

CHAPTER 5

RESIDENCE DISTRICTS

ARTICLE A. E-2 MEDIUM DENSITY ESTATE DISTRICT

SECTION:

10-5A-1: Intent

10-5A-2: Permitted Uses

10-5A-3: Conditional Uses

10-5A-4: Required Conditions

10-5A-5: Site And Structure Requirements

10-5A-6: Additional District Regulations

10-5A-1: INTENT:

The E-2 Estate District is intended to provide an environment suitable for single-family residence and compatible uses at a low rate of urban population density. (Ord. 93-695, 6-15-1993)

10-5A-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

Any use permitted in the R-1-A District. (Ord. 93-695, 6-15-1993)

10-5A-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in section 10-12-4 and chapter 11 of this title, as appropriate:

Any conditional use in the R-1-A District. (Ord. 93-695, 6-15-1993)

10-5A-4: REQUIRED CONDITIONS:

There are no conditions required in the E-2 District. (Ord. 93-695, 6-15-1993)

10-5A-5: SITE AND STRUCTURE REQUIREMENTS:

A. Lot Area: The minimum area in the E-2 District shall be as follows:

1. Single-family detached dwellings; nursery schools, preschools and daycare centers - 40,000 square feet.
2. Elementary schools, junior high schools, senior high schools - 7 acres.
3. Cemeteries; religious institutions; civic buildings; convalescent and nursing homes - 2 acres.
4. Golf courses; parks, playgrounds and forest preserves; public and private utility facilities - none.
5. Airports; hospitals and sanitariums; swim and/or tennis clubs; planned unit developments - 5 acres.

B. Lot Width: The minimum lot width, at the front yard line, in the E-2 District shall be as follows:

1. Single-family detached dwellings; nursery schools, preschools, and daycare centers - 125 feet.
2. All other permitted and conditional uses - none.

C. Yards: The minimum yards required in the E-2 District shall be as follows:

1. Single-family detached dwellings:

Front yard - 35 feet.

Interior side yard - 20 feet.

Corner side yard - 35 feet.

Rear yard - 50 feet.

2. All other permitted and conditional uses:

Front yard - 35 feet.

Interior side yard - 20 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Corner side yard - 35 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Rear yard - 50 feet.

D. Height Limitations; Bulk Regulations: No principal structure shall exceed $2\frac{1}{2}$ stories or 35 feet. No accessory structure shall exceed 1 story or 15 feet.

E. Dwelling Standards: Each single-family detached dwelling and any other structure occupied in whole or in part for residential purposes shall contain a minimum of 1,800 square feet of livable floor area, exclusive of basement or garage space.

F. Lot Coverage: Not more than 50 percent of the lot area may be occupied by principal and accessory buildings and impermeable surfaces combined. Lot coverage may be increased to a maximum of 55 percent in cases where a permitted accessory structure or use is constructed with a permeable material to permit water percolation and adequate drainage. (Ord. 93-695, 6-15-1993)

10-5A-6: ADDITIONAL DISTRICT REGULATIONS:

- A. Water discharge: Title 12 of this Code.
- B. Signs: In accordance with chapter 10 of this title.
- C. Landscaping: Chapter 14 of this title.
- D. Home occupations: Section 10-3-9 of this title.
- E. Off street parking and loading: In accordance with chapter 8 of this title. (Ord. 93-695, 6-15-1993)

ARTICLE B. E-1 ESTATE TRANSITION DISTRICT

SECTION:

10-5B-1: Intent

10-5B-2: Permitted Uses

10-5B-3: Conditional Uses

10-5B-4: Site And Structure Requirements

10-5B-5: Additional District Regulations

10-5B-1: INTENT:

The E-1 District is intended to provide an environment suitable for single-family residence and compatible uses at a low transition rate of urban population density. (Ord. 93-695, 6-15-1993)

10-5B-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

Any uses permitted in the R-1-A District. (Ord. 93-695, 6-15-1993)

10-5B-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in section 10-12-4 and chapter 11 of this title, as appropriate:

Any conditional use of the R-1-A District. (Ord. 93-695, 6-15-1993)

10-5B-4: SITE AND STRUCTURE REQUIREMENTS:

A. Lot Area: The minimum area in the E-1 District shall be as follows:

1. Single-family detached dwellings; nursery schools, preschools and daycare centers - 20,000 square feet.
2. Elementary schools, junior high schools, senior high schools - 7 acres.
3. Cemeteries; religious institutions; civic buildings; convalescent and nursing homes - 2 acres.
4. Golf courses; parks, playgrounds and forest preserves; public and private utility facilities - none.
5. Airports; hospitals and sanitariums; swim and/or tennis clubs; planned unit developments - 5 acres.

B. Lot Width: The minimum lot width at the front yard line in the E-1 District shall be as follows:

1. Single-family detached dwellings; nursery schools, preschools, and daycare centers - 100 feet.
2. All other permitted and conditional uses - none.

C. Yards: The minimum yards required in the E-1 District shall be as follows:

1. Single-family detached dwellings:

Front yard - 35 feet.

Interior side yard - 15 feet.

Corner side yard - 35 feet.

Rear yard - 50 feet.

2. All other permitted and conditional uses:

Front yard - 35 feet.

Interior side yard - 15 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Corner side yard - 35 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Rear yard - 50 feet.

D. Height Limitations; Bulk Regulations: No principal structure shall exceed $2\frac{1}{2}$ stories or 35 feet. No accessory structure shall exceed 1 story or 15 feet.

E. Dwelling Standards: Each single-family detached dwelling and any other structure occupied, in whole or in part, for residential purposes shall contain a minimum of 1,500 square feet of livable floor area, exclusive of basement or garage space.

F. Lot Coverage: Not more than 50 percent of the lot area may be occupied by principal and accessory buildings and impermeable surfaces combined. Lot coverage may be increased to a maximum of 55 percent in cases where a permitted accessory structure or use is constructed with a permeable material to permit water percolation and adequate drainage. (Ord. 93-695, 6-15-1993)

10-5B-5: ADDITIONAL DISTRICT REGULATIONS:

A. Water discharge: Title 12 of this Code.

B. Signs: In accordance with chapter 10 of this title.

C. Landscaping: Chapter 14 of this title.

D. Home occupations: Section 10-3-9 of this title.

E. Off street parking and loading: In accordance with chapter 8 of this title. (Ord. 93-695, 6-15-1993)

ARTICLE C. R-1-A LOW DENSITY SINGLE-FAMILY RESIDENCE DISTRICT

SECTION:

10-5C-1: Intent

10-5C-2: Permitted Uses

10-5C-3: Conditional Uses

10-5C-4: Required Conditions

10-5C-5: Site And Structure Requirements

10-5C-6: Additional District Regulations

10-5C-1: INTENT:

The R-1-A district is intended to provide single-family areas of low density character with lots containing a minimum of 13,500 square feet. (Ord. 93-695, 6-15-1993)

10-5C-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

Elementary schools, junior high schools and senior high schools that do not have boarding facilities.

Golf courses.

Parks, playgrounds and forest preserves.

Single-family detached dwellings.

Small community residence; provided, that the residence's sponsoring agency and/or owner must first obtain an administrative occupancy permit prior to establishing a small community residence. No dwelling unit shall be occupied until an occupancy permit has been issued by the village administrator. No certificate of occupancy shall be issued for a small community residence unless:

A. The small community residence is located at least 1,320 feet from any other community residence, as measured from lot line to lot line; and

B. The applicant demonstrates that it has either obtained or is eligible for state or local licensing or certification to operate the proposed small community residence.

The village administrator may revoke a certificate of occupancy for a small community residence if its license or certification or the

operator/owner's license or certification to operate community residence is revoked or not issued within a reasonable period of time.

An administrative certificate of occupancy is not transferable to another operator/owner or to another location. (Ord. 93-695, 6-15-1993)

10-5C-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in section 10-12-4 and chapter 11 of this title, as appropriate:

Civic buildings.

Daycare homes.

Large community residences.

Nursery schools, preschools and daycare centers.

Planned unit developments.

Public and private utility facilities.

Religious institutions.

Small community residences located within 1,320 feet of another community residence, as measured from lot line to lot line.

Swim and/or tennis clubs not for profit. (Ord. 93-695, 6-15-1993; amd. Ord. 00-1008, 9-26-2000)

10-5C-4: REQUIRED CONDITIONS:

There are no conditions required in the R-1-A district. (Ord. 93-695, 6-15-1993)

10-5C-5: SITE AND STRUCTURE REQUIREMENTS:

A. Lot Area: The minimum area in the R-1-A district shall be as follows:

1. Single-family detached dwellings; nursery schools, preschools and daycare centers - 13,500 square feet per lot.
2. Elementary schools, junior high schools and senior high schools - 7 acres.
3. Golf courses; parks, playgrounds and forest preserves; public and private utility facilities - none.
4. Religious institutions; civic buildings; swim and/or tennis clubs - 2 acres.
5. Planned unit developments - 10 acres.

B. Lot Width: The minimum lot width, at the front yard line, in the R-1-A district shall be as follows:

1. Single-family detached dwellings; nursery schools, preschools and daycare centers - 85 feet per lot.
2. All other permitted and conditional uses - none.

C. Yards: The minimum yard requirements in the R-1-A district shall be as follows:

1. Single-Family Detached Dwellings:

Front yard - 30 feet.

Interior side yard - 10 feet. (Ord. 93-695, 6-15-1993)

Corner side yard - 25 feet. (Ord. 06-1373, 7-25-2006)

Rear yard - 25 percent of the lot depth which need not exceed 30 feet.

2. All Other Permitted And Conditional Uses:

Front yard - 30 feet.

Interior side yard - 20 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet. (Ord. 93-695, 6-15-1993)

Corner side yard - 25 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet. (Ord. 06-1373, 7-25-2006)

Rear yard - 35 feet.

D. Height Limitations; Bulk Regulations:

1. No principal structure shall exceed $2\frac{1}{2}$ stories or 35 feet. No accessory structure shall exceed 1 story or 15 feet.
2. Floor area ratio - not to exceed 0.5.

E. Dwelling Standards: Each single-family detached dwelling and any other structure occupied, in whole or in part, for residential purposes shall contain a minimum of 1,500 square feet of livable floor area, exclusive of basement or garage space.

F. Lot Coverage: Not more than 50 percent of the lot area may be occupied by principal and accessory buildings and impermeable surfaces combined. Lot coverage may be increased to a maximum of 55 percent in cases where a permitted accessory

structure or use is constructed with a permeable material to permit water percolation and adequate drainage. (Ord. 93-695, 6-15-1993)

10-5C-6: ADDITIONAL DISTRICT REGULATIONS:

- A. Water discharge: Title 12 of this Code.
- B. Signs: In accordance with chapter 10 of this title.
- C. Landscaping: Chapter 14 of this title.
- D. Home occupations: Section 10-3-9 of this title.
- E. Off street parking and loading: In accordance with chapter 8 of this title. (Ord. 93-695, 6-15-1993)

ARTICLE D. R-1 MEDIUM DENSITY SINGLE-FAMILY RESIDENCE DISTRICT

SECTION:

10-5D-1: Intent

10-5D-2: Permitted Uses

10-5D-3: Conditional Uses

10-5D-4: Required Conditions

10-5D-5: Site And Structure Requirements

10-5D-6: Additional District Regulations

10-5D-1: INTENT:

The R-1 District is intended to provide single-family areas of a medium density character with lots containing a minimum of 12,000 square feet. (Ord. 93-695, 6-15-1993)

10-5D-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

Any use permitted in the R-1-A District. (Ord. 93-695, 6-15-1993)

10-5D-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in section 10-12-4 and chapter 11 of this title, as appropriate:

Any use permitted in the R-1-A District. (Ord. 93-695, 6-15-1993)

10-5D-4: REQUIRED CONDITIONS:

There are no conditions required in the R-1 District. (Ord. 93-695, 6-15-1993)

10-5D-5: SITE AND STRUCTURE REQUIREMENTS:

A. Lot Area: The minimum area in the R-1 District shall be as follows:

1. Single-family detached dwellings; nursery schools, preschools and daycare centers - 12,000 square feet per lot.
2. Elementary schools, junior high schools and senior high schools - 7 acres.
3. Golf courses; parks, playgrounds and forest preserves; public and private utility facilities - none.
4. Religious institutions; civic buildings; swim and/or tennis clubs - 2 acres.
5. Planned unit developments - 12 acres.

B. Lot Width: The minimum lot width, at the front yard line in the R-1 District shall be as follows:

1. Single-family detached dwellings; nursery schools, preschools and daycare centers - 80 feet per lot.
2. All other permitted and conditional uses - none.

C. Yards: The minimum yards required in the R-1 District shall be as follows:

1. Single-family detached dwellings:

Front yard - 30 feet.

Interior side yard - 10 feet. (Ord. 93-695, 6-15-1993)

Corner side yard - 25 feet. (Ord. 06-1373, 7-25-2006)

Rear yard - 25 percent of the lot depth which need not exceed 35 feet.

2. All other permitted and conditional uses:

Front yard - 30 feet.

Interior side yard - 15 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet. (Ord. 93-695, 6-15-1993)

Corner side yard - 25 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet. (Ord. 06-1373, 7-25-2006)

Rear yard - 30 feet.

D. Height Limitations; Bulk Regulations:

1. No principal structure shall exceed 2¹/₂ stories or 35 feet. No accessory structure shall exceed 1 story or 15 feet.
2. Floor area ratio - not to exceed 0.5.

E. Dwelling Standards: Each single-family detached dwelling and any other structure occupied, in whole or in part, for residential purposes shall contain a minimum of 1,500 square feet of livable floor area, exclusive of basement or garage space.

F. Lot Coverage: Not more than 50 percent of the lot area may be occupied by principal and accessory buildings and impermeable surfaces combined. Lot coverage may be increased to a maximum of 55 percent in cases where a permitted accessory structure or use is constructed with a permeable material to permit water percolation and adequate drainage. (Ord. 93-695, 6-15-1993)

10-5D-6: ADDITIONAL DISTRICT REGULATIONS:

- A. Water discharge: Title 12 of this Code.
- B. Signs: In accordance with chapter 10 of this title.
- C. Landscaping: Chapter 14 of this title.
- D. Home occupations: Section 10-3-9 of this title.
- E. Off street parking and loading: In accordance with chapter 8 of this title. (Ord. 93-695, 6-15-1993)

ARTICLE E. R-3 MEDIUM DENSITY SINGLE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT

SECTION:

10-5E-1: Intent

10-5E-2: Permitted Uses

10-5E-3: Conditional Uses

10-5E-4: Required Conditions

10-5E-5: Site and Structure Requirements

10-5E-6: Additional District Regulations

10-5E-1: INTENT:

The R-3 District is intended to provide for an environment of medium density dwellings plus certain additional uses such as schools, parks, churches and certain public facilities which serve the residents living in the District. In addition to large areas allocated for the District, it has useful application as a buffer or transition zone along highways, major streets and bordering shopping centers. (Ord. 93-695, 6-15-93)

10-5E-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

- Any permitted use in the R-1-A District.
- Swim and/or tennis clubs.
- Two-family duplex dwellings. (Ord. 93-695, 6-15-93)

10-5E-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 10-12-4 and Chapter 11 of this Title, as appropriate:

- Any conditional use in the R-1-A District except that are now permitted uses in the R-3 District.
- Clinics - medical and dental.
- Convalescent and nursing homes.
- Swimming pools and recreational buildings. (Ord. 93-695, 6-15-93)

10-5E-4: REQUIRED CONDITIONS:

There are no conditions required in the R-3 District. (Ord. 93-695, 6-15-93)

10-5E-5: SITE AND STRUCTURE REQUIREMENTS:

- A. Lot Area: The minimum area in the R-3 District shall be as follows:
1. Single-family detached dwellings - 12,000 square feet per lot.
 2. Two-family duplex dwellings - 5,500 square feet per dwelling unit.
 3. Clinics; nursery schools, preschools and day care centers - 12,000 square feet per lot.
 4. Elementary schools, junior high schools and senior high schools - 7 acres.
 5. Golf courses; parks, playgrounds and forest preserves; public and private utility facilities - none.
 6. Religious institutions; civic buildings; swim and/or tennis clubs; convalescent and nursing homes; planned unit developments - 2 acres.
- B. Lot Width: The minimum lot width, at the front yard line, in the R-3 District shall be as follows:
1. Single-family detached dwellings; two-family dwellings and duplexes; nursery schools, preschools and day care centers; clinics - 80 feet.
 2. All other permitted and conditional uses - none.
- C. Yards: The minimum yards required in the R-3 District shall be as follows:
1. All Residential Uses:
Front yard - 30 feet.
Interior side yard - 10 feet.
Corner side yard - 25 feet.
Rear yard - 30 feet.
 2. All Other Permitted and Conditional Uses:
Front yard - 25 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.
Interior side yard - 15 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.
Corner side yard - 25 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.
Rear yard - 25 feet, plus 1 foot for each 2 feet by which the building or structure exceeds 28 feet in height.
- D. Height Limitations; Bulk Regulations:
1. No principal structure shall exceed $2\frac{1}{2}$ stories or 35 feet. No accessory structure shall exceed one story or 15 feet.
 2. Floor area ratio - not to exceed 0.5.
- E. Dwelling Standards:
1. Each single-family detached dwelling and any other structure occupied in whole or in part for residential purposes shall contain a minimum of 1,500 square feet of livable floor area, exclusive of basement or garage space.
 2. Each two-family duplex shall contain at least 1,000 square feet of livable floor area for each dwelling unit.
- F. Lot Coverage: Not more than 50 percent of the lot area may be occupied by principal and accessory buildings and impermeable surfaces combined. Lot coverage may be increased to a maximum of 55 percent in cases where a permitted accessory structure or use is constructed with a permeable material to permit water percolation and adequate drainage. (Ord. 93-695, 6-15-1993)
- 10-5E-6: ADDITIONAL DISTRICT REGULATIONS:**
- A. Water discharge: Title 12 of this Code.
- B. Signs: In accordance with chapter 10 of this title.
- C. Landscaping: Chapter 14 of this title.
- D. Home occupations: Section 10-3-9 of this title.
- E. Off street parking and loading: In accordance with chapter 8 of this title. (Ord. 93-695, 6-15-1993)

ARTICLE F. R-3-A MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT

SECTION:

10-5F-1: Intent**10-5F-2: Permitted Uses****10-5F-3: Conditional Uses****10-5F-4: Required Conditions****10-5F-5: Site and Structure Requirements****10-5F-6: Additional District Regulations****10-5F-1: INTENT:**

The R-3-A District is intended to provide multiple-family areas of a medium density character accommodating a variety of housing types and compatible uses. (Ord. 93-695, 6-15-93)

10-5F-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged intended or designed for other than one of the following uses:

- Any use permitted in the R-1-A District.

- Large community residences; provided, that the residence's sponsoring agency and/or owner must first obtain an administrative occupancy permit prior to establishing a large community residence. No dwelling unit shall be occupied by a large community residence until a certificate of occupancy has been issued by the Village Administrator. No certificate of occupancy shall be issued for a large community residence unless:

- A. The large community residence is located at least 1,320 feet from any other community residence, as measured from lot line to lot line; and

- B. The applicant demonstrates that it has either obtained or is eligible for State or local licensing or certification to operate the proposed large community residence.

The Village Administrator may revoke a certificate of occupancy for a large community residence if its license or certification or the operator/owner's license or certification to operate community residence is revoked or not issued within a reasonable period of time.

The Village Administrative certificate of occupancy is not transferable to another operator/owner or to another location.

- Multiple-family dwellings.

- Single-family attached dwellings.

- Swim and/or tennis clubs.

- Two-family dwellings and duplexes. (Ord. 93-695, 6-15-93)

10-5F-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 10-12-4 and Chapter 11 of this Title, as appropriate:

- Any conditional use in the R-1-A District except those that are now permitted uses in the R-3-A District.

- Clinics - medical and dental.

- Convalescent and nursing homes.

- Large community residences located within 1,320 feet of another community residence. (Ord. 93-695, 6-15-93)

10-5F-4: REQUIRED CONDITIONS:

There are no conditions required in the R-3-A District. (Ord. 93-695, 6-15-93)

10-5F-5: SITE AND STRUCTURE REQUIREMENTS:

A. Lot Area:

1. Single-family detached dwellings - 12,000 square feet.

2. Two-family dwellings and duplexes - 5,500 square feet per dwelling unit.

3. Single-family attached dwellings - 5,000 square feet per dwelling unit.

4. Multi-family dwellings - 4,500 square feet per dwelling unit.

5. Nursery schools, preschools and day care centers; clinics - 8,000 square feet per lot.

6. Elementary schools, junior high schools and senior high schools - 7 acres.

7. Golf courses; parks, playgrounds and forest preserves; public and private utility facilities - none.

8. Religious institutions, civic buildings; swim and/or tennis clubs; convalescent and nursing homes; planned unit developments - 2 acres.

B. Lot Width: The minimum lot width, at the front yard line, in the R-3-A District shall be as follows:

1. Two-family dwellings and duplexes; multiple-family dwellings; nursery schools, preschools and day care centers; clinics - 80 feet.

2. All other permitted and conditional uses - 80 feet.

C. Yards: The minimum yards required in the R-3-A District shall be as follows:

1. All Residential Uses, Except Multiple Family Dwellings:

Front yard - 30 feet.

Interior side yard - 10 feet.

Corner side yard - 25 feet.

Rear yard - 30 feet.

2. All Other Permitted and Conditional Uses:

Front yard - 30 feet, plus 1 foot for each 2 feet by which the building or structure exceeds 28 feet in height.

Interior side yard - 20 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Corner side yard - 25 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Rear yard - 30 feet, plus 1 foot for each 2 feet by which the building or structure exceeds 28 feet in height.

D. Height Limitations; Bulk Regulations:

1. The maximum height for all buildings and structures in the R-3-A District shall be 2¹/₂ stories not to exceed 35 feet.

2. Maximum of 6 dwelling units per structure.

3. For nonresidential uses, principal and accessory buildings shall cover not more than 35 percent of the gross lot area.

E. Dwelling Standards: Each single-family detached dwelling shall contain at least 1,500 square feet of livable floor area, each two-family dwelling shall contain at least 1,000 square feet of livable floor area for each dwelling unit, and each multi-family dwelling shall contain at least 800 square feet of livable floor area for each dwelling unit.

F. Lot Coverage: Not more than 50 percent of the lot area may be occupied by principal and accessory buildings impermeable surfaces combined. Lot coverage may be increased to a maximum of 55 percent in cases where a permitted accessory structure or use is constructed with a permeable material to permit water percolation and adequate drainage. (Ord. 93-695, 6-15-1993)

10-5F-6: ADDITIONAL DISTRICT REGULATIONS:

A. Water discharge: Title 12 of this Code.

B. Signs: In accordance with chapter 10 of this title.

C. Landscaping: Chapter 14 of this title.

D. Home occupations: Section 10-3-9 of this title.

E. Off street parking and loading: In accordance with chapter 8 of this title. (Ord. 93-695, 6-15-1993)

ARTICLE G. R-4 MULTIPLE-FAMILY RESIDENCE DISTRICT

SECTION:

10-5G-1: Intent

10-5G-2: Permitted Uses

10-5G-3: Permitted Accessory Uses

10-5G-4: Conditional Uses

10-5G-5: Required Conditions

10-5G-6: Site and Structure Requirements

10-5G-7: Additional District Regulations

10-5G-1: INTENT:

This District is composed of multiple-family units constructed as a rowhouse, townhome and/or condominium. It is the intent of this District to provide for an environment of medium-density dwellings plus certain additional uses as parks and certain public recreational facilities which serve the residents living in the District. In addition to large areas allocated for this District, it has useful application as a buffer or transition zone along highways, major streets and bordering shopping centers. (Ord. 93-695, 6-15-93)

10-5G-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is

arranged, intended or designed for other than one of the following uses:

- Large community residences; provided, that the residence's sponsoring agency and/or owner must first obtain an administrative occupancy permit prior to establishing a large community residence. No dwelling unit shall be occupied by a large community residence until a certificate of occupancy has been issued by the Village Administrator. No certificate of occupancy shall be issued for a large community residence unless:

- A. The large community residence is located at least 1,320 feet from any other community residence, as measured from lot line to lot line; and

- B. The applicant demonstrates that it has either obtained or is eligible for State or local licensing or certification to operate the proposed large community residence.

The Village Administrator may revoke a certificate of occupancy for a large community residence if its license or certification or the operator/owner's license or certification to operate community residence is revoked or not issued within a reasonable period of time.

The Village administrative certificate of occupancy is not transferable to another operator/owner or to another location.

- Multiple-family dwelling units constructed as:

- Condominiums.

- Rowhouses.

- Townhomes.

- Two-family duplexes.

- Small community residence; provided, that the residence's sponsoring agency and/or owner must first obtain an administrative occupancy permit prior to establishing a small community residence. No dwelling unit shall be occupied until an occupancy permit has been issued by the Village Administrator. No certificate of occupancy shall be issued for a small community residence unless:

- A. The small community residence is located at least 1,320 feet from any other community residence, as measured from lot line to lot line; and

- B. The applicant demonstrates that it has either obtained or is eligible for State or local licensing or certification to operate the proposed small community residence.

The Village Administrator may revoke a certificate of occupancy for a small community residence if its license or certification or the operator/owner's license or certification to operate community residence is revoked or not issued within a reasonable period of time.

An administrative certificate of occupancy is not transferable to another operator/owner or to another location. (Ord. 93-695, 6-15-93)

10-5G-3: PERMITTED ACCESSORY USES:

- Uses clearly incidental, but necessary, to the permitted principle use.

- Private recreational and hobby uses such as swimming pools, tennis courts, gardens and greenhouses, shuffle board, horseshoe pit, volleyball area, putting green. (Ord. 93-695, 6-15-93)

10-5G-4: CONDITIONAL USES:

The following conditional uses may be permitted in specified situations in accordance with the procedures outlined in Section 10-12-4 and Chapter 11 of this Title, as appropriate:

- Large community residences located within 1,320 feet of another community residence.

- Noncommercial recreational building.

- Planned unit development (PUD).

- Schools, K-12.

- Schools, nursery or preschool.

- Small community residences located within 1,320 feet of another community residence, as measured from lot line to lot line. (Ord. 93-695, 6-15-93; amd. Ord. 20-1988, 9-22-2020)

10-5G-5: REQUIRED CONDITIONS:

The following conditions shall be required:

- A. Each dwelling unit shall provide separate front and rear entrance/exit to the outdoors.

- B. Each residential structure and/or building shall contain no more than 4 units.

- C. Maximum density is 6 units per acre.

- D. Maximum density for duplex dwellings shall be buildings per acre, 2 dwelling units per building.

- E. No required living space can be provided below grade level.

- F. Each dwelling unit requires a basement equal to 80 percent of the ground floor area of the first story.

- G. Accessory vehicles defined as boats, trailers, motor homes, snowmobiles, motorcycles, golf carts and ATVs shall be parked or stored within an enclosed garage or structure.

H. Flat roofs shall not be permitted. (Ord. 93-695, 6-15-1993)

10-5G-6: SITE AND STRUCTURE REQUIREMENTS:

A. Lot Area: The minimum area in the R-4 District shall be as follows:

1. All projects of more than 2 acres shall be developed as a planned unit development and follow the PUD guidelines and requirements.
2. All projects of 2 acres or less shall have a minimum lot area of 28,500 square feet.
3. A separate ground area of not less than 5,000 square feet shall be designated, provided and continuously maintained for each multi-family dwelling unit as landscaped open space.
4. Each two-family duplex dwelling shall have a minimum lot area of 13,500 square feet.

B. Lot Width:

1. Multiple-family dwellings - 120 feet.
2. Duplex dwellings - 90 feet.

C. Yards: The minimum yards required in the R-4 District shall be as follows:

1. Multiple-family dwellings:

- Front yard - 40 feet.
- Rear yard - 40 feet.
- Side yard - 10 and 15 feet.
- Side, corner lot - 40 feet.

2. Two-family duplex dwellings:

- Front yard - 40 feet.
- Rear yard - 40 feet.
- Side yard - 15 feet.
- Side, corner lot - 30 feet.

D. Height Limitations; Bulk Regulations:

1. No principal structure shall exceed 2¹/₂ stories or 35 feet. No accessory structure shall exceed 1 story or 15 feet.
2. Notwithstanding anything contained in the foregoing provisions to the contrary, no more than 12 dwelling units or rowhouse units shall be erected, enlarged, relocated, reconstructed or structurally altered within the corporate limits of the Village.

E. Dwelling Standards:

1. Minimum dwelling unit floor area for multiple family dwellings:

Number Of Bedrooms	Minimum Living Area
Efficiency, 1 and 2 bedrooms	1,200 square feet
3 bedrooms	1,600 square feet
Each additional bedroom	Add 400 square feet

2. Minimum dwelling unit floor area for duplex dwellings: Each two-family duplex shall have a minimum of 1,000 square feet per dwelling unit. (Ord. 93-695, 6-15-1993)

10-5G-7: ADDITIONAL DISTRICT REGULATIONS:

- A. Water discharge: Title 12 of this Code.
- B. Signs: In accordance with chapter 10 of this title.
- C. Landscaping: Chapter 14 of this title.
- D. Home occupations: Section 10-3-9 of this title.
- E. Off street parking and loading: In accordance with chapter 8 of this title. (Ord. 93-695, 6-15-1993)



ARTICLE H. R-5 MULTIPLE-FAMILY RESIDENCE DISTRICT

SECTION:

10-5H-1: Intent**10-5H-2: Permitted Uses****10-5H-3: Permitted Accessory Uses****10-5H-4: Conditional Uses****10-5H-5: Site and Structure Requirements****10-5H-6: Additional District Regulations****10-5H-1: INTENT:**

This District is composed of multiple-family units constructed in single buildings of 2 to 6 dwelling units each, with recreational facilities and large landscaped open areas. (Ord. 93-695, 6-15-93)

10-5H-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

- A single building containing 3 or more but no more than 6 individual dwelling units.

- Large community residences; provided, that the residence's sponsoring agency and/or owner must first obtain an administrative occupancy permit prior to establishing a large community residence. No dwelling unit shall be occupied by a large community residence until a certificate of occupancy has been issued by the Village Administrator. No certificate of occupancy shall be issued for a large community residence unless:

- A. The large community residence is located at least 1,320 feet from any other community residence, as measured from lot line to lot line; and

- B. The applicant demonstrates that it has either obtained or is eligible for State or local licensing or certification to operate the proposed large community residence.

The Village Administrator may revoke a certificate of occupancy for a large community residence if its license or certification or the operator/owner's license or certification to operate community residence is revoked or not issued within a reasonable period of time.

The Village Administrative certificate of occupancy is not transferable to another operator/owner or to another location.

- No more than one principal structure shall be permitted per zoning lot.

- Small community residence; provided, that the residence's sponsoring agency and/or owner must first obtain an administrative occupancy permit prior to establishing a small community residence. No dwelling unit shall be occupied until an occupancy permit has been issued by the Village Administrator. No certificate of occupancy shall be issued for a small community residence unless:

- A. The small community residence is located at least 1,320 feet from any other community residence, as measured from lot line to lot line; and

- B. The applicant demonstrates that it has either obtained or is eligible for State or local licensing or certification to operate the proposed small community residence.

The Village Administrator may revoke a certificate of occupancy for a small community residence if its license or certification or the operator/owner's license or certification to operate community residence is revoked or not issued within a reasonable period of time.

An administrative certificate of occupancy is not transferable to another operator/owner or to another location. (Ord. 93-695, 6-15-93)

10-5H-3: PERMITTED ACCESSORY USES:

- Uses clearly incidental but necessary to the permitted principal use.

- Private recreational and hobby uses such as swimming pools, tennis courts, gardens, shuffleboard courts, putting greens. (Ord. 93-695, 6-15-93)

10-5H-4: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 10-12-4 and Chapter 11 of this Title, as appropriate:

- Large community residences located within 1,320 feet of another community residence.

- Noncommercial recreational building.

- PUDs of a multi-family residence nature containing more than 2 acres.

- Schools, K-12.

- Schools, nursery or preschool.

- Small community residences located within 1,320 feet of another community residence, as measured from lot line to lot line. (Ord. 93-695, 6-15-93; amd. Ord. 20-1988, 9-22-2020)

10-5H-5: SITE AND STRUCTURE REQUIREMENTS:

- A. Lot Area: The minimum area in the R-5 District shall be as follows:

1. All projects of more than 2 acres shall be developed as PUDs and shall follow the guidelines for same established elsewhere

in this Title.

2. All projects of less than 2 acres shall have a minimum lot area of 32,670 square feet.

3. A separate ground area of not less than 5,445 square feet shall be designated, provided and continuously maintained on each zoning lot as landscaped open space.

B. Minimum Lot Width - 125 feet.

C. Minimum Yard Requirements:

Front yard - 40 feet.

Side yard - 20 feet.

Rear yard - 50 feet.

D. Density Regulations:

1. Floor area ratio (FAR) shall not exceed 0.30.

2. Maximum lot density shall not exceed 6 dwelling units per acre.

E. Minimum Dwelling Unit Floor Area:

Number Of Bedrooms	Minimum Living Area
1 bedroom	800 square feet
2 bedrooms	1,000 square feet
Each additional bedroom	Add 300 square feet

F. Parking Requirements:

1. The general regulations for off street parking as with chapter 8 of this title.

2. A driveway shall not constitute a required parking space.

G. Special Requirements:

1. No structure shall exceed 2¹/₂ stories or 35 feet in height, whichever is less.

2. A minimum of 2 separate and controlled interior means of ingress/egress shall be provided per principal residential structure.

3. All dwelling units and common areas shall require sprinkler systems.

4. No individual residential dwelling unit, nor part thereof, shall be constructed and maintained below grade.

5. A basement with a floor area equal to that of the ground or first floor and a minimum height of 8 feet shall be provided for every principal residential structure.

6. No principal residential structure shall contain more than 70 percent of 1 type of dwelling unit per bedroom number. (Ord. 93-695, 6-15-1993)

10-5H-6: ADDITIONAL DISTRICT REGULATIONS:

A. Water discharge: Title 12 of this Code.

B. Signs: In accordance with chapter 10 of this title.

C. Landscaping: Chapter 14 of this title.

D. Home occupations: Section 10-3-9 of this title. (Ord. 93-695, 6-15-1993)

ARTICLE I. RMH MOBILE HOME PARK DISTRICT

SECTION:

10-5I-1: Intent

10-5I-2: Permitted Uses

10-5I-3: Conditional Uses

10-5I-4: Required Conditions

10-5I-5: Site and Structure Requirements

10-5I-1: INTENT:

The RMH Mobile Home Park District is intended to regulate low density residential development composed entirely of mobile homes with regard to providing adequate standards to protect the public health, safety, and welfare. (Ord. 93-695, 6-15-93; amd. Ord. 20-1982, 8-25-2020)

10-5I-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

- Elementary schools, junior high schools, and senior high schools that do not have boarding facilities.
- Golf courses.
- Parks, playgrounds and forest preserves.
- Single-family mobile homes.
- Small community residence; provided, that the residence's sponsoring agency and/or owner must first obtain a certificate of occupancy prior to establishing a small community residence. No dwelling unit shall be occupied until certificate of occupancy has been issued by the Chief Building Official. No certificate of occupancy shall be issued for a small community residence unless:
 - A. The small community residence is located at least 1,320 feet from any other community residence, as measured from lot line to lot line; and
 - B. The applicant demonstrates that it has either obtained or is eligible for State or local licensing or certification to operate the proposed small community residence.

The Chief Building Official may revoke a certificate of occupancy for a small community residence if its license or certification or the operator/owner's license or certification to operate community residence is revoked or not issued within a reasonable period of time.

A certificate of occupancy is not transferable to another operator/owner or to another location. (Ord. 93-695, 6-15-93; amd. Ord. 20-1982, 8-25-2020)

10-5I-3: CONDITIONAL USES:

The following conditional uses may be permitted in specified situations in accordance with the procedures outlined in Section 10-12-4 and Chapter 11 of this Title, as appropriate:

- Civic buildings.
- Large community residences.
- Nursery schools, preschools, and day care centers.
- Planned unit developments.
- Public and private utility facilities.
- Religious institutions.
- Small community residence located within 1,320 feet of another community residence, as measured from lot line to lot line.
- Swim and/or tennis clubs. (Ord. 93-695, 6-15-93)

10-5I-4: REQUIRED CONDITIONS:

The following conditions shall be required:

- A. Landscape screening by trees or compact hedge of at least 75 percent opacity shall be provided along all property lines of the mobile home park.
- B. A map, directory or sign shall be erected at each entrance to the mobile home park, which identifies the exact location of each mobile home and mobile home lot.
- C. Accessory buildings, structures and uses, such as laundry facilities and storage areas, shall be for the sole use of the residents of the mobile home park. Offices shall be used only in the management and operation of the mobile home park. (Ord. 93-695, 6-15-93; amd. Ord. 20-1982, 8-25-2020)

10-5I-5: SITE AND STRUCTURE REQUIREMENTS:

A. Lot Area: The minimum area in the RMH District shall be as follows:

1. Mobile home park - 8 acres.
2. Mobile home lots - 4,000 square feet per lot.
3. Nursery schools, preschools and day care centers - 3,000 square feet per lot.
4. Elementary schools, junior high schools and senior high schools - 7 acres.
5. Golf courses; parks, playgrounds and forest preserves; public and private utility facilities - none.
6. Religious institutions; civic buildings; swim and/or tennis clubs - 2 acres.
7. Planned unit developments - 4 acres.

B. Lot Width: The minimum lot width, at the front yard line, in the RMH District shall be as follows:

1. Mobile home park; nursery schools, preschools and day care centers - 80 feet.
2. Mobile home lot - 50 feet; except, that for any mobile home unit greater than 12 feet in width, the minimum lot width shall be 60 feet.
3. All other permitted and conditional uses - none.

C. Density: The total density of any mobile home park shall not exceed 7 units per gross acre, and the net density on any particular acre within such parks shall not exceed 10 units per net acre. Not more than one mobile home is permitted on a mobile home lot.

D. Minimum Distance Between Mobile Homes: No mobile home shall be placed within 30 feet of another.

E. Yards: The minimum yards required in the RMH District shall be as follows:

1. Mobile Home Parks: All buildings and structures shall be set back not less than 15 feet from all mobile home park boundary lines and not less than 30 feet from the mobile home park boundary adjacent to a public street.

2. Mobile Home Lot:

Front yard - 15 feet.

Interior side yard - 15 feet.

Corner side yard - 15 feet.

Rear yard - 15 feet.

Yards Abutting Common Areas - The distance from the line or corner of the mobile home to a private street, a common driveway, a common parking area, a common walk or other common area shall be fifteen feet (15') minimum. Patios, mobile home appurtenances, carports and individual storage facilities shall not be included in the determination of yard width.

3. All Other Permitted and Conditional Uses:

Front yard - 30 feet.

Interior side yard - 15 feet plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Corner side yard - 30 feet plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Rear yard - 30 feet.

F. Height Limitations:

1. The maximum height for all buildings and structures in the RMH District shall be $2\frac{1}{2}$ stories not to exceed 35 feet.

2. Accessory buildings shall not exceed 15 feet in height from ground elevation.

G. Lot Coverage: The lot coverage of a mobile home, together with any expansion or accessory structure permitted thereto by this chapter shall not exceed forty percent (40%) of the total mobile home lot area.

H. Permitted Obstructions: For the purposes of this chapter, the following shall not be considered as obstructions when located on mobile home lots indicated:

1. On any lot, chimneys, overhanging roof eaves, open terraces and awnings adjoining the mobile home if they do not exceed ten percent (10%) of the depth of the mobile home lot and ornamental light standards and flagpoles, fences, trees and shrubs; except, that on corner mobile home lots, fences, trees and shrubs shall not be higher than thirty inches (30") above the center line grade of the intersecting street if located in that portion of a required front or side yard situated within thirty feet (30') of the lot corner formed by the intersection of any two (2) street lines.

2. In front yards, no other construction shall be permitted.

I. Screening: Planting shall be appropriate for use and location and planned so as to thrive with normal maintenance. There shall be provided plantings adequate to screen views effectively. Views to be screened shall include laundry drying yards and nonresidential uses. Garbage and trash collection stations shall be screened with permanent chain link fence with slats.

J. Lot Specifications: Each mobile home lot shall have provided thereon a patio and adequate storage conforming to the following specifications:

1. Patio: Each mobile home lot shall meet the following requirements:

a. Size: The minimum size of each mobile home patio shall be one hundred eighty (180) square feet.

b. Location: Every patio location shall be convenient to the entrance of the mobile home, appropriately related to open areas of the site and other facilities, fitted to terrain and natural features and related to anticipated mobile home models.

c. Elevation: Where practical, the patio shall be at an elevation at least as high as the elevation of its mobile home stand. Where topographical conditions permit, the patio and adjoining yard area on the entry side of the mobile home may be as much as two feet (2') higher than the mobile home stand in order that the level of the patio and outdoor living area will be close to the floor level of an in-place mobile home. The grade difference between the patio and the stand may be taken up by a retaining wall or

cribbing or by an earth slope. Where the patio is higher than the mobile home stand, adequate surface drainage of the mobile home stand shall be provided across the other side or ends of the stand.

d. Construction: Any subgrading shall be well drained, uniformly graded and compacted. Construction shall provide a useful outdoor surface constructed or formed either monolithically or in movable units with weather-resistant materials placed sufficiently close together to create a paved area.

2. Tenant Storage: Storage facilities shall be provided on or conveniently near each mobile home lot for the active storage of outdoor equipment, furniture or tools and for the inactive storage of such other materials as are used only seasonally or infrequently by the typical tenant and which cannot be conveniently stored in a typical mobile home. There shall be a minimum of ninety (90) cubic feet provided for general storage for each mobile home lot. Storage facilities shall be provided on the mobile home lot or in compounds located within a reasonable distance, but not more than five hundred feet (500') from any mobile home serviced, and located not closer to private or public streets than the mobile home itself. Storage facilities shall be designed in a manner that will enhance the appearance of the park and shall be constructed of suitable weather-resistant materials appropriate for the use and maintenance contemplated. (Ord. 93-695, 6-15-93; amd. Ord. 20-1982, 8-25-2020)

ARTICLE J. AG AGRICULTURAL DISTRICT

SECTION:

10-5J-1: Intent

10-5J-2: Permitted Uses

10-5J-3: Conditional Uses

10-5J-4: Required Conditions

10-5J-5: Site and Structure Requirements

10-5J-1: INTENT:

The AG Agricultural District is intended to provide an environment suitable for and limited to those uses, activities and structures related to agriculture. (Ord. 93-695, 6-15-93)

10-5J-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected altered or enlarged which is arranged, intended or designed for other than one of the following uses:

- Farm stands for the sale only of produce grown on the lot or parcel on which the farm stand is located.
- Farming
- Golf course.
- Parks, playgrounds and forest preserves.
- Single-family detached dwellings.
- Small community residence; provided, that the residence's sponsoring agency and/or owner must first obtain an administrative occupancy permit prior to establishing a small community residence. No dwelling unit shall be occupied until an occupancy permit has been issued by the Village Administrator. No certificate of occupancy shall be issued for a small community residence unless:
 - A. The small community residence is located at least 1,320 feet from any other community residence, as measured from lot line to lot line; and
 - B. The applicant demonstrates that it has either obtained or is eligible for State or local licensing or certification to operate the proposed small community residence.

The Village Administrator may revoke a certificate of occupancy for a small community residence if its license or certification or the operator/owner's license or certification to operate community residence is revoked or not issued within a reasonable period of time.

An administrative certificate of occupancy is not transferable to another operator/owner or to another location. (Ord. 93-695, 6-15-93; amd. Ord. 20-1988, 9-22-2020)

10-5J-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations, in accordance with the procedures outlined in Section 10-12-4 and Chapter 11 of this Title, as appropriate:

- Animal hospitals.
- Dairies.
- Large community residences.
- Small community residence located within 1,320 feet of another community residence, as measured from lot line to lot line.
- Swim and/or tennis clubs, not for profit. (Ord. 93-695, 6-15-93)

10-5J-4: REQUIRED CONDITIONS:

The following conditions shall be required:

- A. All buildings and structures utilized for the conduct of an animal hospital shall be located not less than 200 feet from any property line.
- B. Animals and fowl shall be stabled not less than 200 feet from any property line.
- C. Minimum floor area of 1,600 square feet, excluding garage and basement. (Ord. 93-695, 6-15-93)

10-5J-5: SITE AND STRUCTURE REQUIREMENTS:

- A. Lot Area: The minimum area in the AG District shall be 5 acres.
- B. Lot Width: The minimum lot width, at the front yard line, in the AG District shall be 250 feet.
- C. Yards: The minimum yards required in the AG District shall be as follows:
 - Front yard - 35 feet.
 - Interior side yard - 25 feet.
 - Corner side yard - 35 feet.
 - Rear yard - 35 feet.
- D. Height Limitations: The maximum height for all buildings and structures in the AG District shall be 2¹/₂ stories not to exceed 35 feet except for barns and silos which may have a maximum height of 50 feet.
- E. Signs: In accordance with Chapter 10 of this Title.
- F. Off-Street Parking and Loading: In accordance with Chapter 8 of this Title. (Ord. 93-695, 6-15-93)

ARTICLE K. TCR-1 TOWN CENTER RESIDENCE DISTRICT

SECTION:

10-5K-1: Intent

10-5K-2: Permitted Uses

10-5K-3: Conditional Uses

10-5K-4: Required Conditions

10-5K-5: Site And Structure Requirements

10-5K-6: Additional District Regulations

10-5K-1: INTENT:

The TCR-1 district is intended to provide traditional rear loaded single-family unit areas of a town center character with lots containing a minimum of 6,000 square feet. All subdivisions within the TCR-1 zoning district must be planned unit developments. (Ord. 04-1216, 5-11-2004)

10-5K-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than 1 of the following uses:

Any use permitted in the R-1-A district. (Ord. 04-1216, 5-11-2004)

10-5K-3: CONDITIONAL USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than 1 of the following uses:

Any use permitted in the R-1-A district. (Ord. 04-1216, 5-11-2004)

10-5K-4: REQUIRED CONDITIONS:

- A. Must be submitted as part of a PUD. (Ord. 04-1216, 5-11-2004)

10-5K-5: SITE AND STRUCTURE REQUIREMENTS:

- A. Lot Area: The minimum area in the TCR-1 district shall be as follows:
 - 1. Single-family detached dwellings - 6,000 square feet per lot.
 - 2. Clinics; nursery schools, preschools and daycare centers - 12,000 square feet per lot.
 - 3. Elementary schools, junior high schools and senior high schools - 7 acres.
 - 4. Golf courses; parks, playgrounds and forest preserves; public and private utility facilities - none.
 - 5. Religious institutions; civic buildings; swim and/or tennis clubs - 2 acres.

B. Lot Width: The minimum lot width at the front yard line, in the TCR-1 district shall be as follows:

1. Single-family detached dwellings - 50 feet per lot.
2. Nursery schools, preschools and daycare centers - 85 feet per lot.
3. All other permitted and conditional uses - none.

C. Yards: The minimum yard requirements in the TCR-1 district shall be as follows:

1. Single-family detached dwellings:

Front yards - 15 feet.

Garage/parking - 20 feet from alley.

Interior side yards - 5 feet.

Corner side yard - 10 feet.

Rear yard - 20 feet.

2. All other permitted and conditional uses:

Front yards - 20 feet.

Interior side yards - 10 feet.

Corner side yard - 20 feet.

Rear yard - 25 feet.

D. Height Limitations: No principal structure shall exceed 2¹/₂ stories or 35 feet. No accessory structure shall exceed 1 story or 15 feet.

E. Dwelling Standards: Each single-family detached dwelling and any other structure occupied in whole or in part for residential purposes shall contain a minimum of 1,200 square feet of livable floor area, exclusive of basement or garage space. Garages will be located in the rear of the residence and be loaded off of a rear yard alley.

F. Lot Coverage: Not less than 1,000 square feet of open space is required per lot. Minimum open space shall not include required front and side yard setbacks. (Ord. 04-1216, 5-11-2004)

10-5K-6: ADDITIONAL DISTRICT REGULATIONS:

A. The district shall maintain a town center appeal using the following:

1. Garage spaces shall face a rear yard alley and have a minimal visual impact from the public right of way except that on a corner lot a garage may load to the side street provided that a 20 foot setback is maintained.
2. Single-family units shall be placed with street orientation by being placed close to the building setback line to promote interaction with the street, neighborhood and residents.
3. A front porch, balcony or covered stoop shall be included in a minimum of 70 percent of homes. This area should be a minimum of 5 feet deep and provide for a usable outdoor area. This area may extend into the setback but by no more than 5 feet.
4. A walk should extend from the public sidewalk to the front door or patio.
5. Architectural theme and individual elevations shall be set as part of the PUD.
6. All sides of units that face a public space should be treated with an increased level of architectural detail and shall be set as part of the PUD.
7. A landscaped area should be placed along the front foundation and side of corner lots. The planting bed shall be no less than 5 feet deep and contain 10 plant units per 50 linear feet. Refer plant unit count to the Landscape Ordinance.
8. Aboveground pools are prohibited within the TCR-1 District.
9. A uniform fence design shall be established as part of the planned unit development and applied to all lots within the development.
10. Detached accessory structures are prohibited except for alley loaded garages.

B. Water discharge: Title 12 of this Code.

C. Signs: Section 10-10-5 of this title.

D. Landscaping: Chapter 14 of this title.

E. Home occupations: Section 10-3-9 of this title.

F. Off street parking and loading: In accordance with chapter 8 of this title. (Ord. 04-1216, 5-11-2004)



ARTICLE L. TCR-2 TOWN CENTER RESIDENCE DISTRICT

SECTION:

10-5L-1: Intent

10-5L-2: Permitted Uses

10-5L-3: Conditional Uses

10-5L-4: Required Conditions

10-5L-5: Site And Structure Requirements

10-5L-6: Additional District Regulations

10-5L-1: INTENT:

The TCR-2 district is intended to provide traditional single- family unit areas of a town center character with lots containing a minimum of 8,750 square feet. All subdivisions within the TCR-2 zoning district must be planned unit developments. (Ord. 04-1216, 5-11-2004)

10-5L-2: PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than 1 of the following uses:

Any use permitted in the R-1-A district. (Ord. 04-1216, 5-11-2004)

10-5L-3: CONDITIONAL USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than 1 of the following uses:

Any use permitted in the R-1-A district. (Ord. 04-1216, 5-11-2004)

10-5L-4: REQUIRED CONDITIONS:

- A. Must be submitted as part of a PUD. (Ord. 04-1216, 5-11-2004)

10-5L-5: SITE AND STRUCTURE REQUIREMENTS:

- A. Lot Area: The minimum area in the TCR-2 district shall be as follows:

1. Single-family detached dwellings - 8,750 square feet per lot.
2. Clinics; nursery schools, preschools and daycare centers - 12,000 square feet per lot.
3. Elementary schools, junior high schools and senior high schools - 7 acres.
4. Golf courses; parks, playgrounds and forest preserves; public and private utility facilities - none.
5. Religious institutions; civic buildings; swim and/or tennis clubs - 2 acres.

- B. Lot Width: The minimum lot width at the front yard line, in the TCR-2 district shall be as follows:

1. Single-family detached dwellings - 70 feet per lot.
2. Nursery schools, preschools and daycare centers - 85 feet per lot.
3. All other permitted and conditional uses - none.

- C. Yards: The minimum yard requirements in the TCR-2 district shall be as follows:

1. Single-family detached dwellings:

Front yards - 25 feet.

Interior side yards - 7 feet.

Corner side yard - 20 feet.

Rear yard - 25 percent of the lot depth which need not exceed 30 feet.

2. All other permitted and conditional uses:

Front yards - 30 feet.

Interior side yards - 20 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Corner side yard - 30 feet, plus 1 foot for each 2 feet by which the building or structure height exceeds 28 feet.

Rear yard - 35 feet.

- D. Height Limitations: No principal structure shall exceed $2\frac{1}{2}$ stories or 35 feet. No accessory structure shall exceed 1 story or 15 feet.

- E. Dwelling Standards: Each single-family detached dwelling and any other structure occupied in whole or in part for residential

purposes shall contain a minimum of 1,500 square feet of livable floor area, exclusive of basement or garage space.

F. Lot Coverage: Not more than 75 percent of the lot area may be occupied by principal and accessory buildings and impermeable surfaces combined. Lot coverage may be increased to maximum of 5 percent in cases where a permitted accessory structure or use is constructed with a permeable material to permit water percolation and adequate drainage. (Ord. 04-1216, 5-11-2004)

10-5L-6: ADDITIONAL DISTRICT REGULATIONS:

A. The district shall maintain a town center appeal using the following:

1. 80 percent of all garages shall not project beyond the main structure by more than 5 feet except when garages are side loaded. A minimum of 10 percent of all garages shall be set back a minimum of 5 feet from the primary (front) elevation of the home.

2. The use of rear yard alleys to move garage spaces away from public view is allowed. An alley loaded garage may be set back from the rear lot line a minimum of 20 feet.

3. Single-family units shall be placed with street orientation by being placed close to the building setback line to promote interaction with the street, neighborhood and residents. (Ord. 04-1216, 5-11-2004)

4. A front porch, balcony or covered stoop shall be included in a minimum of 25 percent of homes. This area should be a minimum of 6 feet deep and provide for a usable outdoor area. This area may extend into the setback but by no more than 5 feet. (Ord. 13-1695, 5-14-2013)

5. Detached accessory structures are prohibited except for alley loaded garages and pool houses when connected with an inground pool.

6. Architectural theme and individual elevations shall be set as part of the PUD.

7. All sides of units that face a public space should be treated with an increased level of architectural detail and shall be set as part of the PUD.

8. A landscaped area should be placed along the front foundation and side of corner lots. The planting bed shall be no less than 5 feet deep and contain 10 plant units per 50 linear feet. Refer plant unit count to the landscape ordinance.

9. Aboveground pools are prohibited within the TCR-2 District.

10. A uniform fence design shall be established as part of the planned unit development and applied to all lots within the development.

B. Water discharge: Title 12 of this Code.

C. Signs: Section 10-10-5 of this title.

D. Landscaping: Chapter 14 of this title.

E. Home occupations: Section 10-3-9 of this title.

F. Off street parking and loading: In accordance with chapter 8 of this title. (Ord. 04-1216, 5-11-2004)