

ORDINANCE NO. 14-34

ORDINANCE ADOPTING TITLE 10 CHAPTER 15 RE MIXED USE ZONING

WHEREAS, the Morton Municipal Code was duly adopted on March 2, 1970, and duly published in book form; and

WHEREAS, all applicable notices and public hearings have been accomplished as required by law; and

WHEREAS, the Plan Commission has duly transmitted its recommendations to the Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Title 10 Chapter 15 is hereby added to the Morton Municipal Code, as follows:

10-15-1 PURPOSE:

The purpose of the downtown mixed use overlay district is to accommodate retail, service, and office including mixed-uses that enhance and revitalizes the downtown area.

10-15-2 PERMITTED USES:

PERMITTED USES:

1. Home, regional, district, and branch offices not to include retailing, wholesaling, trucking, manufacturing, or advertising signs or displays.
2. Offices for educational, fraternal, professional and religious organizations.
3. Real estate and insurance company offices.
4. Offices of doctors, dentists, lawyers, architects, engineers and similar professions.
5. Offices for governmental agencies.
6. Medical and dental clinics, excluding animal clinics or animal hospitals.

26. Interior decorating shops, including upholstery and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use.
27. Jewelry stores, including watch repairs.
28. Laboratories, medical, and dental research and testing.
29. Leather goods and luggage stores.
30. Libraries and reading rooms.
31. Liquor, beer and wine outlets.
32. Musical instruments, sales and repair facilities.
33. Office supply stores
34. Paint and wallpaper stores.
35. Pet stores, but not including outdoor kennels or runways.
36. Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises.
37. Public meeting halls.
38. Restaurants, tea rooms and taverns or similar establishments serving alcoholic liquors with an outdoor eating, drinking or seating area, drive-in restaurants where food is provided to customers in cars are not permitted.
39. Sales and display rooms.
40. Shoe stores and shoe repair.
41. Sporting goods stores.
42. Supermarkets and retail food stores.
43. Tailor or dressmaking shops.

10-15-6 GENERAL REQUIREMENTS

Lot Coverage

- A. Minimum lot area per dwelling unit shall be one thousand (1,000) square feet for mixed use buildings and one thousand five hundred (1,500) square feet for all other.
- B. Minimum Requirements:
- Front: Zero (0) lot line minimum and no greater than ten feet (10').
- Side: Zero (0) lot line minimum and no greater than twelve feet (12').
- Rear: Ten feet (10') minimum.
- Height: No greater than three stories or forty feet (40').

10-15-7 GREEN SPACE

One of the primary aspects of mixed use zoning is to allow greater density, while emphasizing existing community positives such as walking, bicycling and alternative modes of travel. To maximize space and use, the mixed-use overlay district requires zero green space.

10-15-8 BUILDING MATERIALS

Materials used for construction, rehabilitation and remodel must all be consistent with the standards and requirements of the respective properties as found in 10-4-6-9 decorative masonry.

10-15-09 STREET TRAVEL TRANSPARENCY

Non-residential buildings facing a street, will be at least thirty five percent (35%) transparent at street level allowing pedestrian viewing and daylight inside. Upper levels facing the street are encouraged to maximize windows wherever possible.

APPROVED this _____ day of _____, 2015.

President

ATTEST:

Village Clerk