

## ARTICLE 4

### RESIDENTIAL DISTRICTS

#### 4.00 PREAMBLE

The regulations of the residential districts are intended to provide for and to protect a quality, low-density, suburban-type living environment. Safety, comfort, privacy, utility and attractiveness are the goals of these districts. While the single-family detached residence shall predominate, a limited variety of alternate housing types are permitted to accommodate the varying needs of the Village's citizens. Certain non-residential uses of a public or quasi-public nature which are necessary or desirable are permitted as special uses subject to continued compatibility with the goals and purposes of the residential districts.

Expansion of residential lands is encouraged in those areas most suitable for such development. The quality of older residential areas will be maintained and improved.

#### 4.01 R-1 SINGLE-FAMILY RESIDENCE DISTRICT

##### 4.01-A Description of a District

The R-1 Single-Family Residence District is intended to provide for a suburban environment of single family residences at the lowest density required in the Village. To protect the character of this district, all non-residential uses are prohibited except for Special Uses as permitted in Article 4.01-C.

##### 4.01-B Permitted Uses

The following uses are permitted in the R-1 Single-Family Residence District:

1. Residential Uses
  - a. Single Family detached dwellings.

##### 4.01-C Special Uses

The following uses are permitted in the R-1 Single-Family

Residence District when authorized in accordance with the procedures for Special Uses as set forth in Article 13:

1. Educational Institutions

- a. Elementary Schools.
- b. Junior High Schools.
- c. High Schools.
- d. Nursery Schools, Day Schools, and Camps when conducted on non-residential properties.
- e. Colleges and Universities.
- f. a child enrichment center when conducted on non-residential properties. (Ord. 0-12-05)
- g. an evening school when conducted on non-residential properties. (Ord. 0-17-3)
- h. an adult school when conducted on non-residential properties. (Ord. 0-17-3)
- i. a Saturday school when conducted on non-residential properties. (Ord. 0-17-3)

2. Public, Quasi-Public and Government Uses

- a. Historical sites, museums or other landmarks preserved for public inspection and operated not for profit.
- b. Libraries, public.
- c. Cemeteries.
- d. Government uses and buildings.
- e. Forest Preserves and Conservation Areas.
- f. Parks and Playgrounds.

3. Recreation and Social Facilities

- a. Country Clubs, including golf courses, tennis courts, swimming pools and other recreational facilities.
- b. Golf courses, standard or par 3 but not including miniature courses or driving ranges.
- c. Recreational clubs including tennis, handball and swimming owned and operated by the membership but not including gun clubs and shooting ranges.
- d. Community Center buildings, club houses, recreational buildings, swimming pools, handball and tennis facilities owned and operated by the membership of a residential development.

4. Religious Institutions

- a. Places of worship.

b. Residences for religious personnel.

5. Public Service and Utility Uses

a. Bus passenger shelters.

b. Essential services, provided that they are properly screened as set forth in Article 2, General Provisions.

c. Railroad rights-of-way.

6. Planned Residential Developments, in that area bounded by Lake Cook Road, Wilmot Road, Hackberry Road and Willow Avenue as regulated by Article 12.03, Planned Residential Developments.

4.01-D Temporary Uses

Temporary Uses, buildings or other structures may be allowed subject to the issuance of Temporary Use Permits in accordance with the provisions of Article 11, Temporary Uses and Structures.

In the R-1 Single Family District only the following uses may be permitted as Temporary Uses:

1. Contractor's Office and Equipment Sheds.
2. House and Garage Sales.
3. Real Estate Sales Office and Model Units.
4. Block Parties and Street Dances.

4.01-E Accessory Uses

In the R-1 Single Family District, accessory uses and structures as regulated by Article 2 may include the following as well as uses and structures similar to the following:

1. Air Conditioners
2. Antennas
3. Conservatories, private
4. Dog Runs
5. Fallout Shelters
6. Fences, as regulated by Article 2, General Provisions
7. Garages and Carports
8. Home Occupations, as regulated by Article 2
9. Play Houses and Summer Houses
10. Recreational Vehicles and Equipment as regulated by Article 2

11. Signs, as regulated by Article 9
12. Swimming Pools and Tennis Courts, for the exclusive use of the residents and their guests
13. Tool Sheds and Similar Storage Areas
14. Water Retention and Detention Areas

#### 4.01-F Bulk Regulations

In the R-1 Single Family District, uses and structures shall conform to the following bulk regulations:

##### 1. Minimum Lot Area

- a. For every single family detached dwelling, there shall be provided a lot having an area of not less than twenty thousand (20,000) square feet.
- b. For Special Uses, minimum lot areas greater than twenty thousand (20,000) square feet may be required as a condition for authorization.

##### 2. Minimum Lot Width

- a. For every lot used for a single family detached dwelling, there shall be provided a minimum lot width of one hundred (100) feet.
- b. For Special Uses, minimum lot widths greater than one hundred (100) feet may be required as a condition for authorization.

##### 3. Minimum Yards

The following minimum yards shall be provided and maintained:

###### a. Front Yard

A front yard of not less than thirty-five (35) feet.

###### b. Interior Side Yards

A side yard on either side of the principal building of not less than ten (10) feet, and a combined total of side yards of not less than twenty-five (25) feet.

###### c. Corner Side Yard

A side yard along the street side of not less than fifteen (15) feet.

###### d. Reversed Corner Side Yard

A side yard along the street side of no less than fifteen (15) feet, however, accessory structures shall not encroach into an area equal in depth to the required front yard of the lot to the rear.

e. Rear Yard

A rear yard of not less than fifty (50) feet.

f. Exceptions

- (1) For Special Uses, minimum yards of greater dimension may be required as a condition for authorization.
- (2) For Accessory Uses and structures to a single family detached dwelling, the minimum setback from all lot lines shall be ten (10) feet.
- (3) Accessory recreational vehicles and equipment shall be located as provided in Article 2.
- (4) (Ord. 0-94-04)  
A lot which has a lot area of less than 20,000 square feet and a lot width of less than 100 feet and which qualifies as a lot of record under the provisions acknowledging parcels which were of record prior to April 7, 1956, and which were developed prior to April 17, 1978, and on which a single family residence existed at the time of the adoption of this ordinance shall be subject to the following:
  - (a) Lot Area and Lot Width:  
No minimum required.
  - (b) Front Yard:  
A front yard not less than the greater of any recorded setback line, the average setback of the homes on the block, or thirty-five (35) feet.
  - (c) Rear Yard:  
A rear yard equal to fifteen percent (15%) of lot depth but not less than ten (10) feet nor more than twenty-five (25) feet.
  - (d) Interior Side Yard:
    - (1) If the lot width is less than seventy five (75) feet but more than sixty (60) feet, a total minimum side yard of fifteen (15) feet shall be required with a minimum of five (5) feet on each side.

(2) If the lot width is sixty (60) feet or less, a total minimum side yard of thirteen (13) feet shall be required with a minimum of five (5) feet on each side.

(3) If the lot has a lot width of seventy-five (75) feet or more, a side yard on either side of the principal building of not less than ten (10) feet, and a combined total of side yards of not less than twenty-five (25) feet.

(e) Corner Side Yard:

The greater of any recorded setback line or fifteen (15) feet.

(f) Reverse Corner Side Yard:

The greater of any recorded setback or a side yard along the street side of not less than fifteen (15) feet, however, accessory structures shall not encroach into an area equal in depth to the required front yard of the lot to the rear.

(g) Lot Coverage:

The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed thirty percent (30%) of the total area of the lot.

(5) Ord. 0-94-04

Those lots which have a lot area of 20,000 square feet or more and have a lot width of less than 100 feet, but which qualify as a lot of record under the provisions acknowledging those parcels which were of record as of April 7, 1956, and developed prior to April 17, 1978, and on which a single family residence existed at the time of the adoption of this ordinance shall comply with all of the requirements of Article 4.01-F but shall be subject to the provisions of Article 4.01-F, 3, f, (4), (d) as to the dimensions of interior side yards.

g. Side Yard Setback Plane (Ord. O-03-32)

- (1) Except for permitted encroachments, no building, accessory structure or addition thereto shall be constructed which will intercept or project above the side yard setback plane which begins at the point 14 feet above the pre-development grade of the property at the side yard lot line. Beginning at said place and height, the side yard setback plane is established at 45 degree angle extended toward the interior of the lot.
- (2) Except for permitted encroachments, no addition to any building in existence on the enactment of this Ordinance shall be constructed which will intercept or project above the side yard setback plane which shall begin (i) at the point 14 feet above the pre-development grade of the property at the side yard lot line, if the side yard adjacent to such lot line is not less than 8 feet in width; or (ii) at the point 22 feet above the established grade of the property at the existing side wall of the house, if the side yard abutting such existing side wall is less than 8 feet in width. Beginning at said height, the side yard setback plane is established at 45 degree angle extended toward the interior of the lot.
- (3) The following structures, appurtenances and features are permitted encroachments into the side yard setback plane:
  - i. chimneys
  - ii. stack pipes
  - iii. dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segments of gambrel roof ends, provided, however, that roof ends may not extend through the side yard setback plane more than 20 feet in length.

4. Maximum Lot Coverage

The total ground area occupied by any principal building together with all accessory buildings shall not exceed thirty-five (35) percent of the total area of the lot.



5. Maximum Building Height

No building or structure shall be erected or structurally altered to exceed a height of thirty-five (35) feet.

6. Maximum Building Size: (Ord.0-3-32)

No building, accessory structure, or addition thereto shall be constructed on a lot which will result in the aggregate size of the principal building with its accessory structures exceeding a gross floor area of 3,500 square feet, or a floor area ratio of 0.40, whichever is greater. The maximum building size shall be subject to the following inclusions and exclusions:

- a. The floor area of all attic spaces 7 feet or greater in height is included in determining the maximum building size. (Ord. 0-09-20)
- b. The potential floor area of second floor cathedral ceiling space over 14 feet in height is included in determining maximum building size.
- c. The floor area of outdoor decks, terraces and tennis courts is excluded in determining maximum building size.
- d. The floor area of roofed, unenclosed porches more than 8 feet in depth is included in determining maximum building size, provided that 8% of that portion of roofed, unenclosed porches that exceeds 8 feet in depth shall be excluded from the maximum building size calculation. (Ord. 0-06-32)
- e. The floor area of detached garages, chimneys, bay windows, balconies, under-bay areas and under-eave areas is excluded in determining maximum building size.
- f. The floor area of basements or portions of basements which are exposed to a height of less than 3.5 feet is excluded in determining the maximum building size.

4.01-G District Standards

All of the property located in the R-1 Single Family Residence District is subject to the general standards and regulations of this Ordinance. Property located in this

district is also subject to the following standards:

1. Access to Non-Residential Districts  
Land located in the R-1 Single Family Residence District shall not be used as a driveway or other vehicular access to any land which is located in a Commercial or Industrial District.
2. Commercial Vehicle Parking  
Parking or storing on public or private property of a truck, tractor or other commercial vehicle outside of a garage or accessory building for a period longer than to load or unload to render a service shall be considered a business and not a residential use and shall not be allowed.
3. Parking Requirements  
Off-Street parking and loading facilities shall be provided in accordance with Article 8.
4. Sign Regulations  
Signs shall conform to the applicable regulations as set forth in Article 9, Signs.

#### 4.02 R-2 SINGLE-FAMILY RESIDENCE DISTRICT

##### 4.02-A Description of District

The R-2 Single-Family District is intended to provide for a suburban environment of single-family residences at a density between the lowest and highest required for such development in the Village. To protect the character of this district, all nonresidential uses are prohibited except for Special Uses as permitted in Article 4.02-C.

##### 4.02-B Permitted Uses

The following uses are permitted in the R-2 Single-Family Residence District:

1. Residential Uses
  - a. Single Family detached dwellings.

#### 4.02-C Special Uses

The following uses are permitted in the R-2 Single-Family Residence District when authorized in accordance with the procedures for Special Use as set forth in Article 13:

##### 1. Educational Institutions

- a. Elementary Schools.
- b. Junior High Schools.
- c. High Schools.
- d. Nursery Schools, Day Schools and Camps, when conducted on nonresidential properties.
- e. Colleges and Universities.

##### 2. Public, Quasi-Public and Government Uses

- a. Historical sites, museums or other landmarks preserved for public inspection and operated not for profit.
- b. Libraries, public.
- c. Cemeteries.
- d. Government uses and buildings.
- e. Forest Preserves and Conservation Areas.
- f. Parks and Playgrounds.

##### 3. Recreation and Social Facilities

- a. Country Clubs, including golf courses, tennis courts, swimming pools and other recreational facilities.
- b. Golf Courses, standard or par 3 but not including miniature courses or driving ranges.
- c. Recreational clubs including tennis, handball and swimming owned and operated by the membership but not including gun clubs and shooting ranges.
- d. Community Center buildings, club houses, recreational buildings, swimming pools, handball and tennis facilities owned and operated by the membership of a residential development.

##### 4. Religious Institutions

- a. Places of worship.
- b. Residences for religious personnel.

5. Public Service and Utility Uses

- a. Bus Passenger shelters.
- b. Essential services, provided that they are properly screened as set forth in Article 2, General Provisions.
- c. Railroad rights-of-way.

4.02-D Temporary Uses

Temporary uses, buildings or other structures may be allowed subject to the issuance of temporary use permits in accordance with the provisions of Article 11, Temporary Uses and Structures.

In the R-2 Single-Family District only the following uses may be permitted as Temporary Uses:

1. Contractor's Office and Equipment Sheds.
2. House and Garage Sales.
3. Real Estate Sales Office and Model Units.
4. Block Parties and Street Dances.

4.02-E Accessory Uses

In the R-2 Single-Family District, accessory uses and structures as regulated by Article 2 may include the following as well as uses and structures similar to the following:

1. Air Conditioners.
2. Antennas.
3. Conservatories, private.
4. Dog Runs.
5. Fallout Shelters.
6. Fences, as regulated by Article 2, General Provisions.
7. Garages and Carports.
8. Home Occupations, as regulated by Article 2, General Provisions.
9. Play Houses and Summer Houses.
10. Recreational Vehicles and Equipment as regulated by Article 2.
11. Signs, as regulated by Article 9, Signs.
12. Swimming Pools and Tennis Courts, for the exclusive use of the residents and their guests.
13. Tool Sheds and Similar Storage Structures.

14. Water Retention and Detention Areas.

4.02-F Bulk Regulations

In the R-2 Single Family District, uses and structures shall conform to the following bulk regulations:

1. Minimum Lot Area

- a. For every single-family detached dwelling, there shall be provided a lot having an area of not less than twelve-thousand (12,000) square feet.
- b. For Special Uses, minimum lot area greater than twelve-thousand (12,000) square feet may be required as a condition for authorization.

2. Minimum Lot Width

- a. For every lot used for a single-family detached dwelling, there shall be provided a minimum lot width of eighty (80) feet.
- b. For Special Uses, minimum lot widths greater than (80) feet may be required as a condition for authorization.

3. Minimum Yards

The following minimum yards shall be provided and maintained:

- a. Front Yard  
A front yard of not less than thirty-five (35) feet.
- b. Interior Side Yards  
A side yard on either side of the principal building of not less than eight (8) feet and a combined total of side yards of not less than twenty (20) feet.
- c. Corner Side Yard  
A side yard along the street side of not less than fifteen (15) feet.
- d. Reversed Corner Side Yard  
A side yard along the street side of no less than fifteen (15) feet, however, accessory structures

shall not encroach into an area equal in depth to the required front yard of the adjacent lot to the rear.

e. Rear Yard

A rear yard of not less than forty (40) feet.

f. Exceptions

(1) For Special Uses, minimum yards of greater dimension may be required as a condition for authorization.

(2) For Accessory Uses and structures to a single-family detached dwelling, the minimum setback from all lot lines shall be (10) feet.

(3) Accessory recreational vehicles and equipment shall be located as provided for in Article 2.

(4) Ord. O-94-04.

A lot which has a lot area of less than 12,000 square feet and a lot width of less than eighty (80) feet and which qualifies as a lot of record under the provisions acknowledging parcels which were of record prior to April 7, 1956, and which were developed prior to April 17, 1978 and on which a single family residence existed at the time of the adoption of this ordinance shall be subject to the following:

(a) Lot Area and Lot Width:

No minimum required.

(b) Front Yard:

A front yard of not less than the greater of any recorded setback line, the average setback of the homes on the block, or thirty-five (35) feet.

(c) Rear Yard:

A rear yard equal to fifteen percent (15%) of lot depth but not less than ten (10) feet nor more than twenty-five (25) feet.

(d) Interior Side Yard:

(1) If the lot width is less than seventy-five (75) feet but more than sixty (60) feet, a

total minimum side yard of fifteen (15) feet shall be required with a minimum of five (5) feet on each side.

(2) Lots of lot widths of sixty (60) feet or less, a total minimum side yard of thirteen (13) feet shall be required with a minimum of five (5) feet on each side.

(3) A lot having a lot width of less than eighty (80) feet but seventy-five (75) feet or more, a side yard on either side of the principal building of not less than eight (8) feet and a combined total of side yards of not less than twenty (20) feet.

(e) Corner Side Yard:

The greater of any recorded setback line or fifteen (15) feet.

(f) Reverse Corner Side Yard:

The greater of any recorded setback or a side yard along the street side of not less than fifteen (15) feet, however, accessory structures shall not encroach into an area equal in depth to the required front yard of the lot to the rear.

(g) Lot Coverage:

The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed thirty percent (30%) of the total area of the lot.

(5) Ord. O-94-04.

Those lots which have a lot area of 12,000 square feet or more and a lot width of less than eighty (80) feet, but which qualify as a lot of record under the provisions acknowledging those parcels which were of record as of April 17, 1978 and on which a single family residence existed at the time of the adoption of this ordinance shall comply with all of the requirements of Article 4.02-F but shall be subject to the provisions of Article 4.02-F,3,f,(6),(d) as to the dimensions of interior side yards.

g. Side Yard Setback Plane (Ord. O-03-32)

(1) Except for permitted encroachments, no building, accessory structure or addition thereto shall be constructed which will intercept or project above the side yard setback plane which begins at the point 14 feet above the pre-development grade of the property at the side yard lot line. Beginning at said place and height, the side yard setback plane is established at 45 degree angle extended toward the interior of the lot.

(2) Except for permitted encroachments, no addition to any building in existence on the enactment of this Ordinance shall be constructed which will intercept or project above the side yard setback plane which shall begin (i) at the point 14 feet above the pre-development grade of the property at the side yard lot line, if the side yard adjacent to such lot line is not less than 8 feet in width; or (ii) at the point 22 feet above the established grade of the property at the existing side wall of the house, if the side yard abutting such existing side wall is less than 8 feet in width. Beginning at said height, the side yard setback plane is established at 45 degree angle extended toward the interior of the lot.

(3) The following structures, appurtenances and features are permitted encroachments into the side yard setback plane:

- i. chimneys
- ii. stack pipes
- iii. dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segments of gambrel roof ends, provided, however, that roof ends may not extend through the side yard setback plane more than 20 feet in length.

4. Maximum Lot Coverage

The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed thirty-five (35) percent of the total area of the lot.

5. Maximum Building Height



No building or structure shall be erected or structurally altered to exceed a height of thirty-five (35) feet.

6. Maximum Building Size: (Ord.0-3-32)

No building, accessory structure, or addition thereto, shall be constructed on a lot which will result in the aggregate size of the principal building with its accessory structures exceeding 3,500 square feet, or a floor area ratio of 0.40, whichever is greater. The maximum building size shall be subject to the following inclusions and exclusions:

- a. The floor area of all attic spaces 7 feet or greater in height is included in determining the maximum building size. (Ord. 0-09-20)
- b. The potential floor area of second floor cathedral ceiling space over 14 feet in height is included in determining maximum building size.
- c. The floor area of outdoor decks, terraces and tennis courts is excluded in determining maximum building size.
- d. The floor area of roofed, unenclosed porches more than 8 feet in depth is included in determining maximum building size, provided that 8% of that portion of roofed, unenclosed porches that exceeds 8 feet in depth shall be excluded from the maximum building size calculation. (Ord. 0-06-32)
- e. The floor area of detached garages, chimneys, bay windows, balconies, under-bay areas and under-eave areas is excluded in determining maximum building size.
- f. The floor area of basements or portions of basements which are exposed to a height of less than 3.5 feet is excluded in determining the maximum building size.

4.02-G District Standards

All of the property located in the R-2 Single-Family Residence District is subject to the general standards and

regulations of this Ordinance. Property located in this district is also subject to the following standards:

1. Access to Non-Residential Districts

Land located in the R-2 Single-Family Residence District shall not be used as a driveway or other vehicular access to any land which is located in a Commercial or Industrial District.

2. Commercial Vehicle Parking

Parking or storing on public or private property of a truck, tractor, or other commercial vehicle outside of a garage or accessory building for a period longer than to load or unload or to render a service shall be considered a business and not a residential use, and shall not be allowed.

3. Parking Requirements

Off-Street parking and loading facilities shall be provided in accordance with Article 8, Off-Street Parking and Off-Street Loading.

4. Sign Regulations

Signs shall conform to the applicable requirements as set forth in Article 9, Signs.

4.03 R-3 SINGLE-FAMILY RESIDENCE DISTRICT

4.03-A Description of District

The R-3 Single-Family Residence District is intended to provide for a suburban environment of single-family residences at the highest density permitted for such development in the Village. To protect the character of this district, all non-residential uses are prohibited except for special uses as permitted in Article 4.03-C.

4.03-B Permitted Uses

The following uses are permitted in the R-3 Single-Family Residence District:

1. Residential Uses

- a. Single-Family detached dwellings.

#### 4.03-C Special Uses

The following uses are permitted in the R-3 Single-Family Residence District when authorized in accordance with the procedures for Special Uses as set forth in Article 13:

##### 1. Educational Institutions

- a. Elementary Schools.
- b. Junior High Schools.
- c. High Schools.
- d. Nursery Schools, Day Schools and Camps when conducted on non-residential properties.
- e. Colleges and Universities.
- f. Post-secondary education program. (Ord 0-18-38)

##### 2. Public, Quasi-Public and Government Uses

- a. Historical sites, museums or other landmarks preserved for public inspection and operated not for profit.
- b. Libraries, public.
- c. Cemeteries.
- d. Government uses and buildings.
- e. Forest Preserves and Conservation Areas.
- f. Parks and Playgrounds.

##### 3. Recreations and Social Facilities

- a. Country Clubs, including golf courses, tennis courts, swimming pools, and other recreational facilities.
- b. Golf courses, standard or par 3, but not including miniature courses or driving ranges.
- c. Recreational clubs including tennis, handball and swimming owned and operated by the membership but not including gun clubs and shooting ranges.
- d. Community Center buildings, clubhouses, recreational buildings, swimming pools, handball and tennis facilities owned and operated by the membership of a residential development.

##### 4. Religious Institutions

- a. Places of worship.
- b. Residences for religious personnel.

5. Public Service and Utility Uses

- a. Bus passenger shelters.
- b. Essential services, provided that they are properly screened as set forth in Article 2, General Provisions.
- c. Railroad rights-of-way.

4.03-D Temporary Uses

Temporary Uses, buildings or structures may be allowed subject to the issuance of temporary use permits in accordance with the provisions of Article 11, Temporary Uses and Structures. In the R-3 Single-Family District, only the following uses may be permitted as Temporary Uses:

1. Contractor's Office and Equipment Sheds.
2. House and Garage Sales.
3. Real Estate Sales Office and Model Units.
4. Block Parties and Street Dances.

4.03-E Accessory Uses

In the R-3 Single-Family District, accessory uses and structures as regulated by Article 2, may include the following as well as uses and structures similar to the following:

1. Air Conditioners.
2. Antennas.
3. Conservatories, private.
4. Dog Runs.
5. Fallout Shelters.
6. Fences, as regulated by Article 2, General Provisions.
7. Garages and Carports.
8. Home Occupations, as regulated by Article 2.
9. Play Houses and Summer Houses.
10. Recreational Vehicles and Equipment, as regulated by Article 2, General Provisions.
11. Signs, as regulated by Article 9, Signs.
12. Swimming Pools and Tennis Courts, for the exclusive use of the residents and their guests.
13. Tool Sheds and Similar Storage Structures.
14. Water Retention and Detention Areas.

#### 4.03-F Bulk Regulations

In the R-3 Single-Family District, uses and structures shall conform to the following bulk regulations:

##### 1. Minimum Lot Area

- a. For every single-family detached dwelling, there shall be provided a lot having an area of not less than nine-thousand (9,000) square feet.
- b. For Special Uses, minimum lot areas greater than nine-thousand (9,000) square feet may be required as a condition for authorization.

##### 2. Minimum Lot Width

- a. For every lot used for a single-family detached dwelling, there shall be provided a minimum lot width of seventy-five (75) feet.
- b. For Special Uses, minimum lot widths greater than seventy-five (75) feet may be required as a condition for authorization.

##### 3. Minimum Yards

The following minimum yards shall be provided and maintained:

###### a. Front Yard

A front yard of not less than twenty-five (25) feet.

###### b. Interior Side Yards

A side yard on either side of the principal building of not less than eight (8) feet, and a combined total of side yards of not less than twenty (20) feet.

###### c. Corner Side Yard

A side yard along the street side of not less than fifteen (15) feet.

###### d. Reversed Corner Side Yard

A side yard along the street side of no less than fifteen (15) feet, however, accessory structures shall not encroach into an area equal in depth to the required front yard of the adjacent lot to the rear.

###### e. Rear Yard

A rear yard of not less than twenty-five (25) feet.

###### f. Exceptions

- (1) For Special Uses, minimum yards of greater dimension may be required as a condition of authorization.
- (2) For Accessory Uses and structures to a single-family detached dwelling, the minimum setback from all lot lines shall be five (5) feet.
- (3) Accessory recreational vehicles and equipment shall be located as provided in Article 2.
- (4) Ord. 0-94-04.  
A lot which has a lot area of less than 9,000 square feet and a lot width of less than seventy-five (75) feet and which qualifies as a lot of record under the provisions acknowledging parcels which were of record prior to April 7, 1956, and which were developed prior to April 17, 1978 and on which a single family residence existed at the time of the adoption of this ordinance shall be subject to the following:

(a) Lot Area and Lot Width:

No minimum required.

(b) Front Yard:

A front yard of not less than the greater of any recorded setback line, the average setback of the homes on the block, or twenty-five (25) feet.

(c) Rear Yard:

A rear yard equal to fifteen percent (15%) of lot depth but not less than ten (10) feet nor more than twenty-five (25) feet.

(d) Interior Side Yard:

(1) If the lot width is less than seventy-five (75) feet but more than sixty (60) feet, a total minimum side yard of fifteen (15) feet shall be required with a minimum of five (5) feet on each side.

(2) If the lot width is sixty (60) feet or less, a total minimum side yard of thirteen (13) feet shall be required with a minimum of five (5) feet on each side.

(e) Corner Side Yard:

The greater of any recorded setback line or fifteen (15) feet.

(f) Reverse Corner Side Yard:

The greater of any recorded setback or a side yard along the street side of not less than fifteen (15) feet, however, accessory structures shall not encroach into an area equal in depth to the required front yard of the lot to the rear.

(g) Lot Coverage:

The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed thirty percent (30%) of the total area of the lot.

(5) Ord. O-94-04.

Those lots which have a lot area of 9,000 square feet or more and a lot width of less than seventy-five (75) feet, but which qualify as a lot of record under the provisions acknowledging those parcels which were of record as of April 17, 1978 and on which a single family residence existed at the time of the adoption of this ordinance shall comply with all of the requirements of Article 4.03-F but shall be subject to the provisions of Article 4.03-F,3,f,(4),(d) as to the dimensions of interior side yards.

g. Side Yard Setback Plane (Ord. O-03-32)

- (1) Except for permitted encroachments, no building, accessory structure or addition thereto shall be constructed which will intercept or project above the side yard setback plane which begins at the point 14 feet above the pre-development grade of the property at the side yard lot line. Beginning at said place and height, the side yard setback plane is established at 45 degree angle extended toward the interior of the lot.
- (2) Except for permitted encroachments, no addition to any building in existence on the enactment of this Ordinance shall be constructed which will intercept or project above the side yard setback plane which shall begin (i) at the point 14 feet above the pre-development grade of the property at the side yard lot line, if the side yard adjacent to such lot line is not less than 8 feet in width; or (ii) at the point 22 feet above the established grade of the property at the existing

side wall of the house, if the side yard abutting such existing side wall is less than 8 feet in width. Beginning at said height, the side yard setback plane is established at 45 degree angle extended toward the interior of the lot.

(3) The following structures, appurtenances and features are permitted encroachments into the side yard setback plane:

- i. chimneys
- ii. stack pipes
- iii. dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segments of gambrel roof ends, provided, however, that roof ends may not extend through the side yard setback plane more than 20 feet in length.

4. Maximum Lot Coverage

The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed thirty-five (35) percent of the total area of the lot.

5. Maximum Building Height

No building or structure shall be erected or structurally altered to exceed a height of thirty-five (35) feet.

6. Maximum Building Size: (Ord. 0-3-32)

No building, accessory structure or addition thereto, shall be constructed on a lot which will result in the aggregate size of the principal building with its accessory structures exceeding 3,500 square feet, or a floor area ratio of 0.40, whichever is greater. The maximum building size shall be subject to the following inclusions and exclusions:

- a. The floor area of all attic spaces 7 feet or greater in height is included in determining the maximum building size. (Ord. 0-09-20)
- b. The potential floor area of second floor cathedral ceiling space over 14 feet in height is included in determining maximum building size.



- c. The floor area of outdoor decks, terraces and tennis courts is excluded in determining maximum building size.
- d. The floor area of roofed, unenclosed porches more than 8 feet in depth is included in determining maximum building size, provided that 8% of that portion of roofed, unenclosed porches that exceeds 8 feet in depth shall be excluded from the maximum building size calculation. (Ord. 0-06-32)
- e. The floor area of detached garages, chimneys, bay windows, balconies, under-bay areas and under-eave areas is excluded in determining maximum building size.
- f. The floor area of basements or portions of basements which are exposed to a height of less than 3.5 feet is excluded in determining the maximum building size.

4.03-G District Standards

All of the property located in the R-3 Single-Family Residence District is subject to the general standards and regulations of this Ordinance. Property located in this district is also subject to the following standards:

1. Access to Non-Residential Districts  
Land located in the R-3 Single-Family Residence District shall not be used as a driveway or other vehicular access to any land which is located in a Commercial or Industrial District.
2. Commercial Vehicle Parking  
Parking or storing on public or private property of a truck, tractor or other commercial vehicle outside of a garage or accessory building for a period longer than to load or unload or to render a service shall be considered a business and not a residential use, and shall not be allowed.
3. Parking Requirements  
Off-street parking and loading facilities shall be provided in accordance with Article 8, Off-Street Parking and Off-Street Loading.
4. Sign Regulations

Signs shall conform to the applicable requirements as set forth in Article 9, Signs.

#### 4.04 R-4 SINGLE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT

##### 4.04-A Description of District

The R-4 Single-Family and Two-Family Residence District is intended to provide for a suburban environment of medium density residential development utilizing single-family detached and two-family dwellings. This district shall only be located in areas of transition between single-family development and more intensive land use.

##### 4.04-B Permitted Uses

The following uses are permitted in the R-4 Single-Family and Two-Family Residence District:

###### 1. Residential Uses

- a. Single-Family detached dwellings.
- b. Two-Family dwellings.

##### 4.04-C Special Uses

The following uses are permitted in the R-4 Single-Family and Two-Family Residence District when authorized in accordance with the procedures for Special Uses as set forth in Article 13.

###### 1. Educational Institutions

- a. Elementary Schools.
- b. Junior High Schools.
- c. High Schools.
- d. Nursery Schools, Day Schools and Camps when conducted on non-residential properties.
- e. Colleges and Universities.

###### 2. Public, Quasi-public and Government Uses

- a. Historical sites, museums or other landmarks preserved for public inspection and operated not for profit.
- b. Libraries, public.
- c. Cemeteries.

- d. Government uses and buildings, including public parking facilities.
- e. Forest Preserves and Conservation Areas.
- f. Parks and Playgrounds.

3. Recreation and Social Facilities

- a. Country Clubs, including golf courses, tennis courts, swimming pools and other recreational facilities.
- b. Golf courses, standard or par 3 but not including miniature courses or driving ranges.
- c. Recreational clubs including tennis, handball and swimming owned and operated by the membership but not including gun clubs and shooting ranges.
- d. Community Center buildings, club houses, recreational buildings, swimming pools, handball and tennis facilities owned and operated by the membership of a residential development.

4. Religious Institutions

- a. Places of worship.
- b. Residences for religious personnel.

5. Health, Medical and Care Institutions

- a. Nursing Homes and Convalescent Care Facilities.
- b. Children's Day Care Centers.

6. Public Service and Utility Uses

- a. Bus Passenger Shelters.
- b. Essential services, provided that they are properly screened as set forth in Article 2, General Provisions.
- c. Railroad rights-of-way.

4.04-D Temporary Uses

Temporary Uses, buildings or other structures may be allowed subject to the issuance of Temporary Use Permits in accordance with the provisions of Article 11, Temporary Uses and Structures.

In the R-4 Single-Family and Two-Family Residence District, only the following uses may be permitted as Temporary Uses:

1. Contractor's Office and Equipment Sheds.
2. House and Garage Sales.
3. Real Estate Sales Office and Model Units.
4. Block Parties and Street Dances.

#### 4.04-E Accessory Uses

In the R-4 Single-Family and Two-Family Residence District, accessory uses, buildings and structures as regulated by Article 2 may include the following as well as uses and structures similar to the following:

1. Air Conditioners.
2. Antennas.
3. Conservatories, private.
4. Dog Runs.
5. Fallout Shelters.
6. Fences, as regulated by Article 2, General Provisions.
7. Garages and Carports.
8. Home Occupations, as regulated by Article 2, General Provisions.
9. Play Houses and Summer Houses.
10. Recreational Vehicles and Equipment, as regulated by Article 2.
11. Signs, as regulated by Article 9, Signs.
12. Swimming Pools and Tennis Courts, for the exclusive use of the residents and their guests.
13. Tool Sheds and Similar Storage Structures.
14. Water Retention and Detention Areas.

#### 4.04-F Bulk Regulations

In the R-4 Single-Family and Two-Family Residence District, uses and structures shall conform to the following bulk regulations:

1. Minimum Lot Area
  - a. For every single-family detached dwelling, there shall be provided a lot having an area of not less than nine-thousand (9,000) square feet.
  - b. For every two-family dwelling, there shall be provided a lot having an area of not less than twelve thousand (12,000) square feet.
  - c. For Special Uses, minimum lot areas greater than twelve thousand (12,000) square feet may be required

as a condition for authorization.

2. Minimum Lot Width

- a. For every lot used for a single-family detached or two-family dwelling, there shall be provided a minimum lot width of seventy-five (75) feet.
- b. For Special Uses, minimum lot widths greater than seventy-five (75) feet may be required as a condition for authorization.

3. Minimum Yards

The following minimum yards shall be provided and maintained:

- a. Front Yard  
A front yard of not less than twenty-five (25) feet.
- b. Interior Side Yards  
A side yard on either side of the principal building of not less than eight (8) feet and a combined total of side yards of not less than twenty (20) feet.
- c. Corner Side Yard  
A side yard along the street side of not less than fifteen (15) feet.
- d. Reversed Corner Side Yard  
A side yard along the street side of no less than fifteen (15) feet, however, accessory structures shall not encroach into an area equal in depth to the required front yard of the adjacent lot to the rear.
- e. Rear Yard  
A rear yard of not less than twenty-five (25) feet.
- f. Exceptions
  - (1) For Special Uses, minimum yards of greater dimension may be required as a condition of authorization.
  - (2) For Accessory Uses and structures to a single-family detached and two family dwelling, the minimum setback from all lot lines shall be five (5) feet.
  - (3) Accessory recreational vehicles and equipment shall be located as provided in Article 2.
- g. Side Yard Setback Plane (Ord. 0-03-32)
  - (1) Except for permitted encroachments, no building, accessory structure or addition thereto shall be

constructed which will intercept or project above the side yard setback plane which begins at the point 14 feet above the pre-development grade of the property at the side yard lot line. Beginning at said place and height, the side yard setback plane is established at 45 degree angle extended toward the interior of the lot.

(2) Except for permitted encroachments, no addition to any building in existence on the enactment of this Ordinance shall be constructed which will intercept or project above the side yard setback plane which shall begin (i) at the point 14 feet above the pre-development grade of the property at the side yard lot line, if the side yard adjacent to such lot line is not less than 8 feet in width; or (ii) at the point 22 feet above the established grade of the property at the existing side wall of the house, if the side yard abutting such existing side wall is less than 8 feet in width. Beginning at said height, the side yard setback plane is established at 45 degree angle extended toward the interior of the lot.

(3) The following structures, appurtenances and features are permitted encroachments into the side yard setback plane:

- i. chimneys
- ii. stack pipes
- iii. dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segments of gambrel roof ends, provided, however, that roof ends may not extend through the side yard setback plane more than 20 feet in length.

4. Maximum Lot Coverage

The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed thirty-five (35) percent of the total area of the lot.

5. Maximum Building Height

No building or structure shall be erected or structurally altered to exceed a height of thirty-five (35) feet.

6. Maximum Building Size (Ord. 0-3-32)  
No building, accessory structure or addition thereto, shall be constructed on a lot which will result in the aggregate size of the principal building with its accessory structures exceeding 3,500 square feet, or a floor area ratio of 0.40, whichever is greater. The maximum building size shall be subject to the following inclusions and exclusions:
  - a. The floor area of all attic spaces 7 feet or greater in height is included in determining the maximum building size. (Ord. 0-09-20)
  - b. The potential floor area of second floor cathedral ceiling space over 14 feet in height is included in determining maximum building size.
  - c. The floor area of outdoor decks, terrace and tennis courts is excluded in determining maximum building size.
  - d. The floor area of roofed, unenclosed porches more than 8 feet in depth is included in determining maximum building size, provided that 8% of that portion of roofed, unenclosed porches that exceeds 8 feet in depth shall be excluded from the maximum building size calculation. (Ord. 0-06-32)
  - e. The floor area of detached garages, chimneys, bay windows, balconies, under-bay areas and under-eave areas is excluded in determining maximum building size.
  - f. The floor area of basements or portions of basements which are exposed to a height of less than 3.5 feet is excluded in determining the maximum building size.

#### 4.04-G District Standards

All of the property located in the R-4 Single-Family and Two-Family Residence District is subject to the general standards and regulations of this Ordinance. Property located in this district is also subject to the following standards:

1. Access to Non-Residential Districts

Land located in the R-4 Single-Family and Two-Family Residence District shall not be used as a driveway or other vehicular access to any land which is located in a Commercial or Industrial District.

2. Commercial Vehicle Parking

Parking or storing on public or private property of a truck, tractor or other commercial vehicle outside of a garage or accessory building for a period longer than to load or unload or to render a service shall be considered a business and not a residential use, and shall not be allowed.

3. Parking Requirements

Off-street parking and loading facilities shall be provided in accordance with Article 8, Off-Street Parking and Off-Street Loading.

4. Sign Regulations

Signs shall conform to the applicable requirements set forth in Article 9, Signs.

4.05 R-5 GENERAL RESIDENCE DISTRICT

4.05-A Description of District (Ordinance 0-82-05)

The R-5 General Residence District is intended to provide for a suburban environment of medium-high density residential development utilizing single-family, two-family and multiple-family dwelling structures. This district is most appropriately located in the Village Center and adjacent to the Village Center, the commuter railroad station and community facilities of the Village.

4.05-B Permitted Uses

The following uses are permitted in the R-5 General Residence District:

1. Residential Uses

- a. Single-Family detached dwellings.
- b. Single-Family attached dwellings.
- c. Two-Family dwellings.
- d. Multiple-Family dwellings.

4.05-C Special Uses



The following uses are permitted in the R-5 General Residence District when authorized in accordance with the procedures for Special Uses as set forth in Article 14:

1. Residential Uses

- a. Senior Citizen Housing.

2. Educational Institutions

- a. Elementary Schools.
- b. Junior High Schools.
- c. High Schools.
- d. Nursery Schools, day schools and camps when conducted on non-residential properties.
- e. Colleges and Universities.

3. Public, Quasi-Public and Government Uses

- a. Historical sites, museums or other landmarks preserved for public inspection and operated not for profit.
- b. Libraries, public.
- c. Cemeteries.
- d. Government uses and buildings, including public parking facilities.
- e. Forest Preserves and Conservation Areas.
- f. Parks and Playgrounds.

4. Recreation and Social Facilities

- a. Country Clubs, including golf courses, tennis courts, swimming pools and other recreational facilities.
- b. Golf Courses, standard or par 3 but not including miniature courses or driving ranges.
- c. Recreational clubs including tennis, handball and swimming owned and operated by the membership but not including gun clubs and shooting ranges.
- d. Community Center buildings, club houses, recreational buildings, swimming pools, handball and tennis facilities owned and operated by the membership of the residential development.

5. Religious Institutions

- a. Places of worship.

- b. Residences for Religious Personnel.
6. Medical, Health and Care Institutions
- a. Nursing Homes and Convalescent Centers.
  - b. Children's Day Care Centers.
7. Public Service and Utility Uses
- a. Bus Passenger Shelters.
  - b. Essential services, provided that they are properly screened as set forth in Article 2, General Provisions.
  - c. Railroad rights-of-way.
8. Residential Planned Unit Developments  
(Ord. 0-82-05)
- a. Residential Planned Unit Developments, as regulated in Article 12.
    - (1) Accessory Uses (Ord. 0-87-21)

The following accessory uses may be permitted in Residential Planned Unit Developments containing more than 200 dwelling units in addition to those uses set out in Section 4.05-E of said Article 4 when such uses would be operated primarily for the convenience of the tenants of the dwelling units within the Residential Planned Unit Development:

      - (a) Beauty Parlor.
      - (b) Barbershop.
      - (c) Ice cream parlor.
      - (d) Nursing care facilities.
      - (e) Commissary and common dining facilities.
      - (f) Recreational facilities.
- b. Village Center/Residential Planned Unit Developments, as regulated in Article 12, restricted to those properties lying between the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and Waukegan Road which properties front on the west side of Hoffman Lane, on Osterman Avenue, on Waverly Court or on Central Avenue.

#### 4.05-D Temporary Uses

Temporary uses, buildings or other structures may be allowed subject to the issuance of temporary use permits in accordance with the provisions of Article 11, Temporary Uses and Structures. In the R-5 General Residence District, only the following uses may be permitted as Temporary Uses:

1. Contractor's Office and Equipment Sheds.
2. House and Garage Sales.
3. Real Estate Sales Office and Model Units.
4. Block Parties and Street Dances.

#### 4.05-E Accessory Uses

In the R-5 General Residence District, accessory uses, buildings and other structures as regulated by Article 2 may include the following as well as uses and structures similar to the following:

1. Air Conditioners.
2. Antennas.
3. Conservatories, private.
4. Dog Runs.
5. Fallout Shelters.
6. Fences, as regulated by Article 2, General Provisions.
7. Garages and Carports.
8. Home Occupations, as regulated by Article 2, General Provisions.
9. Play Houses and Summer Houses.
10. Recreational Vehicles and Equipment as regulated by Article 2.
11. Signs, as regulated by Article 9, Signs.
12. Swimming Pools and Tennis Courts, for the exclusive use of the residents and their guests.
13. Tool Sheds and Similar Storage Structures.
14. Water Retention and Detention Areas.

#### 4.05-F Bulk Regulations

In the R-5 General Residence District, uses and structures shall conform to the following bulk regulations:

1. Minimum Lot Area

- a. For every single-family detached dwelling, there shall be provided a lot having an area of not less than nine thousand (9,000) square feet.
- b. For every two-family dwelling, there shall be provided a lot having an area of not less than twelve thousand (12,000) square feet.
- c. For Multiple-family dwellings, there shall be provided a lot having a minimum lot area of four thousand (4,000) square feet for every four (4) or more bedroom dwelling unit; three thousand five hundred (3,500) square feet for every three (3) bedroom dwelling unit; three thousand (3,000) square feet for every two (2) bedroom dwelling unit; and two thousand five hundred (2,500) square feet for each dwelling unit containing one (1) or no bedrooms. The minimum total lot area for multiple-family use shall be twelve thousand (12,000) square feet.
- d. For Special Uses, minimum lot areas greater than twelve thousand (12,000) square feet may be required as a condition for authorization.

2. Minimum Lot Width

- a. For every lot used for a single-family detached or two-family dwelling, there shall be provided a minimum lot width of seventy-five feet.
- b. For every lot used for a building containing multiple-family dwellings there shall be provided a minimum lot width of one hundred (100) feet.
- c. For Special Uses, minimum lot widths greater than seventy-five (75) feet may be required as a condition for authorization.

3. Minimum Yards

The following minimum yards shall be provided and maintained:

- a. Front Yard  
A front yard of not less than twenty-five (25) feet.
- b. Interior Side Yard  
A side yard on either side of the principal building of not less than eight (8) feet and a combined total of side yards of not less than twenty (20) feet.
- c. Corner Side Yard  
A side yard along the street side of not less than fifteen(15) feet.
- d. Reversed Corner Side Yard

A side yard along the street side of not less than fifteen (15) feet, however, accessory structures shall not encroach into an area equal in depth to the required front yard of the adjacent lot to the rear.

e. Rear Yard

A rear yard of not less than twenty-five (25) feet.

f. Exceptions

- (1) For Special Uses, minimum yards of greater dimension may be required as a condition of authorization.
- (2) For Accessory Uses and Structures to a single-family detached or two-family dwelling, the minimum setback from all lot lines shall be five (5) feet.
- (3) For multiple-family dwellings, the minimum interior side yard and the rear yard shall be increased by one-half (1/2) foot for each one (1) foot that a building wall which is parallel (or nearly parallel) to such lot line exceeds forty (40) feet in length.
- (4) Accessory recreational vehicles and equipment shall be located as provided in Article 2, General Provisions.

4. Maximum Lot Coverage

The total ground area occupied by any principal building together with all accessory buildings shall not exceed thirty-five (35) percent of the total area of the lot.

5. Maximum Building Height

No building or structure shall be erected or structurally altered to exceed a height of thirty-five (35) feet.

4.05-G District Standards

All of the property located in the R-5 General Residence District is subject to the general standards and regulations of this Ordinance. Property located in this district is also subject to the following standards:

1. Access to Non-Residential Districts

Land located in the R-5 General Residence District shall not be used as a driveway or other vehicular

access to any land which is located in a Commercial or Industrial District.

2. Commercial Vehicle Parking

Parking or storing on public or private property of a truck, tractor or other commercial vehicle outside of a garage or accessory building for a period longer than to load or unload or to render a service shall be considered a business and not a residential use and shall not be allowed.

3. Parking Requirements

Off-street parking and loading facilities shall be provided in accordance with Article 8, Off-Street Parking and Off-Street Loading.

4. Sign Regulations

Signs shall conform to the applicable requirements as set forth in Article 9, Signs.