ARTICLE VIII. SPECIAL DISTRICTS

PART I - GATEWAY REDEVELOPMENT SUB-AREA

8-101: PURPOSE

The regulations of the Gateway Redevelopment Sub-Area are intended to accommodate and promote redevelopment consistent with and in the vicinity of the Gateway Redevelopment, as adopted by the Corporate Authorities pursuant to Ordinance No. 2008-01-0147O. Reference Appendix B for Sub-Area map.

A. Special Character. To facilitate redevelopment activity consistent with the Gateway Redevelopment, promoting pedestrian scaled, mixed use redevelopment.

B. Compatibility. To insure compatibility of redevelopment with the existing characteristics of the Gateway Redevelopment.

C. Attractiveness. To protect and enhance the City's attractiveness to visitors and support and stimulate local business activity.

D. Strong Economy. To strengthen the economy of the City.

E. Promote Only Compatible Redevelopment. To promote the careful and considered redevelopment of areas within the vicinity of the Gateway Redevelopment.

8-102: PERMITTED USES

A. In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code..

Special Regulations Applicable to Outdoor Eating Areas.

1. City Council Approval. Outdoor eating areas shall not be permitted in the Gateway Redevelopment Sub-Area without approval of the City Council, by resolution duly adopted.

2. Alcoholic Beverage Service. Alcoholic beverages shall be served in outdoor eating areas only when such service is incidental and complementary to the sale and service to customers of complete meals that are served and eaten at tables, not at a bar or counter, in the outdoor eating area. "Meals," as used in this Subparagraph, shall mean a diversified selection of foods that are not susceptible to consumption in the absence of at least some articles of tableware and that cannot be conveniently consumed while standing or walking about. The service of pretzels, popcorn, candy, nuts, chips, and similar snack foods, without other food components, shall not be considered to be a "meal" under this Subparagraph.

3. Pedestrian Traffic. The location of all outdoor eating areas shall ensure the maintenance of adequate pedestrian circulation in and around the outdoor eating area.

4. Emergency Egress. Emergency egress gates shall be provided for all outdoor eating areas and shall be of a type and in locations approved in advance by the City Fire Chief.

5. General Health Standards. All outdoor eating areas and related service stations shall be maintained and kept in a clean, neat, and safe condition at all times and shall at all times comply with applicable City and Cook County Health Department requirements, standards, and regulations. All containers, including specifically, but without limitation, ice bins, beverage dispensers, and condiment jars, shall be covered or lidded when not in use. Perishable condiments shall not be stored at any time in the outdoor eating area, and when not in use shall be taken directly from the outdoor tables to the principal indoor eating place.

6. Restaurant Service. Restaurant service for any outdoor eating area shall be provided using the same china, tableware, and cloth napkins as are used in the principal indoor eating place unless the restaurant presents other food service items approved by the Community Development Director.

7. Trash and Laundry Handling. All trash containers shall be lidded at all times. Soiled linens, tablecloths, and napkins shall not be stored at any time in the outdoor eating area, but shall be taken immediately from the outdoor eating area to the principal indoor eating place.

8. Minimum Setback Required. The location of any outdoor seating area shall comply with all applicable setback requirements for accessory uses and structures.

9. Additional Regulations. In addition to the specific regulations set forth in this Subsection, outdoor eating areas shall be subject to such additional regulations as the City Council may deem necessary, including specifically, but without limitation, regulations regarding (i) the number and size of tables and seats, (ii) the duration and hours of operation, (iii) security for and removal of equipment, (iv) signage, (v) landscaping and pedestrian amenities, (vi) lighting, (vii) trash and refuse collection and location; and (viii) the materials, construction, cleaning, and maintenance of any awnings or other protective coverings. Additional regulations imposed pursuant to this Paragraph shall be specified in the resolution approving the outdoor eating area."

8-103: ACCESSORY USES

Accessory uses and structures are permitted in the GRD subject to the provisions of Section 9-101 of this Code.

8-104: TEMPORARY USES

Temporary uses are permitted in the GRD subject to the provisions of Section 9-103 of this Code.

8-105: PARKING REQUIREMENTS

A. Relief From Parking Requirements Governing New and Enlarged Uses. The off-street parking requirements set forth in Subsection 9-104 B of this Code shall apply in the Gateway Redevelopment Sub-Area, except as specifically modified in this Section:

1. Special Parking Areas. Each of the following areas shall be deemed "Special Parking Area":

(a) The Gateway Development located at the northwest corner bordered by 159th Street to the south, Cicero Avenue to the east, and the Rock Island railroad to the northwest.

(b) The south side of 159th Street bordered by Oak Avenue to the west and Cicero Avenue to the east extending southerly on Cicero Avenue until 160th Street.

(c) The north and south sides of 159th Street bordered by Laramie Avenue to the west and LeClaire Avenue to the east.

(D) The area bordered by Cicero Avenue to the east, Lamon Avenue to the west, 156th Street to the north and the Rock Island railroad to the south.

8-106: SIGN REGULATIONS

Sign regulations applicable in the GRD are set forth in Section 9-106 of this Code.

8-107: SPECIAL BULK, SPACE AND YARD REQUIREMENTS

The following special bulk, space, and yard requirements shall apply in the Gateway Redevelopment Sub-Area:

A. Building Height. The maximum permitted building height shall be 35 feet or 2 stories; provided, however, that, subject to the issuance of a special permit, the maximum permitted building height shall be 45 feet or 3 stories, whichever is less.

B. F.A.R.: Additional Special Permit Standard. The floor area ratio shall be increased from .50 to 1.0 and may, subject to the issuance of a special permit, be increased to an amount in excess of 1.0. In addition to those standards for special permits established in Subsection 11-602 E of this Code, no special permit to allow a structure with a floor area ratio greater than 1.0 shall be authorized unless the applicant shall establish that the proposed structure and uses thereof will have sufficient parking to support the proposed use.

C. Special Yard Standards. There shall be no minimum front yard requirement for any property in the Gateway Redevelopment Sub-Area.

8-108: VARIATIONS

Whenever an application for a variation concerning property located within the Gateway Redevelopment Sub-Area is filed pursuant to this Code or the Subdivision and Development Code (2010), the authority to hear and decide the application otherwise delegated to the Planning and Zoning Commission pursuant to Section 11-503 of this Code shall be reserved to the City Council. For such purposes, the City Council shall have all of the authority granted to, and shall be subject to all of the limitations imposed on, the Planning and Zoning Commission pursuant to Section 11-503 of this Code.

PART II - REDEVELOPMENT OVERLAY DISTRICT

8-201: PURPOSE

The Redevelopment Overlay District is intended to recognize that private investment undertaken to comply with the requirements of this Code may, in limited areas and circumstances existing in the City, be counterproductive to the City's long term land use goals and policies. Inappropriate investment in properties located in areas characterized by underdevelopment, obsolete development or development no longer in harmony with patterns emerging in the vicinity may simply delay the time when economic conditions would warrant total redevelopment of the area or may increase the ultimate cost of public programs designed to foster such redevelopment. It is the purpose of this overlay district to provide the City Council with discretion to temporarily modify, waive or vary standards of this Code when doing so will prevent such counterproductive private investment.

8-202: OVERLAY DISTRICT

The Redevelopment Overlay District appears on the Zoning Map as an "overlay district" imposed on top of other districts created by this Code and referred to in this Part as "Base Districts." Development of properties in the Redevelopment Overlay District must comply with all regulations of the base district in which they are located except to the extent that any such regulations are modified, waived or varied by a special permit granted in the overlay district. Where there is any conflict between the Redevelopment Overlay District and the base district, the provisions of the Redevelopment Overlay District shall control.

8-203: MAPPING RESTRICTIONS

The Redevelopment Overlay District shall not be mapped on the zoning district map except pursuant to application to amend said map filed by the City Council pursuant to Paragraph 11-601D(1) of this Code; provided, however, that notwithstanding the provisions of that Paragraph, no such application to map a Redevelopment Overlay District shall be filed unless accompanied by a written and graphic plan of redevelopment for the area proposed to be included in the Overlay District. Such a plan shall show the proposed final redevelopment as well as any intermediate stages or phases of redevelopment. Such a plan shall be attached to, incorporated into and approved as part of any ordinance granting approval of an application to map a Redevelopment Overlay District.

8-204: TIME LIMITATION

In addition to the plan of redevelopment requirements stated in Section 8-203 of this Part, the City Council, as a part of its application to amend the Zoning Map, also shall determine the period of time the proposed Redevelopment Overlay District shall be mapped, and shall establish a specific date upon which such mapping shall automatically expire. Such period of time shall be not less than three nor more than five years. Such period of time may be extended once by the City Council for an additional period of time not exceeding three years, but only pursuant to an application filed by the City Council pursuant to this Section and Section 8-203 of this Part and a showing in such application that such extension is necessary and appropriate in furtherance of the purposes stated in this Part.

8-205: NO VESTED RIGHT

Nothing in this Code nor in any ordinance granting zoning for, or a special permit pursuant to, a Redevelopment Overlay District shall be construed as creating any permanent right to obtain or retain such zoning or permit, and every expenditure in reliance upon such zoning or permit shall be made with full knowledge that the City reserves the unfettered right to grant, extend or repeal, or to refuse to grant, extend or repeal, any such zoning or permit at any time and that such zoning or permit is by its nature intended to be temporary and to create nothing more than a revocable permission to maintain a specified use, except to the extent provided in such an ordinance for zoning or a special permit. Every applicant for any permit pursuant to the provisions of this Part is charged with knowledge of this Section.

8-206: PERMITTED USES

The uses permitted in the base district shall be permitted in the Redevelopment Overlay District unless any one or more of those uses is prohibited as a condition of a special permit granted in the Overlay District.

8-207: ACCESSORY USES AND STRUCTURES

Accessory uses and structures permitted in the base district shall be permitted in the Redevelopment Overlay District unless any one or more of those uses is prohibited as a condition of a special permit granted in the Overlay District.

8-208: TEMPORARY USES

Temporary uses permitted in the base district shall be permitted in the Redevelopment Overlay District unless any one or more of those uses is prohibited as a condition of a special permit granted in the Overlay District.

8-209: SPECIAL PERMIT USES

A. Uses. Any use may be permitted in the Redevelopment Overlay District subject to the issuance of a special permit as provided in Section 11-602 of this Code; provided, however, that no such permit shall be recommended or granted except in accordance with the following standards and conditions:

1. Consistency with District Purposes and Plan. The relief granted by such permit shall be consistent with the purposes for which Redevelopment Overlay Districts may be established pursuant to Section 8-201 of this Part and with the Redevelopment Plan approved pursuant to Section 8-203 of this Part.

2. Limited Investment. The purpose of granting such permit shall be to allow a use that is intended to avoid the possibility of permanent investment in the subject property for uses, development or improvements found by the City Council to be inconsistent with the City's long term goals and policies for the area as shown in the Redevelopment Plan approved pursuant to Section 8-203 of this Part.

3. Temporary Nature. Any use, development or improvement authorized by such permit that does not comply with the final plan for redevelopment approved

pursuant to Section 8-203 of this Code shall be of a temporary nature or limited life in the sense that it could be discontinued or relocated at a cost that the applicant certifies to be negligible and not requiring any compensation in the event its termination or relocation becomes necessary in connection with a private or public program to redevelop the area.

4. Termination. Unless the special permit shall establish a specific date or event upon which the permit shall terminate or the use, development or improvement shall be brought into compliance with the regulations of the base district every special permit shall be conditioned upon the applicant's agreement to terminate the specially permitted use, development or improvement, and to surrender the special permit, upon not less than 12 months notice to do so given by the City Council.

5. Other standards, Considerations and Conditions. Every use, development or improvement authorized by such a permit shall satisfy and comply with all of the standards, considerations and conditions made applicable to special permit uses pursuant to Subsections 11-602E and 11-602F of this Code; provided, however that the prohibition against conditions intended to allow uses of a temporary nature shall not apply in the Redevelopment Overlay District.

B. Development Regulations. The Planning and Zoning Commission may recommend and the City Council may authorize the modification, waiver or variation of the parking and loading requirements; sign regulations; buffer and landscaping requirements; use limitations; and bulk, space and yard requirements applicable in the base district subject to the issuance of a special permit as provided in section 11-602 of this Code; provided, however, that no such modification, waiver or variation shall be so permitted except in accordance with the standards and conditions set forth in Subsection 8-209B of this Section.

8-210: PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those requirements is modified, waived or varied pursuant to Subsection 8-209 B of this Section.

8-211: SIGN REGULATIONS

The sign regulations applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those regulations is modified, waived or varied pursuant to Subsection 8-209 B of this Section.

8-212: BUFFERS AND LANDSCAPING

The buffering and landscaping requirements applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those requirements is modified, waived or varied pursuant to Subsection 8-209 B of this Section.

8-213: USE LIMITATIONS

The use limitations applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those limitations is modified, waived or varied pursuant to Subsection 8-209 B of this Section.

8-214: BULK, SPACE AND YARD REQUIREMENTS

The bulk, space and yard requirements applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those requirements is modified, waived or varied pursuant to Subsection 8-209 B of this Section.

PART III - OPEN SPACE DISTRICT

8-301: PURPOSE

The Open Space District is intended to recognize the existence of major open space and recreational areas in the City. The Open Space District is intended to apply to all public open space of notable quality and to major private open spaces such as golf courses and cemeteries. Any use of such spaces inconsistent with their existing, established character will require rezoning.

8-302: PERMITTED USES, CONDITIONAL USES, AND SPECIAL PERMIT USES

In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

8-303: ACCESSORY USES AND STRUCTURES

Accessory uses and structures, including outdoor storage, are permitted in the Open Space District subject to the provisions of Section 9-101 of this Code.

8-304: TEMPORARY USES

Temporary uses are permitted in the Open Space District subject to the provisions of Section 9-103 of this Code.

8-305: PARKING AND LOADING REQUIREMENTS

Off-street parking and loading requirements applicable in the Open Space District are set forth in Sections 9-104 and 9-105 of this Code.

8-306: SIGN REGULATIONS

Sign regulations applicable in the Open Space District are set forth in Sec. 9-106 of this Code.

8-307: BUFFERS AND LANDSCAPING

Requirements relating to buffering and landscaping of certain uses and structures, in the Open Space District are set forth in Section 9-107 of this Code.

8-308: BULK, SPACE AND YARD REQUIREMENTS

The building height, lot, yard and setback and floor area ratio requirements applicable in the Open Space District are set forth in the following table. Footnote references appear in Subsection 8-308 D at the end of the table.

(See Table on next page)

	OS
A. Maximum Height (whichever is less)(1)(7)	
1. Feet	45
2. Stories	3
B. Minimum Lot Area & Dimensions (2)	
1. Total Lot Area (square feet)	
a. Neighborhood Playgrounds	5,000
b. All Other Uses	40,000
2. Lot Width (feet)	
a. Neighborhood Playgrounds	NA
b. All Other Uses	200
C. Minimum Yard & Setbacks (3)(4)(5)(6)(8)(9)	
1. Front and Corner Side Yards and Setback	30
2. Other Yards and Setbacks	20
3. Setback from any Single Family Residential District	40

D. Exceptions and Explanatory Notes:

1. Increased Height in Areas Remote from Single Family Districts. Maximum height may be increased one additional foot, up to a maximum of 10 additional feet, for every five feet by which the setback of the portion of the building in question from the nearest Single Family Residential District exceeds the setback required by Subparagraph 8-308 C3 of this Section.

2. Nonconforming Lots. See Subsection 10-105 for lot requirements with respect to nonconforming lots of record.

3. Yard Requirements for Uses Without Structures. Park, playground, and other recreational uses conducted on lots less than 30,000 square feet in area no yards or setbacks shall be required.

4. Visibility Across Corners. Any other provisions of this Code to the contrary notwithstanding, in the Open Space District, on any corner lot, nothing shall be erected, placed, planted, maintained, or allowed to grow above a height of 2 1/2 feet from grade within the area of a sight triangle as defined in Section 12-206 of this Code.

5. Special Setbacks for Signs. Special setbacks are established for some signs by Subsections 9-106 J of this Code; those setbacks shall control over the yards and setbacks established in the Table.

6. Special Yard and Setback Requirements for Recreational Devices. Except for recreational devices on lots less than 30,000 square feet in area for which no yards or setbacks shall be required, the front and corner side yard requirements for recreational devices shall be 20 feet. Recreational devices shall be setback a distance of 20 feet from all property lines.

7. Special Height Standards for Lights Accessory to Public Recreational Facilities. Light poles and fixtures accessory to public recreational facilities shall be allowed to exceed the OS District height limits as follows:

(a) Light poles and fixtures, up to a maximum height of 60 feet, shall be a permitted accessory structure.

(b) The provisions of Paragraph 8-309 D1 shall not be applicable in determining the maximum height of a light pole and fixture.

(c) Light poles and fixtures in excess of 60 feet may be approved by a special permit issued pursuant to Section 11-602 of this Code.

(d) All such light poles and fixtures shall otherwise comply with the applicable illumination standards of this Code.

(e) Light poles and fixtures shall satisfy the setback requirements for the OS District established in Section 8-308.

(f) Light poles and fixtures shall be equipped with features to reduce glare and light spill on adjoining properties, performing at standards greater than or equivalent to the MUSCO Level 8 lighting system.

8. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard:

(a) Accessory uses, subject to the limitations of Section 9-101.

(b) Statuary, arbors, trellises and ornamental light standards having a height of ten feet or less.

(c) Awnings, canopies, eaves and gutters projecting not more than three feet from an exterior wall.

(d) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 22-1/2 degrees with the wall in question.

(e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices and the like projecting not more than two feet from an exterior wall.

(f) Outside stairways projecting from an exterior wall not more than three feet and having a height of four feet or less.

(g) Flagpoles.

(h) Non-mechanical laundry drying equipment, except in front yards.

(i) Off-street parking and loading of vehicles, but only as expressly authorized and regulated in Sections 9-104 and 9-105 of this Code.

(j) Terraces.

(k) Recreational devices, except in front yards.

(l) Fences, walls, and hedges, subject to the limitations of Section 9-107 of this Code.

9. Platted Building and Setback Lines. See Subsection 12-101 F of this Code.

10. No Application to Existing Structures. This standard applies only to structures erected after the effective date of this Code; provided, however, that no structure existing on such effective date shall be expanded in violation of this standard.

PART IV - INSTITUTIONAL BUILDINGS DISTRICT

8-401: PURPOSE

The Institutional Buildings District is established to accommodate existing and future public buildings and buildings having purposes and impacts similar to public buildings. By creation of this special district, it is the intent of this Code to avoid the problems inherent in treating such buildings as permitted or special permit uses in zoning districts characterized by uses and structures bearing no similarity to public and institutional uses and buildings.

8-402: PERMITTED USES, CONDITIONAL USES, AND SPECIAL PERMIT USES

In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

8-403: ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in the Institutional Buildings District subject to the provisions of Section 9-101 of this Code.

8-404: TEMPORARY USES

Temporary uses are permitted in the Institutional Buildings District subject to the provisions of Section 9-103 of this Code.

8-405: PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in the Institutional Buildings District are set forth in Sections 9-104 and 9-105 of this Code.

8-406: SIGN REGULATIONS

Sign regulations applicable in the Institutional Buildings District are set forth in Section 9-106 of this Code.

8-407: 8-408 BUFFERS AND LANDSCAPING

Requirements relating to buffering and landscaping of certain uses and structures in the Institutional Buildings District are set forth in Section 9-107 of this Code.

8-408: BULK, SPACE AND YARD REQUIREMENTS

The building height, lot, yard and setback and floor area ratio requirements applicable in the Institutional Buildings District are set forth in the following Table. Footnote references appear in Subsection 8-408 D at the end of the Table.

(See Table on next page)

	IB
A. Maximum Height (whichever is less)(1)(2)(3)	
1. Feet	45
2. Stories	3
B. Minimum Lot Area & Dimensions (1)(4)(5)(11)	
1. Total Lot Area (square feet)	
a. Libraries and Information Centers	85,000
b. Museums and Art Galleries	85,000
c. Other Public Buildings and Yards	85,000
d. Nursing and Personal Care Facilities	100,000
e. Membership Organizations	100,000
f. Elementary Schools	175,000
g. Hospitals	200,000
h. Secondary Schools	350,000
i. Colleges and Universities	500,000
j. Fire Protection Uses	75,000
k. All Others	85,000
2. Lot Width (feet)	
a. All Uses	300
C. Minimum Yard and Setback Requirements (feet) (1)(6)(7)(8)(9)(11)	
1. Front and Corner Side Yards and Setback	35
2. Other Yards and Setbacks	20
3. Setback from any Single Family Residential District	40

D. Exceptions and Explanatory Notes:

1. Exception for Residential Structures. When any residential structure is located in an Institutional Buildings District, it shall be subject to the bulk, space and yard regulations of the Residential District to which it is nearest adjacent.

2. Height Exceptions. Church spires and minarets may extend to a height of 70 feet. Publicly owned antennae and antennae support structures may extend to such height as the City Administrator may approve as necessary to carry out the public function in question. Light poles and fixtures in excess of the applicable maximum height requirement may be approved by a special permit issued pursuant to Section 11-602 of this Code.

3. Increased Height in Areas Remote from Single Family Districts. Maximum height may be increased one additional foot, up to a maximum of ten additional feet, for every five feet by which the setback of the portion of the building in question from the nearest Single Family Residential District exceeds the setback required by Subparagraph 8-408 C3 of this Section.

4. No Application to Existing Structures. These standard parts apply only to structures erected after the effective date of this Code. A structure erected prior to the effective date of this Code shall not be considered to be a non-conformity by

reason of its failure to comply with these standards, but shall be allowed to continue on its existing zoning lot or any expansion thereof zoned or rezoned for Institutional Buildings use. Provided, however, that no such structure, other than houses of worship of religious organizations, shall be expanded in violation of the minimum setback standards.

5. Nonconforming Lots. See Subsection 10-105 for lot requirements with respect to nonconforming lots of record.

6. Yard Requirements for Uses Without Structures. On any lot occupied by a use without structures, the minimum front, side and rear yard requirements that would otherwise be required for such lot shall be provided and maintained.

7. Visibility Across Corners. Any other provisions of this Code to the contrary notwithstanding, in the Institutional Buildings District, on any corner lot, nothing shall be erected, placed, planted, maintained or allowed to grow above a height of 2 1/2 feet from grade within the area of a sight triangle as defined in Section 12-206 of this Code.

8. Special Setbacks for Signs. Special setbacks are established for some signs by Subsections 9-106 J of this Code; those setbacks shall control over the yards and setbacks established in the Table.

9. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard:

(a) Accessory uses, subject to the limitations of Section 9-101.

(b) Statuary, arbors, trellises and ornamental light standards having a height of ten feet or less.

(c) Awnings, canopies, eaves and gutters projecting not more than three feet from an exterior wall.

(d) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 22-1/2 degrees with the wall in question.

(e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices and the like projecting not more than two feet from an exterior wall.

(f) Outside stairways projecting from an exterior wall not more than three feet and having a height of four feet or less.

(g) Flagpoles.

(h) Nonmechanical laundry drying equipment, except in front yards.

(i) Off-street parking and loading of vehicles, but only as expressly authorized and regulated in Sections 9-104 and 9-105 of this Code.

(j) Terraces.

(k) Recreational devices, except in front yards.

(l) Fences, walls, and hedges, subject to the limitations of Section 9-107 of this Code.

10. Platted Building and Setback Lines. See Subsection 12-101 F of this Code.

11. Lot Dimensions and Yards for Electrical Substations

(a) Authority to Waive. The Plan Commission may recommend and the City Council may authorize the waiver of the lot dimension and yard requirements of the underlying district when approving special permits for electrical substations.

(b) Standards for Waiver. No such waiver shall be recommended or authorized except on the basis of need and impact on surrounding properties.