

## **City of Elgin, Illinois: Zoning Code: Preservation Districts**

### **19.15.100: PURPOSE AND INTENT:**

The purpose of the preservation districts is to provide notification through the use of an overlay zoning district that other special regulations may affect certain unique areas of the city. (Ord. G45-92 § 2, 1992)

### **19.15.205: PURPOSE AND INTENT:**

The purpose of the HP historic preservation district is to promote and to facilitate the provisions of [title 20](#) of this code. The HP zoning district is an overlay zoning district, and accordingly, the property located within such a district shall also be subject to the regulations of the underlying zoning district in which it is located. (Ord. G45-92 § 2, 1992)

### **19.15.220: SUPPLEMENTARY REGULATIONS:**

Any word or phrase contained within this chapter followed by the symbol "[SR]" shall be subject to the definitions and the additional interpretive requirements provided in [chapter 19.90](#) of this title. The exclusion of such symbol shall not exempt such word or phrase from the applicable supplementary regulation. (Ord. G45-92 § 2, 1992)

### **19.15.240: LOCATION AND SIZE OF DISTRICT:**

There shall be no locational standards, or required maximum or minimum area, which shall be necessary to constitute a separate HP historic preservation district. (Ord. G45-92 § 2, 1992)

### **19.15.260: LAND USE:**

The only "land uses" [SR] allowed in the HP historic preservation district shall be the land uses allowed in the underlying zoning district. (Ord. G45-92 § 2, 1992)

### **19.15.280: SITE DESIGN:**

In the HP historic preservation district, the site design regulations shall be the same as the underlying zoning district. (Ord. G45-92 § 2, 1992)

### **19.15.290: APPEALS:**

Any requirement, determination, or interpretation associated with the administration and enforcement of the provisions of this chapter may be

appealed subject to the provisions of [chapter 19.75](#) of this title. (Ord. G45-92 § 2, 1992)

**19.15.300: FRP FOX RIVER PRESERVATION DISTRICT:**

Reserved. (Ord. G45-92 § 2, 1992)

**19.15.400: CCP CENTER CITY PRESERVATION DISTRICT:**

Reserved. (Ord. G37-01 § 3, 2001)

**19.15.500: ARC ARTERIAL ROAD CORRIDOR OVERLAY DISTRICT:**

**19.15.505: PURPOSE AND INTENT:**

The purpose and intent of the ARC arterial road corridor overlay district is to promote and facilitate the implementation of the objectives, policies, and strategies of the city of Elgin "Comprehensive Plan" [SR]. The ARC zoning district is a zoning overlay district, and accordingly, the property located within the district shall also be subject to the regulations of the underlying zoning district in which it is located. (Ord. G37-01 § 4, 2001)

**19.15.510: SUPPLEMENTARY REGULATIONS:**

Any word or phrase contained within this chapter followed by the symbol "[SR]" shall be subject to the definitions and the additional interpretive requirements provided in [chapter 19.90](#) of this title, supplementary regulations. The exclusion of such symbol shall not exempt such word or phrase from the applicable supplementary regulation. (Ord. G37-01 § 4, 2001)

**19.15.515: LOCATION AND SIZE OF DISTRICT:**

The ARC arterial road corridor overlay district shall be mapped over all "zoning lots" [SR] adjoining Randall Road and the "arterial streets" [SR] as defined in [chapter 19.90](#) of this title, supplementary regulations. No additional ARC zoning overlay district shall be mapped unless such property fronts on an "arterial street" [SR], or unless such property to be mapped adjoins an existing ARC zoning overlay district. There shall be no minimum or maximum of land, which shall be necessary to constitute the ARC arterial road corridor overlay district. (Ord. G37-01 § 4, 2001)

**19.15.520: LAND USE:**

This section has been affected by a recently passed ordinance, Ordinance No. G33-07: LAND USE. [Go to new ordinance.](#)

In the ARC arterial road corridor overlay district, the only "land uses" [SR] allowed shall be the land uses allowed in the underlying zoning districts. (Ord. G37-01 § 4, 2001)

#### **19.15.525: SITE DESIGN AND BUILDING ELEVATIONS:**

This section has been affected by a recently passed ordinance, Ordinance No. G33-07: LAND USE. [Go to new ordinance.](#)

In the ARC arterial road corridor overlay district, the site design regulations shall be the same as the underlying zoning district. Any new buildings, building additions or any exterior building modifications resulting in a change in the architectural design of the exterior building elevations or a change in the building materials (excluding roof materials, window and signs) which can be viewed from the public right of way shall be subject to the provisions of chapter 19.60, "Planned Developments", of this title, and shall be authorized only if approved by the city council as a planned development district or as a conditional use planned development.

Development review shall be based on the site design standards in the underlying zoning district; the required documentation, standards, and procedures outlined in chapter 19.60, "Planned Developments", of this title; and the arterial road corridor design guidelines adopted by the city council by ordinance G36-01. (Ord. G65-04 § 3, 2004; Ord. G37-01 § 4, 2001)

#### **19.15.530: OFF STREET PARKING:**

In the ARC arterial road corridor overlay district, off street parking shall be subject to the provisions of [chapter 19.45](#), "Off Street Parking", of this title. (Ord. G37-01 § 4, 2001)

#### **19.15.535: OFF STREET LOADING:**

In the ARC arterial road corridor overlay district, off street loading shall be subject to the provisions of [chapter 19.47](#), "Off Street Loading", of this title. (Ord. G37-01 § 4, 2001)

#### **19.15.540: SIGNS:**

In the ARC arterial road corridor overlay district, signs shall be subject to the provisions of [chapter 19.50](#), "Signs", of this title. (Ord. G37-01 § 4, 2001)

### **19.15.545: NONCONFORMING USES AND STRUCTURES:**

In the ARC arterial road corridor overlay district, nonconforming uses and structures shall be subject to the provisions of [chapter 19.52](#), "Nonconforming Uses And Structures", of this title. (Ord. G37-01 § 4, 2001)

### **19.15.550: AMENDMENTS:**

In the ARC arterial road corridor overlay district, text and map amendments shall be subject to the provisions of [chapter 19.55](#), "Amendments", of this title. (Ord. G37-01 § 4, 2001)

### **19.15.555: PLANNED DEVELOPMENTS:**

In the ARC arterial road corridor overlay district, planned developments shall be subject to the provisions of [chapter 19.60](#), "Planned Developments", of this title. (Ord. G37-01 § 4, 2001)

### **19.15.560: CONDITIONAL USES:**

In the ARC arterial road corridor overlay district, conditional uses shall be subject to the provisions of [chapter 19.65](#), "Conditional Uses", of this title. (Ord. G37-01 § 4, 2001)

### **19.15.565: VARIATIONS:**

In the ARC arterial road corridor overlay district, variations shall be subject to the provisions of [chapter 19.70](#), "Variations", of this title. (Ord. G37-01 § 4, 2001)

### **19.15.570: APPEALS:**

Any requirement, determination, or interpretation associated with the administration and enforcement of the provisions of this chapter may be appealed subject to the provisions of [chapter 19.75](#), "Appeals", of this title. (Ord. G37-01 § 4, 2001)