

VI RESIDENCE DISTRICTS

A. GENERAL REQUIREMENTS

1. Permitted Uses

No building or tract of land shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building or tract of land shall be located, with exception of the following:

- a. Uses lawfully established on the effective date of this Ordinance.
- b. Special uses as allowed in each district.

Uses already lawfully established on the effective date of this Ordinance and rendered nonconforming by the provisions thereof shall be subject to the regulations of Section XII.

2. Bulk Requirements

Bulk requirements shall be as specified under each zoning district as described herein, except as otherwise provided in Section XIII for a planned unit development. In addition, no building shall be converted so as to conflict with, or further conflict with, the bulk requirements of the district in which such building is located.

However, when recommended by the Plan Commission and approved by the Board of Trustees for the creation of new lots, lots of a lesser size will be permitted if the total number of lots does not exceed the number which would be possible if all lots were in compliance with the lot size requirements in the district in which they are located and, further, if the reduction in size is not more than 25 percent.

3. Yard Requirements and Open Space

- a. Yard requirements shall be as set forth under each zoning district, except as otherwise provided in Section XIII for a planned unit development. Required front, side, and rear yards shall be provided in accordance with the regulations hereinafter indicated and shall be unobstructed from the ground level to the sky, except as allowed in Section IV.I.
- b. All accessory buildings or structures which are attached to principal buildings (e.g., attached garages) shall comply with the yard requirements of the principal building.

4. Attached Garages – R-1, R-2I, and R-2A Districts

Accessory residential garages in the R-1, R-2, and R-2A Districts shall comply with the following:

- a. The combined floor area for all attached garages shall not exceed 1410 square feet or 35 percent of the floor area of the principle dwelling, whichever is greater. For purposes of this subsection, floor area shall be defined as the floor area included in the calculation for floor area ratio.

- b. Any floor area of an attached garage in excess of 1,000 square feet shall be counted in computing the floor area for determining the floor area ratio permitted on a lot.
- c. Overhead Door Height: The vertical distance from the top of the garage floor to the top of the garage door opening shall not exceed 9 feet in height. (Amended by Ordinance A-834-07-07).

5. Attached Garages – R-2B, R-3, and (former) R-4 Districts

Accessory residential garages in the R-2B, R-3, and (former) R-4 Districts shall comply with the following: (Amended by Ordinance No. A-834-02-05)

- a. The combined floor area of all attached garages shall not exceed 1410 square feet and any area in excess of 1,000 square feet shall be counted in computing the floor area for determining the floor area ratio permitted on a lot.
- b. The number of garage doors for an attached garage shall be limited to any combination of single and double doors not to exceed a total of four with a double door counting as two doors. A single door is defined as a door not exceeding 10 feet in width and a double door is defined as a door exceeding 10 feet in width.
- c. Overhead Door Height: The vertical distance from the top of the garage floor to the top of the garage door opening shall not exceed 9 feet in height. (Amended by Ordinance A-834-07-07).

6. Signs

Signs shall be allowed in Residence Districts in accordance with the regulations established in the Burr Ridge Municipal Code.

7. Off-Street Parking and Loading

Off-street parking and loading facilities, accessory to uses allowed in Residence Districts, shall be provided in accordance with the regulations established in Section XI.

8. Determining Floor Area Ratio

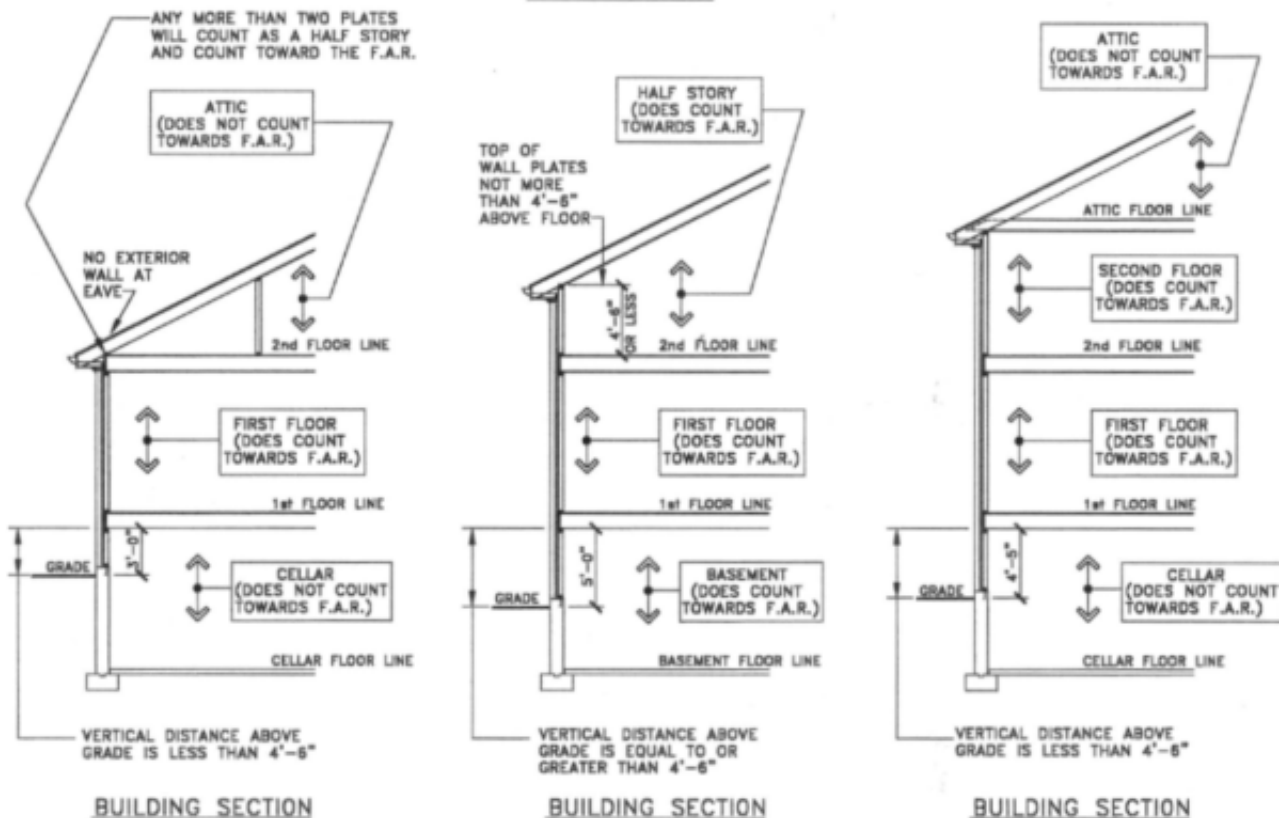
- a. Floor area ratio shall be determined by dividing the floor area by the gross land area of the lot or parcel. Floor area shall be determined as defined in section XIV herein and as described below.
- b. For purposes of determining the floor area ratio, the floor area shall be calculated as depicted in Appendices XI-A, XI-B, XI-C, XI-D (see below) and including but not limited to the horizontal areas on each floor devoted to:
 - (1) Elevator shafts and stairwells;
 - (2) Mechanical equipment, except if located on the roof, when either open or enclosed – i.e., bulkheads, water tanks, and cooling towers;
 - (3) Garages – if a garage is less than 1,000 square feet in area, it shall not be included in the floor area for determining the floor area ratio; but if a

garage exceeds 1,000 square feet, then all that area of any garage in excess of 1,000 square feet shall be included;

- (4) Interior balconies and mezzanines;
 - (5) Enclosed porches.
- c. The horizontal area of a cellar floor and the horizontal area of attic space as defined in Section XIV.B herein, shall not be included in the floor area.
 - d. Volume space such as cathedral ceilings and open staircases shall not be included in the floor area.
 - e. Where the slope of the natural terrain results in a walkout basement, the horizontal area below the footprint of the floor above shall not be included in the floor area. (Added by Ord. A-834-4-02)

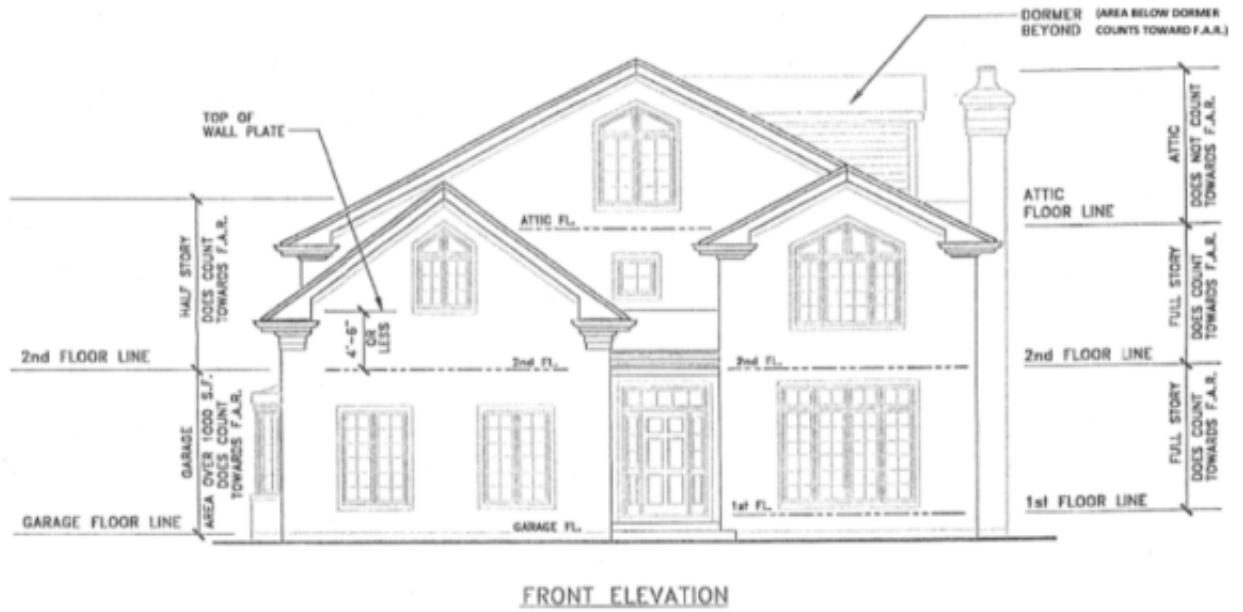
RESIDENCE DISTRICT

APPENDIX XI-A

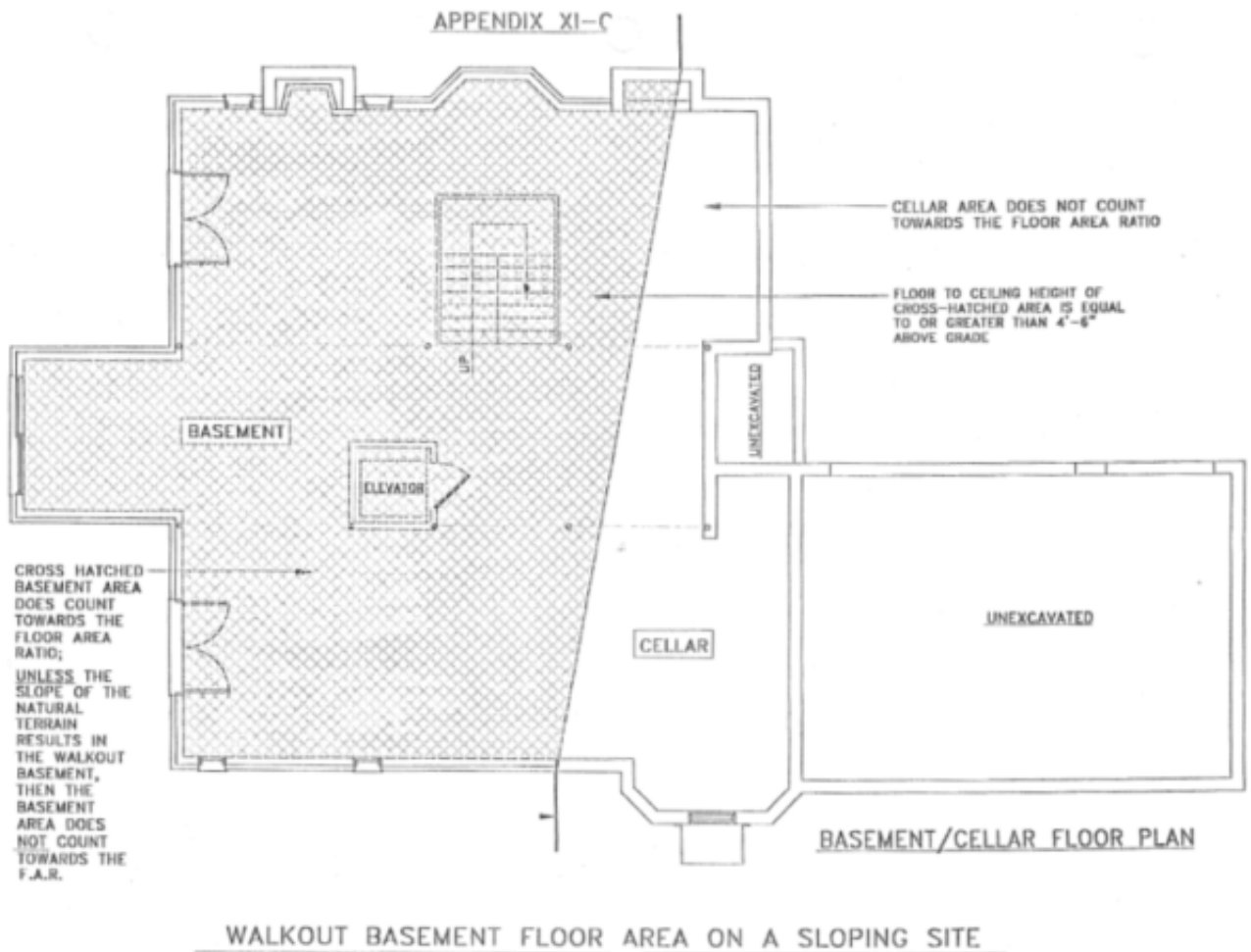


BUILDING ELEMENTS AND THEIR RELATIONSHIP TO FLOOR AREA RATIO (F.A.R.)

APPENDIX XI-B



BUILDING ELEMENTS AND THEIR RELATIONSHIP TO FLOOR AREA RATIO (F.A.R.)



B. R-1 SINGLE-FAMILY RESIDENCE DISTRICT

The R-1 Single Family Residence District is intended to provide for a semi-rural environment with dwellings on lots a minimum of five (5) acres in size. Because of the low level of development intensity inherent in this district, R-1 lots are particularly appropriate in (but not limited to) areas where the preservation of valuable environmental and/or aesthetic resources is desired.

1. Permitted Uses

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.
- d. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and rest room facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground

equipment, and similar uses and structures. (Amended by Ordinance A-834-8-00)

2. Special Uses

- a. Accessory Buildings, Structures, and Uses located in the front and side buildable area of a lot. (Amended by Ordinance A-834-29-01)
- b. Accessory dwellings for non-gratuitous guests, domestic employees, or extended family on a lot or parcel of five or more acres. (Amended by Ordinance A-834-29-01)
- c. Convents, monasteries and seminaries.
- d. Colleges, universities and accessory uses thereto.
- e. Community centers, museums, libraries, and other cultural facilities.
- f. Golf courses, standard or par 3.
- g. Garden and plant nursery plots not including retail sales.
- h. Hospitals.
- i. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.
- j. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.
- k. Schools, public or private.
- l. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
 - (1) Utility substations.
 - (2) Police stations.
 - (3) Fire stations.
 - (4) Railroad rights-of-way.
 - (5) Water filtration plants, pumping stations, and reservoirs.
 - (6) Municipal Administration Offices
 - (7) Village owned public works facility or garage
- m. Churches, temples, or synagogues (including accessory day care and pre-school programs).
- n. Accessory uses customarily incidental to the above special uses.
- o. *Sheltered/skilled care facility (italics added for distinction from other bulk*

regulations)- not less than 25 acres in area. For the purposes of this District, a sheltered/skilled care facility shall be construed to mean a single building with resident rooms for healthy elderly adults, and assisted living for elderly adults who require limited supervision in performing daily activities or attention to medical needs, together with related uses within such building, including but not limited to licensed nursing facilities and geriatric clinic and staff living quarters for employees of the facility.

(1) Permitted Related Uses

(A) Cottage Homes

Single family semi-detached, attached and multi-family dwellings (not to exceed a maximum of 4 units per building), which collectively comprise an area occupying not more than 35 percent of the area devoted to this cottage home use, including parking, roads and other impervious surfaces, except that when additional open space or unusual amenity features which increase the stability and value of the neighborhood are provided, the Village Board, after receiving the recommendation of the Plan Commission, may increase the area devoted to such use provided that the gross density shall not exceed 2.5 dwelling units per acre based on that area of the total site devoted to this cottage home use and provided further that the area of the total site to be devoted solely to the sheltered/skilled care facility and accessory uses shall not be less than ten (10) acres. The development of such cottage homes shall only be allowed in coordination with and to serve a sheltered/skilled care facility where property is composed of one or more lots under unified ownership, use or control, and is located immediately adjacent to a not-for-profit sheltered/skilled care facility, when specifically so recommended by the Plan Commission and approved by the Board of Trustees.

(B) Any accessory buildings or structures to serve the sheltered/skilled care facility, including maintenance and support facilities and staff living quarters, shall be as approved by the Board of Trustees, following recommendation by the Plan Commission.

(2) The development of any facility, use or structure hereunder shall be subject to the following regulations:

(A) Bulk Regulations

(a) Lot Width

Cottage homes - No minimum or uniform lot width shall be required. Lot width may vary in order to achieve

creative lot design and to best accomplish the purposes herein set forth. Lot area and lot width shall be as approved by the Board of Trustees after receiving the recommendations of the Plan Commission.

Sheltered/skilled care facility - Not less than 300 feet. If cottage homes are approved, that area required to be devoted to the sheltered/skilled care facility shall be not less than 300 feet in width.

(b) Floor Area Ratio

Cottage homes - Not to exceed .15.

Sheltered/skilled care facility - Not to exceed .1. If cottages homes are approved, the sheltered care facility and accessory uses shall be subject to a maximum floor area ratio of .1.

(c) Yards

Yards are required at the exterior boundaries of the development and at other locations and shall be as approved by the Board of Trustees after receiving the recommendation of the Plan Commission. The yards at the exterior of the development shall at minimum meet the requirements of this R-1 zoning district and other applicable zoning regulations.

(d) Space Between Structures

The space between structures shall be not less than 25 feet between each cluster of attached, semi-detached or multi-family dwellings and as otherwise approved by the Board of Trustees after receiving the recommendations of the Plan Commission.

(e) Building Height

- A. For single family semi-detached, attached and multi-family dwellings, not more than one story or 15 feet, whichever is lower.*
- B. For the sheltered/skilled care facility not more than three and one-half (3½) stories or 45 feet, whichever is lower, unless otherwise approved by the Board of Trustees after receiving the recommendations of the Plan Commission based upon unique topographical conditions that serve to minimize the view of the building from adjoining*

properties or if such facility is set back a greater distance than required for this zoning district (and such setback is all open space) to a maximum height of four (4) stories.

(B) Open Space

Open space, unencumbered by buildings, structures, or impervious surfaces (including parking areas and driveways) shall be provided in an amount not less than seventy percent (70%) of the total area of the site.

All open space shall be maintained in a clean and sightly condition and shall be landscaped in accordance with approved (by the Village) landscaping plans and maintained in such a manner as to retain at least the intended standards of the initial plan.

(C) Use/Occupancy

The primary use or occupancy of any cottage homes approved hereunder by the Board of Trustees shall be limited to no more than two persons aged 60 and over, except for temporary service personnel.

(D) Off-street parking

As required by Section XI of this Ordinance, provided that for each cottage home there shall be one attached garage with space to accommodate at least one car. Visitor parking shall be provided in groupings of not more than five (5) contiguous spaces for the cottage homes unless otherwise approved by the Board of Trustees following the recommendation of the Plan Commission and shall be properly screened by landscaping so as to be compatible with the area and minimize the parking lot appearance.

(E) Deed/Transfer Documents

The Village must be provided with a copy of the contract or transfer document granting a life estate interest to cottage home residents providing for the permanent ownership interest to be retained by that entity or association which owns the sheltered/skilled care facility or entity under unified ownership, use or control with the entity which owns the sheltered/skilled care facility.

(F) Declaration of Covenants

Declaration of covenants to be in such form and substance as approved by the Village and to be recorded against the total area of the site, incorporating this special use and indicating and requiring the common ownership, use or control of any approved cottage homes with the adjacent sheltered/skilled care facility. Said declaration shall also provide for maintenance of the exterior of the property as required herein with any amendment to such declaration to be subject to the prior written approval of the Village.

- (G) *If not otherwise specifically provided for hereunder, the minimum standards of this R-1 Zoning District shall apply.*

(3) Site Plan Review

No special use shall be granted hereunder without approval of a site plan. In addition to the requirements required under XIII.K of this Ordinance, the site plan shall include at a minimum the following and any other data required by the Village Engineer in order to determine that the proposed development conforms with the intent of this and other applicable Village ordinances:

- (A) *An accurate topographic and boundary line map of the project area, including contours at vertical intervals of not more than two feet, and a location map showing its relationship to surrounding properties, water courses and other significant features.*
- (B) *That area devoted solely to the sheltered/skilled care facility and accessory uses and that area devoted to cottage homes, if applicable.*
- (C) *The location of open space areas and areas for recreational use for the residents of this development.*
- (D) *Statistical data on total size of project area, area of Useable Open Space, area devoted to sheltered/skilled care facility and that area devoted to cottage homes density computation and proposed number of units and specific uses by type, including the units within the sheltered/skilled care facility and accessory uses, and any other similar data pertinent to a comprehensive evaluation of the proposed development.*
- (E) *The sign requirements, fence requirements, landscaping requirements, and other utilities, and parking requirements.*
- (F) *Such site plan shall not be limited to the above requirements, but shall include all aspects of development of the subject property.*

(4) Design Standards

The following standards shall be used as a framework for evaluating the Site Plan:

(A) Topography

The topography of the site shall be preserved, wherever possible, in its natural state by minimizing grade changes and alterations. Building sites and street locations should conform to existing land contours, to the extent possible.

(B) Streets

The streets shall be curved, wherever possible, to provide gentle curvilinear street patterns. Streets shall be located, wherever possible, to preserve the natural elements of the site, as well as those of surrounding properties.

Further, the number of new intersections with existing and proposed major or secondary arterial and collector streets shall be kept to a minimum. The use of cul-de-sacs or comparable design to provide access to the cottage homes is encouraged so as to provide privacy for the units, more variety in site planning and views oriented away from neighbors' yards and units

(C) Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, so that the resulting development will be in keeping with the general appearance of neighboring developed areas and will not adversely affect the ecology of the area. Wherever the natural landscape is not preserved or no vegetation existed, mature landscape materials shall be installed in accordance with a plan approved by the Board of Trustees after receiving the recommendations of the Plan Commission.

(D) Relation to Environment and Existing Development

The architectural style of proposed buildings and structures shall be related harmoniously to the terrain and to existing buildings and structures, to the extent possible, that have visual relationship to the proposed buildings and structures with an emphasis designed to diminish the apparent size of buildings. The density should be compatible with adjoining properties. All attempts shall be made to preserve natural wooded areas and topography. A creative approach to land development is encouraged if overall densities from the development may be reduced as a result of special circumstances and sensitivity to

the existing landscape.

(E) Utility Services

Electric and telephone lines shall be underground.

(5) Village Board Approval or Denial

The Board of Trustees may grant the proposed special use, grant conditional approval or deny the special use in accordance with statute or may refer it back to the Plan Commission for further consideration. Such approval shall not constitute subdivision approval. If such development is not expressly subject to the [subdivision ordinance](#) of the Village, said development shall meet those standards for improvements set forth in said ordinance as required by the Board of Trustees following the recommendation of the Plan Commission.

The Plan Commission shall recommend approval of, and the Board of Trustees shall approve, a site plan submitted pursuant to this subsection on the basis of specific written findings. In addition to the findings required under Section XIII of this Ordinance, no special use may be granted hereunder unless findings are made that:

- (A) The development will enhance the appearance of the area by preservation of natural features of the property.*
- (B) The site plan must meet specified standards required by this Ordinance with respect to the proposed development or use.*
- (C) The proposed site plan must be designed in a manner that will not interfere with easements, roadways, rail lines or public or private rights-of-way.*
- (D) The proposed site plan must be designed in a manner that will not unreasonably destroy, damage, detrimentally modify or interfere with the enjoyment of significant natural, topographical or physical features of the site which can be preserved consistent with the development of the site for permitted uses.*
- (E) The proposed site plan must be designed so as not to dominate the immediate vicinity or to interfere with the development, use and enjoyment of neighboring property.*
- (F) The screening of the site and tree preservation must provide adequate shielding from or for nearby uses.*
- (G) Individual buildings and units must be arranged and situated to relate to surrounding properties and to improve the view from and the view of buildings.*
- (H) The proposed site plan must make adequate provision for the*

creation or preservation of open space and its continued maintenance.

- (I) *The proposed site plan must be designed in a manner which will not create drainage or erosion problems.*
- (J) *The proposed site plan must be designed in a manner which will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.*

(6) Modification of Requirements - Site Plan Review

Modification of specific requirements of this Subsection VI,B,2,n shall be permitted consistent with the intent of this Subsection VI,B,2,n to permit greater flexibility in design standards so as to encourage more innovative and imaginative site design. Modification of specific requirements of this Subsection VI,B,2,n shall also be permitted to allow development for such use, but only if developed in a manner consistent with the overall intent of such lot and bulk regulation standards. The specific standards herein before set forth may be modified on the basis of a specific site plan which demonstrably achieves the basic purposes of such standards such as insuring appropriate relationships between buildings and structures, preventing overcrowding and providing a safe and attractive living environment. Any such modifications, however, shall not increase the permitted density. If any such modifications are requested by formal application and by submission of a specific site plan to control development of the area, after review and consideration of such application and such specific site plan, the Plan Commission may recommend to the Village Board of Trustees such modifications as it deems appropriate without further public hearings, and the Village Board of Trustees shall then make such decision on the proposed modifications as it deems appropriate. There is no specific right to any such modifications hereunder, and, therefore, the decision of the Village Board, whether to grant or deny any requested modification, shall be final. If the decision is to grant any such modifications, then the applicant shall be bound to develop the land in accordance with such decision and the approved site plan.

3. Lot Size Requirements

a. Permitted Uses

	Minimum Lot Area	Minimum Lot Width
Single-family - lots of record existing on	5 acres	220 feet

August 11, 1997		
Single-family - lots of record created after August 11, 1997	5 acres	300 feet
Agriculture	20 acres	700 feet
Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings	
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	300 feet	5 acres

b. Special Uses

	Minimum Lot Area	Minimum Lot Width
Convents, monasteries and seminaries	5 acres	300 feet
Colleges and Universities	20 acres	800 feet
Garden and plant nursery plots	5 acres	300 feet
Hospitals	25 acres	800 feet
Outdoor recreational uses	5 acres	300 feet
Planned unit developments	40 acres	800 feet
Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.		
Schools, public and private		
Elementary school	5 acres	300 feet
Junior high school	10 acres	300 feet
High school	20 acres	800 feet
Public utility and governmental facilities	(As established by special Use Approval)	
Churches, temples, or synagogues (including accessory day care and pre-school programs)	5 acres	300 feet
Community center, museums, libraries, and other cultural facilities	(As established by special Use Approval)	

4. Floor Area Ratio

Not to exceed 0.1.

5. **Building Height**

- a. **Residential Use** - not more than two and one half stories or 35 feet, whichever is lower. (Amended by Ordinance A-834-29-01)
- b. **Non-Residential Use** - not more than 45 feet.

6. **Minimum Ground Floor Area Per Dwelling**

- a. One-story dwellings -- not less than 1,800 square feet.
- b. Dwellings having more than one story.
 - (1) not less than 1,200 square feet for a one and one-half story dwelling.
 - (2) not less than 950 square feet for a two story or two and one-half story dwelling.

7. **Yard Requirements**

a. **Permitted Uses**

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached dwelling	50 feet	20 feet	50 feet	60 feet
Other Permitted Uses	50 feet	50 feet	50 feet	50 feet
In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.				
Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings			
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	100 feet	40 feet	100 feet	100 feet

b. **Special Uses**

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
	100 feet	40 feet	100 feet	100 feet
Planned Unit Developments existing as of August 1, 1995, shall be regulated				

solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.

In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.

8. **Off Street Parking and Loading**

In accordance with applicable regulations set forth in Section XI.

C. **R-2 SINGLE-FAMILY RESIDENCE DISTRICT**

The R-2 Single Family Residence District is intended to provide a low density single family residential environment of suburban estate character.

1. **Permitted Uses**

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.
- d. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and rest room facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground equipment, and similar uses and structures. (Amended by Ordinance A-834-8-00)

2. **Special Uses**

- a. Accessory dwellings for non-gratuitous guests, domestic employees, or extended family. (Amended by Ordinance A-834-03-13)
- b. Convents, monasteries and seminaries.
- c. Colleges, universities and accessory uses thereto.
- d. Community centers, museums, libraries, and other cultural facilities.
- e. Golf courses, standard or par 3.
- f. Garden and plant nursery plots not including retail sales.
- g. Hospitals.
- h. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.
- i. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.

- j. Schools, public or private.
- k. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
 - (1) Utility substations.
 - (2) Police stations.
 - (3) Fire stations.
 - (4) Railroad rights-of-way.
 - (5) Water filtration plants, pumping stations, and reservoirs.
 - (6) Municipal Administration Offices
 - (7) Village owned public works facility or garage
- l. Churches, temples, or synagogues (including accessory day care and pre-school programs).
- m. Accessory uses customarily incidental to the above special uses.
- n. Sheltered/skilled care facility as regulated in the R-1 District.

3. **Lot Size Requirements**

a. **Permitted Uses**

	Minimum Lot Area	Minimum Lot Width
Single-family detached dwellings	2.0 acres	200 feet
Agriculture	20 acres	700 feet
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-10-04)	300 feet	5 acres

b. **Special Uses**

	Minimum Lot Area	Minimum Lot Width
Convents, monasteries and seminaries	5 acres	300 feet
Colleges and Universities	20 acres	800 feet
garden and Plant Nursery Plots	25 acres	800 feet
Hospitals	25 acres	800 feet
Outdoor recreational uses	5 acres	300 feet

Planned Unit Developments	40 acres	800 feet
Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.		
Schools, public and private		
Elementary school	5 acres	300 feet
Junior high school	10 acres	300 feet
High school	20 acres	800 feet
Public Utility and Governmental Facilities	As established by Special Use Approval	
Churches, temples, or synagogues (including accessory day care and pre-school programs)	5 acres	300 feet
Community Centers, Museums, Libraries, and other cultural facilities	As established by Special Use Approval	

4. **Floor Area Ratio**

Not to exceed 0.1.

5. **Building Height**

- a. Single-family detached dwellings -- not more than two and one-half stories or 30 feet, whichever is lower.
- b. Non-residential uses -- not more than 45 feet.

6. **Minimum Ground Floor Area Per Dwelling**

- a. One-story dwellings -- not less than 1,800 square feet.
- b. Dwellings having more than one story:
 - (1) not less than 1,200 square feet for a one and one-half story dwelling.
 - (2) not less than 950 square feet for a two story or two and one-half story dwelling.

7. **Yard Requirements**

a. **Permitted Uses**

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached	50 feet	20 feet	50 feet	60 feet

dwelling				
Agriculture	100 feet	50 feet	100 feet	60 feet
Other Permitted Uses	50 feet	20 feet	50 feet	60 feet
	In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.			
Public Parks without completely enclosed buildings	50 feet	20 feet	50 feet	60 feet
	Same as minimum for single-family detached dwellings			
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	100 feet	40 feet	100 feet	100 feet

b. **Special uses**

Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
100 feet	40 feet	100 feet	100 feet
Planned Unit Developments existing as of August 1, 1995, shall be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.			
In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.			

8. **Off-Street Parking and Off-Street Loading**

In accordance with applicable regulations set forth in Section XI.

D. **R-2A SINGLE-FAMILY RESIDENCE DISTRICT**

The R-2A Single Family Residence District is intended to create large lot residential areas offering generous yards and setbacks within the context of a residential subdivision environment.

1. **Permitted Uses**

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.

- d. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and rest room facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground equipment, and similar uses and structures. (Amended by Ordinance A-834-8-00)

2. **Special Uses**

- a. Convents, monasteries and seminaries.
- b. Colleges, universities and accessory uses thereto.
- c. Community centers, museums, libraries, and other cultural facilities.
- d. Golf courses, standard or par 3.
- e. Garden and plant nursery plots not including retail sales.
- f. Hospitals.
- g. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.
- h. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.
- i. Schools, public or private.
- j. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
 - (1) Utility substations.
 - (2) Police stations.
 - (3) Fire stations.
 - (4) Railroad rights-of-way.
 - (5) Water filtration plants, pumping stations, and reservoirs.
 - (6) Municipal Administration Offices
 - (7) Village owned public works facility or garage
- k. Churches, temples, or synagogues (including accessory day care and pre-school programs).
- l. Accessory uses customarily incidental to the above special uses.
- m. Sheltered/skilled care facility as regulated in the R-1 District.

3. **Lot Size Requirements**

a. **Permitted Uses**

	Minimum Lot Area	Minimum Lot Width
Single-family detached dwellings	40,000 sq. ft	130 feet
Agriculture	20 acres	700 feet
Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings	
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	300 feet	5 acres

b. **Special Uses**

	Minimum Lot Area	Minimum Lot Width
Convents, monasteries and seminaries	5 acres	300 feet
Colleges and Universities	20 acres	800 feet
Garden and plant nursery plots	5 acres	300 feet
Hospitals	25 acres	800 feet
Outdoor recreational uses	5 acres	300 feet
Planned unit developments	40 acres	800 feet
Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.		
Schools, public and private		
Elementary school	5 acres	300 feet
Junior high school	10 acres	300 feet
High school	20 acres	800 feet
Public utility and governmental facilities	(As established by special Use Approval)	
Churches, temples, or synagogues (including accessory day care and pre-school programs)	5 acres	300 feet
Community center, museums, libraries, and other cultural facilities	(As established by special Use Approval)	

4. Floor Area Ratio

Not to exceed 0.20.

5. Building Height

- a. Single-family detached dwellings -- not more than two and one-half stories or 30 feet, whichever is lower.
- b. Non-residential uses -- not more than 45 feet.

6. Minimum Ground Floor Area Per Dwelling

- a. One-story dwellings -- not less than 1,800 square feet.
- b. Dwellings having more than one story.
 - (1) not less than 1,200 square feet for a one and one-half story dwelling.
 - (2) not less than 950 square feet for a two story or two and one-half story dwelling.

7. Yard Requirements**a. Permitted Uses**

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached dwelling	50 feet	15 feet	40 feet	60 feet
Agricultural	100 feet	50 feet	100 feet	60 feet
Other Permitted Uses	50 feet	50 feet	50 feet	50 feet
In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.				
Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings			
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	100 feet	40 feet	100 feet	100 feet

b. Special Uses

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	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
	100 feet	40 feet	100 feet	100 feet
Planned Unit Developments existing as of August 1, 1995, shall be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.				
In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.				

8. **Off Street Parking and Loading**

In accordance with applicable regulations set forth in Section XI.

E. **R-2B SINGLE-FAMILY RESIDENCE DISTRICT**

The R-2B Single Family Residence District is intended to create a residential environment offering adequate lot area for the typical new home size in the Village while maintaining the open feeling of a large lot zoning district.

1. **Permitted Uses**

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.
- d. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and rest room facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground equipment, and similar uses and structures. (Amended by Ordinance A-834-8-00)

2. **Special Uses**

- a. Convents, monasteries and seminaries.
- b. Colleges, universities and accessory uses thereto.
- c. Community centers, museums, libraries, and other cultural facilities.
- d. Golf courses, standard or par 3.
- e. Garden and plant nursery plots not including retail sales.
- f. Hospitals.
- g. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.

- h. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.
- i. Schools, public or private.
- j. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
 - (1) Utility substations.
 - (2) Police stations.
 - (3) Fire stations.
 - (4) Railroad rights-of-way.
 - (5) Water filtration plants, pumping stations, and reservoirs.
 - (6) Municipal Administration Offices
 - (7) Village owned public works facility or garage
- k. Churches, temples, or synagogues (including accessory day care and pre-school programs).
- l. Accessory uses customarily incidental to the above special uses.
- m. Sheltered/skilled care facility as regulated in the R-1 District.

3. **Lot Size Requirements**

a. **Permitted Uses**

	Minimum Lot Area	Minimum Lot Width
Single-family - detached dwellings	30,000 sq. ft	125 feet
Agriculture	20 acres	700 feet
Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings	
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	300 feet	5 acres

b. **Special Uses**

	Minimum Lot Area	Minimum Lot Width
Convents, monasteries and seminaries	5 acres	300 feet

Colleges and Universities	20 acres	800 feet
Garden and plant nursery plots	5 acres	300 feet
Hospitals	25 acres	800 feet
Outdoor recreational uses	5 acres	300 feet
Planned unit developments	40 acres	800 feet
Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.		
Schools, public and private		
Elementary school	5 acres	300 feet
Junior high school	10 acres	300 feet
High school	20 acres	800 feet
Public utility and governmental facilities	(As established by special Use Approval)	
Churches, temples, or synagogues (including accessory day care and pre-school programs)	5 acres	300 feet
Community center, museums, libraries, and other cultural facilities	(As established by special Use Approval)	

4. **Floor Area Ratio**

Not to exceed 0.20.

5. **Building Height**

- a. Single-family detached dwellings -- not more than two and one-half stories or 30 feet, whichever is lower.
- b. Non-residential uses -- not more than 45 feet.

6. **Minimum Ground Floor Area Per Dwelling**

- a. One-story dwellings -- not less than 1,800 square feet.
- b. Dwellings having more than one story.
 - (1) not less than 1,200 square feet for a one and one-half story dwelling.
 - (2) not less than 950 square feet for a two story or two and one-half story dwelling.

7. **Yard Requirements**

a. **Permitted Uses**

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached dwelling	40 feet	17 feet	40 feet	55 feet
Agricultural	100 feet	50 feet	100 feet	60 feet
Other Permitted Uses	50 feet	20 feet	50 feet	60 feet
In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.				
Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings			
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	100 feet	40 feet	100 feet	100 feet

b. **Special Uses**

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
	100 feet	40 feet	100 feet	100 feet
Planned Unit Developments existing as of August 1, 1995, shall be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.				
In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.				

8. **Off Street Parking and Loading**

In accordance with applicable regulations set forth in Section XI.

F. **R-3 SINGLE-FAMILY RESIDENCE DISTRICT**

The R-3 Single Family Residence District is intended to provide for moderate density single family development on lots at least 20,000 square feet in size.

1. **Permitted Uses**

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.
- d. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and restroom facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground equipment, and similar uses and structures. (Amended by Ordinance A-834-8-00)

2. **Special Uses**

- a. Convents, monasteries and seminaries.
- b. Colleges, universities and accessory uses thereto.
- c. Community centers, museums, libraries, and other cultural facilities.
- d. Golf courses, standard or par 3.
- e. Garden and plant nursery plots not including retail sales.
- f. Hospitals.
- g. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.
- h. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.
- i. Schools, public or private.
- j. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
 - (1) Utility substations.
 - (2) Police stations.
 - (3) Fire stations.
 - (4) Railroad rights-of-way.
 - (5) Water filtration plants, pumping stations, and reservoirs.
 - (6) Municipal Administration Offices
 - (7) Village owned public works facility or garage
- k. Churches, temples, or synagogues (including accessory day care and pre-school programs).

- l. Accessory uses customarily incidental to the above special uses.
- m. Sheltered/skilled care facility as regulated in the R-1 District.

3. Lot Size Requirements

a. Permitted Uses

	Minimum Lot Area	Minimum Lot Width
Single-family detached dwellings	20,000 sq. ft	100 feet
Agriculture	20 acres	700 feet
Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings	
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	5 acres	300 feet

b. Special Uses

	Minimum Lot Area	Minimum Lot Width
Convents, monasteries and seminaries	5 acres	300 feet
Colleges and Universities	20 acres	800 feet
Garden and plant nursery plots	5 acres	300 feet
Hospitals	25 acres	800 feet
Outdoor recreational uses	5 acres	300 feet
Planned unit developments	40 acres	800 feet
Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.		
Schools, public and private		
Elementary school	5 acres	300 feet
Junior high school	10 acres	300 feet
High school	20 acres	800 feet
Public utility and governmental facilities	(As established by special Use Approval)	

Churches, temples, or synagogues (including accessory day care and pre-school programs)	5 acres	300 feet
Community center, museums, libraries, and other cultural facilities	(As established by special Use Approval)	

4. **Floor Area Ratio**

Not to exceed 0.20.

5. **Building Height**

- a. Single-family detached dwellings -- not more than two and one-half stories or 30 feet, whichever is lower.
- b. Non-residential uses -- not more than 45 feet.

6. **Minimum Ground Floor Area Per Dwelling**

- a. One-story dwellings -- not less than 1,800 square feet.
- b. Dwellings having more than one story.
 - (1) not less than 1,200 square feet for a one and one-half story dwelling.
 - (2) not less than 950 square feet for a two story or two and one-half story dwelling.

7. **Yard Requirements**

a. **Permitted Uses**

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached dwelling	30 feet	10 feet	30 feet	50 feet
Agricultural	100 feet	50 feet	100 feet	60 feet
Other Permitted Uses	50 feet	20 feet	50 feet	60 feet
In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.				
Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings			
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-	100	40 feet	100 feet	100

00)	feet			feet
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b. **Special Uses**

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
	100 feet	40 feet	100 feet	100 feet
Planned Unit Developments existing as of August 1, 1995, shall be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.				
In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.				

8. **Off Street Parking and Loading**

In accordance with applicable regulations set forth in Section XI.

G. **PRIOR R-4 SINGLE-FAMILY RESIDENCE DISTRICT - APPENDIX III**

Prior to the adoption of this 1996 Comprehensive Amendment, there existed a residential zoning classification known as the R-4 Single-Family Residence District. It is hereby found and determined that the regulations provided for therein are not in keeping with the Official Comprehensive Plan of the Village nor in keeping with the trend of development within the Village. Moreover, the areas surrounding that portion of the Village which was zoned under such classification have been developed in a more restrictive manner than such R-4 District regulations. Therefore, it has been hereby found and determined that the prior R-4 Single-Family Residence District classification, and all regulations thereunder, be and are hereby declared of no further force and effect; provided, however, any property which was zoned under said R-4 Single-Family Residence District classification prior to July 1, 1991, shall be governed by the regulations set forth in Appendix III attached hereto and made a part hereof and any specific special use (either a planned unit development or otherwise) issued prior to July 1, 1991, and any such property shall not be considered as a non-conforming use, either lawful or unlawful.

H. **R-5 PLANNED RESIDENCE DISTRICT**

The R-5 Planned Residence District is intended to accommodate a variety of dwelling types within a development of not less than 20 acres and is intended only for areas where higher residential density already exists and there is a mix of land use types in the immediate area. (Amended by Ordinance A-834-19-16)

1. **Permitted Uses**

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.

- d. Single-family clustered dwellings
- e. Single-family attached dwellings and multiple-family dwellings occupying not more than forty (40%) percent of the gross site area zoned R-5, provided that the gross density of the said total contiguous area shall not exceed 4.20 dwelling units per acre.
- f. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and rest room facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground equipment, and similar uses and structures. (Amended by Ordinance A-834-8-00)

2. **Special Uses**

- a. Convents, monasteries and seminaries.
- b. Colleges, universities and accessory uses thereto.
- c. Community centers, museums, libraries, and other cultural facilities.
- d. Golf courses, standard or par 3.
- e. Garden and plant nursery plots not including retail sales.
- f. Hospitals.
- g. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.
- h. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.
- i. Schools, public or private.
- j. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
 - (1) Utility substations.
 - (2) Police stations.
 - (3) Fire stations.
 - (4) Railroad rights-of-way.
 - (5) Water filtration plants, pumping stations, and reservoirs.
 - (6) Municipal Administration Offices
 - (7) Village owned public works facility or garage
- k. Churches, temples, or synagogues (including accessory day care and pre-

school programs).

I. Accessory uses customarily incidental to the above special uses.

m. Sheltered/skilled care facility as regulated in the R-1 District.

3. **Minimum Site Area**

The minimum area to which this R-5 classification may be applied (i.e. minimum size of a parcel for rezoning to the R-5 District) is 80 contiguous acres. Lot Size Requirements

4. **Lot Size Requirements**

a. **Permitted Uses**

	Minimum Lot Area	Minimum Lot Width
Single-family detached dwellings	12,000 sq. ft	80 feet
Single-family clustered dwellings	5,000 sq. feet per unit	100 feet
Single-family attached & multi-family dwellings	3,000 sq. feet per unit	100 feet
Agriculture	20 acres	700 feet
Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings	
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	300 feet	5 acres

b. **Special Uses**

	Minimum Lot Area	Minimum Lot Width
Convents, monasteries and seminaries	5 acres	300 feet
Colleges and Universities	20 acres	800 feet
Garden and plant nursery plots	5 acres	300 feet
Hospitals	25 acres	800 feet
Outdoor Recreational uses	5 acres	300 feet
Planned unit Developments (Amended by Ordinance A-834-19-16)	20 acres	800 feet
Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for		

the planned unit development and any other related zoning provisions in existence on that date.		
Schools, public and private		
Elementary school	5 acres	300 feet
Junior high school	10 acres	300 feet
High school	20 acres	800 feet
Public utility and governmental facilities	(As established by Special Use Approval)	
Churches, temples, or synagogues (including accessory day care and pre-school programs)	5 acres	300 feet
Community centers, museums, libraries, and cultural facilities	(As established by Special Use Approval)	

5. **Maximum Floor Area Ratio**

Not to exceed .50.

6. **Maximum Building Height**

- a. Single-family attached dwellings, single-family detached dwellings and single-family clustered dwellings -- not more than two and one-half stories or 30 feet, whichever is lower.
- b. Multiple-family dwellings -- not more than two and one-half stories or 30 feet (measured to the peak of the roof), whichever is lower.
- c. Flat roofs are prohibited.

7. **Minimum Ground Floor Area Per Dwelling Unit**

- a. Single-family detached dwellings:
 - (1) One-story dwellings -- not less than 1,500 square feet.
 - (2) Dwellings having more than one story:
 - (A) not less than 1,125 square feet for a one and one-half story dwelling.
 - (B) not less than 750 square feet for a two story or two and one-half story dwelling.
- b. Single-family clustered dwellings -- 1,200 square feet;
- c. Single-family attached dwellings and multiple-family dwellings -- excluding garages, balconies, basements, utility rooms, and areas common to the operation and maintenance of the entire building, 900 square feet, except such

dwelling units containing more than one bedroom shall be as follows:

- (1) two-bedroom dwelling units -- 1,200 square feet;
- (2) three-bedroom dwelling units -- 1,600 square feet;
- (3) units with over three bedrooms -- 200 additional square feet for each bedroom.

8. Yard Requirements

a. Permitted Uses

Minimum yards shall be provided in compliance with the following regulations:

	Front Yard	Interior Side Yard	Corner side Yard	Rear Yard
Single-family detached dwellings	30 feet	10 feet	30 feet	50 feet
Single-family clustered dwellings	40 feet	10 feet*	40 feet	30 feet
single-family semi-detached, attached and multiple-family dwellings	30 feet	185 feet	30 feet	30 feet
*Interior side yards for single-family clustered dwellings on interior lots may be less than 10 feet provided the side yards shall have a combined width of 10 feet and the separation between buildings on adjoining lots shall be 10 feet.				
*The interior side yard for single-family clustered dwellings on corners lots may be eliminated provided the minimum separation from buildings on adjoining lots shall be 10 feet.				
In addition to setbacks from property lines, the minimum yard requirements for single-family attached and multiple-family dwellings shall be provided around the perimeter of each building. The yard requirements for a principal building shall not encroach into the yard requirements for any other principal building.				
All permitted uses not listed above shall comply with the setback requirements of the R-1 Single-Family Residence District.				
Public Parks without completely enclosed buildings	same as minimum required for single-family detached dwellings			
Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	100 feet	40 feet	100 feet	100 feet

b. **Special Uses**

Front Yard	Interior Side Yard	Corner side Yard	Rear Yard
100 feet	40 feet	100 feet	100 feet
Planned Unit Developments existing as of August 1, 1995, shall be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.			
In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.			

c. **Transitional Yards**

All interior side yards and rear yards abutting property in another zoning district and subdivision shall be a minimum of 50 feet.

9. **Minimum Open Space**

Areas of single-family clustered, single-family attached, and multiple-family development shall be provided with open space area equal to 1.0 times the floor area of the residential buildings.

10. **Off-Street Parking and Off-Street Loading**

Off-street parking and loading in accordance with the applicable regulations set forth in Section XI.

I. **PRIOR R-6 RESIDENTIAL & CONGREGATE CARE DISTRICT – APPENDIX IV**

Prior to the adoption of this 1997 Comprehensive Amendment, there existed a residential zoning classification known as the R-6 Residential and Congregate Care District. It is hereby found and determined that the regulations provided for therein are not in keeping with the Official Comprehensive Plan of the Village nor in keeping with the trend of development within the Village. Moreover, the areas surrounding that portion of the Village which was zoned under such classification have been developed in a more restrictive manner than such R-6 District regulations. Therefore, it has been hereby found and determined that the prior R-6 Residential and Congregate Care District classification, and all regulations thereunder, be and are hereby declared of no further force and effect; provided, however, any property which was zoned under said R-6 Residential and Congregate Care District classification prior to July 1, 1991, shall be governed by the regulations set forth in Appendix IV attached hereto and made a part hereof and any specific special use (either a planned unit development or otherwise) issued prior to July 1, 1991, and any such property shall not be considered as a non-conforming use, either lawful or unlawful.

J. **COUNTY LINE ROAD OVERLAY REGULATIONS**

1. **Findings**

- a. The area adjoining County Line Road is a unique area with special significance and character different from other properties in the Village, since it is the main

entryway to the Village and serves as the focal point for the Village and there exists currently estate-like development along such Road. Thus, development along County Line Road has a unique impact on the entire Village and its residents, sets the tone for the Village, and, if properly developed with high quality residential development of an estate-like character will enhance and increase property values not only for land along said Road but for the entire Village as well.

- b. The Village of Burr Ridge is convinced that the preservation and development of this area requires additional rules and regulations supplementing existing ordinances in order to specifically address the unique character of the area.
- c. The County Line Road Corridor Area includes and affects all that property adjoining County Line Road.
- d. A public hearing and continued public hearings have been held by the Plan commission of the Village pursuant to published and mailed notice to property owners in the County Line Road Corridor Area.
- e. The creation of the County Line Road Corridor Area and the following rules and regulations regarding development therein is consistent with and fosters the purposes and intent of this Zoning Ordinance as set forth in Section II hereof.
- f. The creation of the County Line Road Corridor Area and the following rules and regulations regarding development therein will promote and enhance orderly development within both the Corridor Area and the Village as a whole, and will preserve and enhance property values within both the Corridor Area and the Village as a whole.

2. **Definitions**

- a. The "County Line Road Corridor Area" shall include all property adjoining County Line Road, regardless of the depth of such property from County Line Road and whether such property is zoned to permit residential, non-residential or planned unit development uses. Non-residential property within the County Line Road Corridor Area which is divided after August 10, 1987, may be developed with higher densities than those set forth in Section VI,J,5 and VI,J,6 of this Ordinance with the approval of the Board of Trustees.
- b. "Property adjoining County Line Road" shall include all lots, parcels, or tracts of land which have frontage on County Line Road as of August 10, 1987, and shall include all of such lot, parcel or tract as the same exists as of August 10, 1987, regardless of any future division or subdivision thereof.

3. **Intent and Purpose**

The provisions of this Section are intended to order and control growth within the area described as the County Line Road Corridor Area, hereinafter sometimes referred to as "Area", and for the following additional purposes:

- a. To promote the public health, safety, morals, comfort and general welfare of the

citizens of said Area and of the Village.

- b. To enhance the values of property throughout the said Area and the Village.
- c. To encourage and foster development in the Area of a high quality residential nature and to preserve and promote an estate-like atmosphere in the Area.
- d. To encourage and promote the attractiveness, cohesiveness and compatibility of new buildings and development so as to maintain and improve established standards of property values within the Area consistent with its character.
- e. To otherwise foster and promote the purposes and spirit of this Burr Ridge Zoning Ordinance as set forth in Section II hereof.

4. **Establishment of County Line Road Corridor Area**

The County Line Road Corridor Area is hereby established. The provisions of this Section shall be in addition to existing zoning restrictions which shall continue to apply to the erection, construction, alteration or repair of any building or structure and the development of any property in the Area and no building permits shall be issued nor shall any development be approved except as provided herein. When restrictions herein are inconsistent with existing restrictions in other sections of this Burr Ridge Zoning Ordinance, then these regulations shall apply and govern any development in the Area.

5. **Regulations**

- a. Lot Area - the minimum lot area for those lots adjoining County Line Road shall be 40,000 square feet per unit. Provided, however, for all property adjoining County Line Road between 77th Street and 79th Street, such properties shall be required to meet all of the bulk requirements (including lot area, lot width, floor area ratio and yards) of the R-3 Single Family Residence District.
- b. Lot Width - the minimum lot width or frontage for those lots adjoining County Line Road shall be 130 feet.
- c. Floor Area Ratio - the maximum floor area ratio for those lots adjoining County Line Road shall be 0.20.
- d. Yards for Those Lots Adjoining County Line Road
 - (1) Yards adjoining County Line Road, whether a front or corner side yard - not less than 80 feet from the nearest street right-of-way boundary line of County Line Road; provided, however, that such yard may be reduced to not less than 60 feet provided that the property is landscaped in accordance with a landscaping plan approved by the Village and provided that a Declaration of Covenants or landscape easement be recorded to ensure the maintenance of said landscaping in such a manner as to retain at least the intended standards of the approved landscaping plan.
 - (2) Side yards - each side yard for a lot which has its narrowest dimension along the County Line Road frontage of the lot shall have a width of 25

feet.

- (3) Corner side yards - on corner lots, the side yard adjoining a street intersecting with County Line Road shall be not less than 50 feet.
- (4) Any yard in B-1 Retail Business District - for any yard adjoining County Line Road the yard in a B-1 Retail Business District shall be not less than 100 feet from the nearest street right-of-way boundary line of County Line Road.

6. Subsequent Divisions

If any lot, parcel, or tract adjoining County Line Road existing as of August 10, 1987, is subsequently subdivided or divided in any manner whatsoever, the above requirements shall be applicable only to those lots, after subdivision or division, which then adjoin County Line Road, and the remainder of the original lot, parcel or tract may be developed with higher densities provided that no such future lots, parcels or tracts shall be less than the then existing requirements of the underlying zoning for the land or the R-5 Single Family Residence District classification, whichever is less dense, under the Burr Ridge Zoning Ordinance. The applicable lot area, lot width, floor area ratio and yard requirements shall be as approved by the Corporate Authorities of the Village after a public hearing thereon before the Plan Commission of this Village and after said Corporate Authorities have received the recommendation of the Plan Commission.

7. Interpretation of Provisions

The provisions of this Section shall be in addition to the existing provisions of the Zoning Ordinance; provided, however, that where any provision of said Zoning Ordinance of the Village may conflict with a provision of this Section, the provisions of this Section VI,J shall apply and govern.