

ARTICLE 2
GENERAL PROVISIONS

2.00 CONTROL OVER USE

2.00-A Establishment of New Uses

The use of a structure or lot established after the effective date of this Ordinance shall be for a use which is herein specified as a Permitted, Special Accessory or Temporary use in the district regulations applicable to the district in which such structure or lot is located.

2.00-B Existing Building Permits

Where a building permit for a structure has been issued in accordance with law prior to the effective date of this Ordinance and where construction has commenced within six (6) months of such effective date and is completed within two (2) years of such effective date, the structure may be completed in accordance with the approved plans, and further, may upon completion be occupied under a certificate of occupancy for the use originally designated subject thereafter to the provisions of Article 10, Nonconformities.

2.00-C Existing Uses

1. Where the use of a structure or lot existing at the time of the adoption of this Ordinance is rendered nonconforming under the provisions of this Ordinance, the provisions of Article 10, Nonconformities, shall apply to such use.
2. Where a structure and the use thereof or use of a lot lawfully exists on the effective date of this Ordinance, and is classified by this Ordinance as a special use in the district in which it is located, such use shall be considered a lawful Special Use. A Special Use permit issued in accordance with procedures herein set forth shall be required for any expansion or change of such existing legal structure or Special Use.

2.00-D Existing Unlawful Uses

Any unlawful use existing at the time of the adoption of this Ordinance which is also in conflict with the requirements of this Ordinance shall remain unlawful hereunder.

2.00-E Number of Buildings on a Zoning Lot

Not more than one (1) principal detached building shall be located on any zoning lot, except in the case of Planned Unit Developments.

2.00-F Open Use

Where a lot is to be utilized for a permitted use without structures, the required yards for such lot shall be provided and maintained as set forth in this Ordinance.

2.00-G Uses Not Specifically Permitted in Districts

When a use is not specifically listed as a Permitted, Special or Temporary use, such use is hereby expressly prohibited, unless by application and authorization as provided for under Unique Uses, Article 13.12.

2.00-H Number of Principal Uses on a Zoning Lot

Not more than one principal use shall be permitted on a zoning lot unless otherwise provided for in this Ordinance.

2.00-I Single Family Residences Constructed on Illegally Created Parcels. (Ord. 0-94-04)

If prior to the adoption of this amendatory ordinance a single-family residence had been constructed pursuant to a building permit and thereafter the portion of the lot on which the single family residence was constructed was separated from the original lot in contravention of Village Ordinances, the single family residence shall be considered to be legally constructed and shall be subject to the provisions regulating expansion and restoration just as properties qualifying as a lot of record. A single family residence may receive such treatment only if:

1. The single family residence was constructed pursuant to a building permit issued on the basis of including the entire lot to satisfy the minimum bulk requirements of the governing zoning district;
2. Subsequent to issuance of the building permit, the portion of the lot on which the single family residence was constructed was separated from the entire lot in contravention of the Village ordinances;
3. Both the single family residence parcel and the remaining portion of the lot are under separate and distinct ownership.

In no event shall a building permit be issued for the undeveloped portion of the lot which resulted from the separation of the single family residence parcel from the entire lot. If the single family residence parcel does not meet the zoning district bulk requirements and/or the single family residence encroaches into any required setback, any expansion, redevelopment or restoration of the single family residence shall conform to the provisions of Article 10 hereof.

2.00-J Erroneously Issued Permits (O-94-04)

In the event a single family residence has been constructed and:

1. The building permit applicant believed the property qualified as a buildable lot; and
2. The Village issued a building permit; and
3. Subsequent to the completion of the single family residence and the issuance of an occupancy permit it was determined that the property did not qualify as a buildable lot and was not entitled to building permit, said single family residence shall nonetheless be deemed to be legally constructed. All zoning district regulations and provisions governing single family residences shall apply including, but not limited to, those provisions governing bulk, setbacks, use, restoration in the event of casualty loss, redevelopment and expansion; said single family residence shall nonetheless be deemed to be legally constructed. All zoning district regulations and provisions governing single family residences shall apply including, but not limited to, those provisions governing bulk, setbacks, use, restoration in the event of casualty loss, redevelopment and expansion.

2.01 CONTROL OVER BULK

2.01-A New Buildings or Structures

Each new building or structure shall conform with the bulk regulations established herein for the district in which such building or structure is located.

2.01-B Existing Building or Structures

No existing building or structure shall be enlarged, reconstructed, structurally altered, converted or relocated in such a manner as to conflict or further conflict with the bulk regulations of this Ordinance for the district in which such building or structure is located.

2.01-C Previously Approved Lots of Record

All previously approved lots of record may be improved subject to the requirements of Sec. 10.02-A of this Ordinance.

2.01-D Building Height

No building or structure shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the maximum building height of the zoning district in which it is located except for:

1. Building Appurtenance and Accessory Structures

a. Group A

Chimneys, commercial radio and television broadcasting towers, fire towers and water towers may exceed the maximum building height by not more than twenty-five (25) feet.

b. Group B

Bell towers, spires, scenery lofts and steeples may exceed the maximum building height of the district in which they are located by not more than twenty-five (25) feet. Amateur and citizen band antennas may be erected to a height not to exceed sixty (60) feet as measured from grade, except those made of wood which shall not be more than twenty (20) feet high, measured from grade.

c. Group C

Cooling towers, elevator bulkheads, energy collecting devices, flagpoles, mechanical appurtenances, parapet walls, radio and television receiving antennas, recreational facilities, roof gardens and skylights may exceed the maximum building height by not more than twelve (12) feet except as provided for in Group B.

d. Group D (Ord. 0-06-08)

Golf ball netting structures located on golf course property consisting of poles with a height not to exceed 58 feet and including netting suspended between poles designed to stop driving range golf balls from entering adjacent property.

2. Planned Unit Developments

Buildings in Planned Unit Developments may not exceed the maximum building height established for the district in which the structure is located except as provided for in Article 12, Planned Unit Development.

2.02 CONTROL OVER YARDS, OPEN SPACE AND LOT AREA

2.02-A Continued Conformity with Yard Regulations

The maintenance of yards, other open spaces and minimum lot area legally required for a building within a zoning district shall be a continuing obligation upon the owner of such building or property. Furthermore, no legally required yard, other open space or minimum lot area allocated to any building shall by virtue of change of ownership or for any other reason be used to satisfy yard, other open space or minimum lot area requirements for any other building.

2.02-B Division of Zoning Lot (Ord. 0-90-43) (Ord. 0-94-04)

No zoning lot shall be hereafter divided into two (2) or more zoning lots unless all zoning lots resulting from such division shall conform with all the applicable bulk regulations of the zoning district in which the property is located. If a lot is built upon under one building permit, then divided, it can only be so divided if each newly created lot, or portion of the original lot, is platted as a numbered lot in a recorded subdivision and conforms to the Subdivision Regulations of the Village of Deerfield. No zoning lot within a residential district shall be hereinafter divided so as to create a Lot-in-Depth as that term is defined in Article 14.

2.02-C Location of Required Yards and Open Space

All yards and other open spaces allocated to a structure or use shall be located on the same zoning lot as such structure or use, except as otherwise provided in this Ordinance.

2.02-D Determination of Yards in Particular Cases

1. Established Setbacks

Where lots comprising forty (40) percent or more of the frontage on a block are developed with buildings having front yards of greater depth than required herein, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings.

2. Corner Lots

On corner lots, the front yard shall face the shortest street dimension of the lot.

3. Through Lots

a. On through lots the front lot line shall be determined by the Director of Building and Zoning. However, when a front lot line has been established on one or more lots in the same block and all have front lot lines established along the same street right-of-way line, that right-of-way line shall be the front lot line on all remaining through lots in that block.

b. On through lots, all front yard requirements shall apply to the required rear yard unless such rear yard is properly screened by a screening fence or landscaped screening at least five (5) feet in height.

4. Setbacks Along Streets and Thoroughfares

a. Existing Structures

Minimum setbacks for existing structures on lots abutting a street or thoroughfare shall be the distance required for a front yard, or corner side yard, in the district in which such lots are located, measured from the existing right-of-way line of the street or thoroughfare.

b. New Structures

Minimum setbacks for new structures on lots abutting a street or thoroughfare shall be the distance required for a front yard, or corner side yard in the districts in which such lots are located, measured from the existing right-of-way line as designated on the official map of the Village, or as duly established by other Ordinances and recorded or established setbacks of the Village, or as established by the Director of Building and Zoning, or as established by county or state highway authorities, whichever has the greatest right-of-way width requirements.

2.02-E Permitted Obstructions in Required Yards

Required yards shall be unobstructed from the ground level to the sky except for the following permitted obstructions when located in the required yard specified and in conformance with the sight-line regulations of the Village:

1. In All Yards

- a. (Ord. 0-87-67)
At grade patios but not including a permanent roofed over patio or porch;
- b. Awnings and canopies, projecting four (4) feet or less into the yard;
- c. Steps or ramps four (4) feet or less above grade, which are necessary for access to a permitted building or for access to a zoning lot from a street;
- d. Chimneys, projecting eighteen (18) inches or less into the yard;
- e. Arbors and trellises;
- f. Flagpoles;
- g. Window unit air conditioners, projecting not more than eighteen (18) inches into the yard;

- h. Fences and Walls, subject to applicable restrictions;
 - i. Signs, subject to the applicable restrictions of Article 9;
 - j. Ornamental Light Standards;
 - k. Trees, Shrubbery and Other Plantings;
 - l. Temporary Uses and structures subject to Article 11.
2. In Front Yards
- a. One Story Bay Windows, projecting three (3) feet or less into the yard;
 - b. Overhanging Eaves and Gutters, projecting three (3) feet or less into the yard.
3. In Side Yards
- a. Overhanging Eaves and Gutters, projecting eighteen (18) inches or less into the yard;
 - b. Parking of Recreational Vehicles, subject to the applicable restrictions of Article 2.
4. In Rear Yards
- a. One-Story Bay Windows, projecting three (3) feet or less into the yard;
 - b. Overhanging Eaves and Gutters; projecting three (3) feet or less into the yard;
 - c. Permitted Accessory Structures, subject to the applicable restrictions of Article 2;
 - d. Attached heating and cooling compressor units projecting not more than four (4) feet into the yard;
 - e. (Ord. 0-87-67)
Raised decks, swimming pools and their accessory structures, and tennis courts may be located in required rear yards but in no event shall they be located closer than eight (8) feet from any lot line.
5. Control Over Specific Obstructions (Ord. 0-87-67)
- a. Raised decks, swimming pools and their accessory structures, and tennis courts shall be located in relation to side lot lines as provided for under the applicable district regulations but in no event shall they be located closer than eight (8) feet from any lot line.

2.02-F Exclusion of Drainage District Easements

Where a lot line is subject to an easement to a drainage district for maintenance or improvement of a ditch or waterway for surface water drainage, the area subject to such easement shall not be considered in meeting the requirement of this Ordinance for minimum lot area, maximum lot coverage and minimum yards.

2.02-G Exclusion of Easements for Private Road Rights-of-Way

Where a lot is subject to an easement for a private road right-of-way, the area subject to such easement shall not be considered in meeting the requirements of the Ordinance for minimum lot area, maximum lot coverage and minimum yards.

2.03 CONTROL OVER ACCESSORY USES AND STRUCTURES

2.03-A Standards

Accessory Uses are permitted in any zoning district in connection with any use which is permitted within such district. An Accessory Use is a building, structure or use which:

1. Is customarily incidental and subordinate to and serves a principal use;
2. Is subordinate in area, extent and purpose to the principal building or principal use served;
3. Contributes to the comfort, convenience, or necessity of occupants in the principal building or principal use served; and
4. Is located on the same zoning lot as the principal building or principal use served.

2.03-B Time of Establishment

An accessory use shall not be established on any lot prior to the establishment of the principal use to which it is accessory.

2.03-C Attached Accessory Structure

An attached accessory structure shall comply with all district regulations applicable to the principal structure.

2.03-D Detached Accessory Structures (Ord. 0-86-22)

Detached Accessory Structures:

1. Shall not be located in the required front or side yards;
2. Shall not occupy more than thirty (30) percent of the required rear yard;

3. Shall be at least ten (10) feet from the principal structure;
4. Shall not exceed the height of the principal structure or twenty (20) feet in height, measured from the grade level of the principal structure, whichever is less, except that an accessory antenna shall not exceed sixty (60) feet measured from the grade level of the principal structure;
5. Shall be located in relation to lot lines as provided for in the applicable district regulations, except that, irrespective of the foregoing, raised decks, swimming pools and their accessory structures and tennis courts shall be located no closer than eight(8) feet from any lot line;
6. Shall not be located in the required rear yard in the C and I districts. If any property line in a C or I district abuts a residential district, an accessory structure shall not be located within twenty-five (25) feet of said property line.

2.04 CONTROL OVER SPECIFIC USES

2.04-A Home Occupations (Ord.0-99-05)

There are permitted in all residential districts, home occupations which are businesses or occupations of the type which will be compatible with the character of the residential districts. Only those home occupations which will comply with the following standards, as well as all other regulations of the Village, will be permitted.

1. Standards

A permitted home occupation is limited to a business, profession, occupation, or trade that:

- a. Is conducted for gain or support by a member(s) of the family domiciled in the dwelling unit who is also domiciled in the dwelling unit;
- b. Is incidental and secondary to the use of such dwelling unit for dwelling purposes and the total area devoted to such home occupation shall not exceed 25 percent of the total habitable floor area of all permitted structures; and
- c. Does not change the residential character of such dwelling unit or the neighborhood in which the property is located.

2. Employees

- a. The person conducting the home occupation shall be domiciled in the dwelling unit where such occupation is conducted.

- b. The maximum number of employees who work at the dwelling unit who are not domiciled in the dwelling unit shall not exceed two. "Employee" shall include anyone who comes to the residence to participate in the operation or conduct of the permitted home occupation but shall not include persons such as vendors and service providers who come to the residence to perform a specific service or deliver goods in the furtherance of the home occupation.

3. General Limitations

- a. No alteration of any kind shall be made to the dwelling unit where a home occupation is conducted that would change its residential character as a dwelling unit.
- b. Public utility services of the type generally associated with non-residential uses such as electrical services in excess of 400 amps and transformers and switching equipment associated with telephone services shall not be allowed.
- c. No dwelling unit may be altered so as to provide a separate entrance for the home occupation.
- d. There shall be no special structural alterations, or construction features made to the dwelling or permitted accessory structures, nor shall the installation of special equipment attached to walls, floors, or ceilings be permitted.
- e. Where child day care is provided, a fenced outdoor play area is permitted in the rear yard only.

4. Operational Limitations

- a. No activity shall be conducted on a residential lot unless it is conducted wholly within a principal structure or a permitted accessory structure, except as specifically permitted in conjunction with child day care.
- b. Any wholesale, jobbing, or retail business which is conducted entirely by phone, mail, or by a parcel service which would typically deliver items to residences shall be permitted.
- c. No stock in trade shall be displayed or sold on the premises of any home occupation so that it is visible from the street or from adjacent properties.
- d. There shall be no signs, display, or activity that will indicate from the exterior that the building is being used, in part, for any purpose other than that of a dwelling.

- e. No mechanical, electrical or other equipment that produces noise, electrical or magnetic interference, vibration, heat, glare, emissions, odor or radiation outside the dwelling unit or any permitted accessory structure that is greater or more frequent than that typical of equipment used in connection with residential occupancy shall be used in connection with any home occupation.
- f. No outdoor storage shall be allowed in connection with any home occupation.
- g. No refuse in excess of the amount allowable for regular residential pickup shall be generated by any home occupation.
- h. Vehicles used in connection with any home occupation must be garaged when not being used in the occupation. When an automobile, pickup truck, or utility vehicle is used for both business and personal use, said vehicle need not be garaged if there is nothing on or about the vehicle which would indicate its business usage.
- i. In-home instruction may only be conducted by the resident of the dwelling unit. Attendance of a maximum of four persons at any one time shall be permitted. In-home instruction for more than four persons at any one time may not be established unless authorized pursuant to a Special Use permit.
- j. An in-home child day care facility serving more than four children may not be established unless authorized pursuant to a Special Use permit. Any use of an outdoor play area shall be supervised by the care provider. Children will not leave the day care provider's property unless supervised by an adult.

5. Signage and Visibility

- a. No sign shall advertise the presence or conduct of the home occupation except as otherwise required by law and permitted as allowed by Article 9, Signs.
- b. No home occupation shall be in any manner visible or apparent from any public or private street.

6. Traffic Limitations

No home occupation shall generate more traffic than is typical of residences in the area.

7. Nuisance-causing Activities

In addition to the foregoing specific limitations, no home occupation shall cause any nuisance, be noxious, offensive or create traffic hazards in the public streets.

8. Licensing Requirements

Every home occupation shall be subject to applicable licensing and inspection requirements.

9. Prohibited Activities

Clinics, doctor and dentist offices, health care and rehabilitation facilities, barber and beauty shops, dress and millinery shops, tea rooms, restaurants, tourist homes, animal hospitals, manufacturing, motor vehicle repair business of any type, and any type of repair businesses which would alter the residential character of the dwelling unit, and any other type of occupation which would alter the residential character of the dwelling unit and/or the neighborhood in which it is located are prohibited.

10. Garage Sales

Garage sales and home sales shall not be considered home occupations but shall be regulated as Temporary Uses in accordance with the provisions of Article 11, Temporary Uses and Structures.

11. Nonconforming Home Occupation

A home occupation which exists lawfully at the time of the adoption of this Ordinance but which employs more than two employees shall become a nonconforming use subject to Article 10 of the Zoning Ordinance upon the adoption of this Ordinance. Such nonconforming home occupation may not be renewed after the person owning and operating the business ceases operating said home occupation.

12. Registration of Nonconforming Home Occupation

To permit the continued operation of existing home occupations as described in the immediately preceding paragraph, the operator of any such business shall register the operation of said business with the Village of Deerfield in the manner provided by the Village no later than six months after the effective date of this Ordinance. Following registration the operator of any such business will be prohibited from increasing the number of employees at the dwelling in excess of the number then currently employed.

13. Special Use Lawful Home Occupation

Where a home occupation lawfully exists at the time of the adoption of this Ordinance, and is classified by this Ordinance as a Special Use, such a home occupation shall be considered a lawful home occupation pursuant to Article 2.04-A

14. Non-renewable Special Use Home Occupation

Any Special Use authorizing a home occupation shall become null and void and may not be renewed after the person owning and operating the business ceases operating.

2.04-B AIR RIGHTS

The development of air rights above land utilized for expressways, highways, railroads, streets and drainage channels, shall be in accordance with Article 12, Planned Unit Developments.

2.04-C RECREATIONAL VEHICLES AND BOATS

1. Standards

- a. At no time shall a parked or stored recreational vehicle or boat be used for living, sleeping, or housekeeping purposes. No recreational vehicle shall be connected to gas, water or sanitary sewer service. Temporary electrical hookup shall be permitted.
- b. Recreational vehicles shall not be used as accessory structures in any district.
- c. Recreational vehicles shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- d. Recreational vehicles and boats shall not be parked or stored in such a way as to create a dangerous or unsafe condition.
- e. No major repair shall be performed on any recreational vehicle or boat except within a garage or accessory structure.

2. Parking and Storage Restrictions

- a. Only one recreational vehicle or one boat conforming to the size restrictions stated below may be parked or stored in the open on a lot in a residential district. Recreational vehicles or boats exceeding the size restrictions below shall not be stored or parked in a residential district.

- b. Recreational vehicles and boats may be parked or stored in the interior side yards, rear yard and required front yard on the driveway.

3. Size Restrictions

No recreational vehicle or boat parked in a residential district shall exceed:

- a. Ten (10) feet in height excluding mast.

2.04-D TENTS

Except as otherwise provided herein under Temporary Uses, tents shall not be erected, used or maintained on a lot except such tents as are customarily used for recreational purposes. Such recreational tents shall be located on the same lot as a dwelling and shall not be allowed within the required front or side yard. All uses of tents other than recreational shall be regulated as Temporary Uses in accordance with Article 11, Temporary Uses and Structures.

2.04-E STORAGE OF REFUSE

The open storage of refuse, scrap or building debris is prohibited in all zoning districts. All such material shall be kept in enclosed containers while awaiting removal and stored as follows:

1. In Residential Districts

a. Location

All containers shall be in conformance with the Municipal Code restrictions on refuse removal and shall be kept to the rear or side of the principal structure or within a garage or accessory structure, except at those times designated for removal.

2. In Non-Residential Districts

a. Location

All containers shall be in conformance with the Municipal Code restrictions pertaining to refuse removal. Such containers shall be stored in a neat and orderly fashion and properly secured so as not to interfere with or be hazardous to pedestrian or vehicular traffic.

b. Screening

All refuse containers shall be fully enclosed by a screening fence or landscaped screening of a height sufficient to screen such containers from view from adjoining properties and public or private ways.

2.04-F Storage of Building Materials

The storage of building materials and equipment shall be allowed only on a lot where a building permit has been lawfully issued by the Director of Building and Zoning. Such materials and equipment shall be stored in a neat and orderly fashion, and shall be removed as soon as they are no longer required for the permitted construction.

2.04-G Storage of Disabled Motor Vehicles

1. In Residential Districts

Disabled or damaged motor vehicles may be stored in the open within a required front yard in a residential district for a period not to exceed thirty (30) days. Major repairs shall not be made on such vehicles except within a garage or accessory structure.

2. In Non-Residential Districts

Disabled or damaged motor vehicles awaiting or under repair may be stored in the open in a non-residential district only on a lot where such storage and repair is customary in the operation of a lawfully established principal use. Such vehicles shall be removed or placed within an enclosed structure within thirty (30) days.

2.04-H Fences

This Article is intended to regulate the construction, placement and maintenance of fences and screenings as required or allowed in this Ordinance. Fences or screenings will be allowed as permitted or special uses which are not detrimental to the health, safety or welfare of the Village, and in addition do not diminish the rights of citizens to sufficient air and light and safety of travel and access throughout the Village. Fences or screenings will be required that are deemed necessary to insure the rightful enjoyment of all properties, to protect property values, to insure the safety of the public rights-of-way and to protect the public from dangerous or potentially dangerous uses.

1. General Regulations

a. Fences in the Right-of-Way

No fence shall be erected or maintained in any public right-of-way except those fences erected for the purpose of insuring the public safety by a public body having proper authority.

b. Barbed Wire and Electrically Charged Fences

The use of barbed wire or electrically charged fences is prohibited on all land used for residential purposes. The

use of barbed wire or electrically charged fences may be approved as a special use on land used for other than residential purposes, but then only above a height of seven (7) feet.

All electrically charged fences shall be properly identified.

c. Maintenance of Fences and Screening

Any fence or landscaped screening used to satisfy the requirements of this Article or required as a condition of approval for a special use permit shall be continually maintained for the duration of the use involved.

d. Obstructions to Line of Sight

In no event shall any wall, fence or other structure or planting be placed or maintained in a location relative to a public or private street, alley, driveway or other means of ingress or egress such that the sight of oncoming vehicular or pedestrian traffic is impaired for users of such means of ingress and egress in accordance with regulations contained in the Municipal Code.

2. Fence Certificate Required

Anyone wishing to erect a fence within the Village of Deerfield shall obtain a fence certificate from the department of Building and Zoning.

3. Height Regulations

a. Front Yard Fences

No fence shall be erected or maintained in a front yard of any lot adjoining a public street in any district to a height greater than three (3) feet except as provided for in Article 2.04-I,2 or as a special use, below.

b. Side Yard and Rear Yard Fences

No fence shall be erected or maintained in a side yard or a rear yard in any district to a height greater than seven (7) feet except as provided for as a modification in Article 13, Administration and Enforcement.

4. Special Uses

The following are special uses which may be granted in accordance with the provisions contained in Article 13, Administration and Enforcement.

a. Front yard fences in any district over a height of three (3) feet.

- b. Side or rear yard fences in any district over a height of seven (7) feet.
- c. Barbed wire or electrically charged fences, but only above a height of seven (7) feet.

2.04-I Landscaped Screening

1. Non-Residential Uses

Where a non-residential use abuts property in a residential district at a side or rear lot line, or is separated from such property only by an alley along the side or rear lot line, such non-residential use shall be effectively screened along such lot line(s) by a screening fence or landscaped screening as defined in this Ordinance not less than seven (7) feet in height.

2. Off-Street Parking - Non-Residential Areas and Certain Multi-Family Residential Uses (Ord. 0-85-09)

The following landscaped and planted areas shall be provided for all parking areas for non-residential areas and multi-family uses providing parking for four (4) or more vehicles:

a. Front Yards

Permanent screening at least four (4) feet high shall be constructed and maintained in front yard areas adjacent to permitted side yard parking. This screening may consist of a planted earth berm, densely planted evergreen shrubs or trees or a combination of both.

b. Side and Rear Yards

Permanent peripheral screening at least five (5) feet high shall be constructed in side and rear yards adjacent to parking areas. This screening may consist of a planted earth berm, densely planted evergreen shrubs or trees, or a combination of both. In side and rear yards, the screening shall be so located and constructed as to not interfere or conflict with the use of any utility easements or utility installations existing or planned to be installed in these easement areas.

2.05 CONTROL OVER DEVELOPMENT IN THE FLOOD PLAIN

All new and existing uses and structures shall be subject to the provisions of the Municipal Code related to development in the flood plain.

2.06 PERFORMANCE STANDARDS

Any use in any district shall be subject to and adhere to the performance standards which govern noise, smoke, particulate

matter, toxic or noxious matters, odors, fire an explosive hazards, vibration, glare or heat which are contained in the following Village Codes and Ordinances as well as other applicable Ordinances, Codes and Standards:

1. Deerfield Municipal Code.
2. Deerfield Building Code.
3. Deerfield Fire Prevention Code.
4. Deerfield Subdivision Code.

No use already established on the effective date of this Ordinance shall be altered or modified so as to conflict with such standards.

2.07 EXEMPTED USES

The following uses are exempted by this Ordinance and permitted in any district: poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves or any other similar distribution equipment for telephone or other communications and electric power, gas, water and sewer lines; provided that the installation shall conform with the rules and regulations of all authorities having jurisdiction over the public utility involved.

2.08 TELECOMMUNICATION SERVICE FACILITIES (Ord.0-98-30)

2.08-A Preamble/Purposes. The purposes of this Ordinance are to:

1. Provide for the appropriate location and development of TCSF to serve the citizens and businesses of the Village;
2. Minimize adverse visual impacts of TCSF through careful design, siting, landscape screening and innovative camouflaging techniques;
3. Maximize the use of existing TCSF so as to minimize the need to construct new TCSF;
4. Maximize and encourage the use of disguised support structures and lesser input facilities so as to ensure the architectural integrity of all areas within the Village in which TCSF are located or are to be located;
5. Encourage the location of TCSF in non-residential areas;
6. Minimize the total number of TCSF throughout the Village.
7. Strongly encourage the co-use of new and existing TCSF and lesser impact facilities.
8. Encourage users of TCSF to locate same, to the extent possible, in areas where the adverse impact on the Village is minimal.

9. Enhance the ability of the providers of telecommunications services to provide such services to the Village quickly, effectively, and efficiently.

2.08-B Definitions

As used in this Article 2.08 the following terms shall have the following meanings:

1. Antenna: Any device or array that transmits and/or receives electromagnetic signals for voice, data or video communication purposes including, but not limited to television, AM/FM radio, microwave, cellular telephone and similar forms of communications, but excluding satellite earth stations less than six (6) feet in diameter, any receive-only home television antennas and any antenna supported by a structure not greater than sixty (60) feet in height which is owned and operated by an amateur radio operator licensed by the FCC.
2. Antenna Support Structure: Any structure designed and constructed for the support of antennas, including any tower or disguised support structure, but excluding those support structures not greater than sixty (60) feet in height owned and operated by an amateur radio operator licensed by the FCC. For purposes of this Article the term antenna support structure shall also include any related and necessary cabinet or shelter.
3. Applicant: Any person, entity, association, partnership, corporation, trust, or title holder (as hereinafter defined) making application to the Village for the siting, construction, installation, or modification of telecommunication service facilities. The applicant shall include the telecommunication service provider and the titleholder of the property which is the subject of the application.
4. Building: A structure, other than a residence or residential facility, not constructed primarily for the support of antennas but which may be utilized for such purpose in accordance with the provisions of this Article.
5. Cabinet: A casing or console, not to include a shelter, used for the protection and security of communications equipment associated with one or more antennas, where direct access to equipment is provided from the exterior and the horizontal dimensions of which do not exceed four (4) feet by six (6) feet.
6. Co-Use: The location and use of two (2) or more antennas on a single antenna support structure.
7. Director: The Director of Community Development of the Village of Deerfield or his or her authorized designee.

8. Disguised Support Structure (DSS): Any free standing, man-made structure designed for the support of one or more Antenna, the presence of which is camouflaged or concealed as an architectural or natural feature. Such structures may include, but are not limited to, clock towers, campaniles, water towers, artificial trees, light standards, or similar alternative design mounting structures that camouflage or conceal the presence of TCSF.
9. FAA: The Federal Aviation Administration.
10. FCC: The Federal Communications Commission.
11. Free Standing Tower: A tower designed and constructed to stand alone on its own foundation and free of architectural or supporting frames or attachments, including but not limited to self-supporting (lattice) towers and monopoles.
12. Height: The vertical distance measured from the base of a structure at ground level to its highest point, including the main structure and all attachments thereto.
13. IEPA: Illinois Environmental Protection Agency.
14. Lesser Impact Facility: These facilities have antennas which are mounted on the roof deck of an existing building, or are installed on the existing building in a concealed fashion. The equipment required for such a facility would be located within the building on which the antenna is mounted, on the roof deck on the building, or on the ground adjacent to building.
15. Shelter: A structure for the protection and security of communications equipment associated with one or more antenna where access to equipment is gained from the interior of the structure.
16. TCSF: The collective use of the terms antenna, antenna support structure, cabinet, disguised support structure, free standing tower, shelter and tower to describe telecommunication service facilities.
17. Title Holder: The Trust holding title to the property upon which the TCSF is located, the beneficial owner of such Trust, the person with the power of direction over such Trust, or any other person or entity holding title to the property upon which the TCSF is located or the designated representative or agent of any of the foregoing.
18. Tower: A structure designed for the support of one or more antennas, including self-supporting (lattice) towers, monopoles or other free standing towers, but not disguised support structures, buildings or lesser input facilities.

19. Village: The Village of Deerfield, an Illinois home-rule municipality.
20. Public Sites: Any parcel or parcels of property owned or controlled by the Village of Deerfield, or by a federal, state or local governmental entity, and which is classified in the P-1 Public Lands District, but not including highway, street or road rights-of-way, drainage easements, utility easements or other parcels that do not constitute a Zoning lot. (Ord.0-01-22)
21. Site Search Ring: The geographic areas determined by Applicant as technologically feasible for the location of Applicant's TCSF to provide, fill in or increase the coverage of Applicant's wireless telecommunications services. (Ord.0-01-22)

2.08-C Applicability

Deleted by ordinance 0-01-17

2.08-D Special Policies - Site Selection

1. Public sites are preferred as TCSF sites. (Ord.0-01-22)
2. TCSF shall not be cited in any of the Village's zoning districts on any property which is used residentially.
3. Subject to the requirement as set forth for TCSF, locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening are preferred for the siting of TCSF.
4. TCSF must be architecturally and visually (color, bulk, size) compatible with surrounding existing buildings, structures, vegetation, and/or uses in the area or those likely to exist under the regulations of the underlying zoning district.
5. TCSF must be located to minimize any adverse effect they may have on neighboring property values.
6. TCSF must be located to avoid a dominant silhouette on ridge lines.
7. Preservation of view corridors of surrounding residential areas must be considered.

2.08-E General Criteria and Preferences

1. Building Codes and Safety Standards. To ensure the structural integrity of TCSF, the owner or operator of same shall ensure they are maintained in compliance with the standards contained in all applicable Village codes, including, but not limited to, the Building Code, and the

applicable standards for TCSF that are published by the Electronic Industries Association, as amended from time to time. The more stringent of the codes shall apply. If, upon inspection, the Director concludes that a TCSF fails to comply with any one or more of such codes and standards and constitutes a danger to person or property, then upon notice being provided to the owner or operator of the TCSF and to the title holder of the property upon which the TCSF is located, the owner, operator or title holder shall have thirty (30) days to bring such TCSF into compliance with such standards. If the owner, operator or title holder fails to bring such TCSF into compliance within said thirty (30) days, the village may cause such TCSF to be removed at the expense of the owner, operator or title holder, as the case may be.

2. Regulatory Compliance. All TCSF must meet the current standards and regulations of the IEPA, if applicable, FAA, the FCC, and any other agency of the state or federal government with the authority to regulate TCSF. If such standards and regulations are changed, then the owners or operators of the TCSF governed by this ordinance shall bring such TCSF into compliance with such revised standards and regulations within one hundred twenty(120)days of the effective date of such change in standards and regulations, unless a more stringent compliance schedule is mandated by the controlling agency. Failure to bring TCSF into compliance with such revised standards and regulations shall constitute grounds for the removal of the TCSF at the expense of the owner, operator or title holder, as the case may be. All Applicants for installation of TCSF must provide the Director of Community Development Department with a certificate of compliance from each agency, federal or otherwise, having jurisdiction over the owner or operator for the siting, construction, installation or modification of the TCSF that the TCSF meets current standards and regulations of the IEPA, if applicable, the FAA, the FCC, or any other agency of the state or federal government with authority to regulate TCSF.
3. Security. All TCSF shall be protected from unauthorized access by appropriate security devices. A description of proposed security measures shall be provided as part of any application to site, construct, install or modify TCSF. Additional measures may be required as a condition of the issuance of any building permit as deemed necessary by the Director.
4. Lighting. TCSF shall not be lighted unless required by the FAA or other federal or state agency with authority to regulate TCSF, in which case a description of the required lighting scheme must be made a part of the application for the siting, construction, installation or modification of TCSF.

5. Advertising. Siting, construction or installation of advertising on TCSF is prohibited.
6. ID Plate. All TCSF equipment which is located at grade shall have the name of the provider and an emergency phone number (non-business hours) either lettered directly on the equipment or on a plate attached to the equipment.
 - a. The overall area of this sign shall not exceed two square feet.
 - b. Said sign must be appropriately located to provide information to emergency service provider and the Village.
7. Fire and Police Review. No TCSF antenna, antenna support structure, related electronic equipment and equipment enclosure shall be authorized unless the Police Department and the appropriate Fire Department having jurisdiction have issued a letter indicating that the location of all of the above will not impede the provision of emergency services to the property or the Village as a whole and the proposed location is acceptable.
8. Utility Services. All utility service lines required for the operation of a TCSF shall be installed under ground or, if not feasible, shall be installed in such a manner so as to create the least visual impact possible.
9. Compliance with Plans. Every TCSF antenna and antenna support structure shall comply with all plans approved by the Village.
10. Limited to Applicant. Every ordinance granting approval of a special permit for a free-standing TCSF antenna or antenna support structure shall state that any assignment or transfer of the special permit or any rights thereunder may be made only with the approval of the Board of Trustees.
11. Term Limitation. Every ordinance granting approval of a Special Use permit for a TCSF antenna or antenna support structure may provide that:
 - a. Where the provider is not the owner of the land on which such antenna or structure is located, the term of the special permit is limited to the term of the lease or other agreement granting rights to use the land; and
 - b. The special permit shall be subject to review by the Board of Trustees, at ten-year intervals, to determine whether the technology in the provision of wireless services has changed such that the necessity for the special permit at the time of its approval has been eliminated or modified, and whether the special permit should be modified or terminated as a result of any such change.

12. Equipment Enclosures. All electronic and other related equipment and appurtenances necessary for the operation of any TCSF shall, whenever possible, be located within a lawfully pre-existing structure on a roof deck, inside of the principal building on the property, or completely below grade. When a new structure is required to house such equipment, such structure shall be harmonious with, and blend with, the natural features, buildings, and structures surrounding such structure. Such a new structure shall not exceed fifteen (15) feet in height except as otherwise provided.
13. Public Sites. Public sites within the Applicant's Site Search Ring shall be considered by the Applicant for the proposed TCSF. Any application to locate proposed TCSF on a non-Public Site shall be accompanied by a written report identifying Applicant's Site Search Ring, identifying the Public Site(s) considered by the Applicant, and detailing the reasons that the Public Site(s) were found to be not feasible. (Ord.0-01-22)

2.08-F Miscellaneous

1. Vehicle or outdoor storage on the site of any TCSF is prohibited.
2. Temporary on-site parking for periodic maintenance and service shall be provided at all locations of TCSF.
3. Any TCSF no longer used for its original purpose shall be removed at the expense of the owner, operator or title holder. The owner or operator and applicable co-users, if any, shall provide the Village with a copy of any notice to the FCC of intent to cease operations and shall have ninety (90) days from the date of ceasing operations to remove the TCSF and any related facilities. In the case of Co-Use, this provision shall not become effective until all users cease operations. Any TCSF not in use for a period of one hundred Twenty (120) days shall be deemed a public nuisance and may be removed by the Village at the expense of the owner, operator or title holder.
4. Any application for a Special Use shall include information on how the proposed site fits into the Applicant's overall telecommunications network in the Village and surrounding areas within a two (2) mile radius of the corporate limits of Deerfield.
5. Prior to the issuance of a building permit for the siting, construction, installation or modification of TCSF pursuant to a Special Use permit, the Village requires that the owner or operator must post a letter of credit acceptable to the Village as attached hereto in order to ensure the faithful performance of all conditions required of the owner or

operator, including, but not limited to, the removal of the TCSF.

6. On the first day of January of each year after a building permit is issued for a TCSF, each owner or operator of a TCSF must provide the Director of Community Development Department with a certificate of continuing compliance from each agency, federal or otherwise, having jurisdiction over the owner or operator for the continued operation of the TCSF that the TCSF meets the standards and regulations of the IEPA, if applicable, the FAA, the FCC, or any other agency of the state or federal government with authority to regulate TCSF.
7. In the event that the owner or operator either refuses to obtain a certificate of compliance in accordance with the above or the certifying agency is unable to issue a certificate because of non-compliance, the owner or operator shall immediately cease provision of services until compliance is achieved.
8. If the owner or operator is not able to achieve compliance as described within one hundred (100) days from the date a certificate of continuing compliance is due, then and in that event, the owner, operator or title holder shall cause the TCSF to be removed, at its expense, from the siting location within thirty (30) days thereafter. If the TCSF is not removed, the Village shall have the option to remove same in accordance with the above.
9. If the owner or operator does not file a certificate of continuing compliance within thirty (30) days from the date set forth above it shall be conclusively presumed that the owner or operator is not in compliance with the standards and regulations of the IEPA, if applicable, the FAA, the FCC, or any other agency of the state or federal government with authority to regulate TCSF.
10. TCSF shall be governed by the above provisions and shall not be considered "Exempted Uses" as governed by Article 2.07.

2.08-G Free Standing TCSF

1. Siting Free standing telecommunication antennas shall be located on lawfully pre-existing antenna support structures or other lawfully pre-existing antenna support structures wherever possible. No special use permits authorizing construction of a new antenna support structure or addition to or expansion of an existing antenna support structure or existing building or structure shall be authorized unless the applicant is able to demonstrate that no lawfully pre-existing building or structure is available, on commercially reasonable terms, and sufficient for the location of an antenna necessary for the provision of personal wireless services.
2. I-1, I-2B. and C-2 districts. In the I-1 Office, Research, Restricted Industrial District, the I-2B Outlying Industrial District, and C-2 Outlying Commercial District, free-standing TCSF may only be approved in accordance with the following:
 - a. Free-standing TCSF may not be located on any properties or buildings which are used for residential purposes.
 - b. Free-standing TCSF may only be established as secondary use of the property on which it is to be located.
 - c. Free-standing TCSF may only be located on those properties which abut the railroad right-of-way, the Tollway Spur right-of-way, or the Tollway right-of-way.
 - d. Such facilities may only be located on those properties for which a Special Use for a Planned Unit Development has been granted.
 - e. Setback and location
 - (1) Free-standing TCSF may only be located in those portions of the perimeter setback which abut the railroad right-of-way, the Tollway Spur right-of-way, or the Tollway right-of-way.
 - (2) Such facilities shall be set back from adjacent properties which are not part of the Planned Unit Development in which the facility is to be located a distance equal to the required perimeter setback plus one foot for every foot of height of the free-standing tower.
 - (3) Where the property on which the TCSF is to be located abuts residentially zoned and used land, the tower shall be set back from such land a minimum distance equal to the required perimeter setback plus a distance equal to 300 percent of the height of the tower.

- f. The maximum height of a free-standing TCSF may not exceed 100 feet as measured from the base of the facility, except as may be otherwise authorized in accordance with Article 2.08-F Co-Use/Free Standing TCSF and/or it is satisfactorily demonstrated that it is technologically unfeasible for the system to operate within the permitted height.

2.08-H Public Lands District

1. Free standing TCSF shall only be allowed pursuant to a Special Use in the P-1 District. (Ord.0-01-17)
2. Free-standing TCSF may only be established as the secondary use of the property on which it is to be located.
3. The maximum height of a free-standing TCSF may not exceed 60 feet as measured from the base of the facility unless the facility is to be a co-use facility and/or it is satisfactorily demonstrated that it is technologically unfeasible for the system to operate within the permitted height.
4. TCSF shall be painted a neutral color consistent with the natural or built environment of the area surrounding the site.

2.08-I Co-use/Free-standing TCSF

1. Unless otherwise authorized by the Board of Trustees for good cause shown, every freestanding TCSF antenna support structure shall be designed, constructed and installed to be of a sufficient size and capacity to allow the location of additional antennas or at least one additional provider in the future. Any special permit for such a support structure may be conditioned upon the agreement of the applicant to allow co-location of other providers on commercially reasonable terms specified in such special permit.

All Applicants for a Special Use to allow for a siting, construction, installation or modification of a free-standing TCSF shall:

- a. Submit a notarized statement agreeing to make the proposed TCSF available for use by other telecommunications providers, subject to reasonable technical limitations.
- b. Furnish an inventory of all known TCSF and potential building sites located within one-half mile of the proposed TCSF, identifying the owner of same as well as the TCSF type and reference name or number, if applicable, and the street location, height, type and mounting height of existing antennas and an assessment of available space for the placement of additional antennas, shelters and/or cabinets. The Applicant shall further

demonstrate that request has been made for co-use of each existing building or TCSF from the owner thereof and/or shall indicate why such co-use is inappropriate or was otherwise not allowed.

- c. The Applicant shall demonstrate how the proposed site fits into the Applicant's overall telecommunications network in the Village and surrounding communities within a two (2) mile radius thereof.
2. Prior to the adoption of the ordinance authorizing the Special Use for the siting, construction, installation or modification of TCSF the Applicant shall:
 - a. Notify in writing any other known potential telecommunication service providers in the area that the structure is available for co-use. Copies of said notices and proof of mailing must be placed on file with the Village.
 - b. The notice shall allow potential co-users thirty (30) days within which to express any interest in co-use, during which time the Applicant shall not commit to a design for the structure which precludes co-use, and the Village shall not adopt the Special Use ordinance.
 3. The willful and knowing failure of an Applicant to agree to co-use or to negotiate in good faith with potential co-users may be cause for either the denial of a pending application, the revocation of an existing, Special Use, and/or the withholding of future permits.
 4. A free-standing TCS antenna support structure may be constructed or modified to exceed height limitations to accommodate co-use, provided however, that the Applicant may request an extension of twenty (20) additional feet per co-user, whether actual or anticipated, up to a limit of forty (40) additional feet. The Village may also require the Applicant of new construction to exceed the applicable height limitation, regardless of whether a co-user is immediately available to share space with the Applicant.

2.08-J Design

1. Guyed Towers and lattice work towers are prohibited
2. Human occupancy in a shelter for office or other uses or storage of materials and equipment not in direct support of TCSF is prohibited.
3. TCF shall be painted a neutral color consistent with the natural or built environment of the area surrounding the site.

4. Shelters or cabinets shall have an exterior finish compatible with the natural or built environment of the area surrounding the site, and other reasonable design guidelines as may be applicable.
5. Screening TCF which are located on the ground shall be surrounded by a landscape strip of not less than ten (10) feet in width and planted with materials which will provide a visual barrier to a minimum height of six (6) feet. Said landscaping strip shall be exterior to any security fencing. In lieu of the required landscape strip, a minimum of six (6) foot high decorative fence or wall may be approved upon demonstration by the Applicant that an equivalent degree of visual screening is achieved.
6. Color. Every free-standing TCSF antenna shall be of neutral colors that are harmonious with, and blend with, the natural features, buildings and structures surrounding such antenna and antenna support structures.
7. Protection against Climbing. Every TCSF antenna and antenna support structure shall be protected against unauthorized climbing or other access by the public.

2.08-K Disguised Support Structures (DSS)

1. Disguised support structures shall be permitted as a Special Use in all districts on property which is not used residentially, except that such facilities are prohibited in the C-1 Village Center District and the C-3, Limited Commercial District. (Ord.0-01-17)
2. The minimum setback for a DSS from the property line shall be that required for principal structures in the applicable zoning district, plus three (3) feet for every one (1) foot in height of the DSS unless otherwise authorized.
3. DSS may only be established as a secondary use of the property on which it is to be located.
4. The maximum height of a DSS may not exceed the following:
 - a. On those properties which are zoned P-1, Public Lands District or are residentially zoned but are not residentially used, the maximum height may not exceed sixty (60) feet as measured from the base of the structure unless the facility is to be a co-use facility and/or it is satisfactorily demonstrated that it is technologically unfeasible for the system to operate within the permitted height.(Ord.0-01-17)
 - b. On those properties which are zoned C-2, Outlying Commercial District, I-1, Office, Research, Restricted Industrial District, or I-2, Limited Industrial District, the maximum height allowed for DSS may not exceed 100

feet as measured from the base of the facility, except as otherwise authorized by Article 2.08-I. (Ord.0-01-17)

2.08-L Guyed towers and lattices towers are prohibited

2.08-M Lesser Impact Facilities (LIF)

1. The Village strongly encourages the use of LIF whenever technologically possible.
2. Lesser impact facilities (LIF) shall be considered a permitted use in the C-2, Outlying Commercial District, the I-1, Office, Research, Restricted Industrial District, and the I-2, Limited Industrial District. LIF may not be constructed on any property or building which is used for residential purposes.
3. LIF shall be permitted in the C-1, Village Center District, the C-3, Limited Commercial Office District, the P-1, Public Lands District, and on those properties which are zoned residentially but are used for non-residential purposes when authorized as a Special Use only. LIF may not be constructed on any property or building which is used for residential purposes. (Ord.0-01-17)
4. LIF may only be established as a secondary use of the property or building on which it is located.
5. Lesser impact facilities antennas attached to a building shall be of a color identical to or closely compatible with the surface to which they are mounted.
6. Antennas mounted on buildings must be made to appear as unobtrusive as possible. Such antennas may be located on the roof no closer than ten (10) feet from the edge of the building and must be painted a color consistent with the natural or built environment of the site.
7. Antennas mounted on the roof deck of a building or on a penthouse or other similar structure located on the roof deck may not extend more than twenty (20) feet above the deck. Antennas may extend more than twenty (20) feet above the deck if approved as a Special Use.

2.08-N Antennas

Roof mounted antennas shall be located on a pre-existing building and shall conform with the following unless otherwise provided in this ordinance:

1. Omnidirectional or whip antennas shall not exceed six (6) inches in diameter and twelve (12) feet vertically, and
2. Directional or panel antennas shall not exceed three (3) feet horizontally and six (6) feet vertically.

2.08-0 Equipment Enclosures and Support Structures

1. All electronic and other related equipment and appurtenances necessary for the operation of any TCS antenna shall be located within the pre-existing building on which the antenna is located.
2. If it is demonstrated that it is not feasible to locate the equipment within the building, said equipment may be mounted on the roof deck of the pre-existing building on which the antenna is mounted.
 - a. All such equipment and antenna support structures shall be shielded from view from any point located off the zoning lot on which the building is located to the greatest extent possible
 - b. All roof mounted equipment and support structures shall be of neutral colors that are harmonious with, and that blend with the natural features, buildings and structures surrounding such antenna and antenna support structures. However, directional or panel antennas and omnidirectional or whip antennas located on the exterior of the building that will also serve as an antenna support structure shall be of colors that match, and cause the antenna to blend with, the exterior of the building.
3. If it is demonstrated that it is not feasible to locate the equipment within the building or on the building, the equipment may be located on the ground adjacent to the building in the least conspicuous location possible from the front of the property.
 - a. All equipment which is to be located in accordance with the above shall be of neutral colors that are harmonious with, and that blend with the natural features, buildings, and structures surrounding such equipment. The colors should match and cause the equipment to blend with the exterior of the building.
 - b. In no event may the equipment located adjacent to the building exceed the height of the building.
 - c. Screening. All equipment which is located at grade shall be screened in accordance with requirements.

2.09 BICYCLE FACILITIES (Ord.0-02-09)

Where appropriate, all multi-family developments in the R-5 General Residence District, and all developments in the C-1 Village Center District, the C-2 Outlying Commercial District, the C-3 Limited Commercial Office District, the I-I Office, Research, Restricted Industrial District, and the P-1 Public Lands District shall provide for the following (0-02-09):

1. Bicycle Storage

Facilities for the storage of bicycles as appropriate for the development.

2. Internal Circulation

Safe and smooth circulation of bicycle traffic throughout the development.

3. Access

Connections to adjacent developments and bike paths.