

# SPECIAL DISTRICTS

# ARTICLE VIII

## PART III -- OPEN SPACE DISTRICT

### 8-301 PURPOSE

The Open Space District is intended to recognize the existence of major open space and recreational areas in the Village. The Open Space District is intended to apply to all public open space of notable quality and to major private open spaces such as golf courses and cemeteries. Any use of such spaces inconsistent with their existing, established character will require rezoning.

### 8-302 PERMITTED USES, CONDITIONAL USES, AND SPECIAL PERMIT USES

The uses in the following table designated by a "P" are permitted as of right in the Open Space District. Except as specifically limited, the remaining uses listed in the following table may be permitted in the Open Space District as either 1) a conditional use, which is designated by a "C," and subject to the additional standards set forth in this Part III of Article VIII; or 2) a special permit use, which is designated by an "S," and subject to the issuance of a special permit as provided in Section 11-602 of this Code and subject to the additional standards set forth in this Part III of Article VIII. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual, as amended by the Village (see Appendix A) and Section 11-501 of this Code. Village SIC codes are given before each use listing.

OPEN SPACE DISTRICT USE LIST		
VILLAGE SIC CODE	DESCRIPTIVE TEXT	OS
<b>A.</b>	<b><u>VACANT PROPERTY</u></b>	
0000.00	Vacant Land	P
0000.01	Vacant Unit/Building Intended For a Permitted, Conditional, or Special Permit Use	P

**OPEN SPACE DISTRICT USE LIST**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>	<b>OS</b>
<b>B.</b>	<b><u>AGRICULTURAL SERVICES</u></b>	
0100.00	Agricultural Production-Crops	P
<b>C.</b>	<b><u>TRANSPORTATION AND PUBLIC UTILITIES</u></b>	
4810.01	Personal Wireless Services Antennas, With or Without Antenna Support Structures, and Related Electronic Equipment and Equipment Structures, Subject to Standards in Section 9-201	P
4810.02	Personal Wireless Services Antennas Located on Tower-Style Antenna Support Structures, and Related Electronic Equipment & Equipment Structures, Within or In Excess of District Height Limitations, Subject to Standards in Section 9-201	S
<b>D.</b>	<b><u>SERVICES</u></b>	
7992.00	Public Golf Courses	P
7992.01	Air Supported Structures, For Indoor Golf Driving Ranges, Up To 65 Feet In Height That Are Associated With Public Golf Courses	S
7997.00	Membership Sports And Recreation Clubs	S
7999.01	Amusement And Recreation Services, Not Elsewhere Classified	S
8351.00	Child Day Care Services	S
8410.00	Museums And Art Galleries	S
8420.01	Publicly Owned Arbor, Botanical And Zoo Gardens, Conservation, Recreation And Open Areas	P
<b>E.</b>	<b><u>PUBLIC ADMINISTRATION</u></b>	
9100.09	Public Recreational Lighting In The Os District Over 60 Feet In Height	S
9830.00	Landbanking Of Required Parking Subject To Subsection 9-104 E	S
9840.00	Required Retention/Detention Facilities	P
9880.00	More Than One Principal Structure On A Zoning Lot	S
9906.00	Portable Sign	S
9909.00	Temporary Sign	S
9920.00	Construction Sign	P
9921.00	Joint Identification Ground Sign	P
9922.00	Joint Identification Wall Sign	P
9923.00	Joint Identification Pylon Sign	P
9924.00	Joint Identification Window Sign	P
9925.00	Joint Identification Awning Or Canopy Sign	P
9926.00	Joint Identification Sign Over 20 Feet	S
9931.00	Identification Awning Or Canopy Sign	P
9932.00	Identification Window Sign	P

**OPEN SPACE DISTRICT USE LIST**

<b>VILLAGE SIC CODE</b>	<b>DESCRIPTIVE TEXT</b>	<b>OS</b>
9933.00	Identification Ground Sign	P
9934.00	Identification Pylon Sign	P
9935.00	Identification Wall Sign	P
9936.00	Identification Sign Over 20 Feet	S
9940.00	Business Awning Or Wall Sign	P
9941.00	Business Window Sign	P
9942.00	Business Ground Sign	P
9943.00	Business Pylon Sign	P
9944.00	Business Wall Sign	P
9945.00	Business Pylon Sign Over 20 Feet	S
9950.00	Institutional Bulletin Board Awning Or Canopy Sign	P
9951.00	Institutional Bulletin Board Window Sign	P
9952.00	Institutional Bulletin Board Ground Sign	P
9953.00	Institutional Bulletin Board Pylon Sign	P
9954.00	Institutional Bulletin Board Wall Sign	P
9955.00	Institutional Bulletin Board Pylon Sign Over 20 Feet	S
9960.00	Public Service Awning Or Canopy Sign	S
9961.00	Public Service Window Sign	S
9962.00	Public Service Ground Sign	S
9963.00	Public Service Pylon Sign	S
9964.00	Public Service Wall Sign	S
996500	Public Service Pylon Sign Over 20 Feet	S
9966.00	Signs In Excess Of Height Limits Provided In Subsection 9-106	S
9970.05	Floor Area Ratio In Excess of 0.35, but not Greater Than 0.50 When Located in the Redevelopment Overlay District	S

**8-303 ACCESSORY USES AND STRUCTURES**

Accessory uses and structures, including outdoor storage, are permitted in the Open Space District subject to the provisions of Section 9-101 of this Code.

**8-304 TEMPORARY USES**

Temporary uses are permitted in the Open Space District subject to the provisions of Section 9-103 of this Code.

**8-305 RESERVED**

### **8-306 PARKING AND LOADING REQUIREMENTS**

Off-street parking and loading requirements applicable in the Open Space District are set forth in Sections 9-104 and 9-105 of this Code.

### **8-307 SIGN REGULATIONS**

Sign regulations applicable in the Open Space District are set forth in Sec. 9-106 of this Code.

### **8-308 BUFFERS AND LANDSCAPING**

Requirements relating to buffering and landscaping of certain uses and structures, in the Open Space District are set forth in Section 9-107 of this Code.

### **8-309 BULK, SPACE AND YARD REQUIREMENTS**

The building height, lot, yard and setback and floor area ratio requirements applicable in the Open Space District are set forth in the following table. Footnote references appear in Subsection 8-309 E at the end of the table.

(See next page)

<b>BULK, SPACE AND YARD REQUIREMENTS</b>		<b>OS</b>
<b>A. <u>Maximum Height (1)(7)</u></b>		
1. Feet (whichever)		45
2. Stories (is less)		4
<b>B. <u>Minimum Lot Area and Dimensions (2)</u></b>		
1. <u>Total Lot Area</u> (square feet)		
a. Passive Recreation Areas		N/A
b. Neighborhood Playgrounds		5,000
c. All Other Uses		40,000
2. <u>Lot Width</u> (feet)		
a. Passive Recreation Areas		N/A
b. Neighborhood Playgrounds		N/A
c. All Other Uses		200
3. <u>Lot Depth</u> (feet)		
a. Passive Recreation Areas		N/A
b. Neighborhood Playgrounds		N/A
c. All Other Uses		125
<b>C. <u>Minimum Yard and Setback Requirements (feet): (2)(3)(4)(5)(6)(8)</u></b>		
1. <u>Front and Corner Side Yards and Setback</u>		35
2. <u>Other Yards and Setbacks</u>		20
3. <u>Setback from any Single Family Residential District (10)</u>		40
<b>D. <u>Maximum Floor Area Ratio: (10)</u></b>		
All Uses		0.35

8-309 A. Exceptions and Explanatory Notes:

1. Increased Height in Areas Remote from Single Family Districts. Maximum height may be increased one additional foot, up to a maximum of 10 additional feet, for every five feet by which the setback of the portion of the building in question from the nearest Single Family Residential District exceeds the setback required by Subparagraph 8-309 C3 of this Section.
2. Nonconforming Lots. See Subsection 10-105 C for lot requirements with respect to nonconforming lots of record.
3. Yard Requirements for Uses Without Structures. Except for park, playground, and other recreational uses conducted on lots less than 30,000 square feet in area, for which no yards or setbacks shall be required, on any lot occupied by a use without structures and devices, the minimum front, side and rear yard requirements that would otherwise be required for such lot shall be provided and maintained.

4. Visibility Across Corners. Any other provisions of this Code to the contrary notwithstanding, in the Open Space District, on any corner lot, nothing shall be erected, placed, planted, maintained, or allowed to grow above a height of 2 1/2 feet from grade within the area of a sight triangle as defined in Section 12-206 of this Code.
5. Special Setbacks for Signs. Special setbacks are established for some signs by Subsections 9-106 F and 9-106 L of this Code; those setbacks shall control over the yards and setbacks established in the Table.
6. Special Yard and Setback Requirements for Recreational Devices. Except for recreational devices on lots less than 30,000 square feet in area for which no yards or setbacks shall be required, the front and corner side yard requirements for recreational devices shall be 20 feet. Recreational devices shall be setback a distance of 20 feet from all property lines.
7. Special Height Standards for Lights Accessory to Public Recreational Facilities. Light poles and fixtures accessory to public recreational facilities shall be allowed to exceed the OS District height limits as follows:
  - a) Light poles and fixtures, up to a maximum height of 60 feet, shall be a permitted accessory structure.
  - b) The provisions of Paragraph 8-309 E1 shall not be applicable in determining the maximum height of a light pole and fixture.
  - c) Light poles and fixtures in excess of 60 feet may be approved by a special permit issued pursuant to Section 11-602 of this Code.
  - d) All such light poles and fixtures shall otherwise comply with the applicable illumination standards of this Code.
  - e) Light poles and fixtures shall satisfy the setback requirements for the OS District established in Section 8-309.
  - f) Light poles and fixtures shall be equipped with features to reduce glare and light spill on adjoining properties, performing at standards greater than or equivalent to the MUSCO Level 8 lighting system.
8. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard:
  - a) Accessory uses, subject to the limitations of Section 9-101.
  - b) Statuary, arbors, trellises and ornamental light standards having a height of ten feet or less.
  - c) Awnings, canopies, eaves and gutters projecting not more than three feet from an exterior wall.
  - d) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 22-1/2 degrees with the wall in question.
  - e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices and the like projecting not more than two feet from an exterior wall.
  - f) Outside stairways projecting from an exterior wall not more than three feet and having a height of four feet or less.

- g) Flagpoles.
  - h) Non-mechanical laundry drying equipment, except in front yards.
  - i) Off-street parking and loading of vehicles, but only as expressly authorized and regulated in Sections 9-104 and 9-105 of this Code.
  - j) Terraces.
  - k) Recreational devices, except in front yards.
  - l) Fences, walls, and hedges, subject to the limitations of Section 9-107 of this Code.
9. Platted Building and Setback Lines. See Subsection 12-101 F of this Code.
10. No Application to Existing Structures. This standard applies only to structures erected after the effective date of this Code; provided, however, that no structure existing on such effective date shall be expanded in violation of this standard.

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