1 TITLE, APPLICABILITY, PURPOSE, INTERPRETATION, AND LEGAL EFFECT 1

1-1 AUTHORITY AND PURPOSES 1

1-2 TITLE 1
1-3 JURISDICTION 1
1-4 INTERPRETATION 1
1-5 SEVERABILITY 2
1-6 REPEAL OF PREEXISTING ZONING RESOLUTION AND ESTABLISHMENT OF ZONING DISTRICTS 2
1-8 INITIAL EFFECTIVE DATE 3

2 DEFINITIONS 4

2-1 DEFINITIONS GENERALLY. 4
2-2 ADDITIONAL DEFINITIONS 4
2-3 DEFINITIONS 4

3 DISTRICTS AND ZONING MAP 24

3-1 DISTRICTS 24
3-2 TABLE OF PERMISSIBLE USES. 24
3-2.1 Permitted Use 24
3-2.2 Planned Unit Development - 1. 24
3-2.3 Planned Unit Development - 2. 24
3-2.4 Conditional Use 24
3-2.5 Specific PUD 24
3-3 ZONING MAP 31
3-4 STATUS OF PLANNED DISTRICTS 31
3-5 ADDITIONAL USE, HEIGHT AND AREA REGULATIONS AND EXCEPTIONS 32
3-5.1 Height Of Institutions Related To Yards 32
3-5.2 Height of Single Family Dwelling Related to Side and Rear Yard. 32
3-5.3 Structures Exempt from Height Limit 32
3-5.4 Rear Yard on Double Frontage Lots 32
3-5.5 Rear Yards Adjacent to Alleys. 32
3-5.6 Construction in Required Rear Yard. 32
3-5.7 Low Projections in Required Front and Rear Yards 33
3-5.8 Commercial Awnings and Canopies in Required Yards 33
3-5.9 Stairways and Balconies in Required Yards 33
3-5.10 Required Yard for Multiple Family Dwellings 33
3-5.11 Projection of Porches and Patios in Required Front Yards 33
3-5.12 Front Yards on Infill Sites 33
3-5.13 Limitation of One Main Building on Lot 33
3-5.14 Yard Requirements Where Lot Includes More Than One Main Building. 33
3-5.15 Fire Hydrants. 33
3-5.16 Pan-Handle Lots, Residential Districts 34
3-6 AGRICULTURE REGULATIONS 34
3-7 AGRICULTURAL USES. 34
3-7.1 Agricultural Setback 34
3-7.2 Greenhouse Setback. 34
3-7.3 Agricultural Accessory Uses. 34
3-8 DAIRYING, AND ANIMAL AND POULTRY HUSBANDRY REGULATIONS 35
3-9 DAIRYING, AND ANIMAL AND POULTRY HUSBANDRY USES. 35
3-9.1 Veterinary Facilities and Animal Care 35
3-9.2 Veterinary Facilities in Office Districts 35
3-9.3 Veterinary Facilities in Retail Districts 35
3-9.4 Agricultural Accessory Uses. 35

4 RESIDENTIAL DISTRICTS 36

4-1 GENERAL PROVISIONS 36
4-1.1 Statement of Intent 35

4-1.2 Accessory Uses and Structures. 36
4-1.3 Conditional Uses....36
4-1.4 Signs....36
4-1.5 Lot Area, Lot Width, Building Height and Yard Standards 36
4-1.6 Parking Standards 36
4-1.7 Buffer Yards and Resource Protection....36
4-1.8 Outdoor Storage....36
4-2 THE A-A, A, A-2, B, B-2 AND C RESIDENTIAL DISTRICTS....37
4-2.1 Purpose....37
4-2.2 Permitted Uses....37
4-2.3 Planned Unit Developments 37
4-2.4 Maximum Height and Minimum Lot Area, Bulk and Yard Requirements....37
4-2.5 Single Family Planned Unit Development (PUD) Standards for Patio, Zero-Lot-Line and Single-Family Detached, Clustered Dwellings....37
4-3 D MULTI-FAMILY RESIDENTIAL DISTRICT 41
4-3.1 Purpose....41
4-3.2 Permitted Uses....41
4-3.3 Planned Unit Developments 41
4-3.4 Minimum Lot Area, Lot Width and Yard Requirements....41
4-3.5 Maximum Building Height....41
4-3.6 Standards for Townhouse Dwellings 42

5 COMMERCIAL DISTRICTS....45

5-1 GENERAL PROVISIONS 45
5-1.2 Statement of Intent 45
5-1.2 Impact Controls and General Restrictions 45
5-1.3 Accessory Uses and Structures. 45
5-1.4 Conditional Uses....45
5-1.5 Planned Unit Developments 46
5-1.6 Signs....46
5-1.7 Lot Area, Bulk and Yard Standards 46
5-1.8 Parking Standards 46
5-1.9 Buffer Yards and Resource Protection....46
5-2 THE O OFFICE DISTRICT....46
5-2.1 Purpose....46
5-2.2 Permitted Uses....46
5-3 THE E RETAIL BUSINESS DISTRICT 47
5-3.1 Purpose....47
5-3.2 Permitted Uses....47

6 INDUSTRIAL DISTRICTS....48

6-1 GENERAL PROVISIONS 48
6-1.1 Statement of Intent 48
6-1.2 Impact Controls and General Restrictions in the Industrial Districts 48
6-1.3 Accessory Uses and Structures. 48
6-1.4 Conditional Uses....48
6-1.5 Planned Unit Developments 48
6-1.6 Signs....49
6-1.7 Lot Area, Bulk and Yard Standards 49
6-1.8 Parking Standards 49
6-1.9 Buffer Yards and Resource Protection....49
6-2 THE F LIGHT INDUSTRIAL DISTRICT....49
6-2.1 Purpose....49
6-2.2 Permitted Uses....49

7 SPECIAL PURPOSE AND SPECIFIC PLAN DISTRICTS 51

7-1 GENERAL PROVISIONS 51

7-1.1 Statement of Intent 51
7-1.2 Impact Controls 51

7-1.3 Accessory Uses and Structures. *51*
7-1.4 Signs *51*
7-1.5 Parking Standards *51*
7-1.6 Buffer Yards and Resource Protection *51*
7-2 SPECIFIC PLAN DISTRICTS ("DOUBLE LETTER" DISTRICTS) 52
7-2.1 Purpose *52*
7-2.2 Classification *52*
7-2.3 Procedure for District Designation *52*
7-2.4 Permissible Uses. *53*
7-2.5 Lot Area, Bulk, Height, and Yard Requirements *53*
7-2.6 Supplemental Regulations *53*
7-2.7 Violation of Supplemental Regulations and PUD Plan. *53*
7-2.8 Adjustments to Zoning Compliance Plans and PUD Plans *53*
7-2.9 Appeals. *53*

8 SPECIAL PUBLIC INTEREST (SPI) OVERLAY DISTRICTS 54

8-1 GENERAL PROVISIONS 54
8-1.1 Statement of Intent *54*
8-1.2 Definition *54*
8-1.3 Purposes *54*
8-1.4 Identification *55*
8-1.5 Applicability *55*
8-1.6 Creation *55*
8-1.7 Procedure *55*
8-1.8 Supplemental SPI District Regulations *55*
8-1.9 Classification *56*
8-2 SPECIAL PUBLIC INTEREST-NATURAL RESOURCE DISTRICTS 56
8-2.1 Legislative Findings and Specific Purpose *56*
8-2.2 Characteristics *56*
8-2.3 Designation. *56*
8-3 SPECIAL PUBLIC INTEREST - NEIGHBORHOOD QUALITY DISTRICTS 57
8-3.1 Legislative Findings and Specific Purpose *57*
8-3.2 Characteristics *57*
8-3.3 Designation. *57*
8-4 SPECIAL PUBLIC INTEREST-SUBURBAN CENTER/CORRIDOR DISTRICTS 57
8-4.1 Legislative Findings and Specific Purpose *57*
8-4.2 Characteristics *58*
8-4.3 Designation. *58*
8-5 SPECIAL PUBLIC INTEREST-SUBURBAN VILLAGE DISTRICTS 61
8-5.1 Legislative Findings and Specific Purpose *61*
8-5.2 Characteristics *61*
8-5.3 Designation. *61*
8-6 DEVELOPMENT AUTHORIZATION 61
8-6.1 Applications; Contents *61*
8-6.2 Modification Procedure *62*
8-6.3 Modification Limits *62*

9 NONCONFORMITIES EXCEPTIONS 63

9-1 GENERAL PROVISIONS 63
9-1.1 Purpose *63*
9-1.2 General Scope of Regulations *63*
9-1.3 Exception for Repairs Pursuant to Public Order *63*
9-1.4 Nonconforming Accessory Uses and Structures *63*
9-1.5 Burden of Establishing Legality of Nonconformity *63*
9-1.6 Inventory and Notice of Nonconforming Uses *64*
9-1.7 Zoning Certificate for Legal Nonconformity *64*
9-2 NONCONFORMING USES OF LAND AND STRUCTURES 64

9-2.1 Authority to Continue *64*
9-2.2 Nonconforming Use Discontinued. *64*

9-2.3 Ordinary Repair and Maintenance of Structures *64*
9-2.4 Structural Alteration *65*
9-2.5 Enlargement of Structure *65*
9-2.6 Extension of Use Prohibited. *65*
9-2.7 Moving *65*
9-2.8 Damage or Destruction *65*
9-3 NONCOMPLYING STRUCTURES 66
9-3.1 Authority to Continue *66*
9-3.2 Repair, Maintenance, and Alterations *66*
9-3.3 Moving *66*
9-3.4 Damage or Destruction *66*
9-4 NONCOMPLYING LOTS OF RECORD 66
9-4.1 Authority to Utilize for Dwellings *66*
9-4.2 Regulations for Single Family Use of Noncomplying Lots *66*
9-4.3 Other Uses of Nonconforming Lots *66*
9-5 COMPATIBLE NONCONFORMING USES 67
9-5.1 Application *67*
9-5.2 Review and Decision *67*

10 ACCESSORY USES AND STRUCTURES 68

10-1 GENERAL AUTHORIZATION 68
10-2 ZONING CERTIFICATES 68
10-3 USE LIMITATIONS 68
10-3.1 Principal Structure Permit Required *68*
10-3.2 Signs Prohibited *68*
10-3.3 Location *68*
10-3.4 Decorative Features in Front and Side Yards *68*
10-3.5 Play Devices in Rear Yards *69*
10-4 HOME OCCUPATIONS 69
10-4.1 General Standards *69*
10-4.2 Uses Prohibited as Home Occupations *69*
10-5 DUMPSTERS AND TRASH HANDLING AREAS FOR NON-SINGLE-FAMILY DISTRICTS 70
10-5.1 Setbacks *70*
10-5.2 Location of Screen *70*
10-5.3 Height and Construction of Screen *70*
10-6 SATELLITE DISH ANTENNAS 70
10-6.0 Applicability *70*
10-6.1 Site Plan *70*
10-6.2 Standards *70*
10-7 FENCES AND WALLS 71
10-7.1 Height and Open Face Area in Front and Side Yard *71*
10-7.2 Height in Rear Yard. *72*
10-7.3 Entrance Walls in Front Yard *72*
10-7.4 Retaining Walls *72*
10-8 DAY CARE CENTERS AS ACCESSORY TO NON-RESIDENTIAL USE 72
10-8.1 Area of Outdoor Play Space *72*
10-8.2 Location and Enclosure of Outdoor Play Space *72*
10-8.3 Parking Standards *72*
10-9 DRIVE-IN OR DRIVE-THROUGH SERVICE WINDOWS 72
10-9.1 Principal Use *72*
10-9.2 Setbacks *72*
10-9.3 Circulation and Stacking Space *73*
10-9.4 Parking Standards *73*
10-10 AUTOMOBILE RENTAL 73
10-10.1 Signs *73*
10-10.2 Parking *73*
10-10.3 Parking Standards *73*
10-11 HELIPORTS 73
10-12 DETACHED GARAGE, STORAGE STRUCTURES AND OTHER DETACHED STRUCTURES 73

10-12.1 Area and Height. *73*
10-12.2 Setback. *73*
10-12.3 Location *73*
10-13 PRIVATE SWIMMING POOLS, TENNIS COURTS, BASKETBALL COURTS 74
10-14 PRE-SCHOOL & ELEMENTARY SCHOOLS AS ACCESSORY TO EXISTING CHURCHES 74
10-14.1 Building Location *74*
10-14.2 Building Type *74*
10-14.3 Area of Outdoor Play Space *74*
10-14.4 Location and Enclosure of Outdoor Play Space *74*
10-15 FESTIVALS & ANY OTHER FUNDRAISERS AS ACCESSORY TO EXISTING CHURCHES 74
10-15.1 Festivals, Bingo or any other Fund Raising Activity *74*
10-15.2 Temporary Tents used at Festival and other Fundraiser Activities *74*
10-15.3 Temporary Signs *74*

11 TEMPORARY USES 75

11-1 AUTHORIZATION 75
11-2 ZONING CERTIFICATE REQUIRED; SPECIAL STANDARDS FOR ISSUANCE AND REVOCATION. 75
11-2.1 Certificate Required *75*
11-3 USE LIMITATIONS 75
11-3.1 General Limitations *75*
11-3.2 Hours and Days of Operation. *75*
11-3.3 Traffic *75*
11-3.4 Conflicts With Other Temporary Uses *75*
11-3.5 Sign Limitations *75*
11-3.6 Parking *75*
11-3.7 Additional Conditions *76*
11-4 PERMITTED TEMPORARY USES. 76
11-4.1 House, Apartment, Garage and Yard Sales *76*
11-4.2 Outdoor Art, Craft and Plant Shows, Exhibits and Sales *76*
11-4.3 Christmas Tree Sales. *76*
11-4.4 Contractor's Offices and Equipment Sheds *76*
11-4.5 Model Units, Including Real Estate Offices *76*
11-4.6 Festivals and Circuses. *76*
11-4.7 Tents *77*
11-5 BULK AND YARD REGULATIONS 77

12 VEHICULAR USE AREAS 78

12-1 PURPOSE 78
12-2 APPLICABILITY 78
12-2.1 New and Expanded Uses *78*
12-2.2 Existing Uses. *78*
12-2.3 Maintenance *78*
12-2.4 Plan Review. *78*
12-3 NUMBER OF OFF-STREET PARKING SPACES 78
12-3.1 Computation of Required Spaces *78*
12-3.2 Spaces for the Handicapped. *79*
12-3.3 Shared Parking. *79*
12-4 DESIGN OF PARKING SPACES AND AISLES 79
12-4.1 Aisles. *79*
12-4.2 Access *79*
12-4.3 Maneuverability Areas *80*
12-4.4 Handicapped Parking Spaces *80*
12-4.5 Surface and Drainage *80*
12-4.6 Lighting *80*
12-4.7 Wheel Stops and Continuous Curbs *82*
12-4.8 Slope *82*

12-5 LOCATION OF REQUIRED PARKING SPACES 83
12-5.1 Off-Street Parking. *83*

12-5.2 Residential Parking *83*
12-5.3 Parking of Boat, Trailer, R.V. or Mobile Home *83*
12-5.4 Parking of Inoperable or Abandoned Vehicles *84*
12-5.5 Traffic Patterns *84*
12-6 LANDSCAPING FOR VEHICULAR USE AREAS 84
12-6.1 Applicability *84*
12-6.2 Total Landscaping Required. *84*
12-6.3 Interior Landscaping Standards *84*
12-6.4 Determination of Interior Landscape Requirements *85*
12-6.5 Overlap *85*
12-6.6 Credit *85*
12-6.7 Plant Installation and Maintenance Standards *86*
12-6.8 Modifications *86*
12-6.9 Authority *86*
12-7 OUTDOOR LIGHTING 86
12-7.1 Height *86*
12-7.2 Illumination. *86*
12-7.3 Shielding *87*
12-7.4 Color and Glare *87*
12-7.5 Luminaire Type *87*
12-7.6 Factors for Evaluation *87*
12-7.7 Location *87*
12-8 OFF-STREET LOADING REQUIREMENTS 87
12-8.1 Scope of Application *87*
12-8.2 Number of Off-Street Loading Spaces Required. *87*
12-8.3 General Standards *88*
12-9 VEHICULAR STORAGE YARD REQUIREMENTS 88
12-9.1 Minimum Setbacks *88*
12-9.2 Screening. *88*

13 SIGNS 93

13-1 PURPOSE 93
13-2 SCOPE 93
13-3 DEFINITION OF TERMS 93
13-4 ZONING CERTIFICATE AND PERMITS 97
13-4.1 Zoning Certificate Required *97*
13-4.2 Exemptions *97*
13-4.3 Nonconforming or Noncomplying Signs *97*
13-5 GENERAL STANDARDS 98
13-5.1 Illumination *98*
13-5.2 Height *98*
13-5.3 Minimum Setback. *99*
13-5.4 Obstruction of Accessways *99*
13-5.5 Traffic Safety *99*
13-5.6 Signs in Rights-of-Way *99*
13-5.7 Sign Identification *99*
13-5.8 Sign Maintenance *99*
13-5.9 Sign Allotment, Maximum Size and Location *99*
13-5.10 Architectural Features *99*
13-5.11 Sign Base *99*
13-6 SIGN MEASUREMENT 100
13-6.1 Area of a Freestanding Sign. *100*
13-6.2 Area of Building Signs *100*
13-6.3 Exceptions *100*
13-7 SIGNS SPECIFICALLY PROHIBITED IN ALL ZONING DISTRICTS 104
13-8 PERMITTED SIGNS 104
13-9 SIGNS PERMITTED IN ALL ZONING DISTRICTS & EXEMPT FROM ZONING CERTIFICATES. 104
13-10 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS 105
13-10.1 Temporary Signs *105*
13-10.2 Permanent Signs *105*

13-10.3 Outdoor Advertising Signs 106
13-11 SIGNS PERMITTED IN THE O OFFICE DISTRICT 106
13-11.1 Temporary Signs 106
13-11.2 Freestanding Signs 106
13-11.3 Building Signs 106
13-11.4 Outdoor Advertising Signs 106
13-12 SIGNS PERMITTED IN E RETAIL DISTRICT. 107
13-12.1 Temporary Signs 107
13-12.2 Portable or Movable Signs 107
13-12.3 Freestanding Signs 107
13-12.4 Building Signs 108
13-12.5 Outdoor Advertising Signs 108
13-13 SIGNS PERMITTED IN INDUSTRIAL DISTRICTS 108
13-13.1 Temporary Signs 108
13-13.2 Freestanding Signs 108
13-13.3 Building Signs 108
13-13.4 Outdoor Advertising Signs 108
13-14 SECTION REMOVED FROM CODE
13-15 LOCALIZED ALTERNATIVE SIGN REGULATIONS 109
13-15.1 Submission of Regulations 109
13-15.2 Conditions for Approval 109
13-15.3 Application Procedure 109
13-15.4 Private Signage Agreements. 109
13-15.5 Changes to Approved Localized Alternative Sign Regulations 109
13-16 BILLBOARDS (OUTDOOR ADVERTISING SIGNS) 109
13-16.1 Zoning Certificate Required 109
13-16.2 Exemptions 109
13-16.3 State Permit 109
13-16.4 Standards for Billboards 110
13-16.5 General Spacing 110
13-16.6 Buffer Spacing 110
13-17 ENFORCEMENT 111
13-17.1 Violations 111
13-17.2 Penalties for Violations. 111
13-17.3 Revocation of Zoning Certificate/Sign 111

14 BUFFER YARDS AND RESOURCE PROTECTION 112

14-1 PURPOSE 112
14-2 APPLICABILITY 112
14-3 TYPES OF BUFFER YARDS 112
14-3.1 Boundary Buffer 112
14-3.2 Streetscape Buffer 112
14-4 PLAN REVIEW 112
14-5 MODIFICATIONS AND WAIVERS 113
14-5.1 Authority 113
14-6 GENERAL STANDARDS FOR BUFFER YARDS 113
14-6.1 Responsibility for Installation of Buffer 113
14-6.2 Location 113
14-6.3 Structures Within Required Buffer 113
14-6.4 Adjacent Parcels Owned by Same Owner 113
14-6.5 Adjacent Parcels Owned by Different Owners 113
14-6.6 Existing Fence, Wall Berm or Landscaping on Adjacent Parcel 113
14-6.7 Existing Development on Both Sides 113
14-7 BOUNDARY BUFFER. 114
14-7.1 Procedure 114
14-7.2 Overlap 117
14-7.3 Credit 117
14-8 STREETSCAPE BUFFER 117
14-8.1 General Standards 117
14-8.2 Determination of Streetscape Buffer Requirements 118

14-9 CLEAR SIGHT DISTANCE AT STREET AND ACCESS DRIVE INTERSECTIONS....121
14-9.1 Purpose....121
14-9.2 Definition....121
14-9.3 Design....121
14-9.4 Restrictions Within Clear Sight Triangles....121
14-10 WOODLAND PRESERVATION....122
14-10.1 Quantity of Woodland.....122
14-10.2 Location....122
14-10.3 Credit....122
14-11 RIPARIAN BUFFER AREA....122
14-11.1 Buffer Requirements....122
14-11.2 Credit....122

15 GENERAL LANDSCAPE MATERIAL STANDARDS....122

15-1 PURPOSE....123
15-2 STANDARDS FOR USE OF WALLS, FENCES OR BERMS....123
15-2.1 Walls....123
15-2.2 Fences....123
15-2.3 Berms.....123
15-2.4 Relationship of Plant Material with Wall or Fence....123
15-3 PLANT INSTALLATION STANDARDS....124
15-3.1 Species of Plant Material....124
15-3.2 Quality and Installation....124
15-3.3 Size....124
15-4 SCREENS....124
15-4.1 Plant Material Height Requirements....124
15-4.2 Planting Requirements....124
15-4.3 Combination of Materials....125
15-4.4 Approved Plant List....125
15-5 MAINTENANCE RESPONSIBILITIES FOR ALL LANDSCAPE MATERIALS....125
15-6 CREDIT FOR EXISTING LANDSCAPE MATERIALS....125
15-6.1 Trees....125
15-6.2 Shrubs....126
15-6.3 Protection During Construction....126
15-6.4 Credit for Fences, Walls, and Berms....126

16 AMENDMENTS....126

16-1 PURPOSE....127
16-2 AUTHORITY....127
16-3 PARTIES ENTITLED TO INITIATE AMENDMENTS....127
16-4 STANDARDS FOR AMENDMENTS....127
16-5 REVIEW PROCEDURE FOR AMENDMENTS – PUBLIC MEETINGS AND HEARINGS REQUIRED.....128
16-5.1 Public Prehearing Conference....128
16-5.2 Application....128
16-5.3 Schedule of RPC Meeting and RZC Hearing.....128
16-5.4 Staff Recommendation.....128
16-5.5 Sycamore Township Zoning Commission Recommendation.....128
16-5.6 Board of Township Trustees Action.....129
16-6 REFERENDUM....129
16-6.1 Petition Time Limit....129
16-6.2 Petition Signatures....129
16-6.3 Petition Content....129
16.6-4 Effect of Referendum....129
16-7 NOTICE REQUIREMENTS FOR PUBLIC HEARINGS....129
16-7.1 Published Notice....129
16-7.2 Mailed Notice....130
16-7.3 Content of Published and Mailed Notices....130
16-8 APPEAL OF DECISION....130

17 CONDITIONAL USES 131

17-1 PURPOSE 131
17-2 AUTHORITY 131
17-3 EFFECT OF CONDITIONAL USE LISTING 131
17-3.1 Compliance with Zoning Requirements 131
17-3.2 Compliance with Other Requirements 131
17-4 REVIEW PROCEDURE FOR CONDITIONAL USE APPLICATIONS 131
17-4.1 Applicant 131
17-4.2 Application 131
17-4.3 Scheduling of Hearing and Transmittal of Application 131
17-4.4 Staff Report 132
17-4.5 Notice and Hearing 132
17-4.6 Decision 132
17-4.7 Notification of Decision 132
17-5 COORDINATED REVIEW AND APPROVAL OF APPLICATIONS 132
17-5.1 Notice of Applications for Additional Approvals 132
17-5.2 Procedures and Action by Board of Zoning Appeals 132
17-6 GENERAL CONSIDERATIONS FOR CONDITIONAL USES. 133
17-7 SPECIFIC CRITERIA PERTAINING TO CONDITIONAL USES. 133
17-8 ACCESSORY USES TO CONDITIONAL USES. 135
17-9 ADDITIONAL REGULATIONS PERTAINING TO CONDITIONAL USES. 135
17-9.1 Additional Conditions 135
17-9.2 Effect of Approval of Conditional Use 135
17-9.3 Certification Of Conditional Use Plan Compliance 135
17-9.4 Affidavit of Compliance with Conditions 135
17-9.5 Limitations on Conditional Use Approval 136
17-9.6 Amendments to Conditional Uses 136

17-10 PERIOD OF VALIDITY. 136
17-11 APPEAL OF DECISION 136
17-12 ADDITIONAL REGULATIONS PERTAINING TO ADULT ENTERTAINMENT FACILITIES 136
17-13 ADDITIONAL REGULATIONS PERTAINING TO TELECOMMUNICATION TOWERS IN AREAS ZONED FOR RESIDENTIAL USE 140
17-14

18 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT AND PUD REVIEW PROCEDURES 146

18-1 PURPOSE 146
18-2 DISTRICT DESIGNATION AND APPLICABILITY 146
18-3 AUTHORITY 146
18-3.1 Approval of PUD-1 Applications 146
18-3.2 Approval of PUD-2 Applications 146
18-3.3 Approval of Modifications of Specific Requirements 146
18-4 EFFECT OF PUD LISTING 146
18-4.1 Compliance with Zoning Requirements 146
18-4.2 Compliance with Other Requirements 147
18-5 REVIEW PROCEDURE FOR PUD PLANS 147
18-5.1 Pre-application Conference 147
18-5.2 Applicant 147
18-5.3 Application 147
18-5.4 Staff Report 147
18-5.5 Sycamore Township Zoning Commission Hearing and Decision. 147
18-5.6 Notification of Decision 147
18-5.7 Board of Township Trustees Hearing and Decision on PUD-2 Application 148
18-5.8 Effect of PUD Plan Approval 148
18-5.9 Period of Validity 148
18-6 COORDINATED REVIEW AND APPROVAL OF APPLICATIONS 148
18-6.1 Notice of Applications for Additional Approvals 148
18-6.2 Procedures and Action 148

18-7 GENERAL STANDARDS FOR PUD PLAN APPROVAL 148
18-8 ZONING COMPLIANCE PLAN -- CERTIFICATION OF PUD PLAN COMPLIANCE 149
18-8.1 Review *149*
18-8.2 Conveyance. *149*
18-8.3 Decision *149*
18-8.4 Effect *149*
18-9 ADJUSTMENTS TO PUD PLAN 149
18-9.1 Minor Adjustments *150*
18-9.2 Major Adjustments *150*
18-10 APPEALS. 150
18-10.1 Appeal of Sycamore Township Zoning Commission Decision *150*
18-10.2 Appeal of Administrative Official's Decision. *150*
18-10.3 Appeal of Board of Township Trustees Decision. *150*

19 DECISION MAKING/ADMINISTRATIVE BODIES AND OFFICIALS 150

19-1 BOARD OF TOWNSHIP TRUSTEES 151
19-2 ZONING COMMISSION 151
19-2.1 Membership *151*
19-2.2 Jurisdiction and Authority *151*
19-2.3 Officers *152*
19-2.4 Meetings; Records *152*
19-2.5 Quorum and Vote *152*
19-2.6 Conflicts *152*
19-3 BOARD OF ZONING APPEALS. 153
19-3.1 Membership *153*
19-3.3 Jurisdiction and Authority *153*
19-3.4 Officers *153*
19-3.5 Minutes; Records *153*
19-3.6 Quorum and Vote *153*
19-3.7 Conflicts *153*
19-4 ZONING INSPECTOR 154
19-5 ADMINISTRATIVE OFFICIAL 154

20 ZONING CERTIFICATES, GENERAL APPLICATION PROCEDURES AND FEES 156

20-1 ZONING CERTIFICATE 156
20-1.1 Application for Zoning Certificate *156*
20-1.2 Zoning Compliance Plan. *156*
20-1.3 Fee. *156*
20-1.4 Period of Validity *156*
20-2 GENERAL APPLICATION PROCEDURES 157
20-2.1 Application *157*
20-2.2 Determination of Completeness of Any Application *157*
20-2.3 Effect of Determination *157*
20-3 FEES 157
20-4 ZONE DISTRICT CERTIFICATION. 157

21 VARIANCES 158

21-1 PURPOSE 158
21-2 AUTHORITY 158
21-3 PARTIES ENTITLED TO SEEK VARIANCES 158
21-4 PROCEDURE 158
21-4.1 Application 158
21-4.2 Public Hearing 158
21-4.3 Action by Board of Zoning Appeals 158
21-4.4 Special Procedures in Connection with Other Applications 158
21-5 AUTHORIZED VARIANCES 158
21-5.1 Permitted Variances. 158
21-6 STANDARDS FOR VARIANCES 159
21-6.1 General Standard. 159
21-6.2 Unique Physical Condition. 159
21-6.3 Not Self-Created. 159
21-6.4 Denied Substantial Rights 159
21-6.5 Not Merely Special Privilege. 159
21-6.6 Resolution Purposes 159
21-6.7 Essential Character of the Area. 159
21-7 VARIANCE LESS THAN REQUESTED 160
21-8 CONDITIONS ON VARIANCES 160
21-9 EFFECT OF GRANT OF VARIANCE 160
21-10 LIMITATIONS ON VARIANCES 160

22 APPEALS TO THE BOARD OF ZONING APPEALS 160

22-1 PURPOSE 161
22-2 AUTHORITY 161
22-3 PARTIES ENTITLED TO APPEAL 161
22-4 PROCEDURE 161
22-4.1 Notice of Appeal 161
22-4.2 Fees 161
22-4.3 Stay of Proceeding. 161
22-4.4 Public Hearing Notice 161
22-4.5 Action by Board of Zoning Appeals 161
22-5 RIGHT TO GRANT VARIANCE IN DECIDING APPEALS 162
22-6 APPEAL OF DECISION 162

23 ADMINISTRATIVE INTERPRETATIONS 163

23-1 AUTHORITY 163
23-2 PURPOSE 163
23-3 PARTIES ENTITLED TO SEEK INTERPRETATIONS 163
23-4 PROCEDURE 163
23-4.1 Application 163
23-4.2 Action on Application. 163
23-4.3 Appeal 163
23-5 STANDARDS FOR USE INTERPRETATIONS 164
23-6 EFFECT OF FAVORABLE USE INTERPRETATIONS 164
23-7 LIMITATIONS ON FAVORABLE USE INTERPRETATIONS 164
23-8 APPEALS FROM ADMINISTRATIVE DECISIONS 164
23-8.1 Procedure 164

24 ENFORCEMENT 165

24-1 COMPLAINTS REGARDING VIOLATIONS 165
24-2 PERSONS LIABLE. 165
24-3 PROCEDURES UPON DISCOVERY OF VIOLATIONS 165
24-3.1 Written Notice 165
24-3.2 Final Written Notice 166
24-3.3 Citation 165

24-3.4 Emergency Enforcement *165*
24-4 PENALTIES AND REMEDIES FOR VIOLATIONS 166
24-4.1 Civil Penalty and Appeals *166*
24-4.2 Other Enforcement Actions *166*
24-4.3 Multiple Citations *166*
24-4.4 Multiple Remedies *166*
24-5 ZONING CERTIFICATE REVOCATION. 166
24-5.1 Grounds for Revocation. *166*
24-5.2 Procedure *167*
24-5.3 Notice *167*
24-5.4 Effect of Revocation *167*
24-6 JUDICIAL REVIEW. 165