

ARTICLE III: USES

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§ III-1 General Provisions

- A. Purpose. The purpose of this Article is to establish the uses of land allowed by this Ordinance.
- B. General Standards. The following standards apply generally to the uses allowed by this Ordinance.
 - 1. Federal, State, and Local Requirements. All uses shall comply with relevant federal, state, and local requirements including licensing, health, and safety standards.
 - 2. Number of Principal Uses. A lot may contain more than one principal use.
 - 3. Principal, Accessory, and Temporary Uses. Each use may function as a principal, accessory, or temporary use on a lot, unless otherwise specified.
 - 4. Uses within Enclosed Buildings or Structures. Each use shall be located within an enclosed building or structure, unless otherwise specified in this Ordinance. All buildings and structures shall comply with the applicable requirements of this Article and Article IV (Zoning District Regulations).
 - 5. Exempt Public Uses. The following public uses are allowed to be erected, constructed, altered, or maintained in any zoning district:
 - a. Traffic signals, fire hydrants, and other similar public safety devices.
 - b. Utility poles, wires, mains, drains, pipes, conduits, and cables necessary for public services.
- C. Interpretation. Some of the uses included in this Article are defined as broad, generic categories that contain a group of similar uses. See § XII (Definitions) for definitions of the uses included in this Article.
 - 1. Unlisted Similar Use. If a use is not listed in this Article, but is similar in nature and impact to a permitted or special use allowed within a zoning district, the Zoning Administrator may interpret the unlisted use as an allowed use.
 - a. The unlisted use shall be subject to any use standards that apply to the similar allowed use.
 - b. The Zoning Administrator may interpret the unlisted use as requiring the approval of a special use permit if the similar allowed use requires the approval of a special use permit.
 - 2. Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted or special use, the use is not allowed and may only be approved through an amendment of this Ordinance (refer to § VIII-3.E (Zoning Text and Map Amendment)).

§ III-2 Use Table

- A. Use Table. Table III-2-A. Use Table establishes the uses allowed in each zoning district. Each use is given one of the following designations for each zoning district.
 - 1. Permitted Use (“P”). A “P” indicates that a use is allowed by right within the designated district provided that it meets all applicable use standards set forth in § III-3 (Use Standards).

2. Special Use (“S”). An “S” indicates that the use requires the approval of a special use permit (refer to § VIII-3.C (Special Use Permit)) in order to be allowed within the designated district, provided that it meets all applicable use standards set forth in § III-3 (Use Standards).
3. No Designation. The absence of a letter (a blank space) or the absence of the use from the table indicates that the use is not allowed within the designated district.

B. Use Standards. Uses that are designated as “Permitted Uses” or “Special Uses” may have use standards that must be met, as established in § III-3 (Use Standards).

Table III-2-A. Use Table

Uses	Districts								Use Standards
	C-1	C-2	C-3	M	R-1	R-2	R-3	R-4	
Residential									
Community Residence					P	P	P	P	See § III-3.F
Dwelling Above the Ground Floor	P	P	P						None
Live/Work Dwelling	S	S						P	See § III-3.M
Multi-Family Dwelling		S					P	P	None
Residential Care Facility		P	P					S	None
Rowhouse Dwelling							P	P	None
Single-Family Dwelling					P	P		P	None
Two-Family Dwelling							P	P	None
Civic and Institutional	C-1	C-2	C-3	M	R-1	R-2	R-3	R-4	
Community Garden	P	P	P	P	P	P	P	P	See § III-3.E
Cultural Facility	S	S	S		S	S	S	S	None
Government Facility	P	P	P	P	P	P	P	P	See § III-3.K
Hospital			S						None
Park	P	P	P	P	P	P	P	P	None
Place of Worship	P	P	P	P	P	P	P	P	None
Preschool or Elementary School					S	S	S	S	See § III-3.X
Secondary School					S	S	S	S	See § III-3.X
Commercial	C-1	C-2	C-3	M	R-1	R-2	R-3	R-4	
Adult Use				S					See § III-3.A
Adult Use Cannabis Dispensing Organization		S	S	S					See § III-3.CC
Animal Boarding			S	P					See § III-3.B
Animal Hospital		S	S	P					See § III-3.B
Banquet Hall		P	P						None
Bar/Tavern		P	P						None
Brewery/Distillery		S	P	P					See § III-3.C
Car Wash			P						See § III-3.D
Currency Exchange or Payday Loan Establishment		S	P						See § III-3.G
Day Care Center	P	P	P	P	S		S		None
Day Care Home					P	P	P	P	See § III-3.H
Drive-Through Facility			P						See § III-3.I
Financial Institution	P	P	P	P					None
Funeral Home		S	P						None
Gas Station		S	P						See § III-3.J
Hotel/Motel		P	P						None
Indoor Entertainment or Recreation	S	P	P						See § III-3.L
Medical Marijuana Dispensary		S	S	S					See § III-3.N
Motor Vehicle Rental		S	P	P					See § III-3.O
Motor Vehicle Repair and/or Service	S	S	P	P					See § III-3.P
Motor Vehicle Sales		S	P	P					See § III-3.Q
Nursery		P	P	P					None
Outdoor Dining	P	P	P						See § III-3.T

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Outdoor Entertainment or Recreation		S	S	S					See § III-3.U
Pawn Shop		S	P						See § III-3.V
Personal Services Establishment	P	P	P						None
Professional Office	P	P	P	P					None
Research/Development Facility			P	P					None
Restaurant	P	P	P						None
Retail Goods Establishment	P	P	P						None
Self-Service Storage			S	P					None
Tattoo Parlor		S	S						None
Urban Agriculture	S	S	S	P	S	S	S	S	See § III-3.Z
Manufacturing	C-1	C-2	C-3	M	R-1	R-2	R-3	R-4	
Adult-Use Cannabis Craft Grower		S	S	S					See § III-3.CC.
Adult-Use Cannabis Cultivation Center				S					See § III-3.CC.
Adult-Use Cannabis Infuser Organization or Infuser		S	S	S					See § III-3.CC.
Adult-Use Cannabis Processing Organization or Processor				S					See § III-3.CC.
Adult-Use Transporting Organization or Transporter				S					See § III-3.CC.
Heavy Manufacturing				S					None
Light Manufacturing				P					None
Warehousing, Storage, or Distribution Facility			S	P					None
Wholesale Establishment			P	P					None
Other Uses	C-1	C-2	C-3	M	R-1	R-2	R-3	R-4	
Club, Lodge, or Hall		S	P	P					None
Off-Street Parking Garage		S	S	S					See § III-3.R
Off-Street Parking Lot		S	S	S					See § III-3.S
Planned Unit Development	S	S	S	S	S	S	S	S	See § III-3.W
Solar Farm	S	S	S	P	S	S	S	S	See § III-3.Y
Utility	S	S	S	S	S	S	S	S	See § III-3.AA
Wireless Telecommunication Facility or Tower		S	S	S					See § III-3.BB
Table Key									
P: Allowed by right and shall meet the requirements of § III-3 (Use Standards) when applicable.									
S: Allowed with special use permit and shall meet the requirements of § III-3 (Use Standards) when applicable.									

(Table III-2-A. Use Table, revised 12-9-19, Ord#2132)

§ III-3 Use Standards

The following standards apply to uses as designated in the “Use Standards” column of Table III-2-A. Use Table.

A. Adult Use.

1. Minimum Spacing. An adult use shall not be located within 500 feet of any residential district, school, place of worship, or another adult use.
2. Site Design. An adult use shall be designed, located, and operated so that the public health, safety, comfort, convenience, and general welfare will be protected.
3. Property Value. An adult use shall not cause substantial injury to the value of other property in the neighborhood in which it is located.
4. Public Expense. An adult use shall not cause additional public expense for fire or police protection.
5. Off-Site Observation. An adult use shall not be conducted in a manner that permits the observation of material relating to specified sexual activities or specified anatomical areas from any right-of-way or adjacent property.

B. Animal Boarding or Animal Hospital.

1. Location. An animal boarding facility or animal hospital shall not be allowed directly adjacent to any residential use.
2. Outdoor Boarding. Two outdoor dog runs per establishment are allowed. All outdoor animal boarding facilities shall be located in the interior side and/or rear yard and shall be enclosed with an opaque fence that is a minimum height of six feet.
3. Noise. Noise shall be managed so as not to create a public nuisance for surrounding properties in compliance with § III-6.A (Noise) and all other local noise regulations.

C. Brewery/Distillery.

1. Size. The brewery and/or distillery shall be no greater than 20,000 square feet in area.
2. Beverage Sales. No more than 25 percent of the gross floor area may be dedicated to the retail sale of alcoholic and/or non-alcoholic beverages for either on-site or off-site consumption. The brewery and/or distillery shall not produce alcoholic and/or non-alcoholic beverages on site in quantities that exceed 930,000 gallons per year.

D. Car Wash.

1. Stacking Spaces. Stacking spaces associated with a car wash must comply with the requirements of § V-8 (Vehicular Stacking Requirements).
2. Screening. The street frontage adjacent to any outdoor car wash area shall be screened in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard).
3. Drainage. Drainage from a car wash shall not drain onto adjacent properties, into the right-of-way, or into stormwater catchments.

E. Community Garden.

1. Site Design. The community garden shall be designed and maintained to minimize the amount of water and/or fertilizer that drains or runs off onto adjacent property.
2. Sales. There shall be no retail sales of any products on-site.

F. Community Residence.

1. Location. A community residence may not be located within 600 feet of another community residence, and more than one community residence shall not be located on a block.
2. Residential Character. The location and operation of the facility shall not alter the residential character of the neighborhood, and the facility shall incorporate a residential design that is compatible with the surrounding neighborhood.
3. Number of Residents. In the R-1 and R-2 Districts, a maximum of eight residents per facility are allowed, including live-in staff. In the R-3 and R-4 District, more than eight residents per facility are allowed, including live-in staff.

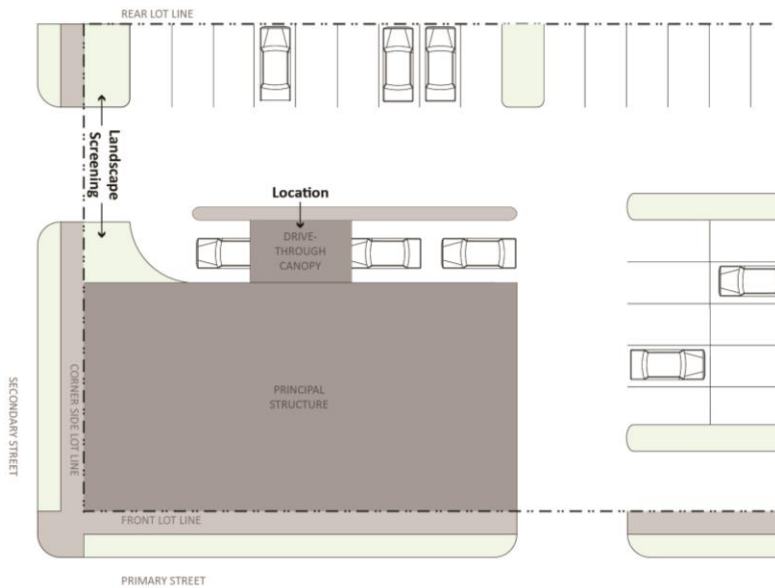
G. Currency Exchange or Payday Loan Establishment. Minimum Spacing. A currency exchange or payday loan establishment may not be located within 1,000 feet of another currency exchange or payday loan establishment.

H. Day Care Home.

1. Residential Character. The location and operation of the facility shall not alter the residential character of the neighborhood, and the facility shall incorporate a residential design that is compatible with the surrounding neighborhood.
2. Residency of Operator. The day care home shall be the primary residence of the occupant.
3. Employees. Additional non-resident employees are allowed to work in a day care home.

4. Space Limitation. No more than 50 percent of the total square footage of the dwelling unit may be used for day care uses.
 5. Minimize Adverse Impacts. The design of the facility shall minimize traffic congestion, pedestrian hazards, noise, and other adverse impacts on surrounding properties.
- I. Drive-Through Facility. Refer to Figure III-3-A. Drive-Through Facility.
1. Location. The drive-through facility shall be located on the interior side or rear façade of the principal structure.
 2. Screening. The drive-through facility shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard). Screening shall be designed in such a way as to avoid interference with visibility or access.
 3. Design Standards. Drive-through facilities shall be constructed in accordance with the requirements of § V-1.C.4 (Materials).
 4. Stacking Spaces. Drive-through facilities shall provide stacking spaces in accordance with the requirements of § V-8 (Vehicular Stacking Requirements).

Figure III-3-A. Drive-Through Facility



- J. Gas Station.
1. Location. A gas station shall only be located on a corner lot.
 2. Minimum Street Frontage Requirement. Gas stations shall be exempt from the minimum street frontage requirements established in Article IV (Zoning District Regulations).
 3. Light Pollution. Lighting shall be designed with luminaires recessed under the canopy to minimize light pollution. The illuminance of the canopy shall not exceed 10 foot-candles as measured at any location on the lot.
 4. Screening. Street frontage not occupied by building or driveways shall be improved with landscape screening in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard).
- K. Government Facility. Fire stations and public works facilities are exempt from the maximum driveway widths established in § V-9 (Driveways).

L. Indoor Entertainment or Recreation.

1. Minimize Adverse Impacts. The location of entrances and exits, service areas, and parking and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
2. Noise. Any noise associated with the facility shall be managed so as not to create a public nuisance for surrounding properties and shall comply with § III-6.A (Noise) and all other local noise regulations.

M. Live/Work Dwelling.

1. Uses. Examples of occupations allowed in live/work dwellings include artist, consultant, counselor, craftsperson, designer, sale of commodities, tutor, writer, and instructor of music, craft, or fine art.
2. Residency of Operator. The live/work dwelling shall be the primary residence of the property owner. A portion of a live/work dwelling may be leased separately to another occupant as a work space.
3. Employees. Two additional non-resident employees are allowed to work in a live/work dwelling.
4. Space Limitation. No more than 50 percent of the total square footage of the dwelling may be used for residential uses. All activities associated with the live/work dwellings shall occur entirely within the dwelling unit.
5. Front Yard. The front yard of a live/work dwelling may be used for product display during business hours.

N. Medical Marijuana Dispensary.

1. Compliance with State Regulations. Medical marijuana dispensaries must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements and minimum spacing of 1,000 feet from preschools, elementary schools, secondary schools, day care centers, and day care homes.
2. Minimum Spacing. A medical marijuana dispensary shall not be located within 500 feet of another medical marijuana dispensary.
3. Security. The site design shall incorporate adequate security measures, such as exterior lighting, surveillance cameras, and/or fencing.

O. Motor Vehicle Rental. In the C-2 District, the outdoor storage of vehicles is prohibited.

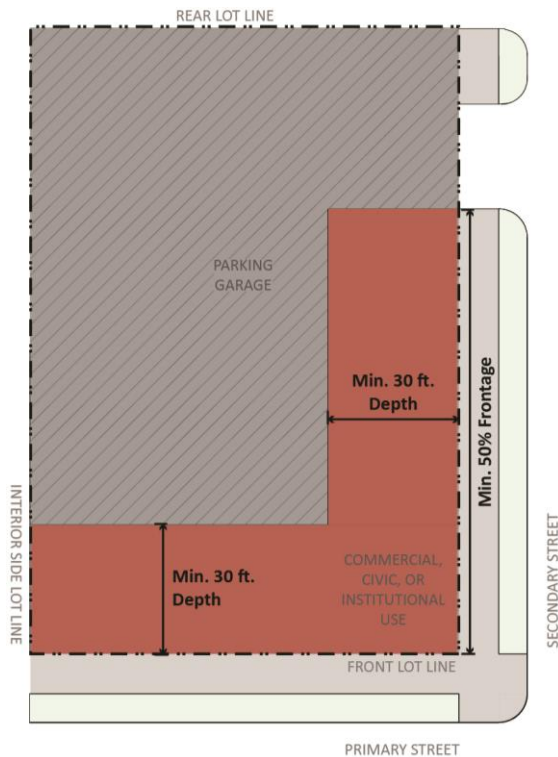
P. Motor Vehicle Repair and/or Service.

1. Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met:
 - a. Location. Outdoor storage of vehicles is prohibited in the front yard.
 - b. Screening. To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard).
 - c. Storage Duration. Motor vehicle repair and/or service facilities may not store the same vehicles outdoors for more than 20 days.
 - d. Striped Parking Spaces. Vehicles must be stored in striped parking spaces in accordance with § V-6.C (Striping).
2. Service Bays. In the C-2 District, vehicular service bays shall not be located on the front façade of the building.
3. Outdoor Activities. All repairs must occur inside an enclosed building.

Q. Motor Vehicle Sales.

1. Screening. The street frontage adjacent to any outdoor sales and display area shall be improved with landscape screening in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard).
 2. Light Pollution. The illuminance of any outdoor sales and display area shall not exceed 10 foot-candles as measured at any location on the lot.
- R. Off-Street Parking Garage. In the C-2 District, a use listed in Table III-2-A. Use Table as an allowed commercial, civic, or institutional use must occupy the first 30 feet of building depth on the ground floor along a minimum of 50 percent of the street-facing façade (refer to Figure III-3-B. Off-Street Parking Garage).

Figure III-3-B. Off-Street Parking Garage



- S. Off-Street Parking Lot.
1. Location. The off-street parking lot shall not be located on a corner lot.
 2. Screening. The requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard) shall apply to all off-street parking lots.
- T. Outdoor Dining.
1. Location. Outdoor dining shall be located on private property unless otherwise allowed by the Village. Outdoor dining shall not be located in any yard that is adjacent to a residential use or district unless the outdoor dining is separated from the residential use by an alley.
 2. Sidewalk Clearance. A minimum of four feet of sidewalk clearance must remain available for pedestrians.
 3. Parking Lot Clearance. Outdoor dining shall not interfere with the drive aisles and parking spaces of a parking lot.

U. Outdoor Entertainment or Recreation.

1. Minimize Adverse Impacts. The location of entrances and exits, service areas, and parking and loading docks shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.
2. Noise. Any noise associated with the facility shall be managed so as not to create a public nuisance for surrounding properties and shall comply with § III-6.A (Noise) and all other local noise regulations.

V. Pawn Shop. Minimum Spacing. A pawn shop may not be located within 1,000 feet of another pawn shop.

W. Planned Unit Development. Refer to the requirements of § VIII-4 (Planned Unit Developments).

X. Preschool, Elementary, or Secondary School. Minimize Adverse Impacts. The location of entrances, exits, service areas, parking areas, and loading areas shall minimize traffic congestion, pedestrian hazards, and adverse impacts on surrounding properties.

Y. Solar Farm.

1. Impervious Coverage. Fixed solar panels shall be considered impervious surface as part of the calculation of the impervious coverage limitations.
2. Setbacks. Solar farms are allowed a minimum setback of five feet for all yards.
3. Screening. If solar farms are enclosed by a fence, the fence shall be a minimum height of eight feet located along the lot lines of the facility. Solar farms may be developed without a fence as well.
 - a. Materials and Construction. The materials and construction of the fence shall be in accordance with § III-4.C.6.c (Materials and Construction).
 - b. Landscape Elements. Fences located adjacent to the front or corner side lot line shall be landscaped in accordance with the standards of § VI-5.C.2.c (Landscape Elements).
4. Grid Interconnection. The applicant must provide evidence that the appropriate electric utility has been informed of the applicant's intent to install a solar farm with a grid interconnection.
5. On-Site Power Lines. On-site power lines shall be installed underground to the greatest extent practical.

Z. Urban Agriculture.

1. Site Design. Urban agriculture facilities shall be designed and maintained to minimize the amount of water and fertilizer that drains or runs off onto adjacent property.
2. Keeping of Animals. The keeping of animals, other than fish used for indoor aquaculture and aquaponics, is prohibited from urban agriculture uses.
3. Material Storage. All material, equipment, and tools used within the facility must be stored in an enclosed structure when not in use.
4. Sales. Retail sales of goods produced on site is allowed.

AA. Utility. Screening. The street frontage adjacent to the utility shall be treated with landscape screening in accordance with the requirements of § VI-5.C (Parking Lot Perimeter Landscape Yard).

BB. Wireless Telecommunication Facility and/or Tower.

1. General Requirements. All wireless telecommunication facilities and towers shall be subject to the following.
 - a. Lighting. A wireless telecommunication facility or tower shall not include lights unless required by the Federal Communications Commission, the Federal Aviation Administration, or the Village.

- b. Signs. A wireless telecommunication facility or tower shall not display signs except that such facilities or towers may include information required for government regulation, such as Federal Communications Commission registration information.
 - c. Screening. A wireless telecommunication facility or tower shall include landscape screening in accordance with the requirements of § VI-6.C (Buffer Yard Requirements), except that a required fence shall be a minimum of eight feet and maximum of 10 feet in height.
2. Wireless Telecommunication Facility.
- a. Height. The maximum height of a wireless telecommunication facility shall be 12 feet.
 - b. Use. A wireless telecommunication facility may house equipment and supplies for operation of a wireless telecommunication tower. Such facility shall be unstaffed and shall not be used for equipment that is not used as part of the operation of the facility.
3. Wireless Telecommunication Tower.
- a. Height. The maximum height of a wireless telecommunication tower shall not exceed the minimum height required to function satisfactorily, but in no circumstances shall it be greater than 100 feet.
 - b. Design. A wireless telecommunication tower shall be designed to accommodate at least three telecommunication providers and their accompanying wireless telecommunication facilities. A wireless telecommunication tower shall have a galvanized gray or silver finish unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration, or the Village.
- CC. Adult Use Cannabis Business Establishment
- 1. Purpose and Applicability. The purpose and intent of this subsection is to regulate business establishments that cultivate, process, dispense, and transport adult-use cannabis in order to promote the public health, safety, comfort, and welfare of the citizens of the Village. Such establishments shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.
 - 2. Special Use Required. No adult-use cannabis business establishment shall operate without first obtaining a special use permit in accordance with the provisions of § VIII-3.C. In addition to the standards in § VIII-3.C., the following components of the adult-use cannabis establishment shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:
 - a. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - b. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan, interior and exterior lighting plan, and building code compliance.
 - c. Hours of operation and anticipated number of customers/employees.
 - d. Anticipated parking demand and available private parking supply.
 - e. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - f. Site design, including access points, internal site circulation, and landscaping plan.
 - g. Proposed signage plan, which must comply with the applicable Village and State code requirements.
 - h. Odor control plan which adequately provides for the ongoing safe operation of the establishment and minimizes any adverse impacts to abutting properties from odor-emitting activities to be conducted on site.

3. Location. No adult-use cannabis business establishment may be located within 500 feet of the property line of a pre-existing public or private preschool or elementary school, a public or private secondary school, a day care center, or a day care home (“protected uses”). In multi-tenant buildings, the property line is defined as the building walls of the protected use, including any outdoor area set aside for the protected use.
 4. Additional Sales. No adult-use cannabis business establishment may conduct any sales or distribution of cannabis or cannabis-infused products other than as authorized by the Act.
 5. On-Site Consumption. Under no circumstances shall on-site consumption of cannabis or cannabis-infused products be permitted at any adult-use cannabis business establishment or any other public space or registered business.
 6. Co-Location of Adult-Use Cannabis Business Establishments.
 - a. No adult-use cannabis business establishment may co-locate with a non-cannabis business.
 - b. Any adult-use cannabis dispensing establishment may co-locate with an adult-use cannabis craft grower or an adult-use infuser as indicated in Table III-2-A (Use Table), provided the appropriate licenses are issued consistent with Chapter 6 of the Municipal Code, and all requirements of the Act are met.
 - c. Adult-use cannabis craft growers and/or adult-use infusers that apply to locate in the C-2 or C-3 zoning districts must co-locate with an adult-use cannabis dispensing establishment.
 - d. Adult-use cannabis infusers and craft growers located in the C-2 and C-3 zoning districts are limited to no more than 14,000 square feet.
 7. Security. Petitioner shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the Special Use Permit, to ensure the safety of employees and customers of the adult-use cannabis business establishment, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act.
 8. Parking Requirements. For purposes of determining required parking, adult-use cannabis business establishments shall be classified in the following manner based on Table V-2-A. Off-Street Parking Requirements.
 - a. Adult-Use Cannabis Craft Grower shall be classified as Heavy or Light Manufacturing.
 - b. Adult-Use Cannabis Cultivation Center shall be classified as Heavy or Light Manufacturing.
 - c. Adult-Use Cannabis Dispensing Organization shall be classified as a Retail Goods Establishment.
 - d. Adult-Use Cannabis Infuser Organization or Infuser shall be classified as Heavy or Light Manufacturing.
 - e. Adult-Use Cannabis Processing Organization or Processor shall be classified as Heavy or Light Manufacturing.
 - f. Adult-Use Cannabis Transporting Organization or Transporter shall be classified as Heavy or Light Manufacturing.
 9. Affirmation of Compliance. Petitioner shall file an affidavit with the Village affirming compliance with § III-3.CC, any additional conditions established by an approved Special Use Permit, any conditions established by an approved cannabis license pursuant to Chapter 6 of the Municipal Code, and all other requirements of the Act.
- (§ III-3.CC. Adult Use Cannabis Business Establishment, revised 12-9-19, Ord#2132)

§ III-4 Accessory Structures and Uses

Accessory structures and uses shall be subject to the requirements of this Section.

- A. General Provisions for Accessory Structures. Accessory structures shall be subject to the following standards, unless otherwise established by this Ordinance.