

ARTICLE V. - RESIDENTIAL DISTRICTS

Sec. 500.0. - General.

500.1 *Classification:* The classification of the residential zoning districts shall be as follows:

1. E-R: Estate Residential
2. R-1: Single-Family Residential (includes all lots and planned unit developments that were platted under the 1981 Zoning Regulations)
3. R-2: Single Family Residential (includes all lots that are a part of the Old Shorewood Subdivision)
4. R-3: Single-Family Residential (includes all lots and subdivisions that were platted under the 1961 Zoning Regulations)
5. R-4: Multiple-Family Residential (includes all lots and subdivisions that were classified as R-3, Multiple-Family under the 1981 Zoning Regulations)
6. S-P: Special Park

Sec. 501.0. - E-R Estate Residential.

501.1 *Permitted uses:* Uses permitted as of right in the E-R district.

- (A) Single-family detached dwellings
- (B) Parks and playgrounds
- (C) Public libraries
- (D) Public open land, refuge or preserve

501.2 *Accessory uses:* As permitted in accordance with Article II. section 215.1.

501.3 *Special uses:*

- (A) Planned unit developments
- (B) Cultural facilities
- (C) Health and assisted living facilities
- (D) Public buildings and utilities
- (E) Church, chapels, temples, synagogues
- (F) Convent, monastery, and religious retreats
- (G) Non-commercial recreational buildings and community centers
- (H) Public or private schools, elementary, high, junior college, college or university. (Private schools shall have a curriculum substantially identical to that ordinarily given in a public elementary, high

school and having no rooms regularly use for housing or sleeping purposes).

(I) Colleges and universities

(J) Golf courses

501.4 *Lot size requirements:* With the exception of planned residential developments, a separate ground area herein called the zoning lot shall be designated provided and continuously maintained for each structure containing a permitted or special use.

(A) *Permitted uses.*

Table 501.4 A

	Minimum Lot Area	Minimum Lot Width
Single Family Dwelling	40,000 square feet	150 feet
Planned Unit Developments	5 acres	750 feet
All other permitted or special uses	60,000 square feet	150 feet

501.5 *Yard requirements.*

(A) *Minimum front yards:*

(1)	Single family dwellings	40 feet
(2)	All other permitted or special uses	50 feet

(B) *Minimum corner side yards:*

(1)	Single family dwellings	35 feet
(2)	All other permitted or special uses	35 feet

(C) *Minimum side yards:*

(1)	Single family dwelling	25 feet

(2)	All other permitted or special uses	25 feet
-----	-------------------------------------	---------

(D) *Minimum rear yard:*

(1)	Single family dwelling	40 feet
(2)	All other permitted or special uses	50 feet

501.6 *Bulk regulations.*

(A) *Maximum structure height:* No building shall exceed three stories and 40 feet in height, whichever is greater.

(B) *Maximum lot coverage:*

(1)	Single family dwellings	20 percent
(2)	Planned unit developments	As specified by Planning and zoning commission (maximum: 40 percent)
(3)	All other permitted or special uses	30 percent

501.7 *Signs.* Signs shall be subject to the regulations contained in Article IX.

501.8 *Off-street parking and loading requirements.* Off street parking and loading facilities shall be provided as required in Article X.

(Ord. No. 01-04-01, 4-23-2001)

Sec. 502.0. - R-1 Single-Family Residential.

502.1 *Permitted uses:* Uses permitted as of right in the R-1 district.

(A) Single-family detached dwellings

(B) Parks and playgrounds

- (C) Public libraries
- (D) Public open land, refuge or preserve

502.2 *Accessory uses:* As permitted in accordance with Article II, Section 215.

502.3 *Special uses:*

- (A) Planned unit developments
- (B) Cultural facilities
- (C) Health facilities and assisted living
- (D) Public buildings and utilities
- (E) Church, chapels, temples, synagogues
- (F) Convent, monastery, and religious retreats
- (G) Non-commercial recreational buildings and community centers
- (H) Public or private schools, elementary, high, junior college, college or university. (Private schools shall have a curriculum substantially identical to that ordinarily given in a public elementary, high school and having no rooms regularly use for housing or sleeping purposes).
- (I) Colleges and universities
- (J) Golf courses

502.4 *Lot size requirements:* With the exception of planned developments, a separate ground area herein called the zoning lot shall be designated provided and continuously maintained for each structure containing a permitted special use.

Table 502.4

Permitted Uses	Maximum Lot Area	Minimum Lot Width
Single family dwellings	7,000 square feet	60 feet

The minimum lot areas and the minimum lot width for all other permitted uses and special uses shall be the same as for the Estate Residential (E-R) district.

502.5 *Yard requirements:*

(A) *Minimum front yards:*

(1)	Single family dwellings	30 feet
(2)	All other permitted or special uses	30 feet

(B) *Minimum corner side yard:*

(1)	Single family dwellings and accessory structures:	25 feet or established building line whichever is less
(2)	Schools:	15 feet
(3)	All other permitted or special uses:	30 feet

(C) *Minimum side yard:*

(1)	Single Family Dwellings:	8 feet
(2)	Schools:	50 feet
(3)	All other permitted or special uses:	20 feet

(D) *Minimum rear yard:*

(1)	Single family dwellings:	30 feet
(2)	Schools:	75 feet
(3)	All other permitted or special uses:	50 feet

502.6 *Bulk regulations:*(A) *Maximum structure height:* No building shall exceed 2½ stories and 30 feet in height.(B) *Maximum lot coverage:*

--	--	--

(1)	Combined single family dwelling structures and all accessory use structures and impervious use structures:		50 percent
	(a)	Single family dwelling structure only:	30 percent
	(b)	Subject to the maximum for (1) above, accessory structure:	35 percent
(2)	Planned unit development residential:		As specified by the planning and zoning commission (maximum 40 percent)

502.7 *Signs*: Signs shall be subject to the regulations contained in Article IX.

502.8 *Off-street parking and loading requirements*: Off street parking and loading requirements shall be provided as required in Article X.

(Ord. No. 01-04-01, 4-23-2001; Ord. No. 04-02-01, 2-9-2004)

Sec. 503.0. - R-2 Single Family Residential.

503.1 *Permitted uses*: Uses permitted as of right in the R-3 district.

- (A) Single-family detached dwellings
- (B) Parks and playgrounds
- (C) Public libraries
- (D) Public open land, refuge or preserve

503.2 *Accessory uses*: As permitted in accordance with Article II, section 216.

503.3 *Special uses*:

- (A) Planned unit developments
- (B) Cultural facilities
- (C) Health facilities and assisted living
- (D) Public buildings and utilities
- (E) Church, chapels, temples, synagogues
- (F) Convent, monastery, and religious retreats

(G) Non-commercial recreational buildings and community centers

(H) Public or private schools, elementary, high, junior college, college or university. (Private schools shall have a curriculum substantially identical to that ordinarily given in a public elementary, high school and having no rooms regularly use for housing or sleeping purposes).

(I) Colleges and universities

(J) Golf courses

503.4 *Lot size requirements:* Section 503 applies solely to all lots located within the Old Shorewood subdivision. All zoning shall be designated, provided and maintained for each structure containing a permitted use or a special use.

Table 503.4

	Minimum Lot Area	Minimum Lot Width
(A) Permitted Use		
Single family dwelling	7,000 square feet	50 feet

The minimum lot area and the minimum lot width for all other permitted uses and special uses shall be the same as for the Estate Residential (E-R) District.

503.5 *Yard requirements:*

(A) *Minimum front yards.*

(1)	Single family dwellings:	30 feet
(2)	All otherwise permitted or special uses:	50 feet

(B) *Minimum corner side yard:*

(1)	Single family dwellings and accessory structures:	20 feet or established building line, whichever is less
(2)	Schools:	50 feet
(3)	All otherwise permitted or special uses:	30 feet

(C) *Minimum side yards:*

(1)	Single family dwellings:	8 feet and 10 feet
(2)	Schools:	50 feet
(3)	All otherwise permitted or special uses:	20 feet

(D) *Minimum rear yard:*

(1)	Single family dwellings:	15 feet
(2)	Schools:	75 feet
(3)	All otherwise permitted or special uses:	50 feet

503.6 *Bulk regulations:*(A) *Maximum structure height:* No building shall exceed 2½ stories and 30 feet in height.(B) *Maximum lot coverage:*

(1)	Combined single family dwelling structures and all accessory use structures and impervious use structures:		50 percent
	(a)	Single family dwelling structure only:	30 percent
	(b)	Subject to the maximum for (1) above, accessory structure:	35 percent
(2)	Planned unit development residential:		As specified by the planning and zoning commission (maximum 40 percent)

(C) *Reserved.*

(D) *Maximum allowable floor area ratio: 0.60*

503.7 *Signs:* Signs shall be subject to the regulations contained in Article IX.

503.8 *Off-street parking and loading requirements:* Off street parking and loading requirements shall be provided as required in Article X.

503.9 *Front garage width:* If a dwelling is constructed with a garage which is located in the front one-half of a lot, the maximum width of the garage shall be limited to 24 feet or the width of the principal structure, whichever is less.

(Ord. No. 01-04-01, 4-23-2001; Ord. No. 04-02-01, 2-9-2004; Ord. No. 06-10-01, 10-9-2006)

Sec. 504.0. - R-3 Single Family Residential.

504.1 *Permitted uses:* Uses permitted as of right in the R-3 district.

- (A) Single family dwellings
- (B) Parks and playgrounds
- (C) Public libraries
- (D) Public open land, refuge or preserve

504.2 *Accessory uses:* As permitted in accordance with Article II, section 216.

504.3 *Special uses:*

- (A) Planned unit developments
- (B) Cultural facilities
- (C) Health facilities and assisted living
- (D) Public buildings and utilities
- (E) Church, chapels, temples, synagogues
- (F) Convent, monastery, and religious retreats
- (G) Non-commercial recreational buildings and community centers
- (H) Public or private schools, elementary, high, junior college, college or university. (Private schools shall have a curriculum substantially identical to that ordinarily given in a public elementary, high school and having no rooms regularly use for housing or sleeping purposes).
- (I) Colleges and universities
- (J) Golf courses

504.4 *Lot size requirements:* Section 504 applies to all the lots for which a building permit could have been issued under the terms and conditions of the 1961 Zoning Regulations. With the exception of planned unit developments, a separate ground area, herein called the zoning lot, shall be designated, provided and continuously maintained for each structure containing a permitted use or a special use. Under the provision of R-3, Planned Unit Developments shall require a minimum area of five acres.

Table 504.4

Permitted Uses	Minimum Lot Area	Minimum Lot Width
Single-Family Dwellings	4,800 square feet	40 feet

The minimum lot area and the minimum lot width for all other permitted uses shall be the same as for the Estate Residential (E-R) District.

504.5 Yard requirements:

(A) *Minimum front yard:*

(1)	Principal Residential Buildings:	25 feet
(2)	All other permitted uses:	50 feet

(B) *Minimum corner side yard:*

(1)	Principal residential buildings and accessory structures:	10 feet or established building line, whichever is less
(2)	All other permitted uses:	35 feet

(C) *Minimum side yard:*

(1)	Single family dwellings:	5 feet and 10 feet
(2)	All other permitted uses:	35 feet

(D) *Minimum rear yard:*

(1)	Single-family dwellings:	10 feet; 15 feet for corner lots
(2)	All other permitted uses:	50 feet

504.6 *Bulk regulations:*(A) *Maximum structure height:* No building shall exceed 2½ stories and 30 feet in height.(B) *Maximum lot coverage:*

(1)	Combined single family dwelling structures 50% but increased to 55% if the garage and all accessory use structures and is located behind the dwelling structure impervious use structures:		
	(a)	Single family dwelling structure only:	30 percent
	(b)	Subject to the maximum for (1) above, accessory structure:	35 percent
(2)	Planned unit development residential:		As specified by the planning and zoning commission (maximum 40 percent)

(C) *Reserved.*(D) *Maximum allowable floor area ratio:* 0.60504.7 *Signs:* Signs shall be subject to the regulations contained in Article IX.504.8 *Off-street parking and loading requirements:* Off-street parking and loading requirements shall be provided as required in Article X.

504.9 *Front garage width:* If a dwelling is constructed with a garage which is located in the front one-half of a lot, the maximum width of the garage shall be limited to 20 feet or the width of the principal structure, whichever is less.

(Ord. No. 01-04-01, 4-23-2001; Ord. No. 04-02-01, 2-9-2004; Ord. No. 06-10-01, 10-9-2006)

Sec. 505.0. - R-4 Multiple-Family Residential.

505.1 *Permitted uses:*

- (A) Two-family dwellings
- (B) Multiple-family dwellings
- (C) Townhouse residences
- (D) Parks and playgrounds
- (E) Public libraries
- (F) Public open land, refuge or preserve

505.2 *Accessory uses:* As permitted in accordance with Article II, Section 216.

505.3 *Special uses:*

- (A) Planned unit developments
- (B) Cultural facilities
- (C) Health facilities and assisted living
- (D) Public buildings and utilities
- (E) Church, chapels, temples, synagogues
- (F) Convent, monastery, and religious retreats
- (G) Non-commercial recreational buildings and community centers
- (H) Public or private schools, elementary, high, junior college, college or university. (Private schools shall have a curriculum substantially identical to that ordinarily given in a public elementary, high school and having no rooms regularly use for housing or sleeping purposes).
- (I) Colleges and universities
- (J) Golf courses

505.4 *Lot size requirements:* With the exception of planned developments, a separate ground area, herein called the zoning lot, shall be designated, provided and continuously maintained for each structure containing a permitted use or a special use. Under the provision of R-4, Planned Unit Developments shall require a minimum of five acres.

Table 505.4

Permitted Uses	Minimum Lot Area/Unit	Minimum Lot Width
Two family/duplex:	8,000 square feet	85 feet
Multi family: 4 bedroom and over:	3,300 square feet	70 feet
3 bedrooms:	3,300 square feet	70 feet
2 bedrooms:	2,800 square feet	70 feet
1 bedroom and efficiency:	2,500 square feet	70 feet

Townhouses shall have the same minimum lot area per unit and lot width as required for multi-family. The minimum building width is to be not less than 15 feet for each townhouse unit.

505.5 Yard requirements:

(A) Minimum front yard:

- (1) Residential buildings: 30 feet however, for buildings which exceed 25 feet in height, the minimum front yard shall be increased by one foot for each two feet or fraction thereof by which the building height exceeds 25 feet, but in no case shall a front yard of more than 40 feet be required.

- (2) Townhouse units:

Minimum front yard: 20 feet

- (3) All other permitted uses: 50 feet

(B) Minimum corner side yard:

(1)	Principal residential and accessory structures:	30 feet or established building line, whichever is less
(2)	All other permitted uses:	35 feet

(C) Minimum side yard:

(1)	Two family dwellings:	10 feet
(2)	Multiple family dwellings, including townhouses, ten feet except that for all structures in excess of two stories each side yard shall be increased by two feet for each additional story.	

(3)	Schools:	50 feet
(4)	All other permitted uses:	35 feet

(D) *Minimum rear yard:*

(1)	Two family dwellings:	30 feet
(2)	Multiple-family dwellings:	30 feet
(3)	Townhouse units:	10 feet
(4)	All other permitted uses:	60 feet

505.6 *Bulk regulations:**Floor area ratio:* Maximum floor area ratio.

(A)	Two family dwellings	0:40
(B)	Multiple-family dwellings	0:40
(C)	No building shall exceed 2½ stories and 30 feet in height.	

505.7 *Special requirements:* If outdoor refuse containers are used, refuse storage enclosures shall be provided. Each outdoor refuse container must be located within a refuse storage enclosure. Refuse enclosures may contain more than one refuse container.

Sec. 506.0. - S-P Special Park district.

506.1. *[Permitted and special uses:]*

- A.) Permitted uses: Indoor and outdoor recreation, such as, but not limited to golf courses and driving ranges, health clubs, spas, racquetball and tennis courts, swimming pools, picnic grounds, playground and play equipment, etc.; accessory uses, including but not limited to pro shops, snack shops, sale of alcoholic beverages, recreational equipment, rental and sales, storage buildings, etc. All recreational buildings and structures shall conform to E-R bulk regulations.
- B.) Special uses, including but not limited to amphitheaters, contractor's project office or shed, religious retreats, outdoor lighting for the active use of athletic fields that exceeds 40 feet in height and/or utilizes individual lamp wattages of 250 watts or greater and/or includes an aggregate lamp wattage of 500 watts or more on any single pole, and temporary uses, including but not limited to carnivals, seasonal sales, tent meetings, etc. Special use applications shall be processed and reviewed consistent with the established requirements and standards for special uses outlined in the administration and enforcement article of these zoning regulations.
1. Additional standards and submission requirements for a special use for outdoor lighting for the active use of athletic fields that exceeds 40 feet in height and/or utilizes individual lamp wattages of 250 watts or greater and/or includes an aggregate lamp wattage of 500 watts or more on any single pole.
 - (a). The maximum height of outdoor lighting shall not exceed 40 feet as part of a special use. If the height of outdoor lighting is proposed to exceed 40 feet then both a special use application and an application for a variation will be required and subject to the standards for both special uses and variations.
 - (b). As part of the submissions a photometric plan shall be required.
 - (c). The photometric plan must include, but is not limited to:
 - (i) Required illumination information at all property lines and at all points a minimum of five feet beyond all property lines.
 - (ii) Information concerning the illumination levels reasonably required for the active use of the athletic field in question.
 - (iii) Information on the type of lighting being proposed as well as information on the proposed light fixtures and details concerning adaptability of the light fixtures to add any necessary shields, baffles, screens, internal reflectors or other devices or methods to address glare, lighting trespass or other lighting effects after installation and activation of the system. Conditions necessary to address post installation concerns may be made a part of a special use and/or variation authorization.
 - (iv) Information in regard to the efficiency of fixtures proposed (e.g. lumens per watt).
 - (v) Information in regard to the amount of illumination expected to be evident in an upward (skyward) direction.

- (d). Lighting shall be directed away from residential properties and public streets in such a way as hazard or nuisance. Lighting shall not exceed three foot candles for both horizontal and vertical taken three and one-half feet above grade at a property line of the S-P district abutting a business zoning district and shall not exceed three foot candles for both horizontal and vertical measured three and one-half feet above grade at a property line of the S-P district abutting a residential the S-P district.
- (e). As part of the special use application information must be submitted for the intended hours of operation of the outdoor lighting system and the method of control, either automatic or manual or both, for adjusting the illumination levels and turning the lights on and off. Conditions necessary to address hours of operation concerns may be made a part of a special use and/or variation authorization.

506.2 Special Park district: The S-P district is established to provide for commercial and recreational uses, some of the uses may require sewer and water facilities. It is intended to encourage better use of land for assembly or temporary occupancy by persons, and establishments operated as commercial enterprises, without adversely affecting the existing character of the community.

(Ord. No. 09-09-01, 9-14-2009)

Editor's note— Ord. No. 09-09-01, adopted September 14, 2009, repealed and reenacted section 506.0 in its entirety to read as herein set out. Formerly, section 506.0 pertained to S-P Special Park definition, and derived from Ord. No. 05-10-03, adopted October 10, 2005.

Sec. 507.0. - Temporary shelters.

Temporary shelters shall be permitted in all residential districts subject to the following conditions:

In the event of a fire or natural disaster which results in the partial or total demolition of a single-family residence making it unfit for human habitation, the code official may, upon application from the owner of such residence, issue a special permit for the use of a mobile home during rehabilitation of the original residence or construction of a new residence, subject to the following conditions:

- (1) The mobile home must be placed on the lot of the house damaged or destroyed.
- (2) Required water and sanitary facilities must be provided.
- (3) The permit shall be limited to six months, but in the event of circumstances beyond the control of the owner, the code official may extend the permit for a period or periods not to exceed 60 days, and the foregoing only provided application is made 15 days prior to the expiration of the original permit.
- (4) The trailer or mobile home is to be removed from the property upon issuance of an occupancy

permit for the new or rehabilitated residence.

- (5) Applicant gives express consent and authorizes the village to remove the shelter at his expense upon termination of permit.