

Unified Development Ordinance

2010 Edition

City of Woodstock, Illinois

City of Woodstock Unified Development Ordinance

Table of Contents

**Ordinance Number 06-O-93: An Ordinance Approving a Unified
Development Ordinance for the City of Woodstock, adopted December 5, 2006
and as amended by Ordinance Number 09-O-64, adopted October 20, 2009**

Chapter 1	GENERAL PROVISIONS
1.1	Title
1.2	Authority
1.3	Applicability and Jurisdiction
1.4	Minimum Requirements
1.5	Purpose and Intent
1.6	Commentary and Illustrations
1.7	Reserved
1.8	Conflicting Provisions
1.9	Consistency with Comprehensive Plan
1.10	Uses and Structures Subject to Regulation
1.11	Transitional Provisions
1.12	Severability
1.13	Effective Date
1.14	Supporting Documents
Chapter 2	DEFINITIONS
2.1	Use of Definitions
2.2	Rules
2.3	Definitions
Chapter 3	ENFORCEMENT
3.1	Purpose
3.2	Responsibility
3.3	Violations
3.4	Remedies and Penalties
3.5	Enforcement Procedures
3.6	Persons Subject to Penalties
3.7	Remedies Cumulative

Chapter 4	GENERAL REVIEW PROCEDURES
4.1	General Requirements
4.2	Zoning Text Amendments
4.3	Zoning Map Amendments and Zoning Changes
4.4	Special Use Permits
4.5	Zoning Variations
4.6	Interpretations and Appeals of Administrative Decisions
4.7	Annexations
4.8	Certificates of Occupancy
Chapter 5	PLANNED UNIT DEVELOPMENTS
5.1	Purpose
5.2	Planned Unit Development
5.3	Reserved
5.4	Approval Process and Application
5.5	Relationship of PUD to Zoning Map and this Ordinance
5.6	PUDs and Zoning Changes
5.7	Permitted Uses
5.8	PUD Design Standards
5.9	Open Space Requirements for Cluster Development
5.10	PUD Approval Prior to this Ordinance
Chapter 6A	GENERAL REQUIREMENTS FOR SUBDIVISIONS, PLANNED UNIT DEVELOPMENTS AND PLATS
6A.1	General Requirements
6A.2	Improvement Guarantees
6A.3	Pre-Construction Meeting
6A.4	Site Debris
6A.5	Monument Standards
6A.6	Site Grading and Excavation
6A.7	Off-site Improvements
6A.8	Easements
6A.9	General Subdivision Procedures
6A.10	Vacations
6A.11	Variations
6A.12	Waivers of Submittal Requirements
6A.13	Appeals of Subdivision and PUD Decisions
6A.14	Recording a Final Plat
6A.15	Final Plat Changes

Chapter 6B **SUBDIVISIONS AND PLANNED UNIT DEVELOPMENTS:
PRE-APPLICATION AND PRELIMINARY PLAT
CONTENT AND APPROVAL PROCESSES**

- 6B.1 Subdivision/PUD Pre-Application Process
- 6B.2 Subdivision/PUD Preliminary Plat Process

Chapter 6C **SUBDIVISIONS AND PLANNED UNIT
DEVELOPMENTS: FINAL PLAT AND FINAL
ENGINEERING PLAN CONTENT AND APPROVAL
PROCESSES**

- 6C.1 Subdivision/PUD Final Plat Process
- 6C.2 Subdivision/PUD Final Engineering Plans

Chapter 7A **USE DISTRICTS**

- 7A.1 General Provisions
- 7A.2 District Descriptions
- 7A.3 Bulk and Area Standards
- 7A.4 Transitional Provisions
- 7A.5 Nonconformities
- 7A.6 Permitted Uses

Chapter 7B **USE STANDARDS**

- 7B.1 Purpose
- 7B.2 Specific Use Standards
 - 7B.2.1 Adult Entertainment Establishments/Business - Special Use
 - 7B.2.2 Airport/Heliport - Special Use
 - 7B.2.3 Amusement Park/Outdoor Entertainment, Major - Special Use
 - 7B.2.4 Apartment Building, 25 Dwelling Units or Less - Supplemental Use
 - 7B.2.5 Apartment building, More Than 25 Dwelling Units - Special Use
 - 7B.2.6 Asphalt, Concrete, Ready-Mix and Rock Crushing Plants - Special Use
 - 7B.2.7 Automobile Dealership/Vehicle Sales - Supplemental Use
 - 7B.2.8 Automobile Service Station Standards - See “Gas Station”
 - 7B.2.9 Bed and Breakfast Establishments
 - 7B.2.10 Car Wash, Truck Wash - Supplemental Use
 - 7B.2.11 Cemeteries, Including Pet Cemeteries - Special Use
 - 7B.2.12 Community Centers - Special Use
 - 7B.2.13 Contractor’s Equipment Storage Yard - Supplemental Use
 - 7B.2.14 Drive-in Theater, Amphitheater, Sports Arena (Entertainment Event,
Major) - Special Use
 - 7B.2.15 Electrical Generation Plants - see “Power Generating Facilities”

7B.2.16	Gasoline and Fueling Station Standards - Special Use and Supplemental Use
7B.2.17	Golf Course/Golf Club/Country Club - Special Use
7B.2.18	Golf Driving Range - Supplemental Use
7B.2.19	Group Living, Group Home Type 2 - Special Use
7B.2.20	Helipad - Special Use
7B.2.21	Hospital Health Care Campus - Special Use
7B.2.22	Junk Yards - Special Use
7B.2.23	Kennels, Animal Shelters, Pet Day Care, Dog Training Schools - Supplemental Use
7B.2.24	Mini Warehouses - Supplemental Use
7B.2.25	Mining and Extractive Uses - Special Use
7B.2.26	Outside Display, Sales, and Storage - Supplemental Use
7B.2.27	Outdoor Recreation Facilities - Supplemental Use
7B.2.28	Power Generating Facilities - Special Use
7B.2.29	Recycling Center
7B.2.30	Religious Institutions – Special Use and Supplemental Use
7B.2.31	Shooting/Archery Range, Outdoor - Special Use
7B.2.32	Shopping Centers, Superstores/Big Box Retail - Special Use or Supplemental Use
7B.3	Accessory, Temporary, and Miscellaneous Uses
7B.3.1	Purpose
7B.3.2	Accessory Uses and Structures
7B.3.3	Home Occupations
7B.3.4	Reserved
7B.3.5	Outdoor Storage as an Accessory Use
7B.3.6	Fences
7B.3.7	Temporary Uses
7B.3.8	Specific Temporary Use Criteria and Requirements
7B.3.9	Temporary Sales

Chapter 7C RESERVED

Chapter 7D WIRELESS TOWERS

7D.1	Purpose
7D.2	Definitions
7D.3	General Provisions

Chapter 7E OVERLAY DISTRICTS

7E.1	Purpose
7E.2	IL Route 47 Corridor Overlay District
7E.3	Washington Street/IL Route 120 Corridor Overlay District
7E.4	Adaptive Reuse Overlay District

7E.5 Traditional Neighborhood Development Overlay District

Chapter 8A SUBDIVISION AND PLANNED UNIT DEVELOPMENT DESIGN STANDARDS

8A.1 Site Development and Design Standards
8A.1.1 Lot and Block Standards
8A.1.2 Street and Sidewalk Standards
8A.1.3 Tree Standards
8A.1.4 Street Lighting
8A.1.5 Sanitary Sewer Collection System
8A.1.6 Storm Water Management
8A.1.7 Potable Water System

Chapter 8B CONSERVATION DESIGN STANDARDS

8B.1 Purpose
8B.2 Application
8B.3 Conservation Development Site Design
8B.4 Permissible and Prohibited Activities
8B.5 Approval Process
8B.6 Density Bonuses for Open Space and Design Features
8B.7 Design Standards

Chapter 9 OFF-STREET PARKING AND LOADING STANDARDS

9.1 Purpose
9.2 Scope
9.3 General Provisions
9.4 Joint Parking Facilities
9.5 Off-site Parking Facilities
9.6 Use of Parking Facilities
9.7 Permitted Accessory Parking
9.8 Schedule of Required Parking
9.9 Land Banked Parking Facilities
9.10 Parking Space Design
9.11 Access
9.12 Required Setbacks
9.13 Surfacing Improvements
9.14 Landscaping
9.15 Parking Space Location
9.16 Non-residential Loading Spaces
9.17 Schedule of Required Loading Spaces

Chapter 10

IMPACT FEES AND CONTRIBUTIONS

- 10.1 Requirement for Final Plat Approval
- 10.2 Criteria for Requiring Park and Recreational Land Dedication
- 10.3 Criteria for Requiring School Site Dedication
- 10.4 Criteria for Requiring Police Site Dedication
- 10.5 Criteria for Requiring Library Site Dedication
- 10.6 Criteria for Requiring Fire/Rescue Site Dedication
- 10.7 Criteria for Requiring Cash Contribution in Lieu of Park, Fire/Rescue, School, Police, and Library Sites
- 10.8 Criteria for Requiring Streets Contribution
- 10.9 Criteria for Requiring Cash Potable Water Capital Improvement Contribution
- 10.10 Criteria for Requiring Cash Sanitary Sewer Capital Improvement Contribution
- 10.11 Density Formula
- 10.12 Reservation of Additional Land
- 10.13 Combining with Adjoining Developments
- 10.14 Topography and Grading
- 10.15 Improved Sites
- 10.16 Objections
- 10.17 Condition to Annexation
- 10.18 Indemnification
- 10.19 Distribution
- 10.20 Needs Assessment and Land/Capital Facilities Acquisition Plan
- 10.21 Time of Payment
- 10.22 Miscellaneous

Chapter 11

FLOODPLAIN REGULATIONS

- 11.1 Purpose
- 11.2 Definitions
- 11.3 How to Use This Ordinance
- 11.4 Duties of the Enforcement Officer
- 11.5 Base Flood Elevation
- 11.6 Occupation and Use of Flood Fringe Areas
- 11.7 Occupation and Use of Designated Floodways
- 11.8 Occupation and Use of Special Flood Hazard Areas Where Floodways Are Not Identified
- 11.9 Permitting Requirements Applicable to All Floodplain Areas and Protection of Buildings
- 11.10 Other Development Requirements
- 11.11 Variances
- 11.12 Disclaimer of Liability
- 11.13 Penalty
- 11.14 Abrogation and Greater Restrictions

Chapter 12 **ANNEXATIONS AND DISCONNECTIONS**

- 12.1 Reserved
- 12.2 Pre-annexation Review
- 12.3 Annexation Agreements
- 12.4 Annexation
- 12.5 Disconnection Process

Chapter 13 **SIGN CONTROLS**

- 13.1 Purpose
- 13.2 Major Objectives
- 13.3 Historic Downtown Business Preservation District
- 13.4 Prohibited Signs and Practices
- 13.5 Exempt Signs
- 13.6 Temporary Signs
- 13.7 Sign Message
- 13.8 Permanent Sign Types and Design Factors
- 13.9 Automobile Service Station Regulations
- 13.10 General Regulations
- 13.11 Administration
- 13.12 Definitions

APPENDICES AND ATTACHMENTS

- A. Decision-Making Bodies, Administrative Agencies and Relevant Individuals
- B. Standard Language for Irrevocable Letter of Credit
- C. Standard Language and Certificates for Final Plats
- D. Standard Language for Municipal Easements and Public Utility Easements
- E. Standard Language for Drainage, Storm Water, and Wetland Maintenance
- F. Standard Development Review Application
- G. Standard Public Hearing Notice
- H. Statement on Natural Landscaping
- I. Conservation Subdivision Design
- J. Conservation Concepts for Development and General Principles of Soil Erosion and Sediment Control
- JA. Performance Standards for Restoration, Planting, Maintenance and Monitoring of Natural Open Space and Naturalized Stormwater Management Facilities
- K. Sample Rezoning/Special Use Permit Petition
- L. Sample Annexation Petition
- M. Sample Variation Application
- N. Preliminary Plat Submittal Content Requirements
- O. Final Plat Submittal Content Requirements
- P. Final Engineering and Site Improvement Plan Content Requirements