

**Part 1
Ordinance**

**ARTICLE 1
Zoning Districts**

SECTION 1-100. Introduction.

Crystal Lake strives to maintain a balance of various land uses for a well rounded community. A myriad of uses exist here, from historic residential neighborhoods around the downtown district to open fields used for agriculture, along with a range of commercial uses comprising of a mix of retail, office and industrial sites.

At the center of the community, where the land is nearly built out, most future development will involve the renovation and alteration of existing buildings and the construction of new buildings interspersed with existing development. Changes in the appearance of existing buildings and new construction within existing neighborhoods can have a powerful impact on the established character as well as the social and economic well-being of the residents and property owners of the City. At the outskirts of the City where open fields still remain, the development ordinances will significantly impact development in these remaining open areas. These ordinances will determine how future developments will be more sensitive to preservation and protection of our natural resources.

The people of Crystal Lake want to preserve and enhance the traditional character of the City and protect its natural resources. Crystal Lake's rich architecture and neighborhood feel, with sidewalks, street trees, a mix of housing types within walking distance of each other and the community amenities as well as the natural resources: our namesake lake, Vulcan Lakes, water supply, old growth tree stands, rivers, wetlands, open spaces and fertile soils, render the City its unique character. These are a large part of what makes Crystal Lake so special and it is important to preserve these resources for generations to come.

SECTION 1-200. Purpose.

The purpose of this article is to divide the City into zoning districts and establish, by reference to a map, the boundaries of the said districts.

SECTION 1-300. Establishment of districts.

- A. Base districts. The City is hereby divided into 14 base zoning districts, as indicated below, necessary to achieve compatibility of uses and character within each district, consistent with the spirit and intent of the City's Comprehensive Plan. **[Amended 12-11-2017 by Ord. No. 7419]**

E	Estate
RE	Residential Estate
R-1	Single-Family
R-2	Single-Family
R-3A	Two-Family



R-3B	Multifamily
R-O	Residential Office
O	Office
B-1	Neighborhood Commercial
B-2	General Commercial
B-4	Mixed-Use Business
M-L	Manufacturing Limited
M	Manufacturing
W	Watershed
F	Farming

- B. Overlay districts. In addition to being classified into one of the base zoning districts, land within the City may also be classified into one or more overlay districts. Where land is classified into an overlay district as well as a base zoning district, the standards governing development in the overlay district shall be cumulative and in addition to the standards governing development in the underlying base zoning district.

C	Conservation
VSC	Virginia Street Corridor
NC	Neighborhood Conservation

SECTION 1-400. Zoning Map.

The location and boundaries of the zoning districts established by this Ordinance are set forth on the Zoning Map entitled "Crystal Lake Zoning Map," which, together with all notations, references, and amendments, is adopted by reference and made part of and incorporated into this UDO.



Commentary

The digital version of the Zoning Map is available on the City's website. To obtain a print version, please contact the City's Community Development Department.

[Amended 6-3-2014 by Ord. No. 7034]

SECTION 1-500. Interpreting Zoning Map.

The following rules shall be used to determine the precise location of any zoning district boundary line shown on the Zoning Map.

- A. Property lines: Boundary lines shown as following, or approximately following, lot lines, other property lines, or municipal boundaries shall be construed as following such lines.

- B. Rights-of-way: Boundary lines shown as following, or approximately following, streets, alleys or railroad tracks shall be construed as following the center line of the right-of-way.
- C. Watercourses: Boundaries shown as following, or approximately following, the center line of rivers, creeks or other continuously flowing watercourses shall be construed as following the channel center line. In the event of a natural change in the location of the watercourse, the zoning district boundary shall be construed as moving with the channel center line.
- D. Unsubdivided land: On unsubdivided land or when a district boundary follows no identifiable feature, the location of district boundaries shall be determined by the ordinance establishing the district boundaries.

SECTION 1-600. Annexed or undesignated land.

Upon initial annexation into the City, any land so annexed shall be classified in the default zoning district of E Estate unless zoned differently by an ordinance adopted simultaneously with or following the adoption of the ordinance annexing the land. Where a petition for annexation seeks a zoning classification other than E Estate, the procedures of Article 9, Administration, shall be followed to change the zoning, and these procedures may be scheduled to occur simultaneously with the procedures seeking annexation of the property.

SECTION 1-700. District purposes.

This section sets forth the purpose of the districts to guide zoning decisions in a manner that achieves the purpose of the City's Comprehensive Land Use Plan. For each of the districts, there is a general purpose statement, a description of the character to be achieved, and the uses the district is intended to provide. This Ordinance rejects as outdated and inappropriate the concept of hierarchical and cumulative zoning and except as noted herein, and is based upon the concept that each district should be designed to accomplish a specific purpose, to encourage a particular type of development and to protect that development from being encroached upon by incompatible types of development.

- A. Single-Family (E, RE, R-1, R-2) Districts.
 - 1. General: These districts are the City's primary single-family detached residential districts. They permit a wide range of residential living styles and encourage a variety of housing types.
 - 2. Character: These districts allow a low to moderate density of development. They are characterized by a balance between the landscape and built environment with on-site landscaping and tree-lined streets that shelter the buildings. Open space and low impervious surface ratios characterize the built environment.
 - 3. Uses: These districts are planned for residential neighborhoods, with a range of housing types to meet all residential needs. Complementary uses such as certain civic and open uses are permitted, but are subject to restrictions set forth in this Ordinance to preserve the residential nature of these districts.
- B. Two-Family (R-3A) District.
 - 1. General: This district is to encourage diverse functioning neighborhoods by allowing two-family dwellings while still permitting detached single-family dwellings.

2. Character: This district allows for a moderate density of development with characteristics similar to single-family neighborhoods. It is characterized by moderate impervious surface ratios.
 3. Uses: This district is for residential neighborhoods, while encouraging a variety of housing types to meet one and two-family residential needs. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance to preserve the residential nature of these districts.
- C. Multifamily (R-3B) District.
1. General: This district allows the highest density of residential development. It encourages a wide range of housing types, especially multifamily development, even though single-family detached and two-family dwellings are also allowed, to meet the diverse housing needs of City residents. The intent is to provide higher density housing in areas immediately around the historic downtown, areas near commercial zoning or areas near transit stops where increased density and in-fill development are desirable.
 2. Character: This district is characterized by residential buildings that cover a large percentage of the lot, are taller and spaced closely enough to create a sense of vertical enclosure.
 3. Uses: This district is for higher density residential neighborhoods that meet the community's housing needs, particularly for higher density and in-fill housing development. Single-family and two-family dwellings are also permitted. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance.
- D. Residential Office District. **[Added 12-11-2017 by Ord. No. 7419]**
1. General: The purpose of this district is to establish a shared residential and office area without creating unduly heavy vehicle traffic or noxious uses while continuing to promote stability of residential development and strengthen the economic base of the City. Contemplated areas for this zoning district are the City's Downtown District and areas surrounding the Virginia Street Corridor.
 2. Character: The district is characterized by single-family residential structures with interior and exterior conversions for a business use.
 3. Uses: This district is intended for a single-family use with full-time residential inhabitants with a first floor office use, which could include real estate, mortgage lender, lawyer, medical office, or other office use.
- E. Office (O) District.
1. General: This district is intended as the primary office district. It reflects the character of an employment area and uses found in a campus-like or parklike setting.
 2. Character: This district is generally characterized by large areas of parking and larger buildings. Landscape buffers and landscaped parking areas are required to soften the impact of these uses. Architectural and design controls are intended to encourage and require a more attractive office park environment.

3. Uses: This district is intended to provide for a full range of office uses.

F. Neighborhood Commercial (B-1) District.

1. General: This district is a neighborhood-oriented commercial district where the use is expected to serve the immediate neighborhood, rather than multiple neighborhoods, City-wide or region-wide.
2. Character: This district is characterized by a balance between the landscape and buildings with landscape softening the impact of the commercial use. Development in this district is consistent with the neighborhood scale and form, and compatible with surrounding uses through setbacks, height limitations, bulk and other dimensional standards and controls on lighting.
3. Uses: This district is intended to create neighborhood commercial areas. It is not intended for highway-oriented businesses or businesses of community or regional scale.

G. General Commercial (B-2) District.

1. General: This district is the City's primary commercial district. It accommodates highway service uses and community or regional commercial, office and service uses.
2. Character: This district is characterized by a large amount of parking, which often exceeds the building coverage. Landscape buffers and landscaped parking areas are required to soften the impact of such commercial uses on neighbors and to make the streetscape more attractive. Architectural and other design controls are intended to encourage and require more attractive buildings and avoid visual degradation caused by very large buildings with large blank walls and no building articulation or design elements.
3. Uses: This district is intended to provide for a full range of commercial uses.

H. Mixed-Use Business (B-4) District. **[Amended 12-11-2017 by Ord. No. 7419]**

1. General: The purpose of this district is to establish an area of controlled land use practices for commercial centers that promote a unique setting with links to amenities and transportation, which include a mix of commercial uses and high-density residential uses. Contemplated areas for this district include the City's Downtown District and other areas that meet the City's land use policies and goals.
2. Character: The district is characterized by a town-center feel with a variety of uses, including hotels and convention centers, recreation and entertainment uses, transportation stops, high-density residential, and commercial and service uses.
3. Uses: This district is intended for mixed-use areas. A live/work environment that supports retail, service, restaurant, office and residential uses. The projects can be vertically or horizontally integrated as a mixed-use building. Also, sites can contain multiple standalone buildings, which provide for the integration of these uses.

I. Limited Manufacturing (M-L) District.

1. General: This district is for "clean" (low environmental impact) industrial uses that are compatible with neighboring residential, office and commercial districts.

2. Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. To mitigate impacts on the City's visual character and to ensure a high-quality industrial park setting, landscape buffers, architectural and design controls are established.
 3. Uses: This district is intended for industrial uses such as commercial light fabrication, assembly, warehouse, distribution and storage activities as well as associated office uses and certain other uses that are incidental to the principal ones.
- J. Manufacturing (M) District.
1. General: This district is the primary heavy industrial district, serving uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials.
 2. Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. Landscape buffers, architectural and design controls are required to mitigate impacts on the City's visual character.
 3. Uses: This district is intended to provide for heavy industrial uses with high nuisance potential.
- K. Watershed (W) District.
1. General: The purpose of the watershed district is to establish an area of controlled land use practices and management policies designed to protect the water quality and the natural recharge conditions of Crystal Lake in accordance with the Crystal Lake Watershed Stormwater Management Design Manual. By protecting the water quality and natural recharge flows of Crystal Lake, the recreation and aesthetic conditions of the lake will be maintained and the natural beauty and processes of the lake will be preserved.
 2. Character: This district is intended to retain its natural character upon full development utilizing conservation design principles.
 3. Uses: This is special area where site specific analysis of soils and groundwater levels will guide and determine a variety of land uses that meet the general objectives and intent contained in the Northwest Sub-area Plan, as adopted and amended, to be developed as a watershed planned unit development. The high ratios of open space for various forms of development clustering are intended to allow natural environments, agriculture and preservation of recognized natural resources in this land area. All uses must be consistent with the protection of the watershed.
- L. Farming (F) District.
1. General: This district is primarily for agricultural uses while allowing low-intensity residential development with the goal of guiding intense urban land use away from the rural areas surrounding the community. The Farming district is also intended to provide an appropriate location for adult uses.
 2. Character: This district is intended to retain a rural/countryside character upon development. The character is ensured by a combination of low-density development and/or extreme clustering with a high level of open space to achieve densities.

3. Uses: Residential uses in this district are expected to be accessory to agricultural uses. Various forms of development clustering are intended to allow natural environments or agriculture to occupy a majority of the land area.

M. Conservation (C) Overlay District.

1. General: This overlay district is intended to protect the critical resources within the City by incorporating into development design techniques including, but not limited to:
 - a. Energy conservation;
 - b. Passive solar and shading design strategies;
 - c. Graywater and rainwater systems;
 - d. Xeriscaping;
 - e. Green rooftops;
 - f. The use of green building technologies and recycled/recyclable building materials;
 - g. Leadership in Energy and Environmental Design (LEED) certification and
 - h. The use of best management practices (BMPs) such as bio-infiltration and pretreatment.
2. Character: This district is intended to retain its natural features upon development. This character is ensured by encouraging a more efficient form of development that preserves more open space and natural resources and conforms to existing topography and natural features better than a conventional development.
3. Uses: This district is intended to allow for a wide range of uses that meet the general objectives and intent contained in the Northwest Sub-area Plan, as adopted and amended, to be developed as a watershed planned unit development. Uses will be reviewed and approved on a site specific basis by the City's watershed consultant and will be required to be developed as planned unit developments.

N. Virginia Street Corridor (VSC) Overlay District.

1. General: This overlay district is intended to allow a mix of retail, service, office and residential uses while maintaining and stimulating a pedestrian friendly environment. Mixed-use with second story residential or office uses is encouraged in this district.
2. Character: This district is characterized by a mix of uses along Virginia Street (Route 14 or Northwest Highway) which bisects the corridor. Zero front and side yard setbacks are essential to preserve the character that was established decades earlier within this corridor. Design Guidelines for development in the Virginia Street Corridor are included in the Appendix.¹

1. Editor's Note: The Virginia Street Corridor Guidelines are included as an attachment to this chapter.

3. Uses: This district is intended to encourage and require mixed use. Retail, and service uses are desired on the street level. The second level will allow for office and residential uses.

O. Neighborhood Conservation (NC) Overlay Districts.

1. General: This district is intended to preserve the character of existing residential neighborhoods that were developed under prior zoning districts that no longer exist or of platted areas that were or may now be nonconforming. It is the intent of this overlay district to promote development that is compatible with the character of these areas, such that residents within these areas are not required to seek variations to improve housing that was conforming to the regulations in place when the area was platted. It is also intended to address areas platted prior to zoning, as applicable. This district provides for in-fill lots and may not be used to zone vacant land.
2. Character: This district is characterized by distinctive, unique residential neighborhoods with mature landscaping that shelters the buildings. To maintain the character of existing development within the district, standards for building setbacks, building heights, lot coverage, appearance (e.g., roof pitch, materials, shape/alignment of windows and doors, presence of front porches, etc.) and district-specific design standards will be applicable to redevelopment or in-fill development in this district.
3. Uses: The district is intended to preserve the general character and appearance of the existing residential development by discouraging residential development that is grossly out of character with the immediate neighborhood and the conversion of residential lots to other uses.



Commentary

There are currently no adopted NCODs within the City. The City has, however, with assistance from the City Design Center at the University of Illinois at Chicago, conducted an analysis of the visual characteristics of certain Crystal Lake neighborhoods. Using this analysis as a basis, a Pattern Book has been created that provides general and specific principles to apply to new construction, additions and renovations in these neighborhoods. The Pattern Book is included in the Appendix, can be accessed on-line on the City's website and is available in print at City Hall.