

CITY OF ROCKFORD

ZONING ORDINANCE

As Approved by Codes and Regulations Committee, February 25, 2008

As Approved by City Council, March 24, 2008

Effective Date: April 3, 2008

As Amended through March 31, 2017

Article 20 | RESIDENTIAL DISTRICTS

20-001 PURPOSE

Rockford’s residential “R” zoning districts are intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing neighborhoods and developing areas consistent with the city’s *official comprehensive plan*. These regulations are intended to ensure that permitted and special uses are compatible within each district. They are intended to maintain and protect residential property values and to promote the peace, quiet, and enjoyment of the city’s residential areas by requiring setbacks and open spaces on the same lot as the residential development. While these districts primarily accommodate residential use types, some nonresidential use types are also allowed.

20-002 DISTRICTS ESTABLISHED

The city’s residential zoning districts are listed below. When this zoning ordinance refers to “residential” zoning districts or “R” districts, it is referring to these districts:

Map Symbol	District Name
RE	Rural Estate
R-1	Single-Family Residential
R-1U	Single-Family Residential, Urban
R-2	Two-Family Residential
R-3	Multifamily Residential
R-4	Multifamily Residential

20-003 NAMES AND MAP SYMBOLS

The “R” district names and map symbols are intended to provide a general indication of what is allowed in the district, with the “R” denoting the residential orientation of the district and the numeral or second letter providing a general indication of increasing density and intensity of use. For example, the R-4 district allows *multiple family dwellings* at a higher density than the R-3 district.

20-004 USES

20-004-A. USE TABLE

Uses are allowed in R zoning districts in accordance with Table 20-1, below.

20-004-B. USE CLASSIFICATION SYSTEM

For the purpose of this zoning ordinance, uses are classified into “use groups,” “use categories,” and “specific use types.” These are described and defined in [Article 90](#). The first column of Table 20-1 lists the groups, categories, and types allowed in one or more R districts.

20-004-C. PERMITTED USES

Uses identified with a “P” in Table 20-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this zoning ordinance.

20-004-D. SPECIAL USES

Uses identified with an “S” in Table 20-1 may be allowed if reviewed and approved in accordance with the special use procedures of Section [63-002](#).

20-004-E. PERFORMANCE REQUIREMENT USES

Uses identified with a “PR” are permitted as performance requirement uses in the subject zoning district, subject to compliance with the performance and development standards of [Article 40](#).

20-004-F. PLANNED UNIT DEVELOPMENTS

Uses identified with a “PUD” may be allowed if reviewed and approved in accordance with the planned unit development procedures of Section [30-001](#). Other uses and development activities may also require review and approval as a planned unit development based on their size, *height*, or other threshold criteria. (See the mandatory planned unit development thresholds of Section [30-004](#).)

20-004-G. PROHIBITED USES

Uses not listed and those identified with a “-” in are expressly prohibited.

20-004-H. USE STANDARDS

The “use standards” column of Table 20-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Uses that do not or cannot comply with applicable use standards require review and approval in accordance with the special use procedures of Section [63-002](#).

20-004-I. PARKING STANDARDS

The “parking standard” column of the following use table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are located in Section [50-002](#).

20-004-J. ADMINISTRATIVE ADJUSTMENT

Uses identified with an “A” in Table 20-1 may be allowed if reviewed and approved in accordance with the administrative adjustment procedures of Section 65-003.

Table 20-1 Use Classification Table

USE GROUP	Zoning District						Use Standard	Parking Standard
	RE	R-1	R-1U	R-2	R-3	R-4		
Use Category ↳ specific use type								
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
RESIDENTIAL								
↳ Detached house	P	P	P	P	P	P	30-004	50-003-F , Group A
↳ Townhouse	-	-	-	P	P	P	40-002-H	50-003-F , Group A
↳ Two-unit house	-	-	-	P	P	P	30-004	50-003-F , Group A
↳ Multifamily	-	-	-	-	P	P	30-004	50-003-F , Group A
Mobile Home Park	-	-	-	-	S	S		50-003-F , Group A
Mobile Home Subdivisions	S	S	S	S	S	S		50-003-F , Group A
Single Room Occupancy (SRO)	-	-	-	-	-	P		50-003-F Group Q
Group Living								
↳ Boarding house	-	-	-	-	-	P		50-003-F , Group B
↳ Community-based housing (6 or fewer)	P	P	P	P	P	P	40-002-B	50-003-F , Group Q
↳ Community-based housing (8 or fewer residents)	-	-	-	P	P	P	40-002-B	50-003-F , Group Q
↳ Community-based housing (9 to 15 persons)	-	-	-	-	P	P	40-002-B	50-003-F , Group Q
↳ Group home for adjustment	-	-	-	-	S	S		50-003-F , Group Q
Group Living Not Otherwise Classified	-	-	-	-	S	S		50-003-F , Group Q
Homeless Shelter	-	-	-	-	-	S		50-003-F , Group Q
Independent Living					P	P		50-003-F , Group C
Assisted Living/Elderly Housing					P	P		50-003-F , Group C
Nursing / Convalescent Homes	S	S	S	S	S	S		50-003-F , Group C

USE GROUP Use Category ↳specific use type	Zoning District						Use Standard	Parking Standard
	RE	R-1	R-1U	R-2	R-3	R-4		
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
PUBLIC / CIVIC								
College/University, Public	P	P	P	P	P	P		50-003-F , Group D
College/University, Private	S	-	-	-	S	S		50-003-F , Group D
Community Center / Community Service	S	-	-	-	S	S		50-003-F , Group D
Home Day Care (State licensed)	P	P	P	P	P	P		50-003-F , Group D
Hospital	S	-	-	-	-	S		50-003-F , Group F
Library/Cultural Exhibit, Public	S	S	S	S	S	S		50-003-F , Group E
Park/Recreation (Publicly Owned)	P	P	P	P	P	P		50-003-F , Group D
↳Recreation Buildings and Similar Assembly Uses	S	-	-	-	S	S		50-003-F , Group H
Private Club	S	-	-	-	-	S		50-003-F , Group G
Private Golf Course	S	S	S	S	S	S		50-003-F , Group L
Religious Assembly	S	S	S	S	S	S		50-003-F , Group H
Safety Service, Public	P	P	P	P	P	P		50-003-F , Group D
School, Private	S	S	S	S	S	S		50-003-F , Group D
School, Public	P	P	P	P	P	P		50-003-F , Group D
Public Utility and Services								
↳Basic, minor	P	P	P	P	P	P		50-003-F , Group D
↳All other utilities and services	S	S	S	S	S	S		50-003-F , Group D
COMMERCIAL								
↳Cemetery/columbarium/mausoleum	S	S	S	S	S	S		50-003-F , Group Q
↳Crematory	S	-	-	-	-	S		50-003-F , Group Q
↳Bed and breakfast	S	S	S	S	S	S	40-002-A	50-003-F Group S
Offices, Charitable and Non-Profit	S	S	S	S	S	S		50-003-F , Group K
Parking for Non-Residential Uses When Located Off-Site	-	-	-	-	S	S		50-003-F
Temporary Trailer for Real-Estate Sales	S	S	S	S	S	S		50-003-F
Model Homes/Office	P	P	P	P	P	P		50-003-F
OTHER								
Agriculture, Crop	P	-	-	-	-	-		50-003-F
↳Community Garden	P	A	A	A	A	A		50-003-F
↳Urban Farming	P	A	A	A	A	A		50-003-F
Agriculture, Animal	-	-	-	-	-	-		50-003-F
Tree/Play House (under 120 sq ft)	P	P	P	P	P	P		
Tree/Play House (over 120 sq ft)	S	S	S	S	S	S		
Wildlife Rehabbers	S	S	S	S	S	S		50-003-F , Group J
Wildlife Rehabilitation	S	S	S	S	S	S		50-003-F , Group J
Wireless Communication Facility								
↳Co-located wireless facility on existing building or tower	P	P	P	P	P	P	40-002-J	
↳Free-standing tower	S	S	S	S	S	S	40-002-J	
Wind Energy								
Wind Energy Conversion System	PUD	PUD	PUD	PUD	PUD	PUD	40-002-K	
Wind Energy Conversion System Small	S	S	S	S	S	S	40-002-K	
Wind Energy Conversion System Mini	PR	PR	PR	PR	PR	PR	40-002-L	
Meteorological Tower	P	P	P	P	P	P		

USE GROUP Use Category <small>↳specific use type</small>	Zoning District						Use Standard	Parking Standard
	RE	R-1	R-1U	R-2	R-3	R-4		
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
Solar								
Solar Collector	PR	PR	PR	PR	PR	PR	40-002-M	
Two-family Structures – Legally established and originally constructed as evidenced by the original building permit, prior to March 28, 2011, with a minimum lot size of 7,700 square feet to be continued as permitted uses in the R-1, Single-family Residential Zoning District	-	P	-	-	-	-		

20-005 LOT AND BUILDING STANDARDS**20-005-A. LOT AREA****1. MINIMUM LOT AREA STANDARDS**

All development in R districts is subject to the following minimum lot area standards except as expressly allowed in [20-005-A.2](#).

District	Minimum Lot Area (sq. feet)
RE	21,780
R-1	7,700
R-1U	6,000
R-2	8,800
R-3	8,800
R-4	8,800

2. LOT AREA EXCEPTIONS**(a) CONTEXTUAL STANDARD FOR R-1, R-1U, AND R-2 DISTRICTS**

In the R-1, R-1U and R-2 districts, when more than 50% of similarly zoned lots on a *block face* have a lot area less than prescribed in [20-005-A.1](#) the minimum lot area standard will be established based on the average lot area of all *zoning lots* fronting on the *block face* as determined by the mean value of lot sizes. The zoning officer may issue a zoning certification based on the average minimum lot area requirement. In no circumstance, however, may the minimum lot area established pursuant to this contextual standard be less than 4,356 square feet.

(b) LOTS OF RECORD

A detached house may be established on any *lot of record* that is at least 4,356 square feet, provided that all other requirements of this zoning ordinance are met.

20-005-B. LOT WIDTH**1. MINIMUM LOT WIDTH STANDARDS**

Except as expressly allowed in [20-005-B.2](#) all lots must have a minimum lot width at the required *building setback line* as provided below:

Article 21 | COMMERCIAL DISTRICTS

21-001 DISTRICT DESCRIPTIONS

21-001-A. GENERALLY

The “C” (Commercial) districts are intended to accommodate retail, service, and commercial uses and to ensure that business and commercial-zoned areas are compatible with the character of existing neighborhoods.

21-001-B. C-1, LIMITED OFFICE DISTRICT

1. The C-1, Limited Office district is intended to accommodate low-intensity office development in close proximity to residential uses.
2. The C-1 district is intended to serve as a *buffer* between established commercial uses and residential neighborhoods.
3. The C-1 district is intended to allow the conversion of structures built for residential purposes to be converted to limited office use as a means to preserve these structures.
4. The C-1 district permits limited business service uses in addition to offices provided such services are low traffic generators.
5. The C-1 district does not permit outdoor storage, outdoor sales, or outdoor displays.

21-001-C. C-2, LIMITED COMMERCIAL DISTRICT

1. The purpose of the C-2, Limited Commercial district is to provide a wide range of development options for the retail sale of goods and for professional and commercial services
2. The C-2 district limits certain commercial uses that may cause undue traffic congestion or uses that may have detrimental impacts on neighboring properties.
3. The C-2 district does not permit outdoor storage, and outdoor sales and displays are limited to private sidewalks that abut the principal structure and areas adjacent to the main customer entrance.

21-001-D. C-3, GENERAL COMMERCIAL DISTRICT

1. The primary purpose of the C-3, General Commercial district is to accommodate a very broad range of business, service, and commercial uses. In terms of allowed uses, C-3 represents the highest intensity business or commercial zoning district. It allows nearly any type of business, service, or commercial use, including those involving outdoor operations and storage. Like the C-2 district, the C-3 district, development will generally be destination-oriented; a very large percentage of customers will arrive by automobile.
2. The C-3 district is distinguished from C-2 district by the range of use types allowed: C-3 permits more intensive, more auto-oriented commercial use types than does C-2.
3. The C-3 district is intended to be applied to large sites that have primary access to major thoroughfares.

21-002 ALLOWED USES

Uses are allowed in the “C” Zoning Districts in accordance with the Use Table of this section.

21-002-A. USE GROUPS AND CATEGORIES

Use Groups and Use Categories are described in Section [90-001-A](#).

21-002-B. PERMITTED USES

Uses identified with a “P” are permitted by-right in the subject zoning district, subject to compliance with all other applicable standards of this Zoning Ordinance.

21-002-C. PERFORMANCE REQUIREMENT USES

Uses identified with a “PR” are permitted as performance requirement uses in the subject zoning district, subject to compliance with the performance and development standards of [Article 40](#).

21-002-D. SPECIAL USES

Uses identified with an “S” may be allowed if reviewed and approved in accordance with the special use procedures of Section [63-002](#), and subject to compliance with all other applicable standards of this Zoning Ordinance.

21-002-E. PLANNED UNIT DEVELOPMENTS

Uses identified with a “PUD” may be allowed if reviewed and approved in accordance with the planned unit development procedures of Section [30-001](#). Other uses and development activities may also require review and approval as a planned unit development based on their size, *height*, or other threshold criteria. (See the mandatory planned unit development thresholds of Section [30-004](#).)

21-002-F. PROHIBITED USES

Uses identified with a “-” are expressly prohibited. Uses that are not listed in the table are also prohibited.

21-002-G. USE STANDARDS

The “Use Standard” column of the following Use Table identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is a permitted (P) or special use (S).

21-002-H. PARKING STANDARDS

The “Parking Standard” column of the following Use Table contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations are located in Section [50-003](#).

Table 21-1 Use Classification Table

USE GROUP Use Category ↳specific use type	Zoning District			Use Standard	Parking Standard
	C-1	C-2	C-3		
P=Permitted Use, S=Special Use, PR=Performance Review, PUD= Planned Unit Development, - = Prohibited Use					
RESIDENTIAL					
Household Living					
↳Artist Live/Work Space located on the ground floor	S	S	S		50-003-F-B
↳Artist Live/Work Space located above the ground floor	P	P	P		50-003-F-B
↳Dwelling Units located above the ground floor	P	P	P	30-004	50-003-F-B
↳Dwelling Units located on the ground floor (as follows)					
↳Detached house	S	S	S		50-003-F-A

USE GROUP Use Category ↳specific use type	Zoning District			Use Standard	Parking Standard
	C-1	C-2	C-3		
↳Attached house	S	S	S		50-003-F-A
↳Two-unit house	S	S	S		50-003-F Group A
↳Apartment/condo (3+ units)	S	S	S		50-003-F-B
Group Living					
↳Community-based housing	S	S	S	40-002-B	50-003-F Group Q
↳Group Home for Adjustment	S	S	S		50-003-F Group Q
Group Living Not Otherwise Classified	S	S	S		50-003-F Group Q
Single-Room Occupancy	S	S	S		50-003-F Group Q
PUBLIC / CIVIC					
Child Care Facility (State licensed)	P	P	P		50-003-F Group D
College/University, Public or Private	P	P	P		50-003-F-D
Homeless Shelter	S	S	S		50-003-F Group Q
Hospital	PUD	PUD	PUD		50-003-F Group F
Library/Cultural Exhibit	P	P	P		50-003-F-E
Public Park/Recreation	P	P	P		50-003-F-D
Religious Assembly	P	P	P		50-003-F-H
Safety Service	P	P	P		50-003-F-D
School, Public or Private	P	P	P		50-003-F-D
Utilities and Services					
↳Basic, minor	P	P	P		50-003-F-D
↳All other utilities and services	S	S	S		50-003-F-D
COMMERCIAL					
Animal Services					
↳Shelter/Boarding Kennel	-	-	PR	40-001	50-003-F-J
↳Sales and Grooming	S	P	P		50-003-F-K
↳Veterinary	S	P	P		50-003-F-J
Artist Work or Sales Space	P	P	P		50-003-F-L
Body Art Services	S	S	S		50-003-F-L
Building Maintenance Services	-	P	P		50-003-F Group N
Business Equipment Sales and Service	-	P	P		50-003-F Group N
Business Support Services (except as more specifically regulated)	P	P	P		50-003-F-K
↳Day Laborer Agency	-	P	P		50-003-F-K
↳Employment Agency	P	P	P		50-003-F-K
Communication Service Establishments	-	P	P		50-003-F-K
Construction Sales and Service					
↳Building Material Sales	-	S	PR	40-001	50-003-F Group O
↳Contractor/Construction Storage Yards	-	-	PR	40-001	50-003-F Group O
Drive-Through Restaurant, Drug Stores, Dry Cleaners and Other Services	-	S	PR	40-001 and 40-002-C	50-003-F Group L 50-003-F

USE GROUP Use Category ↳specific use type	Zoning District			Use Standard	Parking Standard
	C-1	C-2	C-3		
					Group M
Eating and Drinking Establishments	-	P	P		50-003-F Group M
Entertainment and Spectator Sports					50-003-F Group P
↳Inter-Track Wagering Facility	-	P	P		50-003-F Group P
↳Small Venues	P	P	P		50-003-F Group P
↳Medium Venues	-	S	S		50-003-F Group P
↳Large Venue	-	-	PUD		50-003-F Group P
↳Banquet or Meeting Hall	-	S	S		50-003-F Group P
↳Entertainment Nightclub	-	S	S		50-003-F Group P
Outdoor Entertainment Facilities (amusement parks, go-cart tracks, etc.)			S		50-003-F Group L
Financial Services (except as more specifically regulated)	P	P	P		50-003-F-K
↳Drive-Through Bank	S	S	PR	40-001 and 40-002-C	50-003-F Group K
↳Payday Loan Store	-	S	S		50-003-F-K
↳Pawn Shop	-	S	S		50-003-F-K
↳Title Loan Business	-	S	S		
↳Anticipated Government Payment Business	-	S	S		
↳Currency Exchange Business	-	S	S		
Flea Market and Auction House	-	-	PR	40-001	50-003-F Group R
Food and Beverage Retail Sales	-	P	P		50-003-F-L
Fortune Telling Service	S	S	P		50-003-F-L
Funeral and Interment Service	S	P	P		50-003-F Group Q
↳Cemetery/columbarium/mausoleum	-	S	S		50-003-F Group Q
↳Undertaking	S	P	P		50-003-F-P
↳Crematory	-	S	S		50-003-F-Q
Gas Station	-	S	PR	40-001 and 40-002-D	50-003-F Group R
Lodging					
↳Bed and breakfast	S	PR	PR	40-001 and 40-002-A	50-003-F Group S
↳Hotel/Motel	-	PR	PR	40-001	50-003-F Group S
Medical and Dental Clinic	P	P	P		50-003-F Group T
↳Methadone and Needle Exchange Clinics	S	S	S		50-003-F Group T

USE GROUP Use Category ↳specific use type	Zoning District			Use Standard	Parking Standard
	C-1	C-2	C-3		
Office	P	P	P		50-003-F-R
Parking, Non-Accessory	S	P	P	40-002-E	
Personal Service	P	P	P		50-003-F-L
Repair or Laundry Service, Consumer (except as more specifically regulated)	-	P	P		50-003-F-Group N
↳Dry cleaning drop-off or pick up	-	P	P		50-003-F-Group N
↳Coin-operated laundromat	-	P	P		50-003-F-Group N
Residential Storage Warehouse	-	S	S		50-003-F-Group Q
Retail Sales, General	-	P	P		50-003-F-L
Second Hand Store	-	P	P		50-003-F-Group L
Sexually-Oriented Business	-	-	PR	40-001 and 40-002-G	50-003-F-I
Sports and Recreation, Participants					50-003-F-L
↳ Outdoor (Publicly Owned)	-	P	P		50-003-F-L
↳Outdoor (Privately Owned)	-	S	S		50-003-F-Group L
↳Indoor	S	P	P		50-003-F-L
↳Amusement Arcades	-	P	P		50-003-F-L
Vehicle Sales and Service					
↳ Auto Supply/Accessory Sales	-	P	P		50-003-F-Group N
↳Car Wash or Cleaning Service	-	S	PR	40-001	50-003-F-Group N
↳Heavy Equipment Sales/Rental	-	-	PR	40-001	50-003-F-Group N
↳Light/Equipment Sales/Rental, Indoor (e.g. auto, motorcycle, and boat sales)	-	P	P		50-003-F-Group N
↳Light/Equipment Sales/Rental, Outdoor (e.g. auto, motorcycle, and boat sales)	-	S	PR	40-001	50-003-F-Group N
↳Motor Vehicle Repair Shop not including body work, painting, or commercial vehicle repairs	-	S	PR		50-003-F-Group N
↳Motor Vehicle Repair Shop that may include body work, painting, or commercial vehicle repairs	-	S	PR	40-001	50-003-F-Group N
↳RV and Boat Sales and Storage	-	S	PR	40-001	50-003-F-Group N
↳Vehicle Storage and Towing (indoor storage)	-	-	P		50-003-F-Group N
↳Vehicle Storage and Towing (outdoor storage)	-	-	PR	40-001	50-003-F-Group N
INDUSTRIAL					
Manufacturing, Production and Industrial Services					
↳ Artisan	P	P	P		50-003-F-T-Group U

USE GROUP Use Category ↳specific use type	Zoning District			Use Standard	Parking Standard
	C-1	C-2	C-3		
↳Limited	-	-	P		50-003-F-T Group U
↳General	-	-	PR	40-001	50-003-F-T
↳Research and Development Facilities			PR	40-001	50-003-F-T
↳Laundry Facilities with plant on premises	-	-	PR	40-001	50-003-F-T
Recycling Facilities					
↳ Limited-manual separation of paper, plastic, glass	-	S	S		50-003-F-T
↳Commercial-mechanical separation of paper, plastic, or glass	-	-	S	40-001	50-003-F-T
Warehousing, Wholesaling, and Freight Movement	-	-	PR		50-003-F-T
O T H E R					
Radio and Television Towers			PR		
Wireless Communication Facility				40-002-J	
↳ Co-located on a building or existing tower	P	P	P	40-002-J	None Required
↳Freestanding tower	-	S	S	40-002-J	None Required
Drop Box	-	-	S		
Wind Energy					
Wind Energy Conversion System	PUD	PUD	PUD		
Wind Energy Conversion System Small	S	S	S		
Wind Energy Conversion System Mini	PR	PR	PR		
Meteorological Tower	P	P	P		
Solar					
Solar Collector	PR	PR	PR		

21-003 GENERAL DISTRICT STANDARDS

21-003-A. COMMERCIAL ESTABLISHMENT SIZE LIMITS

Commercial establishments in the commercial districts are not subject to any size limits; however, any new development project in a commercial district that exceeds 15 acres in lot area must be processed in accordance with the planned unit development review procedures of Section [30-001](#). Furthermore, this provision is not intended to restrict the development of properties recognized as exceptions to Section [30-004](#) including:

1. Building additions, expansions or the rehabilitation and redevelopment of existing commercial developments with a lot area of 15 acres or more; or
2. Unimproved, commercially zoned property with a lot area of 15 acres or more unless the commercial zoning classification (excluding variations or special use requests) of the property is changed.

21-003-B. COMPLIANCE WITH RESIDENTIAL CHARACTER STANDARDS

Residential development projects within commercial zoning designation must comply with the character standards of Section [20-007](#).

USE GROUP	C-4 District	
	Urban Streets (see Section 22-007)	Designated Pedestrian Streets (see Section 22-006)
Use Category ↳specific use type		
P = Permitted Use; PR = Performance Requirement Use; S = Special Use; PUD= Planned Unit Development; - = Prohibited Use		
↳Heavy Equipment Sales/Rental	-	-
↳Light Equipment Sales/Rental, Indoors (e.g. auto, motorcycle, boats)	S	S
↳Light Equipment Sales/Rental, Outdoors (e.g. auto, motorcycle, boats)	S	-
↳Motor Vehicle Repair Shop (may include those offering body work, painting, or commercial vehicle repair.)	S	-
INDUSTRIAL		
Artisan Shops (e.g. making of jewelry, ceramics, etc.)	P	P
Limited Industrial	-	-
Recycling Facilities		
↳ Limited-manual separation of paper, plastic, glass	S	-
↳Commercial-mechanical separation of paper, plastic, or glass.	-	-
Wireless Communication Facilities		
↳ Co-located on a building or existing tower	P	P
↳Freestanding tower	-	-
OTHER		
Wind Energy		
Wind Energy Conversion System		
Wind Energy Conversion System Small	S	S
Wind Energy Conversion System Mini	PR	PR
Meteorological Tower	P	P
Solar		
Solar Collector	PR	PR

*Ground-floor residential or group living uses are not permitted on Main Street between Elm Street and Park Avenue or on State Street between Church and Third Street.

22-003 FLOOR AREA RATIO

The maximum *floor area ratio* for the C-4 district is 4.0.

22-004 LOT AREA PER DWELLING UNIT (DENSITY)

The minimum lot area per dwelling in the C-4 district is 1000 square feet per dwelling with a maximum density of 40 units per acre.

22-005 FRONT, SIDE, AND REAR SETBACKS

No setbacks are permitted along designated pedestrian *streets* (Section 22-006-B), except as authorized in Section 22-006-C. No front, side, or rear setbacks are required in the C-4, Urban Mixed-Use district except where a property abuts a residential zoning district. When a property in the C-4 district abuts a residential zoning district then the minimum setback is 20 feet along any property line abutting the residential zoning district.

USE GROUP	Zoning District			Use Standard	Parking Standard
	I-1	I-2	I-3		
Use Category ↳specific use type					
P = Permitted Use; PR = Performance Review; S = Special Use; - = Prohibited Use					
↳Vehicle Storage and Towing (Outdoor storage)	-	S	S		50-003-F Group N
PUBLIC AND CIVIC					
Day Care	S	S	S	Max. GFA: 5,000 sq. ft.	50-003-F-D
Detention and Correctional Facilities	S	S	S		50-003-F Group Q
Health Clinics/ Methadone Clinics	S	-	-		50-003-F Group T
Parks and Recreation	P	P	P		50-003-F-D
Postal Services	P	P	P		50-003-F Group D
Public Safety Services	P	P	P		50-003-F-D
Utilities and Services, Minor	P	P	P		50-003-F-D
Utilities and Services, Major	S	S	S		50-003-F-D
O T H E R					
Wireless Communication Facilities					
↳Co-located on a building or existing tower	P	P	P	40-002-J	None Required
↳Free-standing tower	S	P	S	40-002-J	None Required
Outdoor Storage, Display, or Work Areas (Accessory Use)	PR	P	P	40-002-J	
Caretaker's Apartment	P	P	P		50-003-F
Wind Energy				50-003-F	
Wind Energy Conversion System	PUD	PUD	PUD		
Wind Energy Conversion System Small	PR	PR	PR		
Wind Energy Conversion System Mini	PR	PR	PR		
Meteorological Tower	P	P	P		
Solar				50-003-F	
Solar Collector	PR	PR	PR		

23-004 BULK AND DENSITY STANDARDS**23-004-A. GENERAL**

The *height* limitations in the I districts vary according to the district classification. The *building* setback standards are intended to give these districts a “park like” character. In addition, special setback standards apply for industry that is adjacent to residential zoning districts.

23-004-B. LOT AREA

There are no minimum lot area standards in the I districts.

23-004-C. LOT FRONTAGE

There are no minimum lot frontage standards in the I districts.

23-004-D. BUILDING HEIGHT LIMITS IN I DISTRICTS

All development in I districts is subject to the following maximum *height* limitations:

- (b) Tower height shall be less than thirty-five feet (35') when freestanding and no more than twenty-five feet (25') above building roof in commercial and industrial districts and ten feet (10') above building roof in residential districts when located on the building.
- (c) All parts of the Mini WECS structure shall be set back a distance equal to 1.1 times the system height from the property lines. Mini WECS shall not be permitted in the front yard. When located on an existing building there shall be no setback.
- (d) Noise levels shall not exceed standards set by the Illinois Pollution Control Board.
- (e) All Mini WECS shall conform to applicable industry standards of the American National Standards Institute (ANSI) and be approved by a small wind certification program recognized by the American Wind Energy Association.
- (f) The Mini WECS Surface shall be a non-reflective, unobtrusive color (usually white or gray). No advertising signs or graphic designs shall be permitted on the Mini WECS. The manufacturer's identification with ratings is allowed.
- (g) All Mini WECS shall be un-climbable for fifteen feet (15') above ground level. A visible "High Voltage" warning sign shall be placed on the Mini WECS.
- (h) The Mini WECS shall not be lighted except as required by the Federal Aviation Administration or other state or federal laws.
- (i) The Mini WECS shall provide electricity of on-site use only. However, the Mini WECS may be connected to the commercial grid.
- (j) Evidence that the local electric utility has been informed of the customer's intent to install an interconnected customer-owned generator, if applicable.
- (k) All Mini WECS shall be located in the side or rear yards.
- (l) All Mini WECS not in operation for a period of 12 months shall be removed.

40-002-M. SOLAR COLLECTORS

1. GENERAL STANDARDS

- (a) Any solar collectors shall be installed either on the roof of the principal structure or accessory structure or shall be otherwise incorporated into and made an integral part of the main building itself. The maximum height and set-back regulations of the zoning district in which it is proposed shall be observed.
- (b) No solar collector, solar engine or accessories, pipes or ducts for any solar collector or shall be installed on any roof having a slope of less than one percent (one-eighth of an inch per foot or 1 centimeter per meter).
- (c) Installations on low sloped roofs shall comply with the following requirements:
 - (1) Clearances: All collectors, reflectors, engines, pipes ducts or other components shall have sufficient clearance between the roof and the installation to permit roof repairs to be made and to permit circulation of air to avoid constant dampness, considering the configuration and location of the solar components and the roof. A space of 2 feet or 61 centimeters shall be adequate clearance in all instances, provided that a smaller space shall be permitted if it can be demonstrated that all normal repairs and resurfacings of the roof may be made under the proposed clearances. The clearances

required herein shall not apply to vertical pipes installed through the roof surface or installed outside of the outside walls to provide access to solar components.

- (2)** Load Capacity: No solar component shall be installed on any roof unless the roof has sufficient capacity to hold the weight of the roof, the weight of the solar components and the anticipated snow load. Load requirements must meet the City of Rockford's adopted building code with amendments. The weight of fluid to be used in any panels, pipes or other components will be included in the calculations of load. In determining the anticipated snow load, the effect of the solar components on causing drifting shall be considered. If the rated capacity of the roof structure is at least one and one-half times the weight of the roof components, the solar components and the anticipated snow load, the roof structure shall be deemed to have sufficient load capacity.
 - (3)** Protection from drifting or sliding snow: On any installation where solar collectors, solar engines and reflectors may cause snow drift on a roof, provisions shall be made by snow fences, chutes or other barriers to prevent snowdrifts from accumulating on the roof. Wherever a solar collector, or other solar component may cause snow to slide, the part of the roof where the snow may accumulate as a result of sliding shall have sufficient capacity to hold the weight of the snow anticipated to accumulate because of sliding. Wherever the location and slope of a solar collector or other solar component may cause snow to slide onto any doorway, sidewalk or other place used by pedestrian traffic, protection in the form of chutes, awnings or other devices shall be provided to prevent any snow from sliding onto any such doorway, sidewalk or other place.
 - (4)** Roof penetration: Whenever any pipe, duct or other solar component penetrates the surface of a roof, the roof shall be protected from leaks in the manner provided for any stack, pipe, or conduit penetrating the roof surface.
 - (5)** Roof preparation: Before any solar component is installed, the roof shall be inspected for any repairs and maintenance work needed shall be done to put the roof in leak proof condition.
- (d)** All of the requirements for installations on low sloped roofs shall apply to installations on roofs other than low sloped roofs, except that in lieu of clearance from the roof, a solar panel may be attached flush to the roof. Such solar panel may be an integral part of the roof, providing a waterproof cover, with a waterproof seal between the panel and the rest of the roof. If such panel is not made an integral part of the roof but is attached flush with the roof, the top and sides of the panel shall be sealed where they meet the roof surface or shingles, to prevent water from getting under the panel.
- (e)** Any roof over three stories above the ground shall be provided with a means of access other than an outside ladder against an outside wall. No solar components shall be installed in a location so as to interfere with walkways on the roof.
- (f)** Each solar component which may contain any liquid or gas shall be designed and constructed to prevent the leakage of any liquid or gas under any combination of temperature and pressure possible either during use or when the system is not in use.

- (g) Each solar collector, solar panel and solar engine shall be securely anchored to withstand the maximum wind pressure anticipated, considering the effects, if any, of the solar components in channeling wind, and without considering the weight of any liquid in the components.
- (h) Each solar collector, reflector, solar engine and all solar components shall be inspected at least once every two years. Such inspections shall be at the owner's expense, and may be made by any qualified person selected by the owner. The inspection shall include looking for any evidence of dampness on the roof due to shading, lack of air circulation or leaks, and shall include examining the structural parts securing all components. The Zoning Officer may request a certified report of such inspection to be provided by the owner/applicant. If such request is required by the Zoning Officer shall be in writing and provided by the owner/applicant within 30 days.
- (i) Nothing in this ordinance shall be interpreted as prohibiting any innovative design. Any design not specifically permitted by this ordinance may be installed, upon a showing that the proposed system of solar components will achieve the safety objectives and structural objectives of the provisions of this ordinance.
- (j) Nothing herein contained nor any permit issued hereunder, shall be constructed to restrict or limit the use and development of any adjoining or other premises.

40-002-N. 40-002-N. BEEKEEPING

1. GENERAL STANDARDS

- (a) As used in this Section, the following words, terms and phrases shall have the meanings ascribed to them in this section:
 - (1) "Apiary" shall mean a place where bee colonies are kept.
 - (2) "Bee" shall mean any stage of the common domestic honey bee, *Apis Mellifera Species*.
 - (3) "Colony" shall mean a hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.
 - (4) "Hive" shall mean a structure intended for the housing of a bee colony.