STANDARDS

All areas providing off-street parking for the "B-1" MADISON AVENUE BUSINESS DISTRICT shall conform to the standards indicated in the subsections which follow.

Parking spaces accessory to any use located in the Madison Avenue Business District shall be located on the same lot or adjacent lot of said use. No parking area, space or lot shall extend beyond the front building line, and there shall be a minimum twenty (20) foot front set back. Side set back shall be a minimum of five (5) feet and rear set back shall be a minimum of (10) feet.

11-5.1 SPACES:

(a) Each required parking space shall be at least ten (10) feet wide and twenty (20) feet long, and shall have at least seven (7) feet of vertical clearance. Every space shall be situated so that no part of any parked vehicle overhangs the public right-of-way.

(b) Markings shall be laid and restored as often as necessary to clearly delineate each parking space.

11-5.2 INTERIOR AISLES:

Aisles within parking lots shall be sufficiently wide to permit safe and efficient vehicular movement in the aisles, and into and out of parking spaces. Aisles designed for two-way traffic shall be at least twenty-two (22) feet wide. One-way aisles designed for sixty degree (60) parking shall be at least eighteen (18) feet wide, and for forty-five degree (45) parking shall be at least fourteen (14) feet wide.

11-5.3 ACCESS WAYS:

(a) Parking areas shall be designed so that ingress to or egress from a parking space is from an aisle or driveway, not directly from the public right-of-way. (No alley way ingress or egress permitted)

(b) No access way to any parking area may be located within twenty-five (25) feet of any corner formed by the intersection of the rights-of-way to two or more streets. At intersections where traffic control devices are installed, the Administrator may increase this requirement as necessary to prevent hazards.

C) Parking area access ways (including residential driveways) and public streets shall be aligned to form--as closely as feasible--right angles.

(d) The access way to every parking lot located in this Commercial District shall be at least twenty-four (24) feet wide unless two one-way drives, each twelve (12) feet wide, are provided; and observe side lot set back requirements.

11-5.4 SURFACING:

Parking lots shall be graded and improved with a compacted stone base at least six (6) inches thick and three (3) inches bituminous asphaltic concrete or four (4) inches P C concrete.

11-5.5 LIGHTING:

Any light(s) used to illuminate any parking area shall be arranged or shielded so as to confine direct light rays within the parking area boundary lines to the greatest extent practicable.

11-5.6 LANDSCAPING:

In order to reduce heat and glare, to minimize blowing of dust and trash, and to reduce the oppressive visual effects of large open parking areas, landscaping shall be provided and maintained within every parking lot. A minimum of 5% of the total parking lot area shall be set aside for said landscaping.

(a) A landscaping plan (either a separate document or an element of a more inclusive development plan) shall accompany every application for an initial certificate of zoning compliance to develop any parking lot.

(b) Landscaping plan shall include the following information:

1. proposed type, amount, size, and spacing of plantings, including trees, shrubbery, and ground cover;
2. proposed size, construction materials, and drainage of landscaped islands or planting beds; and
3. sketch indicating proposed spatial relationships of landscaped areas, parking spaces, automobile circulation, and pedestrian movement.

Section 11-6 DESIGN AND LOCATION OF OFF-STREET LOADING FACILITIES

All off-street loading facilities for the "B-1" MADISON AVENUE BUSINESS DISTRICT shall conform to the minimum standards indicated below:

11-6.1 SIZE OF SPACE:

Every required off-street loading space shall be at least twelve (12) feet wide and forty-five (45) feet long exclusive of aisle and maneuver space, and shall have vertical clearance of at least fourteen (14) feet. In no case shall a vehicle being loaded or unloaded overhang into the public right-of-way.

11-6.2 ACCESS WAY:

Every off-street loading space shall have a safe means of vehicular access to a street. Such access way shall be at least twelve (12) feet wide.

11-6.3 SURFACING:

Every off-street loading area shall be improved with a compacted stone base at least six (6) inches thick, surfaced with at least three (3) inches of asphaltic concrete or four (4) inches of P C concrete.

11-6.4 BUFFER STRIPS:

No loading space or area for vehicles over two ton cargo capacity shall be developed closer than twenty-five (25) feet to the lot line of any lot located in any residential district unless such space/area is completely enclosed by walls, a solid fence, or closely planted shrubbery at least six (6) feet (+/- ½ ft.) in height and of sufficient density to block the view from the residential property.

11-6.5 LOCATION:

Every off-street loading space that is required or provided shall be located on the same parcel of land as the use served, and not closer than fifty (50) feet to the intersection of the rights-of-way of two or more streets, and not on required front yards.

Section 11-7 COMPUTATION OF REQUIRED PARKING/LOADING SPACES

In computing the number of parking spaces required by this Zoning Ordinance, the Zoning Administrator shall apply the rules set forth in Sections 6-5 and 6-6.

Section 11-8 GENERAL SIGN REGULATIONS

All signs for the "B-1" Madison Avenue Business District shall conform with the following conditions and must be approved by the Zoning Administrator.

11-8.1 General Prohibition:

a) Any sign not expressly permitted by this section (11-8) shall be deemed prohibited in the Madison Avenue Business District.
b) Any lawful sign existing on the effective date of this ordinance that could not be erected under the terms of this ordinance because of restrictions on size, height, setbacks, or other characteristics of the sign or its location on the lot may lawfully remain, subject to the following provisions:

1) No sign shall be enlarged or altered in any way which increases its nonconformity.

2) No sign shall be relocated unless, after relocation, it will conform to all the regulations of this section.

3) Any sign which is partially destroyed or damaged may be reconstructed; provided such work is certified by the Building Inspector, commenced within six (6) months from the date the damage occurred, diligently pursued to completion, and provided that no intensity of use or greater nonconformity is permitted.

Any sign which is destroyed or damaged to an extent greater than fifty percent of its value, which shall be determined by the Building Inspector, shall be torn down and removed; any replacement sign shall be constructed in conformity with all provisions of this Section.

4) Registration within 180 days. Any sign or street graphic which exists in the Madison Avenue Business District on the effective date of this ordinance shall be registered by the owner with the Zoning Administrator within 180 days of the enactment of this ordinance on a form provided by the Zoning Administrator. Any owner who fails to register a sign or street graphic within 180 days of the enactment of this ordinance shall be required to file an application to the Planning Commission as set forth herein.

c) No additional sign or other street graphic shall be allowed to be erected unless all existing signs located on the same property comply with the terms of this Section.

11-8.2 Calculation of Sign Area:

The area of every sign shall be calculated as follows:

a) If a sign is enclosed by a box or outline, the total area including background, within that outline shall be deemed the sign area.

b) If a sign consist of individual letters, parts, or symbols, the area of the one imaginary square, or rectangle which would completely enclose all the letters, parts, or symbols shall be deemed the sign area.

11-8.3 Sign Area Allowance:

If any establishment has frontage on two or more streets, each side having frontage shall be considered separately for the purpose of determining compliance with provisions of this Section.

11-8.4 Movement Prohibited:

No sign or other street graphics shall revolve, rotate, or mechanically move in any manner.

11-8.5 Illumination:

Illumination of Signs is permitted, subject to the following requirements:

- 1) If both flush-mounted and free-standing signs are erected on the same property in accordance with this Article, illumination shall be permitted on both signs as long as the lights are extinguished at closing or at 10:00 p.m. whichever is earlier.
- 2) Only white light is permitted.
- 3) No sign shall have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color.
- 4) The light from any illuminated sign or other street graphic shall be shaded, shielded, or directed so as to avoid the creation or continuation of any nuisance or traffic hazard.
- 5) No exposed reflective type bulb, and no strobe light or incandescent lamp which exceeds fifteen (15) watts, shall be used on the exterior surface of any sign in such a manner as to expose the face of the bulb, light or lamp to any public street or to adjacent property.

11-8.6 Structural and Maintenance Requirements:

- a) Every sign shall be designed and constructed in conformity with the applicable provisions of the building code.
- b) The electrical component of any illuminated sign shall conform to the applicable requirements of the Electrical Code.
- c) Every sign shall be maintained in a neat and attractive condition by its owner. The sign supports shall be kept painted/treated to prevent rust or deterioration.

11-8.7 Permitted Signs:

Flush-mounted and free-standing signs are permitted in this district, in accordance with the following restrictions:

a) Flush-mounted signs:

- 1) Shall not project more than twelve (12) inches from the wall or surface to which it is attached (if such wall/surface is not vertical, the projection shall be measured from the closest point of the wall/surface to the sign);
- 2) Shall not extend more than one and one half (1.5) feet above the roof plate of the building to which said sign is attached.
- 3) Sign area allowance: A maximum of one (1) square foot of sign area shall be permitted per two (2) lineal feet of

building frontage.

b) Free-standing signs:

- 1) Shall be limited to two (2) sides.
- 2) Shall not exceed five (5) feet in height from the average ground elevation of the lot.
- 3) Shall not exceed twenty-four (24) square feet in total signage area per side.
- 4) Shall be set back a minimum of five (5) feet from the front property line and a minimum of five (5) feet from the side property line.
- 5) Shall not create a hazard or impede pedestrian or vehicular traffic.
- 6) Both sides may be used for signage.

(Sec. 11-8 amended by Ord. #4712, March 23, 1993)

11-8.8 Conformity with B-1 Sign Restrictions:

Any tract of land situated in the City of Granite City which has been granted, prior to adoption of this Ordinance, a special exemption permit subject to and conditioned upon, inter alia, all signs conforming to B-1 Madison Avenue sign restrictions, shall be required to comply with the restrictions of Section 11-8, General Sign Regulations, in effect when the applicable special exemption permit was granted. A copy of said Section 11-8, General Sign Regulations, is attached hereto and made a part hereof as Exhibit A.

(Added Exhibit A - Ordinance # 4713, March 23, 1993)

ARTICLE 11 (TO BE DETERMINED)

ARTICLE 13

DOWNTOWN PLANNED UNIT DEVELOPMENT DISTRICT

(passed Feb. 20, 2007) to be made part of Zoning Ordinance #3818
