

## **Chapter 2.1: Single Family Residential Districts**

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### **2.101 Purposes**

The purposes of single family residential districts established in this chapter are to:

- A. Provide for single family residential uses in appropriate locations.
- B. Provide for a variety of single family residential densities.
- C. Establish reasonable regulations to create and preserve livable neighborhoods.
- D. Provide for appropriate transitions to other residential and nonresidential uses.
- E. Accommodate nonresidential uses located in residential districts.

### **2.102 Single Family Residential Districts**

The single family residential districts are:

- A. ***R0 (Single Family)***. This district permits single family housing on lots of at least 14,000 net square feet.
- B. ***R1-L (Single Family Low Density)***. This district permits single family housing on lots of at least 9,500 net square feet.
- C. ***R1-M (Single Family Medium Density)***. This district permits single family housing on lots of at least 7,200 net square feet.
- D. ***R1-H (Single Family High Density)***. This district permits single family housing on lots of at least 5,000 net square feet.

## 2.103 Land Use Regulations

- A. **Regulations.** Table 2.103: Land Use Regulations – Single Family Residential Districts sets forth the land use regulations for single family residential districts. The regulations for each district are established by letter designations as follows:
- "P" designates permitted uses.
- "L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.103: Land Use Regulations – Single Family Residential Districts.
- "T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.509: Temporary Uses.
- "A" designates uses that require an Administrative Use Permit pursuant to Chapter 5.4: Use Permits.
- "C" designates uses that require a Conditional Use Permit pursuant to Chapter 5.4: Use Permits.
- B. **Unlisted Uses.** Uses are defined in Chapter 6: Use Definitions. If a proposed use is not listed in the Use Definitions, the Planning and Zoning Officer shall determine if the proposed use is substantially similar to a permitted use; in that event, the Planning and Zoning Officer shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.103: Land Use Regulations – Single Family Residential Districts below or not assigned to a Use Definition pursuant to Section 2.103.B: Unlisted Uses, are prohibited.
- D. **Additional Use and Development Regulations.** Additional use and development regulations for single family residential districts are set forth in Section 2.106: Additional Use and Development Regulations.

<b>Table 2.103: Land Use Regulations – Single Family Residential Districts</b>					
<b>Use Classification</b>	<b>R0</b>	<b>RI-L</b>	<b>RI-M</b>	<b>RI-H</b>	<b>Additional Regulations</b>
Amateur Radio Facilities	P, LI	P, LI	P, LI	P, LI	
Animal Raising, Non-Commercial	P	--	--	--	Minimum 2 acre lot size
Bed and Breakfast Homes	C	C	C	C	
Carnival	T	T	T	T	See Title 3-4
Child Day Care, Home Occupation	P	P	P	P	See Section 4.503
Clubs and Lodges	C, L3	C, L3	C, L3	C, L3	
Congregate Living Facility	C	--	--	--	
Crop Raising, Non-Commercial	P	P	P	P	
Day Care Home	P, L2	P, L2	--	--	See Section 4.503
Garage Sales	T	T	T	T	See Section 4.509
Group Home	P	P	P	P	See Section 4:504
Guest Quarters	P, LI	P, LI	P, LI	P, LI	
Haunted House	T	T	T	T	Non-Commercial
Home Occupation	P	P	P	P	See Section 4.502
Homeowner Association Facilities	P	P	P	P	
Model Home	T	T	T	T	See Section 4.511
Over-The-Air Reception Device	P	P	P	P	See Chapter 4.8
Religious Assembly	C, L3	C, L3	C, L3	C, L3	
Residential, Permanent					
<i>Single Family, Detached</i>	P	P	P	P	
<i>Secondary Dwelling Unit</i>	--	--	A, LI	A, LI	
<i>Two-Family Residential</i>	--	C	--	--	
Satellite Dish Antenna, Large	P, LI	P, LI	P, LI	P, LI	
Schools, Public or Private	C, L3	C, L3	C, L3	C, L3	
Senior Housing	P	P	P	P	
Shelter Care Facilities	C	C	--	--	
Stable, Non-Commercial	P	--	--	--	2 acre minimum lot size
Utilities					
<i>Facilities</i>	A	A	A	A	
<i>Well Site</i>	A	A	A	A	
LI: Only as a use incidental to the principal use of the property L2: Facilities shall be licensed as required by the State of Illinois L3: Conditional Use; Clubs and Lodges, Community Service Facilities, Public and Private Schools and Religious Assembly Uses are not permitted in single-family residential structures					

**2.104 Lot Development Regulations**

Table 2.104: Lot Development Regulations – Single Family Residential Districts sets forth the development regulations for single family uses in single family residential districts, and are in addition to the development regulations set forth in Section 2.106: Additional Use and Development Regulations and Chapter 4.1: Site Regulations. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 2.104: Lot Development Regulations – Single Family Residential Districts.

<b>Table 2.104: Lot Development Regulations – Single Family Residential Districts</b>					
<b>Standards</b>	<b>R0</b>	<b>RI-L</b>	<b>RI-M</b>	<b>RI-H</b>	<b>Additional Regulations</b>
Minimum Lot Area (sq. ft.)	14,000	9,500	7,200	5,000	
Minimum Lot Width (ft.)	95	80	60	45	
Maximum Height (ft.)					
House	35	35	30	30	
Accessory Structure	25	25	25	25	
Maximum Floor Area Ratio (FAR)	0.35	0.40	0.45	0.50	
Front Setback (ft.)					
House	30	30	25	20	See 2.106.J
Attached Garage	(A)	(A)	(A)	(B)	
Rear Setback (ft.)	30	30	30	25	
Interior Side Setback (ft.)	15	12	10	7.5 (LI)	
Corner Side Setback (ft.)	30	30	12	10	
Accessory Structure Setbacks (ft.)					See 2.106.A
Front	30	30	30	30	(C)
Rear	10	6	3	3	(D)
Interior Side	10	6	3	3	(D)
Corner Side	30	30	12	10	
Principal Structure	10	10	10	10	(E)
Maximum Percentage of Building Frontage as Garage with Vehicle Door(s)	50	50	50	50	(F)
<p>(A) Attached garages shall be set back a minimum of 6 feet from the front plane of the house.</p> <p>(B) Attached garages shall be set back a minimum of 12 feet from the front plane of the house.</p> <p>(C) Detached garages shall be located at least 6 feet behind the front plane of the principal structure</p> <p>(D) Rear and interior side setbacks shall be increased by 1 foot for each 2 feet or fraction thereof in excess of 15 feet in height.</p> <p>(E) Structure may be located closer in compliance with applicable Building and Fire codes</p> <p>(F) Unroofed porches wider than the enclosed building shall be excluded from the width of the building frontage</p> <p>(LI) Interior side setbacks on corner lots shall be a minimum of 5 feet</p>					

- A. **Number of Buildings on a Zoning Lot.** No more than one principal detached structure shall be located on a zoning lot.
  
- B. **Side Clear Area.** A minimum 5-foot side clear area shall be maintained on both sides of all single family lots. This clear area extends along the entire length of both side elevations to a point 5 feet behind the rear wall plane. This area shall be free of permanent obstructions, including decks, mechanical equipment, ungated walls or fences, accessory structures, *OTARDs*, *Large Satellite Dish Antennas*, *Amateur Radio Facilities* including support structures and cables, swimming pool equipment, and other similar permanent obstructions. The clear area shall extend from the ground to a point 7 feet above ground. The only permanent obstructions permitted are:
  - 1. Architectural building elements extending no more than 6 inches from the wall plane.

2. Gas, electric and other utility meters and equipment.
  3. Landscape irrigation valves and control boxes.
  4. Window wells, provided that they are at grade and covered with grills, covers, grates or similar devices.
- C. **Front Door Location.** All residences shall have a front door on a façade facing a street.

**2.105 Site Development Regulations, Nonresidential Uses in Residential Districts**

Table 2.105: Site Development Regulations – Nonresidential Uses in Residential Districts sets forth the development regulations for nonresidential uses in single family residential districts, and are in addition to the development regulations set forth in Section 2.106: Additional Use and Development Regulations and Chapter 4.1: Site Regulations. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 2.105: Site Development Regulations – Nonresidential Uses in Residential Districts.

<b>Table 2.105: Site Development Regulations – Nonresidential Uses in Residential Districts</b>				
<b>Standards</b>	<b>Use under 5,000 sq. ft.</b>	<b>Use 5,000 to 10,000 sq. ft.</b>	<b>Use over 10,000 sq. ft.</b>	<b>Additional Regulations</b>
Minimum Lot Area	Same as base district regulations set forth in Table 2.104			
Minimum Lot Dimensions	Same as base district regulations set forth in Table 2.104			
Maximum Building Height (ft.)	30	35	35	
Minimum Building Setbacks (ft.)	Same as base district regulations set forth in Table 2.104			
<i>Front</i>				
<i>Side (Corner)</i>	25	30	30	
<i>Side (Residential)</i>	15	20	25	
<i>Side (Nonresidential)</i>	15	15	15	
<i>Rear (Residential)</i>	30	30	30	
<i>Rear (Nonresidential)</i>	15	15	15	
Separation between Buildings (ft.)				
<i>Single story</i>	10	15	15	
<i>Multiple story</i>	20	20	20	
Maximum Floor Area Ratio (FAR)	Same as base district regulations set forth in Table 2.104			
Minimum Required Perimeter Landscape Area (ft.)				See Chapter 4.3
<i>Front</i>	20	25	30	(A)
<i>Side (Corner)</i>	20	20	25	(A)
<i>Side (Residential)</i>	15	20	25	
<i>Side (Nonresidential)</i>	15	15	15	
<i>Rear (Residential)</i>	20	25	30	
<i>Rear (Nonresidential)</i>	15	15	15	
Landscaping (% of net lot area)	15	15	15	See Chapter 4.3
Building Setback to Parking (ft.)	See Section 4.203.N			
Off-Street Parking and Loading	See Chapter 4.2			
Exterior Lighting Standards, maximum height (ft.)	15	15	15	

<b>Standards</b>	<b>Use under 5,000 sq. ft.</b>	<b>Use 5,000 to 10,000 sq. ft.</b>	<b>Use over 10,000 sq. ft.</b>	<b>Additional Regulations</b>
(A)	<b>Street Frontage Landscape.</b> Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs and lighting			

## 2.106 Additional Use and Development Regulations

In addition to the requirements set forth in Chapter 4.1: Site Regulations, the following regulations shall apply:

- A. **Accessory Structures.** Accessory structures shall comply with the following regulations:
  - 1. **Establishment.** An accessory structure shall not be constructed prior to construction of the principal structure.
  - 2. **Location:**
    - a. Except as allowed by 2.106.A.2.c below, the structure shall be located in the rear one-half of the lot; however, in no case shall the structure be required to be set back more than 30 feet from the front property line and 6 feet from the front plane of the principal structure.
    - b. For single family lots tennis or sport courts shall be set back a minimum of 10 feet from side and rear property lines.
    - c. Temporary or Seasonal Sport Courts may be located in the front setback area and shall be set back a minimum of 5 feet from all property lines.
  
- B. **Guest Quarters.** Guest Quarters shall comply with the following regulations:
  - 1. **Establishment.** Guest Quarters shall not be constructed prior to construction of the dwelling unit.
  - 2. **Number.** One Guest Quarters is permitted on a lot or parcel.
  - 3. **Location:** Guest Quarters shall be located within the building envelope.
  - 4. **Additional Standards:**
    - a. Guest Quarters may be attached to the principal dwelling by a breezeway or similar structure.

- b. Guest Quarters shall use utility service provided to the principal dwelling.
  - c. Ranges, ovens, and built-in cooking facilities are prohibited.
  - d. Separate renting or leasing from the principal dwelling is prohibited.
  - e. The maximum height of Guest Quarters shall be 25 feet.
  - f. Design of Guest Quarters shall be compatible with the design of the principal dwelling in materials, colors and architectural style.
- C. **Secondary Dwellings.** Secondary Dwellings may be located on R1-M and R1-H zoned properties and shall comply with the following regulations:
- 1. **Administrative Use Permit Required.** Secondary Dwellings shall require an Administrative Use Permit.
  - 2. **Notice.** Mailed notice shall be given to adjacent property owners, including properties directly across a street from the property, and owners of properties adjoining front and side property lines to those properties. Notice shall be mailed no later than 15 days before a decision is made on the application.
  - 3. **Establishment.** Secondary Dwellings shall not:
    - a. be constructed prior to construction of the principal dwelling unit; or
    - b. be located on a lot that contains a nonconforming additional dwelling unit(s).
  - 4. **Number.** Only one Secondary Dwelling unit is permitted on a lot or parcel.
  - 5. **Location.** Secondary Dwellings shall be:
    - a. located in the principal structure; or
    - b. as part of a detached garage.
  - 6. **Additional Standards.**
    - a. Entrances in principal structures shall not be located on walls facing a street.
    - b. The Secondary Dwelling shall use utility service provided to the principal dwelling, and shall not be separately metered;

- c. The Secondary Dwelling shall increase the number of required off-street parking spaces specified in Chapter 4.2 Off-Street Parking and Loading Regulations by one space;
  - d. The design of the Secondary Dwelling unit shall be compatible with the design of the principal structure in materials, colors and architectural style.
  - e. The floor area of the Secondary Dwelling shall not exceed 75% of the floor area of the primary dwelling's floor area.
- D. **Access to Nonresidential Property.** Use of a residential property to provide primary vehicular access to a nonresidential use is prohibited.
- E. **Driveways.** All driveways shall be a minimum length of 20 feet, except driveways accessing an alley shall be a minimum of 5 feet in length.
- F. **Animals.** The regulations set forth in 5-4B-1 of the City Code shall govern the keeping of animals within the city limits.
- G. **Stables, Non-Commercial.** Any structure housing animals is an accessory structure subject to the requirements of Section 2.106.A: Accessory Structures, except that such structure shall be set back at least 200 feet from any public street and from any residence except for the residence of the owner of the property.
- H. **Recreational Vehicles on Residential Lots.** Recreational Vehicles owned by the occupant of a developed Residential lot or parcel may be kept on a residentially zoned property. Recreational Vehicles shall be kept entirely over a hard surface of asphalt, concrete or pavers accessible by a continuous driveway to the curb or edge of street pavement. A Recreational Vehicle cannot be located closer than 5 feet from the rear or interior side property line. Recreational Vehicles shall remain unoccupied while on a Residential lot.
- I. **Utility Vehicles on Residential Lots.** Utility Vehicles owned by the occupant of a developed Residential lot or parcel may be kept on a residentially zoned property when kept entirely over a hard surface of asphalt, concrete or pavers and not in the front or corner side setback areas. Utility Vehicles may be parked on a residentially zoned property entirely over a hard surface in the front or corner side setback area only on a driveway or Additional Parking space (per Section 4.203.X) for a period not to exceed 48 hours when being loaded, unloaded, or serviced.
- J. **Attached Garage Setback.**
- 1. Garages attached to the principal structure shall be set back as set forth in Table 2.104.
  - 2. Attached garages having vehicle doors facing the closest side property line and not on the building frontage:

- a. may extend up to 10 feet forward from the front plane of the house, provided the building frontage wall of the garage has a minimum of 20 square feet of vision glass window area on the first floor; and
  - b. shall not extend into any required setback.
- K. **Storage, Outdoor.** Outdoor storage, as defined in Chapter 7 of this code, is prohibited.
- L. **Play Equipment.** Play Equipment is a permitted structure and not subject to the issuance of a building permit. Play Equipment shall:
  - 1. not be placed in an easement,
  - 2. not be located in a Front or Corner Side Setback area,
  - 3. be located a minimum of five feet from all lot lines.
- M. **Large Refuse Receptacles.** Large refuse receptacles, as defined in this Code, are permitted on a residentially zoned property. Large Refuse Receptacles may be placed:
  - 1. on a driveway or other hard surface for a period not to exceed 14 days.
  - 2. on a driveway or other hard surface for a period greater than 14 days when used in conjunction with an active building permit.
  - 3. on properties containing multi-family residences, other than Two-Family Residences, for a period greater than 14 days solely in accordance with regulations set forth in Section 4.106: Refuse and Recycling Enclosures.