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Codified Ordinances of Freeport, Illinois

CHAPTER 1259

RR Riverfront Redevelopment District

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1259.01 PURPOSE.

The purpose of the RR Riverfront Redevelopment District is to accommodate a mix of uses that facilitate reuse of the former Rawleigh Complex.

(Ord. 2013-01. Passed 1-7-13.)

1259.02 PERMITTED USES.

The following uses are permitted:

- (a) Retail, service, and office uses as follows:
 - (1) Sales yard, wholesale or retail, for agricultural products, including but not necessarily limited to fruits, vegetables, flowers, plants, etc.;
 - (2) Amusement establishments, including bowling alleys, billiard parlors, dance halls and other similar places of recreation; excluding teen dance halls;
 - (3) Art galleries and studios;
 - (4) Banks and financial institutions;
 - (5) Candy and ice cream shops;
 - (6) Department stores;
 - (7) Drug stores;

- (8) Florist shops;
 - (9) Gift shops;
 - (10) Hotels and motels, including restaurants, cocktail lounges, and meeting rooms;
 - (11) Offices, business and professional, including medical clinics;
 - (12) Photography studios, including the development of film and pictures when done as part of the retail business on the premise; and
 - (13) Restaurants, bars, and taverns, including the sale of liquor in conjunction therewith.
- (b) Production, processing, or storage of food, goods, or products as follows:
- (1) Greenhouses, wholesale and retail;
 - (2) Food, meat, and fruit stores;
 - (3) Frozen food stores and food lockers;
 - (4) Bakery shops, including the baking and processing of food products; and
 - (5) Beer and liquor production and distribution, including on-site and off-site sales.
- (c) Residential uses as follows:
- (1) Condominiums and condominium development above the first floor, as defined in Section 1240.06 and as further defined and regulated by Chapter 1420 of the Building and Housing Code;
 - (2) Residential uses above the first floor (mixed occupancy floors shall be regulated by Chapter 1420 of the Building and Housing Code); and
 - (3) Home occupations.
- (d) Accessory uses as follows:
- (1) Indoor parking; and
 - (2) Pedestrian walkways over public right-of-way (right-of-way encroachments are permitted).
- (e) Other similar uses that, in the opinion of the Zoning Administrator, would be compatible with the listed permitted uses and the quality, character, appearance and function of the Rawleigh Complex as a whole.

(Ord. 2013-01. Passed 1-7-13.)

1259.03 SPECIAL USES.

The following uses may be allowed by special use permit in accordance with the provisions of Chapter 1242:

- (a) Retail, service, and office uses as follows:
- (1) Teen dance halls as regulated by Chapter 826;
 - (2) Automatic teller machines (ATM) located inside a principal structure or within an approved

drive through facility;

(3) Postal substations; and

(4) Wearing apparel shops.

(b) Light industrial facilities including production, processing, or storage of goods and products where all operations, with the exception of loading, are conducted entirely within an enclosed building. Such land uses are not associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable outside the area the use occupies, and do not pose a significant safety hazard (such as danger of explosion). Such uses may include ancillary office space and may conduct indoor sales as an accessory use.

(c) Residential uses as follows:

(1) Apartment hotels.

(d) Accessory uses as follows:

(1) Outdoor dining including all outdoor seating areas intended for regular use by patrons of food and beverage establishments that meets the following requirements:

A. Must be part of and directly attached to a permitted principal use located on the Rawleigh Complex;

B. Dining area shall be specifically designed and approved for such use;

C. Area shall be clearly delineated and separated from sidewalks, parking/circulation areas and public spaces through the use of fences, walls, and/or landscaping;

D. Serving of alcoholic beverages shall comply fully with all City and State of Illinois regulations;

E. Approval by the City shall specify operating hours; and

F. Approvals are subject to revocation by the City upon a determination that the use is offensive and constitutes a nuisance to other owners or occupants of the Rawleigh Complex or surrounding properties;

(2) Accessory outdoor entertainment and recreation including the regular offering of live and recorded music, theatrical performances, film screenings and similar forms of entertainment; also includes public and private sports courts and fields, playground equipment, climbing walls, swimming pools, boat launches, docks, fishing piers, and similar active recreation facilities that meet the following requirements:

A. Applications for approval must specify the types of entertainment or recreation to be offered, the anticipated dates and times the use will be conducted, the methods to be used to provide adequate supervision/ security and to monitor compliance with the restrictions placed on the use by the City as may be applicable;

B. Area must be part of and directly attached to a permitted principal use located on the Rawleigh Complex;

C. Area shall be specifically designed and approved for such use;

D. Area shall be clearly delineated and separated from sidewalks, parking/circulation areas

and public spaces through the use of fences, walls, and/or landscaping;

E. Approval by the City shall specify operating hours;

F. Performances shall fully comply with all applicable laws and regulations of the City, including those pertaining to noise and nuisances;

G. Approvals granted by the City are valid for only one calendar year and must be renewed annually; and

H. Approvals are subject to revocation by the City upon a determination that the use is offensive and constitutes a nuisance to other owners or occupants of the Rawleigh Complex or surrounding properties;

(3) Antennas, satellite dishes and telecommunications equipment which are located only on rooftops and fully screened;

(4) Temporary outdoor display of merchandise including events put on by merchants located on the Rawleigh Complex such as sidewalk sales and tent sales, etc. that meet the following requirements:

A. Each event requires separate approval of the City thirty days prior to event;

B. Where possible, such events should be held jointly by all/several merchants on the Rawleigh Complex;

C. Maximum of two events per year per business located on the Rawleigh Complex;

D. Maximum of seventy-two hours per event;

E. Location shall not create a hazard for pedestrians or vehicles or result in the damage of landscaping or other improvements; and

F. Use of publicly owned area also requires City approval;

(5) Vending carts including non-motorized wheeled carts selling merchandise, food and/or beverages that meet the following requirements:

A. Applications shall specify: the types of merchandise, food or beverages to be offered; the specific type of cart to be used; the anticipated dates and times the use will be conducted; the methods to be used to store and dispose of wastes; and the methods and location of storage when the cart is not in use;

B. Carts shall be designed specifically for the intended use;

C. Location shall not create a hazard for pedestrians or vehicles or result in the damage of landscaping or other improvements;

D. Approval by the City shall specify operating hours;

E. Shall fully comply with all applicable laws and regulations of the City and the Stephenson County Health Department;

F. Approvals granted by the City are valid for only one calendar year and must be renewed annually; and

G. Approvals are subject to revocation by the City upon a determination that the use is

offensive and constitutes a nuisance to other owners or occupants of the Rawleigh Complex or surrounding properties.

(e) Other similar uses that, in the opinion of the City, would be compatible with the listed special uses and the quality, character, appearance and function of the Rawleigh Complex as a whole.

(Ord. 2013-01. Passed 1-7-13.)

1259.04 CONDITIONS OF USE.

(a) Odor, dust, smoke, noise, vibration, or any other condition which might be disturbing to occupants must not extend outside of the use's occupied space.

(b) Mixed-occupancy must meet building and life safety code.

(Ord. 2013-01. Passed 1-7-13.)

1259.05 YARD AREAS AND BUILDING SEPARATION.

No building or structure shall hereafter be erected or structurally altered unless the following yards are provided and maintained in connection with such building.

(a) Front Yard: zero feet;

(b) Side Yards: zero feet;

(c) Rear Yard: zero feet; and

(d) Building Separation. Buildings must either have no separation or a minimum separation of ten feet.

(Ord. 2013-01. Passed 1-7-13.)

1259.06 FLOOR AREA RATIO.

The floor area ratio shall not exceed 10.0 and 100 percent of the zoning lot may be covered by a building or buildings, including accessory buildings.

(Ord. 2013-01. Passed 1-7-13.)

1259.07 OFF-STREET PARKING.

There are no off-street parking requirements in the RR District.

(Ord. 2013-01. Passed 1-7-13.)

1259.08 SIGNS.

Sign regulations shall be the same as the B-3 Commercial and Wholesale Business District.

(Ord. 2013-01. Passed 1-7-13.)