

V. RESIDENTIAL DISTRICTS

A. General Residential District Regulation

The following provisions apply in all Residential Districts:

1. Home Occupations: Home occupations shall be governed by the following regulations:
 - a. Home occupations shall not employ more than one person that is not a member of the immediate family living on the premises.
 - b. Home occupations shall be conducted entirely within enclosed structures, and there shall be no exterior storage of equipment or materials used.
 - c. There shall be no visible evidence of the conduct of such occupation in the outside appearance of the premises.
 - d. Any need for parking generated by the occupation shall be met off the street.
 - e. No home occupation shall involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure or of the fire district in which the structure is located.
 - f. Home occupations may include, among other activities, the following uses provided they conform to all other requirements herein:
 - (1) Art or crafts studio
 - (2) Dressmaking
 - (3) Teaching or tutoring, limited to one pupil at a time except for occasional groups
 - (4) Authors or composers
 - (5) Offices of a professional person such as a clergyman, attorney, architect, engineer, physician, dentist, or accountant
 - (6) Barber shop or beauty parlor
 - (7) A bed and breakfast limited to two (2) guest rooms.
 - g. Home occupations shall not include:
 - (1) Any wholesale or retail business that involves the use of commercial vehicles for delivery of materials to or from the premises
 - (2) Any manufacturing or processing operation
 - (3) Any repair or service establishment
 - (4) A stable or kennel
 - (5) A restaurant
 - (6) A clinic or hospital
 - (7) A mortuary
 - (8) A child day care center
 - (9) A private club
 - (10) The renting of trailers
 - (11) A Tourist Home
 - (12) Any activity that creates noise, fumes, odor, dust, electrical interference or pedestrian or vehicular traffic that is more than normal for the area in which it is located.

2. Standards for Non-Residential Uses: Yard requirements for non-residential Permitted and conditional uses except permitted and conditional public uses and temporary uses shall be the same as required for single-family detached dwellings in the same zoning district. Where a building height is over thirty-five (35) feet, however, each required yard shall be increased by two (2) feet for each additional foot of building height over thirty-five (35) feet.

The lot width and area requirements for each non-residential permitted use and temporary uses shall be the same as required per dwelling unit in the same district. For non-residential conditional uses, such requirements shall be as determined by the Village Board. For both non-residential permitted and conditional uses, maximum building height shall be governed by a maximum floor area ratio of .2 in the E-1, E-2 and E-3 Districts and 0.4 in the R-1, R-2 , R-3 and R-4 Districts. Minimum off-street parking and loading, landscaping requirements and sign regulations shall be as provided in Articles XI, XIII and XIV. Furthermore, such non-residential uses shall require a minimum lot area as required for permitted uses in the E-1, E-2 and E-3 Districts and a minimum lot area of one (1) acre in the R-1, R-2, R-3 and R-4 Districts.

3. Residential Lots Abutting Arterial Streets: In subdivisions created after the adoption date of this Ordinance, individual residential lots containing fewer than four (4) dwelling units and abutting an arterial street shall not have direct access onto the arterial. In such instances, each lot shall front upon and have access only to existing or new collector or local streets and not to an arterial, except where the Planning and Zoning Commission, when considering the proposed subdivision, determines this to be impractical. Arterial streets shall be as designated in the Comprehensive Municipal Development Plan.
4. Attached Garages Required: All single-family residences constructed after the effective date of this ordinance shall have attached garages. New detached garages are prohibited for new and existing residences; however, the parking of motor vehicles in a detached accessory building shall be permitted provided lawfully established garage parking is also available on the lot.

B. Residential Zoning Districts

1. E-1 Estate District

- a. Purpose: This District is intended for residential land use on land outside of the intensely developed portions of the Village for low-density estate single-family residences on lots of not less than one (1) acre.
- b. Permitted Uses
 - (1) Home occupations
 - (2) Single-family detached dwellings
 - (3) Permitted Public Uses
 - (4) Temporary buildings or trailers for construction purposes for a period not to exceed the period of construction

- (5) Uses, buildings and structures accessory to all permitted uses in the district.
- c. Conditional Uses, subject to the provisions of Article XVIII, Section G.: Conditional Uses:
 - (1) Conditional Public Uses
 - (2) Cemeteries
 - (3) Group Homes
 - (4) Planned Developments
 - (5) Religious institutions and houses of worship as defined herein and only on sites in compliance with the minimum lot size in the district
 - (6) Accessory uses, buildings and structures to all conditional uses in the district.
- d. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection h., below.)
 - (1) Minimum Lot Area
 - (a) Single Family 43,000 square feet
 - (2) Minimum Lot Width
 - (a) Single Family 150'
 - (b) Abutting arterial 150'
 - (3) Minimum Yards
 - (a) Single Family
 - Front 15% / 29' (1)
 - Corner side 20% of the lot width but need not exceed 29'
 - Minimum Side 10% / 10' (1) (2)
 - Rear 20% / 29' (1)
 - Abutting Arterial 50'
 - (4) Maximum Height
 - (a) Principal Use 35'
 - (b) Accessory Use/Structure 17', but no taller than principal structure
 - (5) Maximum Floor Area Ratio .2
 - (6) Maximum Lot Coverage 25%
- e. General Regulations: As set forth in Article IV.
- f. Off-street Parking and Loading Requirements: As set forth in Article XI.
- g. Signs: As set forth in Article XIV.
- h. Exceptions and Explanatory Notes.
 - (1) Whichever is less on existing lots which have less than the minimum lot width or depth required above.
 - (2) If side easement, ten (10) feet on existing lots which have less than the minimum lot width required above.

2. E-2 Estate District

- a. Purpose: This District is intended for residential land use on land outside of the intensely developed portions of the Village for low-density estate single-family residences on lots of not less than two (2) acres. The E-2 District may be mapped as a between newer, more suburban development and the rural areas surrounding the Village.
- b. Permitted Uses:
 - (1) Home occupations
 - (2) Single-family detached dwellings

- (3) Permitted public uses
- (4) Temporary buildings or trailers for construction purposes for a period not to exceed the period of construction
- (5) Uses, buildings and structures accessory to all permitted uses in the district.
- c. Conditional Uses, subject to the provisions of Article XVIII, Section G.: Conditional Uses:
 - (1) Conditional Public Uses
 - (2) Cemeteries
 - (3) Group Homes
 - (4) Planned Developments
 - (5) Religious institutions and houses of worship as defined herein and only on sites in compliance with the minimum lot area in the district
 - (6) Uses, buildings and structures accessory to all conditional uses in the district.
- d. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection h, below.)
 - (1) Minimum Lot Area
 - (a) Single Family 86,248 square feet
 - (2) Minimum Lot Width
 - (a) Single Family 200'
 - (b) Abutting arterial 200'
 - (3) Minimum Yards
 - (a) Single Family
 - Front 15% / 29' (1)
 - Corner side 20% of the lot width but need not exceed 29'
 - Minimum Side 10% / 10' (1) (2)
 - Rear 20% / 29' (1)
 - Abutting Arterial 50'
 - (4) Maximum Height
 - (a) Principal Use 35'
 - (b) Accessory Use/Structure 17', but no taller than principal structure
 - (5) Maximum Floor Area Ratio .15
 - (6) Maximum Lot Coverage 20%
- e. General Regulations: As set forth in Article IV.
- f. Off-Street Parking and Loading Requirements: As set forth in Article XI.
- g. Signs: As set forth in Article XIV.
- h. Exceptions and Explanatory Notes.
 - (1) Whichever is less on existing lots which have less than the minimum lot width or depth required above.
 - (2) If side easement, ten (10) feet on existing lots which have less than the minimum lot width required above.

3. E-3 Estate District

- a. Purpose: This District is intended for residential land use on land outside of the intensely developed portions of the Village for low-density estate single-family residences on lots of not less than three (3) acres. The E-3 District may be

mapped as a transition between newer, more suburban development and the rural areas surrounding the Village.

- b. Permitted Uses:
 - (1) Home occupations as an accessory use
 - (2) Single-family detached dwellings
 - (3) Temporary buildings or trailers for construction purposes for a period not to exceed the period of construction
 - (4) Uses, buildings and structures accessory to all permitted uses in the district.
- c. Conditional Uses, subject to the provisions of Article XVIII, Section G.:
Conditional Uses:
 - (1) Conditional Public Uses
 - (2) Cemeteries
 - (3) Group Homes
 - (4) Planned Developments
 - (5) Religious institutions and houses of worship as defined herein and only on sites in compliance with the minimum lot area in the district
 - (6) Uses, buildings and structures accessory to all conditional uses in the district.
- d. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection h., below.)
 - (1) Minimum Lot Area:
 - (a) Single Family 129,808 square feet
 - (2) Minimum Lot Width:
 - (a) Single Family 250'
 - (b) Abutting arterial 250'
 - (3) Minimum Yards
 - (a) Single Family:
 - Front the lesser of 15% of the lot width or 29'
(1)
 - Corner side 20% of the lot width
but need not exceed 29'
 - Minimum Side 10% /10' (1) (2)
 - Rear 20% / 29' (1)
 - Abutting Arterial 50'
 - (4) Maximum Height
 - (a) Principal Use 35'
 - (b) Accessory Use/Structure 17', but no taller than principal structure
 - (5) Maximum Floor Area Ratio .1
 - (6) Maximum Lot Coverage 15%
- e. General Regulations: As set forth in Article IV.
- f. Off-Street Parking and Loading Requirements: As set forth in Article XI.
- g. Signs: As set forth in Article XIV.
- h. Exceptions and Explanatory Notes:
 - (1) Whichever is less on existing lots which have less than the minimum lot width or depth required above.

- (2) If side easement, ten (10) feet on existing lots which have less than the minimum lot width required above.

4. **R-1 Single-Family Residential District**

- a. Purpose: This District is intended to provide areas for single-family detached residential development with the necessary one-half (1/2) acre minimum lot area necessary for on-site septic systems. The R-2 District may be mapped in outlying areas of new development as well as areas of existing development subsequently annexed to the Village. The application of the R-2 District to existing lots is expressly contemplated in this Ordinance in recognition of the potential availability of consolidated sanitary sewer service, the potential availability of alternative methods of sanitary treatment, the pattern of development that existed prior to development and/or the Village's desire to apply modern suburban zoning requirements throughout the Village.
- b. Non-Conforming Lots in the R-1 District: With respect to such existing development, it is acknowledged that much of this existing development is located on lots, which contain less than the one-half (1/2) acre otherwise required. Under the terms of this ordinance, such lots will be considered as lawful nonconforming uses and may be developed if they were lawfully established. However, if on the effective date of this Ordinance either of the following two conditions exist:
- (1) a principal structure/building is located on more than one existing lot, or
 - (2) an existing lot contains only a structure that is accessory to a principal structure located on an adjacent existing lot,
- such individual lots shall be considered as a single lot of record and each lot on its own shall not be separately buildable (i.e. such lots shall not be considered legally non-conforming).
- c. Minimum Lot Area for New Lots in the R-1 District: The creation of any new lots with a total lot area of less than the one-half (1/2) acre required may also be approved in the R-1 District. Such new lots may be created through the subdivision of previously unsubdivided property or the resubdivision of existing lots. However, such new lots containing less than the one-half (1/2) acre minimum lot area otherwise required may only be authorized through the planned development process. In order to accommodate the large number of existing lots in and around the Village that do not contain the one-half (1/2) acre minimum lot area otherwise required, and to encourage the combination of existing lots to create new lots that more nearly meet the minimum lot area otherwise required, proposed subdivisions containing a total acreage of one (1) acre or less may be reviewed and approved under the minor planned development process (see Article XVIII). In evaluating any such proposed minor planned development the Village will encourage the approval of proposed lots when such new lots more nearly comply with the one-half (1/2) acre minimum lot area otherwise applicable and will not approve any such planned development unless offsetting public (rather

than private) benefits will result from such proposed planned development.

- d. Permitted Uses:
 - (1) Home occupations
 - (2) Single-family detached dwellings
 - (3) Permitted Public Uses
 - (4) Temporary buildings or trailers for construction purposes for a period not to exceed the period of construction
 - (5) Uses, buildings and structures accessory to all permitted uses in the district.
- e. Conditional Uses: Subject to the provisions of Article XVIII, Section G: Conditional Uses.
 - (1) Conditional Public Uses
 - (2) Cemeteries
 - (3) Group Homes
 - (4) Planned Developments
 - (5) Religious institutions and houses of worship as defined herein and only on sites of one acre or greater
 - (6) Uses, buildings and structures accessory to all conditional uses in the district.
- f. Bulk, Space and Yard Requirements (Footnote references appear in Subsection h., below.):
 - (1) Minimum Lot Area
 - (a) Single Family 21,528 square feet, provided that new lots containing less than 21,528 square feet may be approved in the R-1 District through the planned development process (or minor planned development process for subdivisions containing a total of one (1) acre or less) subject to density limitations established as part of the approval.
 - (2) Minimum Lot Width
 - (a) Single Family 100'
 - (b) Abutting arterial 100'
 - (3) Minimum Yards
 - (a) Single Family
 - Front 15% / 29' (1)
 - Corner side 20% of the lot width but need not exceed 29'
 - Minimum Side 10% / 10' (1) (2)
 - Rear 20% / 29'(1)
 - Abutting Arterial 50'
 - (4) Maximum Height
 - (a) Principal Use 35'

- (b) Accessory Use/Structure 17', but no taller than principal structure
- (5) Maximum Floor Area Ratio .25
- (6) Maximum Lot Coverage 30%
- g. General Regulations: As set forth in Article IV.
- h. Off –Street Parking and Loading Requirements: As set forth in Article XI.
- i. Signs: As set forth in Article XIV.
- j. Exceptions and Explanatory Notes.
 - (1) Whichever is less on existing lots which have less than the minimum lot width or depth required above.
 - (2) If side easement, ten (10) feet on existing lots which have less than the minimum lot width required above.

5. R-2 Single-Family Residential District

- a. Purpose: This District is intended to provide existing and newly developing outlying areas a single-family detached residential environment characterized by larger lots a minimum of three quarters (¾) of an acre in area.
- b. Permitted Uses:
 - (1) Home occupations
 - (2) Single-family detached dwellings
 - (3) Permitted Public Uses
 - (4) Temporary buildings or trailers for construction purposes for a period not to exceed the period of construction
 - (5) Uses, buildings and structures accessory to all permitted uses in the district
- c. Conditional Uses: Subject to the provisions of Article XVIII, Section G.:
Conditional Uses.
 - (1) Conditional Public Uses
 - (2) Cemeteries
 - (3) Group Homes
 - (4) Planned Developments
 - (5) Religious institutions and houses of worship as defined herein and only on sites of one acre or greater
 - (6) Uses, buildings and structures accessory to all conditional uses in the district
- d. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection h., below.)
 - (1) Minimum Lot Area 32,291 square feet
 - (a) Single Family
 - (2) Minimum Lot Width
 - (a) Single Family 100'
 - (b) Abutting arterial 100'
 - (3) Minimum Yards
 - (a) Single Family
 - Front 15% / 29' (1)
 - Corner side 20% of the lot width but need not exceed 29'

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|-------------------|-------------------|
| Minimum Side | 10% / 10' (1) (2) |
| Rear | 20% / 29'(1) |
| Abutting Arterial | 50' |
- (4) Maximum Height
 - (a) Principal Use 35'
 - (b) Accessory Use/Structure 17', but no taller than principal structure
 - (5) Maximum Floor Area Ratio .225
 - (6) Maximum Lot Coverage 27.5%
 - e. General Regulations: As set forth in Article IV.
 - f. Off-Street Parking and Loading Requirements: As set forth in Article XI.
 - g. Signs: As set forth in Article XIV.
 - h. Exceptions and Explanatory Notes.
 - (1) Whichever is less on existing lots which have less than the minimum lot width or depth required above.
 - (2) If side easement, ten (10) feet on existing lots which have less than the minimum lot width required above.

6. R-3 Duplex Residence District

- a. Purpose: This District is intended to provide intermediate-density residential development in locations where townhouses or apartment buildings would not be compatible.
- b. Permitted Uses
 - (1) Home occupations
 - (2) Duplexes
 - (3) Permitted Public Uses, as defined herein
 - (4) Temporary buildings or trailers for construction purposes for a period not to exceed the period of construction
 - (5) Uses, buildings and structures accessory to all permitted uses in the district
- c. Conditional Uses: Subject to the provisions of Article XVIII, Section G: Conditional Uses.
 - (1) Conditional Public Uses, as defined herein
 - (2) Cemeteries
 - (3) Group Homes
 - (4) Planned Developments
 - (5) Religious institutions and houses of worship as defined herein and only on sites of one (1) acre or greater
 - (6) Uses, buildings and structures accessory to all conditional uses in the district
- d. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection h., below.)
 - (1) Minimum Lot Area
 - (a) Duplex 43,560
 - (2) Minimum Lot Area per Dwelling Unit
 - (a) Duplex 13,994 square feet
 - (3) Minimum Lot Width Per Dwelling Unit
 - (a) Duplex 100'

- | | |
|---|---|
| (b) Abutting arterial | 200' |
| (4) Minimum Yards | |
| (a) Duplex | |
| Front | 15% / 29' (1) |
| Corner side | 20% of the lot width but
need not exceed 29' |
| Minimum Side | 10% / 10' (1) (2) |
| Rear | 20% / 29'(1) |
| Abutting Arterial | 50' |
| (5) Maximum Height | |
| (a) Principal Use | |
| Duplex | 35' |
| (b) Accessory Use/Structure | 17', but no taller than
principal structure |
| (6) Maximum Floor Area Ratio | |
| (a) Duplexes | .5 |
| (7) Maximum Lot Coverage | 40% |
| e. General Regulations: As set forth in Article IV. | |
| f. Off-Street Parking and Loading Requirements: As set forth in Article XI. | |
| g. Signs: As set forth in Article XIV. | |
| h. Exceptions and Explanatory Notes. | |
| (1) Whichever is less on existing lots which have less than the minimum lot width or depth required above. | |
| (2) If side easement, ten (10) feet on existing lots which have less than the minimum lot width required above. | |

7. **R-4- Multi-Family Residential District**

- a. Purpose: This District is intended to provide a location for multi-family housing and designated other residential uses in the Village at the proscribed density.
- b. Permitted Uses:
 - (1) Home occupations
 - (2) In unit groupings of four (4) or fewer dwelling units:
 - (3) Single-family attached dwellings
 - (4) Townhouses
 - (5) Multiple-family dwellings
 - (6) Permitted Public Uses
 - (7) Temporary buildings or trailers for construction purposes for a period not to exceed the period of construction
 - (8) Uses, buildings and structures accessory to all permitted uses in the district
- c. Conditional Uses, subject to the provisions of Article XVIII, Section G.: Conditional Uses:
 - (1) Conditional Public Uses
 - (2) Cemeteries
 - (3) Group Homes
 - (4) Planned Developments
 - (5) Religious institutions and houses of worship as defined herein and only on sites of one acre or greater

- (6) Uses, buildings and structures accessory to all conditional uses in the district
- d. Bulk, Space and Yard Requirements. (Footnote references appear in Subsection H., below.)
- (1) Minimum Lot Area per Dwelling Unit
- | | |
|---|--------------------|
| (a) Single Family Attached and Townhouses | 64,683 square feet |
| (b) Multiple Family | 64,683 square feet |
- (2) Minimum Lot Area per Dwelling Unit
- | | |
|---|--------------------|
| (b) Single Family Attached and Townhouses | 13,994 square feet |
| (c) Multiple Family | 13,994 square feet |
- (3) Minimum Lot Width Per Dwelling Unit
- | | |
|---|------|
| (a) Single Family Attached and Townhouses | 100' |
| (b) Multiple Family | 100' |
| (d) Abutting arterial | 200' |
- (4) Minimum Yards
- | | |
|---|--|
| (a) Single Family Attached and Townhouses | |
| Front | 15% / 29' (1) |
| Corner side | 20% of the lot width
but need not exceed
29' |
| Minimum Side | 10% / 10' (2) |
| Rear | 20% / 29' (1) |
| Abutting Arterial | 50' |
| (b) Multiple Family | |
| Front | 15% / 29' (1) |
| Corner side | 20% |
| Minimum Side | 10% / 10' (2) |
| Rear | 20% / 29' (1) |
| Abutting Arterial | 50' |
- (5) Maximum Height
- | | |
|--------------------------------------|---|
| (a) Principal Use | |
| Single Family Attached and Townhouse | 35' |
| Multiple Family | 35' |
| (b) Accessory Use/Structure | 17' but no taller than
principal structure |
- (6) Maximum Floor Area Ratio
- | | |
|--|----|
| (a) Single Family Attached and Townhouse | .4 |
| (b) Multiple family | .4 |
- (7) Maximum Lot Coverage
- | | |
|--|-----|
| (a) Single Family Attached and Townhouse | 40% |
| (b) Multiple family | 40% |
- e. General Regulations: As set forth in Article IV.
- f. Off-Street Parking and Loading Requirements: As set forth in Article XI.
- g. Signs: As set forth in Article XIV.
- h. Exceptions and Explanatory Notes.
- (1) Whichever is less on existing lots which have less than the minimum lot width or depth required above.

- (2) If side easement, ten (10) feet on existing lots which have less than the minimum lot width required above.