

SECTION 10

SPECIAL DISTRICTS

10.1 OPEN SPACE DISTRICT:

10.1-1 *Purpose:* The Open Space District is created to recognize and protect all open space and recreational areas which enhance and preserve the beauty of the Village. It applies to all public space of notable quality and to major private open spaces. The use of buildings or structures are secondary to the use of the land.

10.1-2 *General Provisions:*

- A. *Permitted, Conditional Uses:* Permitted and conditional uses for the Open Space District are listed in Section 11 of this Zoning Code.
- B. *Bulk Limits:* Bulk, lot, area and yard requirements are listed in the Special Districts Bulk Chart found at the end of Section 10.
- C. *Temporary Uses, Accessory Structures and Uses:* Temporary uses, accessory structures and uses are permitted in the Open Space District subject to the provisions of Sections 12, 13 and 14 of this Zoning Code.
- D. *Parking, Loading Requirements:* Parking and loading requirements for the Open Space District are set forth in Section 18 of this Zoning Code.
- E. *Sign Regulations:* Signs are permitted in the Open Space District subject to the provisions of Section 16 of this Zoning Code.

10.2 INSTITUTIONAL BUILDINGS DISTRICT

10.2-1 *Purpose:* The Institutional Buildings District is created to accommodate government-owned or government-operated buildings, as well as buildings which house government-related activities. It is created with the intent to avoid complications that arise from treating such buildings as permitted or conditional uses in zoning districts characterized by uses and structures bearing no similarity to governmental or institutional uses and buildings.

10.2-2 *General Provisions:*

- A. *Permitted, Conditional Uses:* Permitted and conditional uses for the Institutional Buildings District are listed in Section 11 of this Zoning Code.
- B. *Bulk Limits:* Bulk, lot, area and yard requirements are listed in the Special Districts Bulk Chart found at the end of Section 10.
- C. *Temporary Uses, Accessory Structures and Uses:* Temporary uses and accessory structures and uses are permitted in the Institutional Buildings District subject to the provisions of Sections 12, 13 and 14 of this Zoning Code.
- D. *Parking, Loading Requirements:* Parking and loading requirements for the Institutional Buildings District are set forth in Section 18 of this Zoning Code.
- E. *Sign Regulations:* Signs are permitted in the Institutional Buildings District subject to the provisions of Section 16 of this Zoning Code.

10.3 AIRPORT DISTRICT 1

10.3-1 *PURPOSE:* The AD-1 District is established for areas under public control, which are used or intended for the landings and taking-off of aircraft, and associated areas which are used or intended for use as airport buildings or other airport facilities or right-of-way, including without limitation runways, taxiways, hangars and aircraft storage and tie-down areas. The district is further intended to allow for efficient airport operations and utilization of certain amenity uses. These general purposes include the following specific objectives:

- (1) Promotion of the most desirable use of land in conformance with an FAA approved airport site plan;
- (2) Promotion of the economic viability and operational value of the airport located within the district; and,
- (3) To encourage the development of the airport within the district as an entity which will benefit transportation and economic development on a local and regional basis

10.3-2 General Provisions:

- A. *Permitted, Conditional Uses:* Permitted and conditional uses for the Airport District 1 are listed in Section 11 of this Zoning Code.
- B. *Bulk Limits:* Bulk, lot, area, and yard requirements are listed in the Special Districts Bulk Chart found at the end of Section 10.
- C. *Accessory Structures and Uses, Temporary Uses:* Accessory structures and uses and temporary uses are permitted in the Airport District 1 subject to the provisions of Sections 12, 13 and 14 of this Zoning Code.
- D. *Parking, Loading Requirements:* Parking and loading requirements for the Airport District 1 are set forth in Section 18 of this Zoning Code.
- E. *Sign Regulations:* Signs are permitted in the Airport District 1 subject to the provisions of Section 16 of this Zoning Code.

10.4 AIRPORT DISTRICT 2

10.4-1 *Purpose:* The AD-2 District is intended as a designation assigned to areas adjacent and related to land zoned AD-1, which include a reliever category airport, by allowing mixed land uses, flexible, yet orderly development, to protect and promote public safety, comfort, convenience and the general public welfare, and to protect and enhance the economic value of parcels the district includes.

10.4-2 General Provisions:

- A. *Permitted, Conditional Uses:* Permitted and conditional uses for the Airport District 2 are listed in Section 11 of this Zoning Code.

- B. *Bulk Limits:* Bulk, lot, area, and yard requirements are listed in the Special Districts Bulk Chart found at the end of Section 10.
- C. *Temporary Uses, Accessory Structures and Uses:* Temporary uses and accessory structures and uses are permitted in the Airport District 2 subject to the provisions of Sections 12, 13 and 14 of this Zoning Code.
- D. *Parking, Loading Requirements:* Parking and loading requirements for the Airport District 2 are set forth in Section 18 of this Zoning Code.
- E. *Sign Regulations:* Signs are permitted in the Airport District 2 subject to the provisions of Section 16 of this Zoning Code.

10.5

SPECIAL DISTRICTS BULK CHART									
	LOT AREA, PARCEL AREA & FRONTAGE		YARD REQUIREMENTS			BULK LIMITS			
	Minimum Area	Minimum Width Frontage	Minimum Front Yard ²	Minimum Rear Yard	Minimum Side Yard	Height Limit for Principal Use ³		Height Limit for Accessory Use ³	
District	Square Feet	Feet	Feet	Feet	Feet	Feet	Stories	Feet	Stories
OS	None	None	25	25	10	25	2	20	1
IB	None	None	25	25	10	25	2	20	1
AD1	None	None	30 ₄	1, 4	1, 4	3, 5	3, 5	3, 5	3, 5
AD2	10,000	80	30 ₄	30 ₄	20 ₄	35 ₅	3 ₅	20 ₅	1 ₅

1. No specific yard requirements shall apply to structures on lots that are not adjacent to a public street. The distance between all structures on lots within the district shall be in accordance with applicable building and fire codes.
2. See definition of Yard, Front.
3. As regulated by the Lake in the Hills Airport Hazard Zoning Provisions (Chapter 26) and the Federal Aviation Administration (FAA).
4. The storage of materials, equipment or vehicles shall not take place within 10 feet of any rear or side yard or within any front yard.
5. The maximum height for the storage of any materials shall be 20 feet.