

IV. GENERAL DISTRICT REGULATIONS

A. Establishment of Districts

To accomplish the purposes of this Ordinance, the Village is hereby divided and classified into the following zoning districts:

RESIDENTIAL DISTRICTS

E-1	Estate District
E-2	Estate District
E-3	Estate District
R-1	Single-Family Residential District
R-2	Single-Family Residential District
R-3	Two-family Residential District
R-4	Multi-Family Residential District

BUSINESS AND OFFICE DISTRICTS

B-1	Limited Retail Business District
B-2	General Business District
B-3	Services and Wholesale Business District
B-4	Village Center Business District
O-1	Local Office District

INDUSTRIAL DISTRICTS

I-1	Light Industrial District
I-2	Heavy Industrial District

FARMING DISTRICTS

F	Farming District
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PRIVATE OPEN SPACE/RECREATION – PRIVATE LAKE DISTRICT

OS/R&PL	Private Open Space/Recreation Lake District
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PUBLIC & INSTITUTIONAL DISTRICT

P&I	District
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B. Zoning Map

The zoning district classification of all land in the Village shall be shown on the map designated as the Village of Wonder Lake Zoning Map, dated and signed by the Village Clerk upon adoption. No land shall at any time be classified in more than one zoning district, except that land may be classified in any district designated as an overlay district and in a district that is not an overlay district.

The Zoning Map, everything shown thereon, and all amendments thereto shall be as much a part of this Ordinance as if fully described herein and shall be filed as part of this Ordinance by the Village Clerk. The Zoning District Map shall be available for public inspection in the Office of the Village Clerk. Any amendments to this map shall be similarly dated, filed and made available for public reference and shall be incorporated into the Zoning Map by the Village President, or his designee, on or before March 31 of each year and published as provided by statute.

C. Interpretation of District Boundaries

District boundary lines shall, unless otherwise indicated, be on the boundary lines of the Village, of sections or divisions of sections, or tract or lot lines; on the center lines of streets, railroads, alleys, easements, rivers, and other water bodies; or on the extension of such lines.

District boundary lines approximately following such lines shall be interpreted as located on those lines. Distances not specifically indicated on the map shall be established using the scale of the map.

Where a district boundary divides a lot in single ownership, the district governing any portion of the lot may, at the owner's discretion, extend to the entire lot if such extension is not more than twenty-five (25) feet beyond the district boundary shown on the map.

D. Zoning of Annexed Land

Except as may be provided for by Annexation Agreement or by a subsequent amendment to this Ordinance, any lot or parcel of land hereafter annexed to the Village shall be automatically classified E-3 Estate District.

E. Regulation in Special Flood Hazard Areas

The use of land located within flood plains is regulated by the Village of Wonder Lake Special Flood Hazard Areas Ordinance in addition to the requirements herein

F. Air Rights

The development of air rights shall be a permissible conditional use in all zoning districts and subject to all other requirements of the zoning district applying to the land below as well as to the procedures and criteria governing Conditional Uses.

G. One Principal Building Per Lot

Except within major Planned Developments, the Farming District and the Public & Institutional District, no more than one principal building or use shall be permitted on any lot in any zoning district.

H. Operations Within Enclosed Buildings

All business, service, storage, merchandise display and, where permitted, repair and processing shall be conducted wholly within enclosed buildings except for off-street parking, off-street loading and for open sales lots or outside storage where these uses are permitted.

I. Adult Businesses

1. **Intent and Purpose:** It is the intent and purpose of this Section to protect and preserve the health, safety, welfare and morals of the citizens of the Village by regulating adult business within the Village.

2. General Standards

- a. A separate Conditional Use Permit must be issued for each adult business as defined in Article XIX herein and may only be located in those districts, which such uses are listed as Conditional Uses.
- b. Location Restrictions: No adult business shall be operated within one thousand (1,000) feet of any residential zoning district or within one thousand (1,000) feet of the property boundaries of any school, day care center, cemetery, public park, public housing, nursing home, rest home, sheltered care facility and religious institutions and houses of worship. The distance limitation shall be measured in a straight line from the lot lines of said adult business and applicable residential zoning district, school, day care center, cemetery, public park, public housing, nursing home, rest home, sheltered care facility and religious institutions and houses of worship.
- c. Number of Adult Businesses per Block Face: Only one (1) adult business shall be permitted per block face.
- d. Sign Requirements: The following sign requirements shall apply to any adult business:
 - (1) All signs for adult businesses shall be flat wall signs.
 - (2) The maximum amount of allowable sign area shall be one (1) square foot of sign area per foot of lot frontage on a street, or as permitted by Article XIV herein, whichever is more restrictive.
 - (3) Window areas shall not be covered or made opaque in any way. No sign shall be placed in any window. One one-square foot sign may be placed on the door to state hours of operation and admittance to adults only.
- e. Advertising: No merchandise or pictures of the products or

entertainment on the premises shall be displayed in window areas or any area where they can be viewed from the sidewalk in front of the building.

- f. **Alcoholic Liquor Prohibited:** It shall be unlawful for any adult business to sell, distribute or permit beer or alcoholic beverages on the premises.

J. Temporary Uses

Temporary uses of land may be permitted in any zoning district by the issuance by the Village President, or his designee, of a Temporary Use Permit, subject to the provisions of this Article.

An Application for a Temporary Use Permit shall be filed with the Village President, or his designee, at least twenty-one (21) days before the requested beginning of the Temporary Use. The Application shall include the items specified in Table 1 in the Filing Procedures Article of this Ordinance (Article III).

Upon receipt of a complete and accurate application and upon determining that there is evidence of compliance with the conditions and requirements set forth in this Ordinance, the Village President, or his designee, shall issue a Temporary Use Permit. Such Permit shall be limited to the uses and time periods provided on the Permit and shall set forth any applicable conditions provided in this Ordinance.

The permittee shall display the Permit within plain view on the premises of the Temporary Use for the duration of the Use.

The following temporary uses are subject to the conditions provided below:

1. Carnival or circus subject to the following conditions:

- a. It is limited in duration to a maximum of ten (10) days
- b. It is operated or sponsored by a non-profit group
- c. It is not located in or adjacent to any developed residential area other than on church, school, or park property in which case the distance between all such temporary uses and adjacent residential property shall be maximized.

2. Outside display and sale of landscaping materials subject to the following conditions:

- a. It does not exceed one-hundred twenty (120) days per calendar year
- b. It is conducted only in business districts
- c. It does not cover an area exceeding fifty (50) percent of the width of any public walkway.
- d. It is operated or sponsored by:

- (1) An established business in operation on the same property; or
 - (2) A non-profit group, but only with the prior written consent of the property owner.
3. **Sale of Christmas trees subject to the following conditions:**
 - a. It is limited in duration to a maximum of thirty (30) days
 - b. It is not conducted in or adjacent to any developed residential area
 4. **Temporary roadside display and sale of farm produce, landscaping material, or other related merchandise subject to the following conditions:**
 - a. It is not conducted in or adjacent to any developed residential area
 - b. It is limited in duration to a maximum of ninety (90) days
 - c. It provides adequate ingress and egress from adjoining roadways
 - d. It provides a minimum of one off-street parking space per seventy-five (75) square feet of display area with a minimum of three (3) spaces. In light of their temporary nature, such spaces need not meet the requirements of the off-street parking and loading or landscaping contained herein.
 - e. It shall be reviewed and approved by the Village Board
 5. **Village Center or shopping center sidewalk sales subject to the following conditions:**
 - a. The collective length of all such sales does not exceed ten (10) days per calendar year
 - b. Such sales are not held more than twice per calendar year
 - c. The area devoted to such sale does not exceed fifty (50) percent of the width of any public sidewalk at any point within the shopping center or downtown area
 - d. Sidewalk display shall only occur in connection with such sales.

K. Exceptions to the Arterial Lot Dimensions

The following lots are exempt from the required minimum lot dimensions provided in the regulations for individual zoning districts if such lots are located along streets designated as arterials in the Village Comprehensive Municipal Development Plan:

1. **Existing lots of record as of the effective date of this Ordinance.**
2. **Lots subdivided after the effective date of this Ordinance that meet any of the following conditions:**
 - a. The only access to the lot(s) is from a public street or public access drive that is not an arterial, and which is already in existence. Except in the case of an existing lot in a Residential District, such streets or access drives shall not provide the primary access to a residential area.

- b. The only access to the lot is from a curb cut provided jointly with one or more other lots with a combined frontage on the arterial of one hundred fifty (150) feet or more. Where such lots are part of the same subdivision, the curb cuts shall meet all Village requirements. Where such lots are not part of the same subdivision, Village requirements shall be met to the extent possible, and the total number of curb cuts shall not be increased.
- c. The only access to the lot is ultimately to be provided from a frontage road planned and approved by the Illinois Department of Transportation, the County, or the Village and where right-of-way adjacent to the lot has been dedicated totaling one hundred (100) feet from the center line of the arterial or such lesser distance equaling or exceeding fifty (50) feet as the Village may approve.
- d. Other arrangements approved by the Village that establish a minimum distance of one hundred fifty (150) feet between each curb cut on the lot and all other curb cuts on the lot or on adjacent parcels or controlled left turns in and out of curb cuts by means of driveway channelization and signage.

L. Exterior Lighting

1. **Purpose:** The purpose and intent of this Section is to establish outdoor lighting standards which promote safety and security, encourage energy conservation, and reduce or eliminate light pollution, glare and light trespass.
2. **Applicability:** These provisions apply:
 - a. To uses that operate during hours of darkness, where there is public assembly or navigation, including, but not limited to the following uses: multi-family residential, business, industrial, office, public-and private recreational and institutional.
 - b. Single-family detached residential uses shall be excluded from the provisions of this Section except where specifically stated.
 - c. Required lighting incorporated for other uses or locations as deemed necessary by the Village President, or his designee.
 - d. Glare-control requirements contained herein shall apply to all uses.
3. **Exempt Lighting**
 - a. **Emergency Lighting:** All emergency lighting and traffic control lighting.
 - b. **Single-Family Home Lighting:** All single-family residential homes, except in the instance where glare and/or light trespass onto another property is apparent.
 - c. **Temporary Lighting:** The temporary use of low wattage or low voltage lighting for public festivals, celebrations and the observance of holidays, except where they create a hazard or nuisance from glare or light trespass. Temporary lighting shall be permitted for a maximum of ninety (90) days from the date of installation.

- d. Public Right-of-Way Lighting: Street lights installed or maintained in a public right-of-way.

4. Prohibited Lighting

- a. Use of search lights, laser lighting or lights that pulse, flash, rotate or simulate motion for advertising or promotions.
- b. All lighting that produces glare.
- c. Lighting intended to serve more than one specific purpose, e.g. illumination of both a building and parking lot.
- d. Lighting deemed a public nuisance by the Village President, or his designee.

5. Lighting Regulations

a. General Regulations

- (1) All outdoor lighting shall be shielded and aimed so that illumination is directed only to the areas designated for lighting.
- (2) Light trespass from non-residential development onto residential development and from multi-family residential onto single-family residential development shall not exceed zero (0) footcandles at the property line.
- (3) Mounting heights of all lighting fixtures, except those fixtures existing as of the date of passage of this Section, shall not exceed thirty (30) feet in non-residential districts, and twenty-four (24) feet in residential districts.
- (4) All luminaries shall be full cut-off fixtures.
- (5) All lighting on a premises shall be of the same color.
- (6) All outdoor lighting shall be turned off or reduced to minimum levels necessary for security purposes by 11:00 p.m. each night. This provision shall not apply to places of business or public venues that are open 24 hours.

b. Parking Lot Lighting

Parking Lot Lighting shall be required for all new developments and other pedestrian areas.

- (1) A minimum of one and one half (1.5) footcandles and a maximum of ten (10) footcandles shall be maintained in a parking lot.
- (2) Security lighting intended to light the perimeter of a property may include motion sensors.
- (3) All parking lot lighting standards and luminaries used to illuminate the same premises shall be of the same design and color.

c. Building Lighting

Lighting fixtures on buildings shall be full cut-off and located, aimed and shielded so that light is directed only onto the building surface. Ground mounted fixtures used to highlight a building shall shine upwards towards a building surface. Lighting fixtures shall not be directed toward adjacent streets or roads.

d. Additional Regulations Applicable to Gas Stations and Automobile Dealerships.

- (1) Gas/Automobile Service Stations: A maximum of forty (40) footcandles shall be permitted under the canopy of gas or automobile service stations.
- (2) Automobile Dealerships: A maximum of thirty-five (35) footcandles shall be permitted anywhere in the lot of an automobile dealership, provided off-site

glare and light pollution are minimized by shielding light fixtures or using other appropriate methods.

6. Lighting Plans Required

A photometric grid shall be required for all new developments, excluding single family. The location of all light standards and luminaries and illumination levels in footcandles, shall be indicated within the site and at the property lines. A cut sheet of all types of proposed light standards and luminaries shall be provided, indicating the type of lighting to be used, the mounting height, cutoffs, and any other pertinent information as deemed necessary by the Village President, or his designee.