

SECTION 7

RESIDENTIAL DISTRICTS

7.1 PURPOSE:

The Residential Districts set forth herein are established in order to protect public health and promote public safety, convenience, comfort, morals, prosperity and welfare. These general goals include, among others, the following specific purposes.

- A. To protect residential areas against fire, explosion, noxious fumes, offensive odors, noise, smoke, vibrations, dust, heat, glare and other objectionable factors.
- B. To protect residential areas to the extent possible and appropriate in each area against unduly heavy motor vehicle traffic, especially through traffic, and to alleviate congestion by promoting off-street parking.
- C. To protect residential areas against undue congestion of public streets and other public facilities by controlling the density of population through regulation of the bulk of buildings.
- D. To protect and promote the public health and comfort by providing for ample light and air to buildings and the windows thereof.
- E. To promote public comfort and welfare by providing for usable open space with residential development on the same zoning lot.
- F. To provide sufficient space in appropriate locations to meet the probable need for future residential expansion and to meet the need for necessary and desirable services in the vicinity of residences, which increase safety and amenity for residents and which do not exert objectionable influences.
- G. To promote the best use and development of residential land in accordance with a comprehensive land use plan, to promote stability of residential development and protect the character and desirable development and protect the value of land and improvements and so strengthen the economic base of the Village.

7.2 ZONING DISTRICTS:

The following Residential Zoning Districts are hereby established:

| | | |
|------|-------|-----------------------------------|
| RE-5 | | Residential Estate District |
| RE-2 | | Residential Estate District |
| RE-1 | | Residential Estate District |
| R-1A | | One Family Dwelling District |
| R-1B | | One Family Dwelling District |
| R-2 | | One Family Dwelling District |
| R-3 | | Two Family Dwelling District |
| R-4 | | Multiple Family Dwelling District |

7.3 GENERAL PROVISIONS:

- 7.3.1 *Permitted, Conditional Uses:* Permitted and conditional uses are listed in Section 11 of this Zoning Code.
- 7.3.2 *Bulk Lot Area, Yard Requirements:* Bulk lot area and yard requirements are listed in the Residential Bulk Chart at the end of Section 7 of this Zoning Code.
- 7.3.3 *Dwelling Standards:* Dwelling standards are listed in the Dwelling Standards chart at the end of Section 7 of this Zoning Code.
- 7.3.4 *Accessory Structures and Uses, Temporary Uses, Home Occupations:* Temporary uses, accessory structures and uses, and home occupations are permitted in the residential districts subject to the provisions of Sections 12, 13, 14 and 17 of this Zoning Code.
- 7.3.5 *Parking, Loading Requirements:* Parking and loading requirements are established in Section 18 of this Zoning Code.
- 7.3.6 *Sign Regulations:* Signs are permitted in residential districts subject to the provisions of Section 16 of this Zoning Code.
- 7.3.7 *Septic, Private Water Systems:* In the RE-5, RE-2 and RE-1 zoning districts, there may be an approved

septic system and/or water system where public utilities are not available within the required distances established in the Municipal Code.

7.3.8 *Obstructions:* In the R-1, R-2 and R-3 zoning districts, the following shall not be considered as obstructions when located within or over required yards:

- a. Steps (not over four feet in height and used for ingress/egress);
- b. Open parking areas;
- c. Bay windows, eaves, gutters and down spouts (projecting not more than 12 inches into the required side yards or 24 inches into the required front yard or rear yard); and
- d. Fences, subject to the regulations contained in Section 15 of this Zoning Code.
- e. An open terrace, but not including a roofed-over porch or terrace, may occupy a front yard, provided the unoccupied portion of the front yard has a depth of not less than fifteen (15) feet.

7.3.9 *Storage Areas Required:* In the R-3 and R-4 zoning districts, where individual garages or basements are not provided, an area must be set aside and maintained for storage within the structure. This area shall be easily accessible from the outside and it shall be subdivided into lockable spaces, one space per dwelling unit, with a minimum of 40 square feet.

7.4

**RESIDENTIAL BULK CHART,
PART 1**

| | Lot/Parcel Area, Frontage | | Yard Requirements ^{1 9} | | | |
|--|--|------------------------|-----------------------------------|-------------------|-----------------------------|--|
| | Minimum Area | Minimum Width Frontage | Minimum Front Yard ^{2,3} | Minimum Rear Yard | Minimum Side Yard Each Side | Max. land coverage of buildings & structures |
| District | Acres or Square Feet | Feet | Feet | Feet | Feet | Cumulative (percent) |
| RE-5 | 5 acres | 330 | 100 | 75 | 50 | 10% |
| RE-2 | 2 acres | 175 | 75 | 50 | 30 | 15% |
| RE-1 | 1 acre | 150 | 50 | 50 | 30 | 25% |
| R-1A | 16,000 sf | 100 | 30 | 30 | 10%/15' ⁶ | 30% |
| R-1B | 12,000 sf | 90 | 25 | 25 | 10%/10' ⁶ | 35% |
| R-2 ⁵ | 10,000 sf | 80 | 25 | 25 | 10%/10' ⁶ | 35% |
| R-3 (Single-family detached dwelling unit) | 10,000 sf | 80 | 25 | 25 | 10%/10' ⁶ | 40% |
| R-3 (Two family dwelling unit) | 12,000 sf | 100 | 25 | 25 | 10%/10' ⁶ | 40% |
| R-4 (Multiple family dwelling, Single-family attached dwelling unit) ^{4, 8} | 3,800 sf per unit or 10,000 sf, whichever is greater | 150 | 30 | 75 | 15' ⁷ | 40% |

1. No building shall be erected or enlarged unless the foregoing area,

frontage and yard requirements are satisfied and maintained in connection with such building, structure or enlargement.

2. See definition of Yard, Front.
3. In R-1A, R-1B, R-2, R-3, and R-4 districts only, where lots comprising 40 percent or more of the frontage between two intersecting streets are developed with existing buildings having front yards with a variation of less than 15 feet, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than 40 feet be required.
4. No inner court or courts completely surrounded on all sides by a building shall be permitted. Outer courts are permitted provided the depth of the court is no greater than the width of the court.
5. Except as provided in Section 4.
6. Whichever is greater.
7. The combined total of side yards shall not be less than 15 feet for all multiple family dwellings of two stories or less in height. For each additional story, the side yard on each side of the building shall be increased by two feet in width.
8. When a R-4 Multiple Family Dwelling District is contiguous to a lot that is zoned RE-5, RE-2, RE-1, R-1A, R-1B, R-2 or R-3, each multiple family dwelling unit shall be a minimum of 200 feet from the boundary line of each such zoning district.
9. Storage of vehicles shall be in conformance with Section 18 - Off Street Parking and Loading. The storage of materials or equipment shall be in conformance with the current Village-adopted International Property Maintenance Code.

7.5

RESIDENTIAL BULK CHART, PART 2

| | Bulk Limits | | | |
|---|--------------------------------------|---------|---|---------|
| | Height Limit for Principal Structure | | Height Limit for Accessory Structure ^{1,2,3} | |
| Zoning District | Feet | Stories | Feet | Stories |
| RE-5 | 35 | 2.5 | 16 | 1 |
| RE-2 | 35 | 2.5 | 16 | 1 |
| RE-1 | 35 | 2.5 | 16 | 1 |
| R-1A | 25 | 2.5 | 16 | 1 |
| R-1B | 25 | 2 | 16 | 1 |
| R-2 | 25 | 2 | 16 | 1 |
| R-3 (Single-family dwelling unit) | 25 | 2 | 16 | 1 |
| R-3 (Two family dwelling unit) | 25 | 2 | 16 | 1 |
| R-4 (Multi-family dwelling, Single-family attached dwelling unit) | 40 | 3 | 16 | 1 |

1. Height Exceptions: The following structures or parts thereof are exempt from the height limitations of this section except as limited by an airport authority or similar agency, and the provisions of this Zoning Code or other village ordinance relative to airports:
 - A. Amateur radio facilities (as found in Section 13).
2. In residential zoning districts no accessory structure shall be higher than the principal building.
3. Additional height limitations for accessory structures may be found in Section 13 "Accessory Structures" of this code.

7.6

DWELLING STANDARDS CHART
Minimum gross floor area

| | Single Family Detached Dwelling | | | Two Family Dwelling | | | Single-Family Attached Dwelling; Multiple-Family Dwelling | | |
|-------------|---------------------------------|---|------------------------------------|---------------------|------------------|------------------|--|------------------|------------------|
| | One Story | Between 1 & 2 Story Dwelling (split levels) Combined Total: | Two Story Dwelling Combined Total: | Number of Bedrooms | | | Number of Bedrooms | | |
| | | | | 1 | 2 | 3 | 1 | 2 | 3 |
| RE-5 | 2,750 sf | 2,750 sf | 3,200 sf | - | - | - | - | - | - |
| RE-2 | 2,000 sf | 2,000 sf | 2,800 sf | - | - | - | - | - | - |
| RE-1 | 2,000 sf | 2,000 sf | 2,800 sf | - | - | - | - | - | - |
| R-1A | 1,200 sf | 1,200 sf | 1,800 sf | - | - | - | - | - | - |
| R-1B | 1,200 sf | 1,200 sf | 1,800 sf | - | - | - | - | - | - |
| R-2 | 1,200 sf | 1,200 sf | 1,800 sf | - | - | - | - | - | - |
| R-3 | 1,200 sf | 1,200 sf | 1,800 sf | 850 sf per unit | 1000 sf per unit | 1300 sf per unit | - | - | - |
| R-4 | N/A | N/A | N/A | 850 sf per unit | 1000 sf per unit | 1300 sf per unit | 850 sf per unit | 1000 sf per unit | 1300 sf per unit |