

ARTICLE 13. USE STANDARDS

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13.1 PURPOSE

The purpose of this Article is to set forth additional requirements for specified uses of land. These standards are intended to ensure that the use is compatible with the surrounding area.

New introductory statement.

13.2 USE OF LAND AND BUILDINGS

No structure or premises shall be used or occupied except in conformity with the regulations for the zoning district in which it is located. No building or structure shall be erected, reconstructed, extended, enlarged, altered or moved except in conformity with the regulations of the zoning district in which it is located.

New introductory statement.

13.3 ADDITIONAL STANDARDS

In addition to the use standards below, all uses are required to comply with the provisions of this Code including, but not limited to, Article (Site Development Standards), Article (Off-Street Parking and Loading), Article (Landscaping), and Article (Signs), and all other Village regulations.

New introductory statement.

13.4 COMMUNITY RESIDENCE: TRANSITIONAL SERVICE FACILITIES SIX OR FEWER RESIDENTS

- A. Every ~~transitional service facility~~ community residence shall provide qualified and experienced supervisory personnel, in sufficient numbers and during sufficient and appropriate hours of the day and night, to meet all standards of any agency responsible for the licensing or regulation of the ~~transitional service facility~~ community residence and such additional services as may be required by the Village Board. The special use permit shall specifically establish minimum standards for supervision. The name and telephone number of at least one (1) person having direct responsibility for the operation of the facility shall be listed in the Hinsdale telephone directory under the name of the facility.
- B. No ~~transitional service facility~~ community residence shall be located within one-quarter (1/4) mile of any other existing ~~transitional service facility~~ community residence, whether or not such existing facility is located within the Village.

- C. Every ~~transitional service facility~~ community residence shall be located in a dwelling of the type permitted in the district where the facility is located. The type of construction shall be in compliance with the Hinsdale Building Code. No alteration of any dwelling that would prevent its future use as a dwelling shall be permitted.
- D. Every ~~transitional service facility~~ community residence shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation, medical care, educational, cultural and religious activities, consumer goods and services, and public transportation.
- E. No ~~transitional service facility~~ community residence shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of ~~any facet of the activity~~ of the proposed facility. Every special use permit application for a ~~transitional service facility~~ community residence shall list each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgement of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing.
- F. No special use permit for a ~~transitional service facility~~ community residence shall be granted unless the applicant shall establish, to the satisfaction of the Village Board, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.

Same standards but more modern terminology used.

13.5 DEPOSITORY AND NON-DEPOSITORY CREDIT INSTITUTIONS (NO DRIVE-THROUGH)

- A. In the B-1 and B-3 Districts, no new depository or non-depository credit institution shall be permitted on the first floor of any building.
- B. In the office districts, the Village Board may impose a limitation on the maximum permissible square footage of the ground floor area and the maximum permissible street frontage of any building occupied by any new depository or non-depository credit institution if the Village Board determines that it is appropriate to limit the impact of such institution on the vitality of business environment in the vicinity.
- C. Every new depository or non-depository credit institution shall be required to provide all required parking on site notwithstanding any provision of this Code to the contrary.
- D. The Village Board may impose conditions and limitations on the special use

	<p>concerning use, construction, character, location, landscaping, screening and other matters relating to the purposes and objectives of this Code as are necessary or appropriate to limit the impact of the use on the vitality of the commercial/retail environment in the vicinity and to prevent or minimize adverse effects of the use on property and improvements in the vicinity, on public facilities and services, and on the aesthetics of the street frontage in the vicinity of the building.</p>
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<p>13.6</p>	<p>DEPOSITORY AND NON-DEPOSITORY CREDIT INSTITUTIONS WITH DRIVE-THROUGH</p> <p>A. No more than two (2) drive-through lanes shall be permitted under any circumstances, including any drive-through lane for an automatic teller machine. The Village Board may further limit the number of, or prohibit, drive-through lanes.</p> <p>B. Drive-through lanes shall not be permitted in any front or corner side yard. However, a required access aisle from the public street to the drive-in lanes may traverse a front or corner side yard in a manner that minimizes the lot coverage within that front or corner side yard.</p> <p>C. With every application for a special use for a drive-through depository or non-depository credit institution, the applicant shall provide a traffic study prepared by an expert transportation planning consultant.</p> <p>D. Pedestrian access to one (1) or more automatic teller machines shall be provided at each drive-through depository and non-depository credit institution, and pathways shall be provided in a manner that keeps pedestrian access separate from vehicular drive-through lanes.</p> <p>E. The Village Board may impose conditions and limitations on the special use concerning use, construction, character, location, landscaping, screening and other matters relating to the purposes and objectives of this Code as are necessary or appropriate to limit the impact of the use on the vitality of the commercial/retail environment in the vicinity and to prevent or minimize adverse effects of the use on property and improvements in the vicinity, on public facilities and services, and on the aesthetics of the street frontage in the vicinity of the building.</p>
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<p>13.7</p>	<p>LIFESTYLE HOUSING</p> <p>A. Purpose</p> <p>The regulations of this section govern development of high quality townhouse and condominium dwellings, in one (1) or more buildings, on property near downtown Hinsdale (generally known as "lifestyle housing"). These regulations are intended to authorize lifestyle housing, but only to the extent that it reflects the highest standards of design and construction, consistent with the Village's historic and distinctive residential character and with uses and development adjacent to the proposed development. Lifestyle housing is intended to be attractive to existing Hinsdale residents who seek housing that requires less maintenance than single-family detached houses, who wish to</p>
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remain in the Village, close to neighbors, friends and familiar institutions, near downtown shopping and amenities, and close to the transportation center of the Village. Lifestyle housing may be appropriate on property near downtown Hinsdale and on property of a transitional nature between the downtown retail environment and nearby single-family residential areas. Lifestyle housing is appropriate in furtherance of the following public purposes:

1. Local Atmosphere. To maintain the local character "~~small town~~" atmosphere of the areas within which lifestyle housing may be developed.
2. Compatibility. To ensure compatibility of new development with the existing characteristics of the area.
3. Transitional Areas. To protect sensitive areas of transition from one land use to another.
4. Attractiveness and Stimulation of Downtown. To protect and enhance the Village's attractiveness to ~~longtime~~ residents and to visitors, and to support and stimulate downtown businesses.
5. Strong Economy. To strengthen the economy of the Village.

B. Location Restrictions

Lifestyle housing shall be permitted only in the B-1 District, the B-3 District, and the O-2 District. ~~Further, lifestyle housing shall be permitted only on property where the purposes set forth in Paragraph A, above, are advanced.~~ Further, lifestyle housing shall be permitted on any particular parcel of land only if the proposed development is, in the determination of the Village Board, compatible with adjacent land uses. For example, but only by way of example, a rowhouse-style development may be appropriate on a parcel of land located adjacent to existing residential uses but a condominium development on that same parcel may not be appropriate. The Village Board may also determine under all of the standards applicable to special use permits, site plans, exterior appearance plans, planned developments and lifestyle housing that no multiple-family use of any kind is appropriate on the same parcel.

C. Applicability of District Regulations

The regulations of the zoning district within which the subject property is classified shall apply to and control development of lifestyle housing, except as specifically required in this section.

D. Applicability of Planned Development Standards

The planned development regulations and standards of Article 5 shall apply in their entirety to development of lifestyle housing, except as specifically required in this section.

E. Special Exterior Appearance and Design Standards

In addition to all other applicable exterior appearance standards, the Village Board shall consider and evaluate the propriety of approving a planned

development for lifestyle housing guided by the standards set forth in the design review permit requirements.

F. Special Bulk Requirements

The bulk and yard setback standards of the zoning district within which the subject property is classified shall apply to lifestyle housing, except as modified below:

LIFESTYLE HOUSING BULK REQUIREMENTS	
Maximum Height	33 feet or the maximum of the underlying district, whichever is higher, but in no event more than 3 stories
Minimum Lot Area	20,000sf
Minimum Lot Width	60 ft
Minimum Lot Depth	125 ft
Maximum Lot Coverage	70%
Maximum Building Coverage	70%
Minimum Lot Area Per Unit	1,000sf
Maximum Number of Dwelling Units	35du/ac
Maximum Floor Area Ratio	1.5
Minimum Number of Off-Street Parking Spaces	1.5 parking spaces per dwelling unit

G. Authorized Uses

~~Notwithstanding the provisions of subsection 4-107D of this code or of subsection H3 of this section,~~ The Village Board shall have the authority, in connection with the granting of a planned development approval for lifestyle housing, to authorize a retail or service use compatible with similar retail and service uses in the vicinity on the first floor of a structure. The Village Board may limit, specifically or generally, the types of retail or service uses that are authorized and may place any condition on any such uses as it determines is appropriate. The Village Board shall not authorize any use that is not permitted or authorized as a special use in the B-2 District and shall not authorize any such use above the first floor of any structure.

H. Inapplicability of Certain Standards

Certain of the planned developments standards set forth in Article 5 are not useful to the concept of lifestyle housing in the context authorized by this section. Accordingly, although the principles set forth in Article 5 may be used to guide the Village Board, the provisions in Sections 5.4.B.4 and 5.4.B.5 of Article 5 shall not be strictly applicable to a lifestyle housing proposal.

“Lifestyle housing” is not a zoning term, but rather a marketing term; zoning must refer to land uses and structure types. There is also reference made to “condominiums” within the lifestyle housing provisions. Condominiums are not a form of development, but rather one of ownership. A zoning code cannot control ownership or occupancy, as is done by this section. “Lifestyle housing” as a use should be eliminated from the Code and a new use for mixed-use development, including age-restricted housing, should be created. The inclusion of comprehensive bulk and design standards can ensure high quality development of this type of structure. This type of housing should be treated as use rather than a type of planned development.

13.8 MOTOR VEHICLE DEALERSHIP

The expansion of new or used motor vehicle dealerships on Ogden Avenue may only occur as a planned development in accordance with the procedures set forth in Article 5. ~~The Board of Trustees, in accordance with the procedures and standards set out in this Section and by ordinance duly adopted, may grant a special use permit authorizing the expansion of new or used motor vehicle dealerships located on property abutting Ogden Avenue and existing as of May 1, 2003, as a planned development.~~

This use should not be treated as planned development. Specific standards can be crafted for the expansion of auto dealerships to address the impacts and desired outcomes.

13.9 NURSING AND PERSONAL CARE FACILITIES

1. No nursing or personal care facility, except when connected to ~~in connection with~~ a senior citizen housing development, shall be located on any lot across the street from, or with any portion of any side lot line contiguous to, any R-1, R-2, R-3 or R-4 District.
2. Every nursing or personal care facility shall provide qualified and experienced supervisory personnel ~~in sufficient numbers, and during sufficient and appropriate hours of the day,~~ to meet all standards of any agency responsible for the licensing or regulation of the facility and such additional services as may be required by the Village Board. The special use permit shall specifically establish minimum standards for supervision. The name and telephone number of at least one (1) person having direct responsibility for the operation of the facility shall be listed in the Hinsdale telephone directory under the name of the facility.
3. Every nursing and personal care facility shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation, medical care, educational, cultural and religious activities, consumer goods and services, and public transportation.
4. No nursing or personal care facility shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision ~~of any facet of the activity~~ of the proposed facility. Every application for a special use permit for a nursing or personal care facility shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgement of approval from each such agency; provided, however, that in the event any such approval has been delayed, the application shall set forth the status of each such application and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special use permit.
5. No special use permit for a nursing or personal care facility shall be granted unless the applicant therefore shall establish, to the satisfaction of the Village Board, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in

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accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.

6. Every patient bed in a nursing or personal care facility, whether in a private, semi-private, or dormitory room, shall be counted as one (1) dwelling unit. In addition, any dwelling unit occupied or available for occupancy by staff of the nursing or personal care facility shall be counted as a dwelling unit.

The full range of senior housing should be addressed within an updated Code. This includes independent living facilities, assisted living facilities and nursing homes. Each should have appropriate use standards. Further, these types of senior housing, because of the Fair Housing Act, should be permitted within the multi-family districts and within any other districts that allow multi-family housing by-right.

13.10 PERSONAL WIRELESS SERVICES ANTENNAS

A. Stealth Design

The installation of personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures shall be considered “stealth design” if they comply with either Paragraph 1 or Paragraph 2 below:

1. The antenna and any necessary antenna support structure are fully enclosed or shielded from view from any point located off the zoning lot on which they are located by a structure otherwise permitted on the zoning lot. All electronic equipment is fully enclosed in a structure otherwise permitted on the zoning lot.
2. The antenna or antennas are limited to omni-directional or whip antennas and directional or panel antennas and are located on a lawfully pre-existing building that will serve as an antenna support structure. All electronic equipment is fully enclosed in a structure otherwise permitted on the zoning lot.

In either such case, such antenna, support structure and equipment must fully comply with all standards and requirements applicable thereto, including the applicable standards of Paragraph B below.

B. General Standards for All Personal Wireless Services Antennas

The following additional regulations shall apply to the construction or development of personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures.

1. Location

Personal wireless services antennas shall be located on lawfully preexisting antenna support structures or other lawfully preexisting buildings or structures wherever possible. No special use permits authorizing construction of a new antenna support structure or addition to

or expansion of an existing antenna support structure or existing building or structure shall be authorized unless the applicant is able to demonstrate that no lawfully preexisting antenna support structure or lawfully preexisting building or structure is available, on commercially reasonable terms, and sufficient for the location of an antenna necessary for the provision of personal wireless services.

2. Design of New Antenna Support Structures for Collocation

Unless otherwise authorized by the Village Board for good cause shown, every new personal wireless services antenna support structure shall be designed, constructed and installed to be of a sufficient size and capacity to allow the location of additional personal wireless services antennas to accommodate at least one (1) additional personal wireless service provider on such structure in the future. Any special use permit for such a support structure may be conditioned upon the agreement of the applicant to allow collocation of other personal wireless service providers on commercially reasonable terms specified in such special use permit.

3. Tower Design

Every new personal wireless services antenna support structure that is of a tower design shall:

- a. Be a monopole rather than lattice-work, unless otherwise authorized by the Village Board for good cause shown.
- b. Not be illuminated or have any signs installed thereon, unless otherwise required by federal law or regulations.
- c. Be located at least twenty (20) feet from any other such structure.
- d. Any deck on such a tower shall be centered on the tower and shall have no more than three (3) sides, with each side having dimensions that do not exceed five (5) feet vertically and twelve (12) feet horizontally.
- e. In the IB and HS Districts, personal wireless services antennas and antenna support structures that are of a tower design shall be required to maintain a setback of not less than three-hundred (300) feet from every lot line abutting a residential district in the Village.

4. Sizes of Antennas on Buildings

Antennas located on a lawfully preexisting building shall not exceed the following dimensions:

- a. Omnidirectional or whip antennas shall not exceed three (3) inches in diameter and fifteen (15) feet vertically.
- b. Directional or panel antennas shall not exceed two (2) feet horizontally and five (5) feet vertically.

5. Protection Against Climbing

Every personal wireless services antenna and antenna support structure shall be protected against unauthorized climbing or other access by the public.

6. Color

Every personal wireless services antenna and antenna support structure shall be of neutral colors that are harmonious, and that blend, with the natural features, buildings and structures surrounding such antenna and antenna support structures. However, directional or panel antennas and omni-directional or whip antennas located on the exterior of a building that will also serve as an antenna support structure shall be of colors that match, and cause the antenna to blend with, the exterior of the building.

7. Required Buffering and Screening

Ground-mounted personal wireless services antennas and antenna support structures, and related electronic equipment and equipment structures, shall be buffered and screened by a perimeter landscape yard of not less than ten (10) feet in width, consisting of a densely planted evergreen hedge of not less than six (6) feet in height and other landscaping materials. Such screening shall be provided between any such ground-mounted personal wireless services antenna or antenna support structure and each lot line of the property on which such personal wireless services antenna or antenna support structure is located so as to provide the maximum reasonably achievable screening from view from adjacent properties and public or private streets, as determined by the Village Board. ~~of such personal wireless services antenna and antenna support structure.~~ Such screening requirements may be waived by the Village Board where the operator of such personal wireless services antenna demonstrates that such screening will substantially interfere with the provision of personal wireless services, in which case the operator shall provide the maximum reasonably achievable screening as is approved by the Village Board.

C. Equipment Enclosures

All electronic and other related equipment and appurtenances necessary for the operation of any personal wireless services antenna shall, whenever possible, be located within a lawfully preexisting structure or completely below grade. When a new structure is required to house such equipment, such structure shall be harmonious with, and blend with, the natural features, buildings and structures surrounding such structure.

D. Licenses and Permits

The operator of every personal wireless services antenna shall submit to the Village Manager copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of such antenna and shall maintain such licenses and permits and provide evidence of renewal or extension thereof when granted.

E. Compliance With Plans

Every personal wireless services antenna and antenna support structure shall comply with all plans approved by the Village.

F. Limited to Applicant

Every ordinance granting approval of a special use permit for a personal wireless services antenna or antenna support structure shall state that any assignment or transfer of the special use permit or any of the rights associated with it may be made only with the approval of the Village Board.

G. Term Limitation

Every ordinance granting approval of a special use permit for a personal wireless services antenna or antenna support structure may provide that:

1. If the provider of personal wireless services is not the owner of the land on which such antenna or structure is located, the term of the special use permit is limited to the term of the lease or other agreement granting rights to use the land.
2. The special use permit shall be subject to review by the Village Board at ten (10) year intervals to determine whether the technology in the provision of personal wireless services has changed such that the necessity for the special permit at the time of its approval has been eliminated or modified, and whether the special use permit should be modified or terminated as a result of any such change.

H. Abandonment and Removal

One (1) or more antennas, an antenna support structure, or related equipment not operated for the provision of personal wireless services for a continuous period of twelve (12) months or more may be deemed to be abandoned by the Village. The owner of such an antenna, antenna support structure, or related equipment shall remove such items within ninety (90) days following the mailing of written notice that removal is required. Such notice shall be sent by certified or registered mail, return receipt requested, by the Village to such owner at the last known address of such owner. If two (2) or more providers of personal wireless services use the antenna support structure or related equipment to provide personal wireless services, then the period of non-use under this provision shall be measured from the cessation of operation by all such providers.

I. Additional Standards for Review

In addition to the special use standards of this Code, ~~and the requirements of this subsection,~~ the following factors may also be considered in the review of special use permit for personal wireless services antennas, with or without antenna support structures, and related electronic and equipment structures:

1. Where the antenna support structure is a tower, the height thereof, its proximity to residential structures and residential district boundaries, and the design characteristics that have the effect of reducing or eliminating, or failing to reduce or eliminate, the visual obtrusiveness thereof.

2. The nature of the uses on adjacent and nearby property.
3. The surrounding topography, tree coverage and foliage.
4. The availability of suitable lawfully existing structures, as described above in subsections ___ and ___ of this section.

J. Special Limitations in OS and IB Districts

1. Tower Height

Personal wireless services antennas, with or without antenna support structures, and related electronic equipment and equipment structures, may extend to the following heights in the OS and IB Districts:

- a. Personal wireless services antenna support structures of a tower design may extend to a height of seventy (70) feet.
- b. Omni-directional or whip antennas may extend to a height of fifteen (15) feet above the highest point of the roof of the building or structure to which they are attached.
- c. Directional or panel antennas may not extend above the highest point of the building or structure to which they are attached or more than two (2) feet from the exterior of any wall or roof of the building or structure to which they are attached, provided, however, that such antennas may extend up to eight (8) feet above the highest point of any water tower to which they are attached.
- d. Related electronic equipment and equipment structures shall not exceed applicable district height limitations.

2. Side and Rear Yard Regulations

Personal wireless services antennas and antenna support structures in the OS and IB Districts that are of a tower design shall be required to maintain a setback of not less than three hundred (300) feet from every lot line abutting a residential district in the Village.

The Code makes a distinction between “stealth design” antennas (ones that are fully shielded from view) versus new construction. Generally, these are distinguished in terms of stealth design being permitted and new construction being a special use. Therefore, we have created the category of “stealth design” and divided the standards here and created two separate uses within the Code’s use tables.

There is no height limitation on towers except in the OS and IB Districts. Should these standards be applicable to all districts or are separate standards needed?

The standards for wireless communications structures and antennas need to be updated to avoid conflicts with federal regulations and to maintain the Village’s desired aesthetic.

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	<p>A. All buildings and structures shall have exteriors which give the appearance of a structure permitted in the district where located or shall comply with the buffering and landscaping requirements applicable to non-dwelling non-residential uses abutting a residential use in accordance with Article ___ (Landscaping) pursuant to subsection 9-107H of this code.</p> <p>B. All such uses shall be fenced where any hazard to the safety of human or animal life is present.</p> <p>C. No service or storage yard or building shall be permitted except as permitted for other uses in the district.</p>
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<p>13.12 RESEARCH OR DEVELOPMENT LABORATORY OR COMMERCIAL TESTING FACILITY</p>	<p>No research or development laboratory or commercial testing facility shall be established after the effective date of this Code unless the building in which such use is established shall be equipped with sprinkler systems, automatic fire detection and suppression systems, and Class 1 electrical fixtures as required by the then current village codes for new construction.</p>
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This was deleted because all provisions refer to the Building Code.

<p>13.13 SENIOR CITIZEN HOUSING</p>	<p>A. No special use permit for senior citizen housing shall be granted except on evidence satisfactory to the <u>when the</u> Village Board <u>finds</u> that there is, and will for the foreseeable future continue to be, a ready market demand among current area residents for all of the dwelling units in the senior citizen housing development.</p> <p>B. Every senior citizen housing development shall be located in an area of the Village that is conducive to the special needs of senior citizens. This typically will require a location with convenient access to public transportation, retail stores, and medical services.</p> <p>C. Every senior citizen housing development shall provide on-site facilities and staff as may be necessary and appropriate to satisfy the social, cultural, recreational and, when appropriate, medical needs of its residents, including walkways, ramps, benches, special lighting and the like. The name and telephone number of at least one (1) person having direct responsibility for the operation of the development shall be kept on file with the Village Manager and shall be listed in the Hinsdale telephone directory under the name of the development.</p> <p>D. No senior citizen housing development shall be established without the prior licensing, certification and/or other approval of every public agency charged with the regulation or supervision of the proposed facility. Every application for a special use permit for a senior citizen housing development shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgement of approval</p>
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from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special use permit.

- E.** No special use permit for a senior citizen housing development shall be granted unless the applicant shall establish, to the satisfaction of the Village Board, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.
- ~~**F.** Every senior citizen housing development shall be equipped with a fire suppression system, a fire protection signaling system, and an automatic fire detection system in accordance with the requirements of Sections 9-2-2 and 9-2-3 of the Village Code.~~
- F.** As part of the special use permit approval of a senior housing facility, the Plan Commission may recommend and the Village Board may authorize an increase of the maximum permitted height to thirty-five (35) feet or three (3) stories, whichever is less, in the R-5 District and sixty (60) feet or six (6) stories, whichever is less, in the R-6 District ~~when approving a special use permit for a senior citizen housing development.~~
- G.** As part of the special use approval of a senior housing facility, the Plan Commission may recommend and the Village Board may authorize a reduction of the minimum lot size per dwelling unit requirement, and thus an increase in the overall density of development ~~when approving a special use permit for a senior citizen housing development in a multiple family district.~~ However, no such adjustment shall reduce the lot size per dwelling unit requirement to less than two-thousand (2,000) square feet. No such adjustment shall be recommended or authorized except on the basis of a finding that the adjustment will not result in any undue congestion in or adverse impact on the surrounding area. In determining the amount of any such adjustment to be recommended or authorized, consideration shall be given to:
1. The development's excellence in satisfying the standards set forth for nursing and personal care facilities in Section 13.____.
 2. The extent to which public or private subsidies are provided to allow some or all of the proposed dwelling units to be occupied by individuals of low or moderate income within the meaning of Section 103(b)(4)(A) of the Internal Revenue Code of 1954, as amended.

13.14 TELECOMMUNICATIONS EQUIPMENT FACILITIES

When telecommunications equipment facilities are approved as a special use in the O-2 District, the following standards shall apply:

TELECOMMUNICATIONS EQUIPMENT BULK REQUIREMENTS

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Maximum Height	47 ft
Minimum FAR	1.1
Maximum Lot Coverage	85%
Maximum Projection from Exterior Wall	4 ft
Off-Street Parking Location	Accessory parking areas may be located in rear or interior side setbacks up to the lot line
Front Setback	10 ft
Interior Side Setback	n/a
Corner Side Setback	10 ft
Rear Setback	10 ft

No interior side setback requirement is included.

Why does the Code distinguish these from personal service wireless antennas?

13.15 TOWNHOUSE DWELLING

Townhouse dwellings shall be limited to a maximum of eight (8) attached units.

Typically, there are additional design and site development standards included for townhouses and multi-family dwellings, which include spacing requirements, restrictions on blank walls facing the street, required open space, etc.

It is unclear why there is a limitation of eight attached units.