09/05/23

VILLAGE OF BARRINGTON

ORDINANCE NO. 2024-4387

FIFTY-FIFTH AMENDMENT TO THE TEXT OF THE
ZONING ORDINANCE OF THE VILLAGE OF BARRINGTON
ADOPTED ON MARCH 19, 2001 BY ORDINANCE NO. 01-2919

RE: Amendments to Chapter 4, Part II, "Off-Street-Parking and Loading",
Chapter 7, "Business Districts",
Chapter 8, "Manufacturing Districts", and
to Chapter 9, "Special Purpose and Overlay Districts"

ADOPTED BY THE

CORPORATE AUTHORITIES

OF THE

VILLAGE OF BARRINGTON

THIS 8 DAY OF April, 2024

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Illinois, this 9 day of April, 2024.

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ZONING ORDINANCE OF THE VILLAGE OF BARRINGTON
ADOPTED ON MARCH 19, 2001 BY ORDINANCE NO. 01-2919
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Chapter 7, "Business Districts",
Chapter 8, "Manufacturing Districts", and
to Chapter 9, "Special Purpose and Overlay Districts"

WHEREAS, the Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois ("Barrington" or the "Village") have heretofore adopted a Zoning Ordinance and the Barrington Village Code and have readopted said ordinances of the Village of Barrington pursuant to the authority of the Village as a Home Rule unit on December 12, 2022 by Ordinance No. 2022-4223; and

WHEREAS, it is the desire of the Corporate Authorities of the Village to amend certain provisions of the Village of Barrington Zoning Ordinance ("the Zoning Ordinance") in order to establish and/or modify certain regulations relative to, among other things, buildings related to publicly owned and privately owned utility facilities; and

WHEREAS, the Village's Petition has been referred to its Plan Commission and the Plan Commission, after due publication of notice thereof as required by law, held a public hearing on March 12, 2024 and has recommended to the Corporate Authorities approval of the proposed text amendments to the Zoning Ordinance and to the Village Code as set forth in this Ordinance; and

WHEREAS, the Corporate Authorities of the Village wish to approve the proposed Zoning Ordinance text amendments in their entirety and have determined that such action will be in the best interests of the Village and its residents, will promote the public health, safety, and welfare of the

Village and its residents, and will more accurately reflect changed conditions in the Village and changes in Village policy; and

WHEREAS, the Corporate Authorities hereby make the following findings of fact:1. The extent to which the proposed amendments are consistent with the goals, objectives and policies of the Village's Comprehensive Plan (text and map amendments).

The proposed Zoning Ordinance text amendments are consistent with the overall goals and objectives established by the Comprehensive Plan. Therefore, this standard has been met.

2. The extent to which the proposed amendments foster harmony and consistency of character in the surrounding area (map amendments).

   This standard is not applicable to the proposed text amendments being considered as part of this Petition because no amendments to the Zoning Map are proposed at this time.

3. The extent to which the proposed amendments adversely impact adjacent properties (map amendments).

   This standard is not applicable to the proposed text amendments being considered as part of this Petition because no amendments to the Zoning Map are proposed at this time.

4. The potential effect of the proposed amendments on the character of future development if applied generally to other uses in the zoning district or within the Village as a whole (text amendments).

   The proposed text amendments will have a minimal impact on the character of future development in the Village as the majority of the proposed amendments relate to clarifications of existing regulations to ensure development is constructed as originally intended by the existing regulations. Therefore, this standard is met.

5. The extent to which the proposed amendments create nonconformities (text amendments).

   The majority of the proposed amendments are designed to clarify or expand existing regulations and, therefore, do not create any new nonconformities. Therefore, this standard is not applicable.

6. The adequacy of public facilities and services to serve the subject property including, but not limited to, streets, utilities, parks, and police and fire service (map amendments).

   No amendments to the Zoning Map are proposed at this time. Therefore, this standard is not

applicable.

7. The extent to which the proposed amendments are consistent with the overall structure and organization of this Ordinance (text amendment).

   The proposed text amendments are consistent with the existing structure and organization of the Zoning Ordinance. Therefore, this standard has been or will be met.

8. The extent to which the proposed text and/or map amendment, if found to be consistent with the goals, objectives and policies of the Village's Comprehensive Plan, will also further the Village's specific goal of maintaining and/or increasing the retail sales tax base of the Village.

   The proposed text amendments to the Zoning Ordinance are consistent with the goals, objectives and policies of the Village's Comprehensive Plan but are not anticipated to have any significant impact on the Village's retail sales tax base. Therefore, this standard has been met.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of this Village as a Home Rule unit of government, as follows:

SECTION 1: The Corporate Authorities of the Village find that the facts stated in the preamble of this Ordinance are true and correct and are incorporated into the text of this Ordinance to the same extent as if each had been set forth herein in its entirety.

SECTION 2: The term "Zoning Ordinance" as used herein shall mean and refer to the Zoning Ordinance of the Village of Barrington adopted as Ordinance No. 01-2919, as amended (which is also referred to as the "Barrington Zoning Ordinance") including all amendments made thereto which such amendments were made prior to the effective date of this Ordinance, which Ordinance No. 01-2919 and the various amendments thereof and the Barrington Village Code and its various amendments were all readopted by the Corporate Authorities pursuant to the Home Rule authority of this Village by Ordinance No. 2022-4223 on December 12, 2022.

SECTION 3: Chapter 4, Part II, "Off-Street Parking and Loading", of the Zoning Ordinance

is hereby amended to read as set forth on Exhibit A attached hereto and thereby made a part hereof.

SECTION 4: Chapter 7, "Business Districts", of the Zoning Ordinance is hereby amended to read as set forth on Exhibit B attached hereto and thereby made a part hereof.

SECTION 5: Chapter 8, "Manufacturing Districts", of the Zoning Ordinance is hereby amended to read as set forth on Exhibit C attached hereto and thereby made a part hereof.

SECTION 6: Chapter 9, "Special Purpose and Overlay Districts", of the Zoning Ordinance is hereby amended to read as set forth on Exhibit D attached hereto and thereby made a part hereof.

SECTION 7: The Corporate Authorities of the Village intend that this Ordinance, or the appropriate portions thereof, will be made part of the Village of Barrington Zoning Ordinance, and that portions of this Ordinance can be renumbered or relettered and the word "Ordinance" can be changed to "Section", "Article", "Chapter", "Paragraph", or some other appropriate word or phrase to accomplish codification, and regardless of whether this Ordinance is ever codified, the Ordinance can be renumbered or relettered and typographical or scrivener's errors can be corrected with the authorization of the Village Attorney, or his or her designee.

SECTION 8: All parts of the Barrington Zoning Ordinance in conflict with the terms or provisions of this Ordinance shall be and the same are hereby amended or repealed to the extent of such conflict, and said Zoning Ordinance and all other existing ordinances shall otherwise remain in full force and effect.

SECTION 9: If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Board of Trustees hereby declare that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase

thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 10: This Ordinance shall not affect any prosecution pending or any penalty, punishment, forfeiture incurred, cause of action, or rights, powers, or remedies accrued under any ordinance in effect immediately prior to the effective date hereof.

SECTION 11: This Ordinance shall immediately be in full force and effect from and after its passage and approval.

SECTION 12: The Village Clerk is hereby directed to immediately publish this Ordinance in pamphlet form.

PASSED THIS 8 DAY OF April, 2024, BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustee Lohmeyer, Holeen, Andrade, Duncan, Hoffman, Riggs, President Darch

NAYS: None

ABSENT: None

ABSTAIN: None

RECUSE: None

APPROVED THIS 8 OF April, 2024

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED THIS
8TH DAY OF APRIL, 2024

Tony Ciganek

Tony Ciganek, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

PUBLISHED IN PAMPHLET FORM THIS 9 DAY OF April, 2024.

EXHIBIT A

Barrington Zoning Ordinance
Chapter 4, Part II, "Off-Street Parking and Loading"

driveway width shall not apply to driveways and/or parking pads accessed from an improved rear alley.

3. The minimum width for a new driveway servicing a side load garage shall be twenty-four (24) feet unless a supporting auto-turn or equivalent turning analysis is provided that demonstrates safe and sufficient maneuverability within the driveway footprint as approved by the Zoning Official . An auto-turn analysis may still be required for all driveways servicing a side load garage if determined necessary by the Zoning Official.
4. A parking pad may also be permitted for properties accessed from an improved rear alley.
5. The minimum driveway width for all new driveways shall be nine (9) feet as measured from outer edge to outer edge. For ribbon style driveways, the minimum width of each wheel path shall be three (3) feet as measured from outer edge to outer edge.
6. No new shared driveways shall be established for single-family residential uses.
7. Any vehicle may be stored within an enclosed building that meets the requirements of all applicable ordinances.
8. Vehicles engaged in loading or unloading or vehicles parked in connection with a use where current work is being done on the adjoining premises shall be permitted.
9. No stored or parked vehicle shall be occupied or used for human habitation.
10. No vehicle which is in a state of externally visible disrepair or partial construction shall be stored or parked outdoors in a residential zone, but shall be stored or parked only within an enclosed building meeting the requirements of all applicable regulations.
11. The full extents of any new or altered driveway, wheel path of a ribbon driveway or parking pad shall be constructed of a hard surface material, (concrete, asphalt, brick pavers or other approved surface) at the following specifications:

    a. Concrete
    b. Asphalt
    c. Brick Pavers – As determined by the Zoning Official.
    d. Other Surfaces – As determined by the Zoning Official.

12. Reconstructed or new driveway pavement on private property shall be constructed of six inches (6") of aggregate rock base with either three inches (3") of bituminous surface or a ~~six inch (6")~~five (5) inch thickness of portland cement concrete. Resurfaced driveways may reutilize existing base materials when in good repair.

13. For existing nonconforming driveways see Section 10.2-B.

B. Exterior Parking and Storage of Passenger Vehicles

No more than three (3) Passenger Vehicles shall be parked outside of a fully enclosed garage on a residential lot for more than six (6) continuous hours on any weekday (Monday – Friday) without a permit for additional parking issued by the Zoning Official. Such permit shall not be valid for more than thirty (30) days. In granting a permit, the Zoning Official shall find that:

1. The request is necessary and convenient to the use and enjoyment of the premises;
2. The applicant has demonstrated a need for the requested parking; and
3. The granting of a parking permit will not have an adverse impact on the public health, safety and welfare.

A decision to grant or deny a parking permit may be appealed in accordance with Section 3.18 of this Ordinance.

EXHIBIT B

Barrington Zoning Ordinance
Chapter 7, "Business Districts"

a. At least forty (40) percent of the first floor of the front and corner side facades shall be glazed. A minimum eighteen (18) inch high knee wall shall be required beneath the glazing.
b. At least thirty (30) percent of upper floor elevations of the front and corner side facades shall be glazed.
c. At least ten (10) percent of interior side elevations shall be glazed surface, unless prohibited by the Building Code.
d. First story glass shall be clear and non-tinted; tinting of the second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.

8. Roof Design. Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.

9. Roof Materials. For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.

10. Landscaping. Landscaping shall conform to the requirements of Chapter 4, Part III (Landscape Regulations).

11. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards.

12. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this B-1 District shall not be issued unless the Architectural Review Commission has determined that the plans submitted conform to the intent and requirements of these Design Standards and to the Appearance Code located in Appendix H of this Ordinance. The Architectural Review Commission and/or Village Board may approve the use of alternate materials if such materials are determined by the Village to be appropriate for the style of building. Maintenance work on existing architectural elements may be approved administratively as determined by the Zoning Official.

~~12.~~13. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities are subject to review and approval by the Zoning Official but shall not be subject to the restrictions and requirements of Sections 3.13, 4.4, 4.5, 4.9, 4.10, 4.11 or 7.2 of this Zoning Ordinance, provided; however, the design and materials used for such buildings and structures shall be generally consistent with those listed in this Section. A construction permit shall be obtained for all Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities and all Buildings, Structures, and any related facilities shall be subject to approval by the Zoning Official, who may impose additional site-specific requirements.

K. Minimum Open Space

Fifty (50) percent.

L. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

M. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking and loading.

N. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

O. Signs.

See Chapter 4, Part IV for regulations governing signs.

P. Noise

The sound pressure level, to be measured in affected residential and business districts as described below, shall not exceed the following decibel levels:

OCTAVE BANK Cycles per Second	**PERMITTED SOUND LEVEL IN DECIBELS** R Districts	B Districts
0-75	58	73
76-150	54	69
151-300	50	65
301-600	46	61
601-1200	40	55
1201-2400	33	48
2401-4800	26	41
Over 4800	20	35

Objectionable sounds of an intermittent nature, which are not easily measured, shall be controlled so as not to become a nuisance to adjacent users. Measurement is to be made at the nearest boundary of the nearest residential area or at any other point along the boundary where the level is higher. The sound levels shall be measured with a sound level meter and associated octave band filter as described by the American Standards Association.

Q. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities

Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities are subject to review and approval by the Zoning Official but shall not be subject to the restrictions and requirements of Sections 3.13, 4.4, 4.5, 4.9, 4.10, 4.11 or 7.4 of this Zoning Ordinance, provided; however, the design and materials used for such buildings and structures shall be generally consistent with those listed in this Section. A construction permit shall be obtained for all Buildings and Structures Related to Publicly Owned Storm,

Sanitary and/or Water Utilities and all Buildings, Structures, and any related facilities shall be subject to approval by the Zoning Official, who may impose additional site-specific requirements.

7.5 B-4: VILLAGE CENTER DISTRICT

A. Intent

The intent of the B-4 Village Center District is to encourage redevelopment and sustain the economic viability of the area known as the Village Center. In encouraging redevelopment, it is intended that the small-scale, pedestrian-friendly character associated with the Village Center will be strengthened through improvements to existing development and extending this type of development throughout the district. Development shall be carefully controlled to protect neighboring residential properties from impact while at the same time increasing the economic benefits to property owners and business.

B. Permitted Uses

1. Academies, with 2,000 sq. ft. gross floor area or less.
2. Accessory Food Uses, when accessory to a permitted use.
3. Art or Craft School, with 2,000 sq. ft. gross floor area or less.
4. Art Studio.
5. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities.
6. Dwelling Units, above first floor only.
7. Electronic Amusement Devices, three (3) as an accessory use to a legal conforming Restaurant or Tavern.
8. Permanent Cosmetics as an accessory use to a Personal Service Establishment or Retail Goods Establishment.
9. Personal Services Establishment.
10. Photography Studio.
11. Restaurants, Carry-Out Only (no drive-through)
12. Restaurants, Full Service, Sit-Down (no drive-through)
13. Restaurants, Quick-Serve (no drive-through)
14. Restaurants, with outdoor dining as an accessory use, provided that an outdoor cafe license is obtained.
15. Retail Goods Establishment.
16. Shoe Repair Shop.
17. Table Game, one (1) as an accessory use to a legal conforming Restaurant or Tavern.
18. Theater, with 75 seats or less.
19. Outside display of merchandise is permitted, subject to all of the following:
    a. Displays shall be maintained in a neat and orderly condition at all times;
    b. Displays shall be located entirely on the premises of the business concerned;
    c. Displays may be located on a public walk, provided that a minimum five (5) foot wide clear and unobstructed path of travel for pedestrians is maintained;
    d. Displays shall not be located within an off-street parking area;

14. Landscaping. Landscaping shall conform with Chapter 4, Part III and Section 7.5.I of this Ordinance.

15. Lighting. Lighting standards and fixtures shall be consistent with the small-town character of the Village Center and shall conform to the guidelines of the Downtown Master Plan, wherever possible. All lighting shall be equipped with shielding and cut-off devices, such that no light shall fall upon adjacent residentially zoned properties, as measured with a standard light meter, facing the light source, at a height of six (6) feet above grade, at the adjacent edge of the residential property.

16. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards. Color schemes and material selection shall be included.

17. Interpretation of Design Standards. A building permit for new construction of a building, any building addition or any exterior remodeling in this B-4 Village Center District shall not be issued unless a Certificate of Approval has been issued by the Corporate Authorities. Information submitted for Architectural Review Commission consideration shall include front elevation drawings of immediately adjacent buildings and structures. Where deemed necessary by the Zoning Official, information submitted for Architectural Review Commission consideration shall also include a model of the project and adjacent structures, including an accurate depiction of grade. The Architectural Review Commission and/or Village Board may approve the use of alternate materials if such materials are determined by the Village to be appropriate for the style of building. Maintenance work on existing architectural elements may be approved administratively as determined by the Zoning Official.

~~17.~~18. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities are subject to review and approval by the Zoning Official but shall not be subject to the restrictions and requirements of Sections 3.13, 4.4, 4.5, 4.9, 4.10, 4.11 or 7.5 of this Zoning Ordinance, provided; however, the design and materials used for such buildings and structures shall be generally consistent with those listed in this Section. A construction permit shall be obtained for all Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities and all Buildings, Structures, and any related facilities shall be subject to approval by the Zoning Official, who may impose additional site-specific requirements.

O. Unique Residential Structures

Any structure which was originally constructed and occupied as a one- or two-family residence, and which is located within the B-4 Village Center District, may be used or converted to any permitted use in the district, provided that:

1. Such structure shall be remodeled or have an addition substantially in accordance with its original exterior style, subject to the issuance of a Certificate of Approval for the remodeling or addition.
2. Such structure shall be equipped throughout with an automatic fire sprinkler system and an automatic fire alarm system in compliance with the Barrington Building Code.

16. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards. Color schemes and material selection shall be included.

17. Interpretation of Design Standards. A building permit for new construction of a building, any building addition, or any exterior remodeling of a building in this B-5 Village Center East District shall not be issued unless a Certificate of Approval has been issued by the Corporate Authorities. Information submitted for Architectural Review Commission consideration shall include front elevation drawings of immediately adjacent buildings and structures. Where deemed necessary by the Zoning Official, information submitted for Architectural Review Commission consideration shall also include a model of the project and adjacent structures, including an accurate depiction of grade. The Architectural Review Commission and/or the Village Board may approve the use of alternate materials if such materials are determined by the Village to be appropriate for the style of building. Maintenance work on existing architectural elements may be approved administratively as determined by the Zoning Official.

18. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities are subject to review and approval by the Zoning Official but shall not be subject to the restrictions and requirements of Sections 3.13, 4.4, 4.5, 4.9, 4.10, 4.11 or 7.6 of this Zoning Ordinance, provided; however, the design and materials used for such buildings and structures shall be generally consistent with those listed in this Section. A construction permit shall be obtained for all Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities and all Buildings, Structures, and any related facilities shall be subject to approval by the Zoning Official, who may impose additional site-specific requirements.

M. Unique Residential Structures

Any structure which was originally constructed and occupied as a one- or two-family residence, and which is located within the B-5 Village Center East District, may be used or converted to any permitted use in the district, provided that:

1. Such structure shall be remodeled or have an addition substantially in accordance with its original exterior style, subject to the issuance of a Certificate of Approval for the remodeling or addition.
2. Such structure shall be equipped throughout with an automatic fire sprinkler system and an automatic fire alarm system in compliance with the Barrington Building Code.

N. Accessory Buildings, Structures and Uses

To maintain the inviting, pedestrian-friendly character of the B-5 Village Center East District, it is necessary to coordinate accessory uses and structures with the architecture and overall design themes of buildings and principal uses within the District. See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

1. Coordination With Principal Structure. All accessory structures shall compliment and coordinate with the principal structure on the lot, both in architectural style and material selection.

EXHIBIT C

Barrington Zoning Ordinance
Chapter 8, "Manufacturing Districts"

~~RQ~~. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities

Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities are subject to review and approval by the Zoning Official but shall not be subject to the restrictions and requirements of Sections 3.13, 4.4, 4.5, 4.9, 4.10, 4.11 or 8.2 of this Zoning Ordinance, provided; however, the design and materials used for such buildings and structures shall be generally consistent with those listed in this Section. A construction permit shall be obtained for all Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities and all Buildings, Structures, and any related facilities shall be subject to approval by the Zoning Official, who may impose additional site-specific requirements.

8.3 M-A: MANUFACTURING-ARTISAN DISTRICT

A. Intent

The purpose of the M-A Manufacturing Artisans District is to provide an environment where low impact, small-scale artisan operations may craft or manufacture products and also offer these products for retail sale on the same premises. This district also permits mixed-use developments which may include accessory residential uses. Certain compatible retail and service uses shall also be permitted. This district is to serve as a transitional district between the M-1 Industrial District and less intensive residential or business districts.

B. Permitted Uses

1. Academies.
2. Art Studio.
3. Artisan Uses.
4. Arts and Crafts School.
5. Automobile Repair.
6. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities.
7. Catering Establishment.
8. Contractor Offices and Facilities.
9. Dry Cleaning/Commercial Laundry Facility.
10. Equipment Rental.
11. Home Improvement Services.
12. Industrial Assembly Use.
13. Industrial Use, Light.
14. Laboratory Testing Use.
15. Live/Work Uses.
16. Office, Corporate Headquarters.
17. Permanent Cosmetics as an accessory use to a Retail Goods Establishment.
18. Research and Development Use.
19. Retail Goods Establishment.
20. Retail sales of goods produced on the premises, provided that the combined retail and residential spaces occupy no more than fifty (50) percent of the gross floor area of the building and that no more than twenty (20) percent of the retail space is utilized for the sale of goods which are not produced on the premises.
21. Residential dwelling units combined with a permitted non-residential use in the same building. Combined residential and retail areas shall occupy no more than fifty (50) percent of the gross floor area of the building. Residential dwelling units shall not exceed a density of six (6) units per acre.
22. Schools, Professional and Vocational.

See Chapter 4, Part IV for regulations governing signs.

Q. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities

Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities are subject to review and approval by the Zoning Official but shall not be subject to the restrictions and requirements of Sections 3.13, 4.4, 4.5, 4.9, 4.10, 4.11 or 8.3 of this Zoning Ordinance, provided; however, the design and materials used for such buildings and structures shall be generally consistent with those listed in this Section. A construction permit shall be obtained for all Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities and all Buildings, Structures, and any related facilities shall be subject to approval by the Zoning Official, who may impose additional site-specific requirements.

8.4 M-1: LIMITED MANUFACTURING DISTRICT

A. Intent

The purpose of the M-1 Limited Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean and attractive setting, and to provide for careful regulation of other uses with the potential for significant impact on surrounding properties.

B. Permitted Uses

1. Above-Ground Storage Tanks meeting the requirements of Appendix I.
2. Automobile Repair.
3. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities.
4. Catering Establishment.
5. Commercial Printing Operations.
6. Contractor Offices and Facilities.
7. Dry Cleaning//Commercial Laundry Facility.
8. Equipment Rental.
9. Industrial Assembly Use.
10. Industrial Use, Light.
11. Laboratory Testing Use.
12. Microbrewery/Distillery/Winery, Wholesale.
13. Office, Corporate Headquarters.
14. Research and Development Use.
15. Schools, Professional and Vocational.
16. Warehouse/Distribution.
17. Wholesale Goods Establishment.

C. Special Uses

1. Adult Uses.
2. Buildings and Structures Related to Other Publicly Owned or Privately Owned Utilities
3. Day Care Center.
4. Drive-Through Facilities associated with any use.
5. Operations Facility, Bus/Taxicab.

L. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

M. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

N. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

O. Signs

See Chapter 4, Part IV for regulations governing signs.

P. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities

Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities are subject to review and approval by the Zoning Official but shall not be subject to the restrictions and requirements of Sections 3.13, 4.4, 4.5, 4.9, 4.10, 4.11 or 8.4 of this Zoning Ordinance, provided; however, the design and materials used for such buildings and structures shall be generally consistent with those listed in this Section. A construction permit shall be obtained for all Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities and all Buildings, Structures, and any related facilities shall be subject to approval by the Zoning Official, who may impose additional site-specific requirements.

8.5 O-R: OFFICE - RESEARCH DISTRICT

A. Intent

The purpose of the O-R District is intended to provide a regulatory framework that will assist the development of applied research-oriented and advanced technology activities in a high quality, mixed-use business park setting. The district also provides for a limited amount of light assembly, processing and distribution uses along with their related support activities.

B. Permitted Uses

1. Aboveground Storage Tanks meeting the requirements of Appendix I.
2. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities.
3. Commercial Printing Operations.
4. Cultural Facilities.
5. Industrial Assembly Use.
6. Laboratory Testing Use.
7. Office, Corporate Headquarters.
8. Office, Professional.
9. Research and Development Uses.
10. Schools, Professional and Vocational.
11. Warehouse/Distribution.

Thirty-five (35) percent.

K. Minimum Open Space

Fifty (50) percent.

L. Accessory Buildings, Structures and Uses

See Chapter 4, Part I for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

M. Off-Street Parking

See Chapter 4, Part II for regulations governing off-street parking.

N. Landscaping

See Chapter 4, Part III for regulations governing landscaping requirements.

O. Signs

See Chapter 4, Part IV for regulations governing signs.

P. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities

Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities are subject to review and approval by the Zoning Official but shall not be subject to the restrictions and requirements of Sections 3.13, 4.4, 4.5, 4.9, 4.10, 4.11 or 8.5 of this Zoning Ordinance, provided; however, the design and materials used for such buildings and structures shall be generally consistent with those listed in this Section. A construction permit shall be obtained for all Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities and all Buildings, Structures, and any related facilities shall be subject to approval by the Zoning Official, who may impose additional site-specific requirements.

EXHIBIT D

Barrington Zoning Ordinance
Chapter 9, "Special Purpose and Overlay Districts"

OCTAVE BANK Cycles per Second	PERMITTED SOUND LEVEL IN DECIBELS R Districts	B Districts
0 to 75	58	73
76 to 150	54	69
151 to 300	50	65
301 to 600	46	61
601 to 1200	40	55
1201 to 2400	33	48
2401 to 4800	26	41
Over 4800	20	35

Objectionable sounds of an intermittent nature name which are not easily measured shall be controlled so as not to become a nuisance to adjacent users. Measurement is to be made at the nearest boundary of the nearest residential area or at any other point along the boundary where the level is higher. The sound levels shall be measured with a sound level meter and associated octave band filter as described by the American Standards Association.

O. Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities

Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities are subject to review and approval by the Zoning Official but shall not be subject to the restrictions and requirements of Sections 3.13, 4.4, 4.5, 4.9, 4.10, 4.11 or 9.3 of this Zoning Ordinance, provided; however, the design and materials used for such buildings and structures shall be generally consistent with those listed in this Section. A construction permit shall be obtained for all Buildings and Structures Related to Publicly Owned Storm, Sanitary and/or Water Utilities and all Buildings, Structures, and any related facilities shall be subject to approval by the Zoning Official, who may impose additional site-specific requirements.

9.4 RESERVED

9.5 C-T: COMMUNICATIONS TOWER OVERLAY DISTRICT

A. Intent

The Communications Tower Overlay District is intended to protect and conserve existing neighborhoods, while providing adequate siting for Communications Towers. All Communications Towers that exceed the height limit regulations of a zoning district shall be located within the Communications Tower Overlay District as shown on the Official Zoning Map (Exhibit 5.2).

B. Maximum Tower Height

One hundred and fifty (150) feet.

C. Other District Regulations