

**City of St. Charles, Illinois**

**Ordinance No. 2008-Z-24**

**An Ordinance Amending Title 17 of the St. Charles  
Municipal Code Entitled "Zoning" Pertaining to Various  
Regulations in Non-Residential Districts**

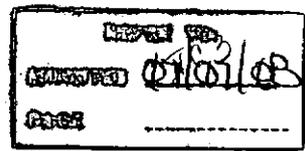
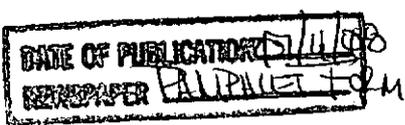
**Adopted by the  
City Council  
of the  
City of St. Charles  
July 7, 2008**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, July 11, 2008**

*Nancy Garrison*  
City Clerk



**(SEAL)**



**ORDINANCE NO. 2008-Z-24**

**AN ORDINANCE AMENDING TITLE 17 OF THE ST. CHARLES MUNICIPAL CODE ENTITLED "ZONING" PERTAINING TO VARIOUS REGULATIONS IN NON-RESIDENTIAL DISTRICTS**

**WHEREAS**, on or about April 18, 2008, the City of St. Charles ("the Applicant") filed a petition to amend the Zoning Ordinance of the City of St. Charles pertaining to various regulations for Non-Residential Districts; and,

**WHEREAS**, Notice of Public Hearing on said petition was published on or about April 19, 2008, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

**WHEREAS**, pursuant to said notice, the Plan Commission conducted a public hearing on or about May 6, 2008, on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

**WHEREAS**, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties had an opportunity to be heard; and,

**WHEREAS**, the Plan Commission recommended approval of the petition on or about May 20, 2008; and,

**WHEREAS**, the City Planning and Development Committee recommended approval of the petition on or about June 9, 2008; and,

**WHEREAS**, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning and Development Committee and has considered the same:

**NOW, THEREFORE**, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

**SECTION ONE**: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

**SECTION TWO:** That Section 17.10.010 entitled “Establishment of Zoning Districts” in Chapter 17.10 entitled “Zoning Districts and Map” is hereby amended by deleting the section in its entirety and substituting the following:

**“17.10.010 Establishment of Zoning Districts**

In order to carry out the purpose and intent of this Title, the City of St. Charles is hereby divided into the following zoning districts:

**A. Residential Districts**

RE-1 Single-Family Estate District  
RE-2 Single-Family Estate District  
RS-1 Low Density Suburban Single-Family Residential District  
RS-2 Suburban Single-Family Residential District  
RS-3 Suburban Single-Family Residential District  
RS-4 Suburban Single-Family Residential District  
RT-1 Traditional Single-Family Residential District  
RT-2 Traditional Single-Family Residential District  
RT-3 Traditional Single-Family Residential District  
RT-4 Traditional Single and Two-Family Residential District  
RM-1 Mixed Medium Density Residential District  
RM-2 Medium Density Multi-Family Residential District  
RM-3 General Residential District

**B. Business and Mixed Use Districts**

BL Local Business District  
BC Community Business District  
BR Regional Business District  
CBD-1 Central Business District  
CBD-2 Mixed Use Business District

**C. Office/Research, Manufacturing and Public Land District**

O-R Office/Research District  
M-1 Special Manufacturing District  
M-2 Limited Manufacturing District  
PL Public Land District

**D. Overlay Districts**

BT Transitional Business Overlay (RT-1, RT-2, RT-3, RT-4 Districts)  
Downtown Overlay District (CBD-1, CBD-2 Districts)”

**SECTION THREE:** That Table 17.12-1 entitled "Permitted and Special Uses" in Chapter 17.12 entitled "Residential Districts" is hereby amended by substituting "Parking Lot, Private" for "Parking Lot, Surface".

**SECTION FOUR:** That Table 17.14-1 entitled "Permitted and Special Uses" in Chapter 17.14 entitled "Business and Mixed Use Districts" is hereby amended by deleting the rows entitled "Outdoor Entertainment, Temporary" and "Parking Lot, Surface" and adding thereto:

|                                     | BL | BC | BR | CBD-1 | DOWNTOWN OVERLAY FIRST FLOOR |       | CBD-2 | SPECIFIC USE STANDARD S |
|-------------------------------------|----|----|----|-------|------------------------------|-------|-------|-------------------------|
|                                     |    |    |    |       | CBD-1                        | CBD-2 |       |                         |
| GOVERNMENTAL AND INSTITUTIONAL USES |    |    |    |       |                              |       |       |                         |
| Golf Course                         |    |    | S  |       |                              |       |       |                         |
| INDUSTRIAL/STORAGE USE              |    |    |    |       |                              |       |       |                         |
| Temporary Motor Vehicle Storage     |    | P  | P  |       |                              |       |       | Section 17.20.030       |
| OTHER USES                          |    |    |    |       |                              |       |       |                         |
| Parking Lot, Public                 |    |    |    | P     | P                            | P     | P     | Chapter 17.24           |
| Parking Lot, Private                | A  | A  | A  | A     | A                            | A     | A     | Chapter 17.24           |

**SECTION FIVE:** That Table 17.14-1 entitled "Permitted and Special Uses" located in Chapter 17.14 entitled "Business and Mixed Use Districts" is hereby amended by substituting the following rows within the table:

|                          |   |   |   |   |   |   |    |                   |
|--------------------------|---|---|---|---|---|---|----|-------------------|
| Planned Unit Development | S | S | S | S | S | S | S  | Chapter 17.04     |
| Theater                  |   | P | P | P | P |   |    |                   |
| Gas Station              |   | P | P |   |   |   |    | Section 17.20.030 |
| Car wash                 |   | S | P |   |   |   |    | Section 17.24.100 |
| Parking Garage/Structure |   |   | A | S | S | S | SA | Chapter 17.24     |

**SECTION SIX:** That Table 17.14-2 entitled "Bulk Regulations" in Chapter 17.14 entitled "Business and Mixed Use Districts" is hereby amended by substituting the table attached as Exhibit "A" entitled "Bulk Regulations, Business and Mixed Use Districts".

**SECTION SEVEN:** That Table 17.16-1 entitled "Permitted and Special Uses" in Chapter 17.16 entitled "Office/Research, Manufacturing and Public Lands" is hereby amended by deleting the row "Parking Lot, Surface" and adding thereto:

|  | ZONING DISTRICT |     |     |    | SPECIFIC USE STANDARDS |
|--|-----------------|-----|-----|----|------------------------|
|  | O-R             | M-1 | M-2 | PL |                        |
| CULTURAL, RELIGIOUS, RECREATIONAL & ENTERTAINMENT USES |                 |     |     |    |                        |
| Model Airplane Facility                                |                 |     |     | S  |                        |
| RETAIL, OFFICE AND SERVICE USES                        |                 |     |     |    |                        |
| Car Wash   |                 |     | S   |    | Section 17.24.100      |
| INDUSTRIAL/STORAGE USES                                |                 |     |     |    |                        |
| Permanent Motor Vehicle Storage                        |                 |     | P   |    | Section 17.20.030      |
| OTHER  |                 |     |     |    |                        |
| Parking Lot, Private                                   | A               | A   | A   | A  | Chapter 17.24          |

**SECTION EIGHT:** That Table 17.16-2 entitled "Bulk Requirements" in Chapter 17.16 entitled "Office/Research, Manufacturing and Public Land Districts" is hereby amended by substituting the table attached as Exhibit "B" entitled "Bulk Regulations, Office/Research, Manufacturing and Public Land Districts".

**SECTION NINE:** That Section 17.20.030 entitled "Standards for Specific Uses" in Chapter 17.20 entitled "Use Standards" is hereby amended by adding a Section "P. Motor Vehicle Storage", which shall read as follows:

**"P. Motor Vehicle Storage**

Permanent and Temporary Motor Vehicle Storage shall comply with the following standards. See 17.20.050 for additional provisions applicable to Temporary Motor Vehicle Storage.

1. Off-street parking facilities designed to conform with the requirements of Chapter 17.24 may be used for Motor Vehicle Storage, in compliance with the following requirements:
  - A. No vehicles shall be stored in an off-street parking space required for any other use located on the same or another lot.
  - B. Vehicles shall be parked within designated off-street parking spaces and shall not obstruct vehicular access to parking stalls or any portion of the lot.
2. Newly established Permanent Motor Vehicle Storage lots shall comply with the requirements applicable to Off-Street Parking Facilities, except:
  - A. 17.26.090 A. Interior Parking Lot Landscaping

- B. 17.24.070.B Dimensions, if a twenty-four (24) foot wide access drive is provided generally around the perimeter of the Motor Vehicle Storage lot.
- C. Direct access to individual spaces shall not be required.
- 3. Permanent Motor Vehicle Storage lots shall not be used as Off-Street Parking Facilities unless modified to comply with all requirements of this Title.
- 4. Commercial Vehicles shall only be stored in the M-2 district.
- 5. Stored vehicles shall be operable and no wrecked or junked vehicles shall be permitted.
- 6. Signage advertising the vehicles for sale or rental is prohibited.
- 7. Motor Vehicle Storage lots shall not be used to conduct retail sales and no retail customers shall be present at any time.
- 8. No single vehicle shall be stored in excess of 180 days.”

**SECTION TEN:** That Section 17.20.030 entitled “Standards for Specific Uses” in Chapter 17.20 entitled “Use Standards” is hereby amended by renumbering Sections P. through U. as Sections Q. through V.

**SECTION ELEVEN:** That Section 17.20.050 entitled “Permitted Temporary Uses” in Chapter 17.20 entitled “Use Standards” is hereby amended by adding a Section “H. Temporary Motor Vehicle Storage”, which shall read as follows:

**“H. Temporary Motor Vehicle Storage**

Temporary Motor Vehicle Storage shall be limited to a period of one hundred eighty (180) days. No lot shall be used for Temporary Motor Vehicle Storage for more than one hundred eighty (180) days in any one-year period.”

**SECTION TWELVE:** That Section 17.22.020(A) entitled “General Requirements” in Chapter 17.22 entitled “General Provisions” is hereby amended by adding Section I, which shall read as follows:

“1. All accessory buildings, structures, and uses shall be located on the same lot as the principal use, with the exception of off-street parking facilities, which may be located on another lot as provided for in Chapter 17.24, Location of Off-Street Parking.”

**SECTION THIRTEEN:** That Section 17.22.020(A) entitled “General Requirements” in Chapter 17.22 entitled “General Provisions” is hereby amended by renumbering Sections 1. through 6. as Sections 2. through 7.

**SECTION FOURTEEN:** That Table 17.22-3 entitled “Permitted Encroachments” in Chapter 17.22 entitled “General Provisions” is hereby amended by adding thereto:

| Type of Structure or Use Encroachment  | Required Yards  |                         |                         |                        |
|--|---|-------------------------|-------------------------|------------------------|
|  | Front Yards, Exterior Side Yards And Rear Yards of Through Lots | Interior Side Yards     | Rear Yards              | Landscape Buffer Yards |
| Refuse enclosure (subject to standards for Fences and Walls and per 17.26.120) | NP  | P, 3 ft. from lot lines | P, 3 ft. from lot lines | NP                     |

**SECTION FIFTEEN:** That Section 17.22.040(C) entitled “Light Intensity at Property Lines” in Chapter 17.22 entitled “General Provisions” is hereby amended by deleting the table within the section in its entirety and substituting the following table:

| Location   | Light Intensity               |
|--|-------------------------------|
| 1. Property line abutting right-of-way:  | Horizontal foot candles: 0.5  |
| 2. Property line abutting RE, RS, RT and RM Districts:                         | Horizontal foot candles: 0.5  |
| 3. Property line abutting all other zoning districts:                          | Horizontal foot candles: 2.0  |
| 4. Motor vehicle sales display lots only, property line abutting right-of-way: | Horizontal foot candles: 15.0 |

**SECTION SIXTEEN:** That Section 17.24.070(F) entitled “Striping” in Chapter 17.24 entitled “Off-Street Parking, Loading & Access” is hereby amended by deleting the section in its entirety and substituting the following:

**“F. Striping.**

Parking spaces shall be delineated with paint or other permanent materials, which shall be maintained in clearly visible condition.”

**SECTION SEVENTEEN:** That Table 17.24-3 entitled “Required Off-Street Parking” in Chapter 17.24 entitled “Off-Street Parking, Loading & Access” is hereby amended substituting the following for the corresponding rows in the table:

| USE                   | PARKING REQUIREMENT   |
|-----------------------|---|
| Bank                  | 4 per 1,000sf of GFA + 5 stacking per drive-in lane & ATM lane when there are 3 or less such lanes, or 4 stacking spaces per drive-in lane & ATM lane when there are 4 or more such lanes |
| Financial Institution | 4 per 1,000sf of GFA  |

**SECTION EIGHTEEN:** That Section 17.24.140 (G) entitled “Lighting” in Chapter 17.24 entitled “Off-Street Parking, Loading & Access” is hereby amended by deleting the section in its entirety and substituting the following:

**“G. Lighting**

Lighting installed for the purpose of illuminating off-street loading facilities shall be in accordance with Section 17.22 (Site Lighting).”

**SECTION NINETEEN:** That Table 17.28-2 entitled “Permitted Signs for Business and Mixed Use Districts” in Chapter 17.28 entitled “Signs” is hereby amended by deleting the row entitled “Walls Signs” under the Section titled “CBD-1 District” and adding the following:

| Type                 | Maximum Number   | Minimum ROW Setback | Maximum Area  | Maximum Height                    | Other Requirements   |
|----------------------|--|---------------------|---|-----------------------------------|--|
| CBD-1 District:      |  |                     |   |                                   |  |
| Primary Wall Signs   | One per business or one per street frontage, whichever is greater  | --                  | Total for all primary wall signs, per wall: 3 sf per linear ft of wall on which located | No higher than height of building |  |
| Secondary Wall Signs | One per wall without street frontage facing a parking lot or public plaza or<br>One per additional public entrance to a building located on a wall without street frontage | --                  | 1.5 sf per linear ft of wall on which located   | No higher than height of building | Only permitted on wall meeting the conditions for Secondary Wall signs |

**SECTION TWENTY:** That Section 17.28.100 (D) entitled “Real Estate and Other Temporary Signs in Non-Residential Districts” in Chapter 17.28 entitled “Signs” is hereby amended by deleting the section in its entirety and substituting the follow section entitled “Real Estate and Other Temporary Signs in Non-Residential Districts”, which shall read as follows:

**“D. Real Estate and Other Temporary Signs in Non-Residential Districts**

1. In the BL, BC, BR, CBD-1, O-R, M-1, M-2, and PL Districts, one (1) temporary sign is permitted for each street frontage of the lot. The maximum sign area and height shall be:
  - a. For lots five (5) acres and under: Thirty-two (32) square feet of surface area, where freestanding signs shall not exceed eight (8) feet in height.
  - b. For lots over five (5) acres: Fifty (50) square feet of surface area, where freestanding signs shall not exceed ten (10) feet in height.
  - c. Real estate and other temporary signs of 6 square feet or less are allowed without a permit in accordance with Paragraph 17.28.090
2. In the BT Overlay and CBD-2 Districts, one (1) temporary sign is permitted for each street frontage of the lot. Each sign shall not exceed sixteen (16) square feet in surface area. Freestanding signs shall not exceed six (6) feet in height.
3. Real Estate signs advertising a property for sale or lease shall not be subject to a time limit but shall be removed no later than seven (7) days following the sale or lease of the property.”

**SECTION TWENTYONE:** That Section 17.28.100 (E) entitled “Real Estate and Other Temporary Signs in Residential Districts” in Chapter 17.28 entitled “Signs” is hereby amended by deleting the section in its entirety and substituting the following section titled “E. Real Estate and Other Temporary Signs in Residential Districts”, which shall read as follows:

**“E. Real Estate and Other Temporary Signs in Residential Districts**

1. In residential districts, one temporary sign is permitted for each street frontage of the lot. The maximum sign area and height shall be:
  - a. For developed lots over 4 acres and vacant lots over 1 acre: 32 square feet in surface area; freestanding signs shall not exceed 8 ft. in height and wall signs shall not exceed the building height.
  - b. For developed lots 4 acres or less and vacant lots 1 acre or less: Real estate and other temporary signs are limited to 6 square feet or less and are allowed without a permit in accordance with 17.28.090.

2. Real Estate signs advertising a property for sale or lease shall not be subject to a time limit but shall be removed no later than seven (7) days following the sale or lease of the property.”

**SECTION TWENTYTWO:** Section 17.30.020 entitled “Use Definitions” of Chapter 17.30 entitled “Definitions” is hereby amended by substituting the title “Temporary Outdoor Entertainment” for the section entitled “Outdoor Entertainment, Temporary”.

**SECTION TWENTYTHREE:** That Section 17.30.020 entitled “Use Definitions” in Chapter 17.30 entitled “Definitions” is hereby amended by deleting the section entitled “Parking Lot, Surface” and adding the sections entitled “Motor Vehicle Storage, Permanent”, “Motor Vehicle Storage, Temporary”, “Parking Lot, Private” and “Parking Lot, Public” which shall read as follows:

**“Motor Vehicle Storage, Permanent.** The outdoor storage of motor vehicles, trucks, vans, recreational vehicles, trailers, or other similar motorized transportation vehicles, when not accessory to any principal use on the same lot.

**Motor Vehicle Storage, Temporary.** The temporary outdoor storage of motor vehicles, trucks, vans, recreational vehicles, trailers, or other similar motorized transportation, when not accessory to any principal use on the same lot, conforming to the time limits provided herein for Temporary Motor Vehicle Storage.

**Parking Lot, Private.** A parking lot used for parking of motor vehicles that is not within a parking garage/structure and is not within or under a building. This use is distinct from “Motor Vehicle Display, Outdoor”, “Motor Vehicle Storage”, and “Parking Lot, Public.”

**Parking Lot, Public.** A parking lot used for parking of motor vehicles that is not within a parking garage/structure, is not within or under a building, and is available for public use for at least a portion of the day. The lot may provide off-street parking for multiple uses and lots in the vicinity. The lot may be accessory to a building and may be publicly or privately owned. This use is distinct from “Motor Vehicle Display, Outdoor”, “Motor Vehicle Storage”, and “Parking Lot, Private.””

**SECTION TWENTYFOUR:** That Section 17.30.030 entitled “General Definitions” in Chapter 17.30 entitled “Definitions” is hereby amended by deleting the

section entitled "Floor Area, Net" and by substituting the following for the section entitled "Floor Area, Gross":

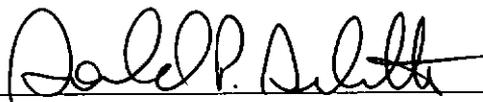
**"Floor Area, Gross.** The sum of the gross horizontal floor areas of the several stories of a building, plus any basement or cellar floor area, measured from the exterior faces of the exterior walls, or in the case of a common wall separating two buildings, from the centerline of the common wall. Gross floor area shall not include interior parking or loading spaces or any space where the floor to ceiling height is less than six feet."

**SECTION TWENTYFIVE:** That after the adoption and approval hereof this Ordinance shall be (i) printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

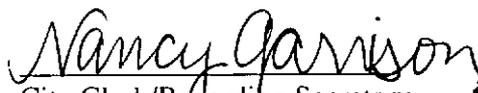
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 7th day of July, 2008.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 7th day of July, 2008.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 7th day of July, 2008.

  
\_\_\_\_\_  
Donald P. DeWitte, Mayor

Attest:

  
\_\_\_\_\_  
City Clerk/Recording Secretary

VOICE VOTE:

AYES: 10

NAYS: 0



ABSENT:  $\emptyset$   
ABSTAIN:  $\emptyset$

| <b>TABLE 17.14-2<br/>BUSINESS AND MIXED USE DISTRICTS<br/>BULK REGULATIONS</b>                          |  |                             |  |   |   |
|---|--|-----------------------------|--|---|---|
| ft = feet<br>sf = square feet<br>du = dwelling unit<br>B = buildings and structures<br>P = parking lots | <b>ZONING DISTRICT</b>   |                             |  |   |   |
|   | <b>BL</b>  | <b>BC</b>                   | <b>BR</b>  | <b>CBD-1</b>  | <b>CBD-2</b>  |
| <b>Minimum Lot Area</b>   | Dwelling, Upper Level: 3,000 sf/du<br>Drive-thru facilities, Minor Motor Vehicle Service & Repair: 1 acre<br>Other Uses: No minimum lot area | 1 acre                      | 1 acre   | Dwelling, Upper Level & Multi-family: 1,000 sf/du<br>Nonresidential Uses: No minimum lot area | Single-Family: 5,000 sf<br>Two-family: 3,750 sf/du<br>Townhouse: 3,000 sf/du<br>Upper Level & Multi-Family: 2,200 sf/du<br>Non-Residential Uses: 5,000 sf |
| <b>Minimum Lot Width</b>  | None   | None                        | None   | None  | Townhouse, multi-family, mixed-use development: 100 ft.<br>All other uses: 50 ft  |
| <b>Maximum Building Coverage</b>  | 60%  | 40%                         | 30%  | None  | Single-family: 25%<br>All other uses: 40%   |
| <b>Maximum Gross Floor Area per Building</b>  | 10,000 sf  | 75,000 sf                   | None   | 40,000 sf   | 10,000 sf   |
| <b>Maximum Building Height</b>  | 30 ft  | 40 ft                       | 40 ft  | 50 ft   | 40 ft   |
| <b>Front Yard</b>   | B: Minimum 20 ft<br>P: Minimum 10 ft   | B, P: Minimum 25 ft         | B, P: Minimum: 40 ft   | B: Maximum 5 ft /<br>No minimum<br>P: Minimum 5 ft  | B, P: Minimum 5 ft  |
| <b>Side Yards:</b>  |  |                             |  |   |   |
| <b>Interior Side Yard</b>   | B: Minimum 5 ft<br>P: None   | B: Minimum 10 ft<br>P: None | B: Minimum 15 ft<br>P: None  | B: If provided, minimum 5 ft<br>P: None   | B: Minimum 5 ft<br>P: None  |
| <b>Exterior Side Yard</b>   | B: Minimum 20 ft<br>P: Minimum 10 ft   | B, P: Minimum 25 ft.        | B, P: Minimum: 40 ft   | B: Maximum 5 ft /<br>No minimum<br>P: Minimum 5 ft  | B, P: Minimum 5 ft  |
| <b>Minimum Rear Yard</b>  | B: 20 ft, P: None  | B: 30 ft, P: None           | B: 30 ft, P: None  | B, P: None  | B: 20 ft, P: None   |
| <b>Yards Adjoining Major Arterials (B, P)<sup>1</sup></b>   | 20 ft  | 50 ft                       | 50 ft  | None, except parking lots, 5 ft   | 10 ft   |
| <b>Landscape Buffer Yard (B, P)<sup>2</sup></b>   | 10 ft  | 25 ft                       | 40 ft, except on lots with a building over 150,000 sf of gross floor area: 80 ft | None  | 10 ft   |

<sup>1</sup> For purposes of this Section, Major Arterials include Randall Road, Main Street west of Randall Road, Main Street East of Tyler Road, and Kirk Road.

<sup>2</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

| <b>TABLE 17.16-2<br/>OFFICE RESEARCH, MANUFACTURING AND PUBLIC LANDS<br/>BULK REGULATIONS</b> |   |  |  |   |
|---|---|--|--|---|
| ft = feet<br>sf = square feet<br>B = buildings and structures<br>P = parking lots             | <b>ZONING DISTRICT</b>  |  |  |   |
|   | <b>O-R</b>  | <b>M-1</b>   | <b>M-2</b>   | <b>PL</b>   |
| <b>Minimum Lot Area</b>   | 20,000 sf   | None   | None   | None  |
| <b>Minimum Lot Width</b>  | 100 ft  | None   | None   | None  |
| <b>Maximum Building Coverage</b>  | 50%   | 70%  | 60%  | 60%   |
| <b>Maximum Building Height</b>  | 60 ft   | 40 ft  | 60 ft  | 50 ft   |
| <b>Front Yard (B, P)</b>  | 30 ft   | 20 ft  | 40 ft  | 30 ft   |
| <b>Side Yards:</b>  |   |  |  |   |
| <b>Interior Side Yard</b>   | B: 10 ft<br>P: None   | B: 10 ft<br>P: None  | B: 20 ft<br>P: None  | B: 10 ft<br>P: None   |
| <b>Exterior Side Yard (B, P)</b>  | 30 ft   | 20 ft  | 40 ft  | 30 ft   |
| <b>Rear Yard</b>  | B: 30 ft<br>P: None   | B: 20 ft; may be reduced to 10 ft<br>when abutting a railroad right of<br>way<br>P: None | B: 20 ft; may be reduced to 10 ft<br>when abutting a railroad right of<br>way<br>P: None | B: 30 ft; may be reduced to 20 ft<br>when abutting a lot in M-1 or M-2 or<br>a railroad right of way<br>P: None |
| <b>Yards Adjoining Major Arterials<br/>(B, P)<sup>1</sup></b>                                 | 50 ft   | 50 ft  | 50 ft  | 50 ft   |
| <b>Landscape Buffer Yard (B, P)<sup>2</sup></b>   | 30 ft, except on lots with a building over<br>150,000 sf of gross floor area: 80 ft | 30 ft  | 100 ft   | 30 ft   |

<sup>1</sup> For purposes of this Section, Major Arterials include Randall Road, Main Street west of Randall Road, Main Street East of Tyler Road, and Kirk Road.

<sup>2</sup> Within the zoning districts specified, a landscape buffer yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District, and from property in an RM1 or RM2 District. See Chapter 17.26 for planting and screening requirements for landscape buffers. Landscape Buffer Yards may include or overlap with other required yards.

State of Illinois )  
 )  
Counties of Kane and DuPage ) ss.

## Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on July 7, 2008, the Corporate Authorities of such municipality passed and approved Ordinance No. 2008-Z-24, entitled

"An Ordinance Amending Title 17 of the St. Charles  
Municipal Code Entitled "Zoning" Pertaining to  
Various Regulations in Non-Residential Districts,"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2008-Z-24, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 11, 2008, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 7<sup>th</sup> day of July 2008.

  
Municipal Clerk

(SEAL)

