

**ARTICLE 4 - RESIDENTIAL DISTRICTS****PART A - GENERAL PURPOSE AND REQUIREMENTS**

- 4-1.1 **General Purpose Statement.** The Residential Districts set forth herein are established to perpetuate the existing high quality residential character of the Village by preserving established neighborhoods while encouraging new residential development. Taken together, the eight residential districts blend to provide a broad range of housing alternatives. The availability of special permits for planned developments in all Residential Districts allows for varied treatment of sites possessing important natural and historical features that may have otherwise been damaged by development under conventional zoning and subdivision regulations.
- 4-1.2 **Prohibited Uses.** Principal uses not expressly permitted or specially permitted in a Residential District shall be prohibited in such district.
- 4-1.3 **Accessory and Temporary Uses and Structures.** Accessory and temporary uses and structures are permitted in all Residential Districts subject to the provisions of Article 9 of this Code.
- 4-1.4 **Parking and Loading.** The parking and loading regulations applicable in all Residential Districts are set forth in Article 10 of this Code.
- 4-1.5 **Signs.** Sign regulations applicable in all Residential Districts are set forth in Article 11 of this Code.
- 4-1.6 **Performance Standards.** Requirements relating to performance standards in the Residential Districts are set forth in Article 12 of this Code.
- 4-1.7 **Landscaping, Screening, and Fences.** Requirements relating to landscaping, screening, buffering, and fences in the Residential Districts are set forth in Article 13 of this Code.
- 4-1.8 **Nonconformities.** Requirements relating to nonconformities in the Residential Districts are set forth in Article 14 of this Code.
- 4-1.9 **Zoning Applications, Hearings, and Approvals.** No construction or development requiring any certificate, permit or approval pursuant to Article 16 of this Code shall be permitted in any Residential District except upon the grant of such certificate, permit or approval pursuant to Article 16 of this Code.
- 4-1.10 **Platted Building Lines.** Requirements relating to platted building lines in the Residential Districts are set forth in Section 17-5.6 of this Code.

**PART B - DISTRICT REQUIREMENTS****4-2 R-1 SINGLE FAMILY RESIDENTIAL DISTRICT**

4-2.1 **Purpose.** The R-1 Single Family Residential District is intended to provide for and preserve single family development at the lowest density within the Village.

4-2.2 **Permitted Uses.** Except as specifically limited in Section 4-2.4, the following uses are permitted as of right in the R-1 Single Family Residential District:

- a. Single Family Detached Dwellings

4-2.3 **Special Permit Uses.** Except as specifically limited herein and in Section 4-2.4, the following uses may be permitted in the R-1 Single Family Residential District subject to the issuance of a special use permit pursuant to Section 16-9 of this Code:

- a. Congregate Housing
- b. Day Care Homes, Adult and Child - Type 2
- c. Planned Developments, but only on sites containing no less than four hundred thousand (400,000) square feet, subject to the special procedures and standards set forth in Section 16-13 of this Code
- d. Public Utility Stations
- e. Religious Organizations (813110)
- f. Other Electric Power Generation, but limited to Wind Energy Facilities, but further limited to Building Mounted Wind Turbines, and subject to the requirements of Section 12-13 of this Code (221119)

4-2.4 **Use Limitations.** The following use limitations shall apply in the R-1 Single Family Residential District:

- a. Single Family Dwelling Exterior Design. The following single family dwelling exterior design limitations shall apply in the R-1 Single Family Residential District:

- 1) Exterior Design. No single family dwelling constructed after the effective date of this Code shall have an exterior design substantially similar to any single family dwelling located within three hundred (300) feet, when measured from lot line to lot line, and fronting on the same street as the proposed single family dwelling. For purposes of this section, a single family dwelling shall be substantially similar to another single family dwelling if the dwelling is identical or nearly identical to another dwelling in any four of the following characteristics:

- a. Roof type (gable, hip, mansard, gambrel, flat, combination, etc.).

- b. Shape of the front elevation silhouette.
  - c. Relative locations and sizes of windows in the front elevation.
  - d. Relative location and dimensions of garage door(s), if included on the front elevation.
  - e. Type(s) of siding (e.g., brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation.
  - f. Exterior color.
- 2) Housing Styles. If adjacent lots contain different housing styles as herein described the previously delineated similarity standards do not apply. Housing style is in and of itself a significant enough characteristic to constitute dissimilarity. Housing styles shall consist of the following: ranch, bi-level, tri-level, 1-1/2 story, two-story, and three-story.
  - 3) Dormers. No individual dormer width may exceed eight (8) feet as measured from the exterior framing dimension of the vertical edges of the dormers. The minimum required clear spacing between dormers shall be not less than six (6) feet.
  - 4) Private Garage Doors. For single family detached dwellings constructed after the effective date of this Code, no garage door or doors shall constitute more than thirty percent (30%) of the area of the front face of the dwelling to which such garage is attached. (See Appendix A, Page A-16)
  - 5) Detached Garages. The following limitation shall apply to every detached garage in the R-1 Single Family Residential District: No attic in a detached garage shall be a habitable space.
- b. Group Family Households. The following limitations shall apply to every Group Family Household established in the R-1 Single Family Residential District:
    - 1) Registration. Every Group Family Household shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Group Family Household, if any.
    - 2) Spacing. Each Group Family Household shall be located at least one thousand (1,000) feet from any other Group Family Household and any Congregate Housing facility.
  - c. Congregate Housing. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Congregate Housing facility established in the R-1 Single Family Residential District:

- 1) Registration. Every Congregate Housing facility shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every other public agency charged with the regulation of the proposed Congregate Housing facility, if any.
  - 2) Spacing. Every Congregate Housing facility shall be located at least one thousand (1,000) feet from any other Congregate Housing facility and any Group Family Household.
- d. Public Utility Stations. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Public Utility Station established in the R-1 Single Family Residential District:
- 1) Structure Appearance and Screening. All structures either shall be designed and constructed to look like a single family detached dwelling or shall provide a perimeter landscaped open space in conformance with the requirements of Section 13-2 of this Code.
  - 2) Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
  - 3) Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.
- e. Flag Poles. A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure.

4-2.5 **Bulk, Space, and Yard Regulations**. The bulk, space and yard regulations for the R-1 Single Family Residential District are as follows:

- a. Maximum Building Height. The maximum height of a principal structure in the R-1 Single Family Residential District (a) shall not be greater than two and one-half (2-1/2) stories; and (b) shall not exceed thirty-seven (37) feet; provided, however, that for any principal structure located on a lot that does not meet the minimum lot area and minimum lot width requirements for the R-1 Single Family Residential District, as set forth in Section 4-2.5.b and Section 4-2.5.c below, the maximum height permitted in relation to the minimum yards provided shall be determined in accordance with Section 4-5.5.a and Section 4-5.5.d of this Code as if such lot were located in the R-4 Single Family Residential District. The maximum height of an accessory structure, excluding detached garages, shall not exceed fifteen (15) feet; provided, however, that the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Section 12-12.2 or Section 12-12.3 of this Code. The maximum height of detached garages (a) shall not be greater than one and

one half story; (b) shall not exceed 20 feet; and (c) shall not exceed the height of the principal structure.

- b. Minimum Lot Area. The minimum lot area for the R-1 Single Family Residential District is eighty thousand (80,000) square feet.
- c. Minimum Lot Width. The minimum lot width for the R-1 Single Family Residential District is two hundred (200) feet.
- d. Minimum Yards. The following minimum yards shall be provided in the R-1 Single Family Residential District:
  - 1) Front Yard. A front yard of no less than fifty (50) feet.
  - 2) Corner Side Yard. A corner side yard of no less than fifty (50) feet.
  - 3) Interior Side Yard. An interior side yard of no less than thirty (30) feet.
  - 4) Rear Yard. A rear yard of no less than seventy-five (75) feet.

Special Exceptions to Minimum Yard Requirements.

- i) Front Yard Adjustment Next to Existing Structures. If a lot abuts, on both sides, lots that already have been developed with residential or non-residential uses, and if the principal building on one or both of such abutting lots has an existing setback from the front lot line of less than fifty (50) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setbacks of the principal buildings on the two abutting lots. If a lot abuts a street or vacant lot on one side and a residential or nonresidential use on the other side that has an existing setback from the front lot line of less than fifty (50) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setback of the principal building on the abutting developed lot and fifty (50) feet. (See Appendix A, Page A-16.)
  - ii) Interior Side and Rear Yard Regulations for Accessory Uses and Structures. Except as otherwise provided herein, accessory uses and structures when located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any interior side lot line or rear lot line. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures.
- e. Maximum Building Coverage. The maximum building coverage for an interior lot in the R-1 Single Family Residential District is fifteen percent

(15%). The maximum building coverage for a corner lot in the R-1 Single Family Residential District is twenty percent (20%). Coverage by decks, air conditioning units, antennas or antenna support structures shall not be included in determining the amount of building coverage, but shall be included in determining the amount of lot coverage.

- f. Maximum Lot Coverage. The maximum lot coverage for an interior lot in the R-1 Single Family Residential District is thirty percent (30%). The maximum lot coverage for a corner lot in the R-1 Single Family Residential District is twenty-five percent (25%).
- g. Sight Distance Triangle. No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required Sight Distance Triangle. (See Appendix A, Page A-18)
- h. Specified Structures and Uses in Required Yards. Subject to the limitations set forth below, the following structures and uses may be located in required yards in the R-1 Single Family Residential District:
  - 1) Accessory parking areas for required parking, but not in any front yard or a corner side yard for a Public Utility Station, except for a driveway.
  - 2) Animal exercise areas, but only in rear and side yards and not closer than ten (10) feet from any lot line.
  - 3) Arbors, trellises, and pergolas having a height of not more than ten (10) feet, but not in any front yard.
  - 4) Awnings, canopies, eaves, and gutters projecting not more than three (3) feet for principal structures and not more than one and one-half (1-1/2) feet for accessory structures.
  - 5) Bay windows and balconies projecting not more than three (3) feet into the required yard, but only in front, corner side, and rear yards, for a distance not more than one-third (1/3) the length of such wall.
  - 6) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half (1-1/2) feet.
  - 7) Clotheslines, but only in rear yards.
  - 8) Decks, but not in any front yard, and subject to the limitations of accessory structures as set forth in Section 4-2.5.d.
  - 9) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code; and
  - 10) Flagpoles having a height of not more than fifteen (15) feet; and
  - 11) Heating and air conditioning equipment, in rear and side yards; provided, however, that in side yards said equipment shall encroach no more than five (5) feet into the required yard and that, in all locations, such equipment shall be screened from view from all locations off the zoning lot.

- 12) Outside stairways projecting not more than three (3) feet into the required yard and having a height of not more than four (4) feet.
- 13) Recreational devices, but not in front or corner side yards, and not closer than five (5) feet from any lot line.
- 14) Statuary and ornamental light standards having a height of not more than eight (8) feet, but not in any side yard.
- 15) Swimming pools and pool decks, but not in any front or corner side yard, and not closer than ten (10) feet from the rear or interior side yard lot line. (See Appendix A, Page A-20)
- 16) Window wells, but not more than one and one-half (1-1/2) feet in any required interior side yard.

### 4-3 R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

4-3.1 **Purpose.** The R-2 Single Family Residential District is intended to provide for and preserve single family development on forty thousand (40,000) square foot lots within the Village.

4-3.2 **Permitted Uses.** Except as specifically limited in Section 4-3.4, the following uses and no others are permitted as of right in the R-2 Single Family Residential Districts:

- a. Single Family Detached Dwellings

4-3.3 **Special Permit Uses.** Except as specifically limited herein and in Section 4-3.4, the following uses may be permitted in the R-2 Single Family Residential District subject to the issuance of a special use permit pursuant to Section 16-9 of this Code:

- a. Congregate Housing
- b. Day Care Homes, Adult and Child - Type 2
- c. Planned Developments, but only on sites containing no less than two hundred thousand (200,000) square feet, subject to the special procedures and standards set forth in Section 16-13 of this Code
- d. Public Utility Stations
- e. Religious Organizations (813110)
- f. Other Electric Power Generation, but limited to Wind Energy Facilities, but further limited to Building Mounted Wind Turbines, and subject to the requirements of Section 12-13 of this Code (221119)

4-3.4 **Use Limitations.** The following use limitations shall apply in the R-2 Single Family Residential District:

- a. Single Family Dwelling Exterior Design. The following single family dwelling exterior design limitations shall apply in the R-2 Single Family Residential District:

- 1) Exterior Design. No single family dwelling constructed after the effective date of this Code shall have an exterior design substantially similar to any single family dwelling located within three hundred (300) feet, when measured from lot line to lot line, and fronting on the same street as the proposed single family dwelling. For purposes of this section, a single family dwelling shall be substantially similar to another single family dwelling if the dwelling is identical or nearly identical to another dwelling in any four of the following characteristics:
    - a. Roof type (gable, hip, mansard, gambrel, flat, combination, etc).
    - b. Shape of the front elevation silhouette.
    - c. Relative locations and sizes of windows in the front elevation.
    - d. Relative location and dimensions of garage door(s), if included on the front elevation.
    - e. Type(s) of siding (e.g., brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation.
    - f. Exterior color.
  - 2) Housing Styles. If adjacent lots contain different housing styles as herein described the previously delineated similarity standards do not apply. Housing style is in and of itself a significant enough characteristic to constitute dissimilarity. Housing styles shall consist of the following: ranch, bi-level, tri-level, 1-1/2 story, two-story and three-story.
  - 3) Dormers. No individual dormer width may exceed eight (8) feet as measured from the exterior framing dimension of the vertical edges of the dormers. The minimum required clear spacing between dormers shall be not less than six (6) feet.
  - 4) Private Garage Doors. For single family detached dwellings constructed after the effective date of this Code, no garage door or doors shall constitute more than thirty percent (30%) of the area of the front face of the dwelling to which such garage is attached. (See Appendix A, Page A-16)
  - 5) Detached Garages. The following limitation shall apply to every detached garage in the R-2 Single Family Residential District: No attic in a detached garage shall be a habitable space.
- b. Group Family Households. The following limitations shall apply to every Group Family Household established in the R-2 Single Family Residential District:
- 1) Registration. Every Group Family Household shall file, and maintain current, with the Village Administrator adequate proof of



prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Group Family Household, if any.

- 2) Spacing. Each Group Family Household shall be located at least one thousand (1,000) feet from any other Group Family Household and any Congregate Housing facility.
- c. Congregate Housing. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Congregate Housing facility established in the R-2 Single Family Residential District:
- 1) Registration. Every Congregate Housing facility shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every other public agency charged with the regulation of the proposed Congregate Housing facility, if any.
  - 2) Spacing. Every Congregate Housing facility shall be located at least one thousand (1,000) feet from any other Congregate Housing facility and any Group Family Household.
- d. Public Utility Stations. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Public Utility Station established in the R-2 Single Family Residential District:
- 1) Structure Appearance and Screening. All structures either shall be designed and constructed to look like a single family detached dwelling or shall provide a perimeter landscaped open space in conformance with the requirements of Section 13-2 of this Code.
  - 2) Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
  - 3) Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.
- e. Flag Poles. A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure.

4-3.5 **Bulk, Space, and Yard Regulations**. The bulk, space and yard regulations for the R-2 Single Family Residential District are as follows:

- a. Maximum Building Height. The maximum height of a principal structure in the R-2 Single Family Residential District (a) shall not be greater than two and one-half (2-1/2) stories and (b) shall not exceed thirty-seven (37)

feet; provided, however, that for any principal structure located on a lot that does not meet the minimum lot area and minimum lot width requirements for the R-2 Single Family Residential District, as set forth in Section 4-3.5.b and Section 4-3.5.c below, the maximum height permitted in relation to the minimum yards provided shall be determined in accordance with Section 4-5.5.a and Section 4-5.5.d of this Code as if such lot were located in the R-4 Single Family Residential District. The maximum height of an accessory structure, excluding detached garages, shall not exceed fifteen (15) feet; provided, however, that the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Section 12-12.2 or Section 12-12.3 of this Code. The maximum height of detached garages (a) shall not be greater than one and one half story; (b) shall not exceed 20 feet; and (c) shall not exceed the height of the principal structure.

- b. Minimum Lot Area. The minimum lot area for the R-2 Single Family Residential District is forty thousand (40,000) square feet.
- c. Minimum Lot Width. The minimum lot width for the R-2 Single Family Residential District is one hundred fifty (150) feet.
- d. Minimum Yards. The following minimum yards shall be provided in the R-2 Single Family Residential District:
  - 1) Front Yard. A front yard of no less than fifty (50) feet.
  - 2) Corner Side Yard. A corner side yard of no less than fifty (50) feet.
  - 3) Interior Side Yard. An interior side yard of no less than twenty (20) feet.
  - 4) Rear Yard. A rear yard of no less than sixty (60) feet.

Special Exceptions to Minimum Yard Requirements.

- i) Front Yard Adjustment Next to Existing Structures. If a lot abuts, on both sides, lots that already have been developed with residential or non-residential uses, and if the principal building on one or both of such abutting lots has an existing setback from the front lot line of less than fifty (50) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setbacks of the principal buildings on the two abutting lots. If a lot abuts a street or vacant lot on one side and a residential or nonresidential use on the other side that has an existing setback from the front lot line of less than fifty (50) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setback

of the principal building on the abutting developed lot and fifty (50) feet (See Appendix A, Page A-17).

- ii) Interior Side and Rear Yard Regulations for Accessory Uses and Structures. Except as otherwise provided herein, accessory uses and structures when located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any interior side lot line or rear lot line. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures.
  
- e. Maximum Building Coverage. The maximum building coverage for an interior lot in the R-2 Single Family Residential District is fifteen percent (15%). The maximum building coverage for a corner lot in the R-2 Single Family Residential District is twenty percent (20%). Coverage by decks, air conditioning units, antennas or antenna support structures shall not be included in determining the amount of building coverage, but shall be included in determining the amount of lot coverage.
  
- f. Maximum Lot Coverage. The maximum lot coverage for an interior lot in the R-2 Single Family Residential District is thirty percent (30%). The maximum lot coverage for a corner lot in the R-2 Single Family Residential District is twenty-five percent (25%).
  
- g. Sight Distance Triangle. No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required Sight Distance Triangle. (See Appendix A, Page A-18)
  
- h. Specified Structures and Uses in Required Yards. Subject to the limitations set forth below, the following structures and uses may be located in required yards in the R-2 Single Family Residential District:
  - 1) Accessory parking areas for required parking, but not in any front yard or a corner side yard for Public Utility Stations, except for a driveway.
  - 2) Animal exercise areas, but only in rear and side yards and not closer than ten (10) feet from any lot line.
  - 3) Arbors, trellises, and pergolas having a height of not more than ten (10) feet, but not in any front yard.
  - 4) Awnings, canopies, eaves, and gutters projecting not more than three (3) feet for principal structures and not more than one and one-half (1-1/2) feet for accessory structures.
  - 5) Bay windows and balconies projecting not more than three (3) feet into the required yard, but only in front, corner side, and rear yards, for a distance not more than one-third (1/3) the length of such wall.

- 6) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half (1-1/2) feet.
- 7) Clotheslines, but only in rear yards.
- 8) Decks, but not in any front yard, and subject to the limitations of accessory structures as set forth in Section 4-3.5.d.
- 9) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code.
- 10) Flagpoles having a height of not more than fifteen (15) feet.
- 11) Heating and air conditioning equipment, in rear and side yards; provided, however, that in side yards said equipment shall encroach no more than five (5) feet into the required yard and that, in all locations, such equipment shall be screened from view from all locations off the zoning lot.
- 12) Outside stairways projecting not more than three (3) feet into the required yard and having a height of not more than four (4) feet.
- 13) Recreational devices, but not in front or corner side yards, and not closer than five (5) feet from any lot line.
- 14) Statuary and ornamental light standards having a height of not more than eight (8) feet, but not in any side yard.
- 15) Swimming pools and pool decks, but not in any front or corner side yard, and not closer than ten (10) feet from the rear or interior side yard lot line (See Appendix A, Page A-20).
- 16) Window wells, but not more than one and one-half (1-1/2) feet in any required interior side yard.

#### 4-4 R-3 SINGLE FAMILY RESIDENTIAL DISTRICT

4-4.1 **Purpose.** The R-3 Single Family Residential District is intended to provide for and preserve single family development on twenty thousand (20,000) square foot lots within the Village.

4-4.2 **Permitted Uses.** Except as specifically limited in Section 4-4.4, the following uses and no others are permitted as of right in the R-3 Single Family Residential Districts:

- a. Single Family Detached Dwellings

4-4.3 **Special Permit Uses.** Except as specifically limited herein and in Section 4-4.4, the following uses may be permitted in the R-3 Single Family Residential District subject to the issuance of a special use permit pursuant to Section 16-9 of this Code:

- a. Congregate Housing
- b. Day Care Homes, Adult and Child - Type 2

- c. Planned Developments, but only on sites containing no less than one hundred thousand (100,000) square feet, subject to the special procedures and standards set forth in Section 16-13 of this Code
- d. Public Utility Stations
- e. Religious Organizations (813110)
- f. Other Electric Power Generation, but limited to Wind Energy Facilities, but further limited to Building Mounted Wind Turbines, and subject to the requirements of Section 12-13 of this Code (221119)

4-4.4 **Use Limitations.** The following use limitations shall apply in the R-3 Single Family Residential District:

- a. Single Family Dwelling Exterior Design. The following single family dwelling exterior design limitations shall apply in the R-3 Single Family Residential District:
  - 1) Exterior Design. No single family dwelling constructed after the effective date of this Code shall have an exterior design substantially similar to any single family dwelling located within three hundred (300) feet, when measured from lot line to lot line, and fronting on the same street as the proposed single family dwelling. For purposes of this section, a single family dwelling shall be substantially similar to another single family dwelling if the dwelling is identical or nearly identical to another dwelling in any four of the following characteristics:
    - a. Roof type (gable, hip, mansard, gambrel, flat, combination, etc).
    - b. Shape of the front elevation silhouette.
    - c. Relative locations and sizes of windows in the front elevation.
    - d. Relative location and dimensions of garage door(s), if included on the front elevation.
    - e. Type(s) of siding (e.g., brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation.
    - f. Exterior color.
  - 2) Housing Styles. If adjacent lots contain different housing styles as herein described the previously delineated similarity standards do not apply. Housing style is in and of itself a significant enough characteristic to constitute dissimilarity. Housing styles shall consist of the following: ranch, bi-level, tri-level, 1-1/2 story, two-story and three-story.
  - 3) Dormers. No individual dormer width may exceed eight (8) feet as measured from the exterior framing dimension of the vertical

- edges of the dormers. The minimum required clear spacing between dormers shall be not less than six (6) feet.
- 4) Private Garage Doors. For single family detached dwellings constructed after the effective date of this Code, no garage door or doors shall constitute more than thirty percent (30%) of the area of the front face of the dwelling to which such garage is attached. (See Appendix A, Page A-16).
  - 5) Detached Garages. The following limitation shall apply to every detached garage in the R-3 Single Family Residential District: No attic in a detached garage shall be a habitable space.
- b. Group Family Households. The following limitations shall apply to every Group Family Household established in the R-3 Single Family Residential District:
- 1) Registration. Every Group Family Household shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Group Family Household, if any.
  - 2) Spacing. Each Group Family Household shall be located at least one thousand (1,000) feet from any other Group Family Household and any Congregate Housing facility.
- c. Congregate Housing. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Congregate Housing facility established in the R-3 Single Family Residential District:
- 1) Registration. Every Congregate Housing facility shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every other public agency charged with the regulation of the proposed Congregate Housing facility, if any.
  - 2) Spacing. Every Congregate Housing facility shall be located at least one thousand (1,000) feet from any other Congregate Housing facility and any Group Family Household.
- d. Public Utility Stations. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Public Utility Station established in the R-3 Single Family Residential District:
- 1) Structure Appearance and Screening. All structures either shall be designed and constructed to look like a single family detached dwelling or shall provide a perimeter landscaped open space in conformance with the requirements of Section 13-2 of this Code.

- 2) Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
  - 3) Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.
- e. Flag Poles. A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure.

4-4.5 **Bulk, Space, and Yard Regulations.** The bulk, space, and yard regulations for the R-3 Single Family Residential District are as follows:

- a. Maximum Building Height. The maximum height of a principal structure in the R-3 Single Family Residential District shall not be greater than (a) two and one-half (2-1/2) stories and (b) shall not exceed thirty-seven (37) feet; provided, however, that for any principal structure located on a lot that does not meet the minimum lot area and minimum lot width requirements for the R-3 Single Family Residential District, as set forth in Section 4-4.5.b and Section 4-4.5.c below, the maximum height permitted in relation to the minimum yards provided shall be determined in accordance with Section 4-5.5.a and Section 4-5.5.d of this Code as if such lot were located in the R-4 Single Family Residential District. The maximum height of an accessory structure, excluding detached garages, shall not exceed fifteen (15) feet; provided, however, that the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Section 12-12.2 or Section 12-12.3 of this Code. The maximum height of detached garages (a) shall not be greater than one and one half story; (b) shall not exceed 20 feet; and (c) shall not exceed the height of the principal structure.
- b. Minimum Lot Area. The minimum lot area for the R-3 Single Family Residential District is twenty thousand (20,000) square feet.
- c. Minimum Lot Width. The minimum lot width for the R-3 Single Family Residential District is one hundred twenty (120) feet.
- d. Minimum Yards. The following minimum yards shall be provided in the R-3 Single Family Residential District:
  - 1) Front Yard. A front yard of no less than forty (40) feet.
  - 2) Corner Side Yard. A corner side yard of no less than forty (40) feet.
  - 3) Interior Side Yard. An interior side yard of no less than twenty (20) feet.
  - 4) Rear Yard. A rear yard of no less than fifty (50) feet.

Special Exceptions to Minimum Yard Requirements.

- i) Front Yard Adjustment Next to Existing Structures. If a lot abuts, on both sides, lots that already have been developed with residential or non-residential uses, and if the principal building on one or both of such abutting lots has an existing setback from the front lot line of less than forty (40) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setbacks of the principal buildings on the two abutting lots. If a lot abuts a street or vacant lot on one side and a residential or nonresidential use on the other side that has an existing setback from the front lot line of less than forty (40) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setback of the principal building on the abutting developed lot and forty (40) feet (See Appendix A, Page A-17.)
  - ii) Interior Side and Rear Yard Regulations for Accessory Uses and Structures. Except as otherwise provided herein, accessory uses and structures when located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any interior side lot line or rear lot line. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures.
- e. Maximum Building Coverage. The maximum building coverage for an interior lot in the R-3 Single Family Residential District is twenty percent (20%). The maximum building coverage for a corner lot in the R-3 Single Family Residential District is twenty-five percent (25%). Coverage by decks, air conditioning units, antennas or antenna support structures shall not be included in determining the amount of building coverage, but shall be included in determining the amount of lot coverage.
- f. Maximum Lot Coverage. The maximum lot coverage for an interior lot in the R-3 Single Family Residential District is thirty-five percent (35%). The maximum lot coverage for a corner lot in the R-3 Single Family Residential District is thirty percent (30%).
- g. Sight Distance Triangle. No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required Sight Distance Triangle. (See Appendix A, Page A-18)
- h. Specified Structures and Uses in Required Yards. Subject to the limitations set forth below, the following structures and uses may be located in required yards in the R-3 Single-Family Residential District:



- 1) Accessory parking areas for required parking, but not in any front yard or a corner side yard for Public Utility Stations, except for a driveway.
- 2) Animal exercise areas, but only in rear and side yards and not closer than ten (10) feet from any lot line.
- 3) Arbor, trellises, and pergolas having a height of not more than ten (10) feet, but not in any front yard.
- 4) Awnings, canopies, eaves, and gutters projecting not more than three (3) feet for principal structures and not more than one and one-half (1-1/2) feet for accessory structures.
- 5) Bay windows and balconies projecting not more than three (3) feet into the required yard, but only in front, corner side, and rear yards, for a distance not more than one-third (1/3) the length of such wall.
- 6) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half (1-1/2) feet.
- 7) Clotheslines, but only in rear yards.
- 8) Decks, but not in any front yard, and subject to the limitations of accessory structures as set forth in Section 4-4.5.d.
- 9) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code.
- 10) Flagpoles having a height of not more than fifteen (15) feet.
- 11) Heating and air conditioning equipment, in rear and side yards; provided, however, that in side yards said equipment shall encroach no more than five (5) feet into the required yard and that, in all locations, such equipment shall be screened from view from all locations off the zoning lot; and
- 12) Outside stairways projecting not more than three (3) feet into the required yard and having a height of not more than four (4) feet.
- 13) Recreational devices, but not in front or corner side yards, and not closer than five (5) feet from any lot line.
- 14) Statuary and ornamental light standards having a height of not more than eight (8) feet, but not in any side yard.
- 15) Swimming pools and pool decks, but not in any front or corner side yard, and not closer than ten (10) feet from the rear or interior side yard lot line (See Appendix A, Page A-20).
- 16) Window wells, but not more than one and one-half (1-1/2) feet in any required interior side yard.

#### 4-5 R-4 SINGLE FAMILY RESIDENTIAL DISTRICT

4-5.1 **Purpose.** The R-4 Single Family Residential District is intended to provide for and preserve single family development on fifteen thousand (15,000) square foot lots within the Village.

4-5.2 **Permitted Uses.** Except as specifically limited in Section 4-5.4., the following uses and no others are permitted as of right in the R-4 Single Family Residential Districts:

- a. Single Family Detached Dwellings

4-5.3 **Special Permit Uses.** Except as specifically limited herein and in Section 4-5.4., the following uses may be permitted in the R-4 Single Family Residential District subject to the issuance of a special use permit pursuant to Section 16-9 of this Code:

- a. Congregate Housing
- b. Day Care Homes, Adult and Child - Type 2
- c. Planned Developments, but only on sites containing no less than seventy-five thousand (75,000) square feet, subject to the special procedures and standards set forth in Section 16-13 of this Code
- d. Public Utility Stations
- e. Religious Organizations (813110)
- f. Other Electric Power Generation, but limited to Wind Energy Facilities, but further limited to Building Mounted Wind Turbines, and subject to the requirements of Section 12-13 of this Code (221119)

4-5.4 **Use Limitations.** The following use limitations shall apply in the R-4 Single Family Residential District:

- a. Single Family Dwelling Exterior Design. The following single family dwelling exterior design limitations shall apply in the R-4 Single Family Residential District:

- 1) Exterior Design. No single family dwelling constructed after the effective date of this Code shall have an exterior design substantially similar to any single family dwelling located within three hundred (300) feet, when measured from lot line to lot line, and fronting on the same street as the proposed single family dwelling. For purposes of this section, a single family dwelling shall be substantially similar to another single family dwelling if the dwelling is identical or nearly identical to another dwelling in any four of the following characteristics:

- a. Roof type (gable, hip, mansard, gambrel, flat, combination, etc).
- b. Shape of the front elevation silhouette.
- c. Relative locations and sizes of windows in the front elevation.
- d. Relative location and dimensions of garage door(s), if included on the front elevation.

- e. Type(s) of siding (e.g., brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation.
  - f. Exterior color.
- 2) Housing Styles. If adjacent lots contain different housing styles as herein described the previously delineated similarity standards do not apply. Housing style is in and of itself a significant enough characteristic to constitute dissimilarity. Housing styles shall consist of the following: ranch, bi-level, tri-level, 1-1/2 story, two-story and three-story.
  - 3) Dormers. No individual dormer width may exceed eight (8) feet as measured from the exterior framing dimension of the vertical edges of the dormers. The minimum required clear spacing between dormers shall be not less than six (6) feet.
  - 4) Private Garage Doors. For single family detached dwellings constructed after the effective date of this Code, no garage door or doors shall constitute more than thirty percent (30%) of the area of the front face of the dwelling to which such garage is attached. (See Appendix A, Page A-16).
  - 5) Detached Garages. The following limitation shall apply to every detached garage in the R-4 Single Family Residential District: No attic in a detached garage shall be a habitable space.
- b. Group Family Households. The following limitations shall apply to every Group Family Household established in the R-4 Single Family Residential District:
- 1) Registration. Every Group Family Household shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Group Family Household, if any.
  - 2) Spacing. Each Group Family Household shall be located at least one thousand (1,000) feet from any other Group Family Household and any Congregate Housing facility.
- c. Congregate Housing. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Congregate Housing facility established in the R-4 Single Family Residential District:
- 1) Registration. Every Congregate Housing facility shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every other public agency charged with the regulation of the proposed Congregate Housing facility, if any.

- 2) Spacing. Every Congregate Housing facility shall be located at least one thousand (1,000) feet from any other Congregate Housing facility and any Group Family Household.
- d. Public Utility Stations. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every public utility station established in the R-4 Single Family Residential District:
  - 1) Structure Appearance and Screening. All structures either shall be designed and constructed to look like a single family detached dwelling or shall provide a perimeter landscaped open space in conformance with the requirements of Section 13-2 of this Code.
  - 2) Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
  - 3) Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.
- e. Flag Poles. A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure.

**4-5.5 Bulk, Space, and Yard Regulations.** The bulk, space, and yard regulations in the R-4 Single Family Residential District are as follows:

- a. Maximum Building Height. The maximum height of a principal structure in the R-4 Single Family Residential District shall not be greater than (a) two and one-half (2-1/2) stories and (b) shall not exceed thirty-seven (37) feet. For structures exceeding thirty-two (32) feet in height constructed or expanded after the effective date of this Code, additional yards shall be provided in accordance with Section 4-5.5.d. The maximum height of an accessory structure, excluding detached garages, shall not exceed fifteen (15) feet; provided, however, that the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Section 12-12.2 or Section 12-12.3 of this Code. The maximum height of detached garages (a) shall not be greater than one and one half story; (b) shall not exceed 20 feet; and (c) shall not exceed the height of the principal structure.
- b. Minimum Lot Area. The minimum lot area for the R-4 Single Family Residential District is fifteen thousand (15,000) square feet.
- c. Minimum Lot Width. The minimum lot width for the R-4 Single Family Residential District is one hundred (100) feet.

d. Minimum Yards. The following minimum yards shall be provided in the R-4 Single Family Residential District:

- 1) Front Yard. A front yard of no less than thirty (30) feet.
- 2) Corner Side Yard. A corner side yard of no less than thirty (30) feet.
- 3) Interior Side Yard. An interior side yard of no less than ten (10) feet, with the aggregate of both side yards equaling no less than twenty-five (25) feet.
- 4) Rear Yard. A rear yard of no less than forty (40) feet.

Additional Yards Related to Building Height. For structures exceeding thirty-two (32) feet in height constructed or expanded after the effective date of this Code, all required yards shall be increased by two (2) feet for every one (1) foot by which such structure exceeds thirty-two (32) feet in height.

Special Exceptions to Minimum Yard Requirements.

- i) Front Yard Adjustment Next to Existing Structures. If a lot abuts, on both sides, lots that already have been developed with residential or non-residential uses, and if the principal building on one or both of such abutting lots has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setbacks of the principal buildings on the two abutting lots. If a lot abuts a street or vacant lot on one side and a residential or nonresidential use on the other side that has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setback of the principal building on the abutting developed lot and thirty (30) feet (See Appendix A, Page A-17).
  - ii) Interior Side and Rear Yard Regulations for Accessory Uses and Structures. Except as otherwise provided herein, accessory uses and structures when located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any interior side lot line or rear lot line. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures.
- e. Maximum Building Coverage. The maximum building coverage for an interior lot in the R-4 Single Family Residential District is twenty-five percent (25%). The maximum building coverage for a corner lot in the R-4 Single Family Residential District is thirty percent (30%). Coverage by

decks, air conditioning units, antennas or antenna support structures shall not be included in determining the amount of building coverage, but shall be included in determining the amount of lot coverage.

- f. Maximum Lot Coverage. The maximum lot coverage for an interior lot in the R-4 Single Family Residential District is forty percent (40%). The maximum lot coverage for a corner lot in the R-4 Single Family Residential District is thirty-five percent (35%).
- g. Sight Distance Triangle. No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required Sight Distance Triangle. (See Appendix A, Page A-18)
- h. Specified Structures and Uses in Required Yards. Subject to the limitations set forth below, the following structures and uses may be located in required yards in the R-4 Single Family Residential District:
  - 1) Accessory parking areas for required parking, but not in any front yard or a corner side yard for Public Utility Stations, except for a driveway.
  - 2) Animal exercise areas, but only in rear yards and not closer than ten (10) feet from any lot line; and
  - 3) Arbors, trellises, and pergolas having a height of not more than ten (10) feet, but not in any front yard.
  - 4) Awnings, canopies, eaves, and gutters projecting not more than three (3) feet for principal structures and not more than one and one-half (1-1/2) feet for accessory structures.
  - 5) Bay windows and balconies projecting not more than three (3) feet into the required yard, but only in front, corner side, and rear yards, for a distance not more than one-third (1/3) the length of such wall.
  - 6) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half (1-1/2) feet.
  - 7) Clotheslines, but only in rear yards.
  - 8) Decks, but not in any front yard, and subject to the limitations of accessory structures as set forth in Section 4-5.5.d.
  - 9) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code.
  - 10) Flagpoles having a height of not more than fifteen (15) feet.
  - 11) Heating and air conditioning equipment, in rear and side yards; provided, however, that in side yards said equipment shall encroach no more than five (5) feet into the required yard and that, in all locations, such equipment shall be screened from view from all locations off the zoning lot.
  - 12) Outside stairways projecting not more than three (3) feet into the required yard and having a height of not more than four (4) feet.

- 13) Recreational devices, but not in front or corner side yards, and not closer than five (5) feet from any lot line.
- 14) Statuary and ornamental light standards having a height of not more than eight (8) feet but not in any side yard.
- 15) Swimming pools and pool decks, but not in any front or corner side yard, and not closer than ten (10) feet from the rear or interior side yard lot line. (See Appendix A, Page A-20).
- 16) Window wells, but not more than one and one-half (1-1/2) feet in any required interior side yard.

#### 4-6 R-5 SINGLE FAMILY RESIDENTIAL DISTRICT

4-6.1 **Purpose.** The R-5 Single Family Residential District is intended to provide for and preserve single family development on ten thousand (10,000) square foot lots within the Village.

4-6.2 **Permitted Uses.** Except as specifically limited in Section 4-6.4, the following uses and no others are permitted as of right in the R-5 Single Family Residential Districts:

- a. Single Family Detached Dwellings

4-6.3 **Special Permit Uses.** Except as specifically limited herein and in Section 4-6.4, the following uses may be permitted in the R-5 Single Family Residential District subject to the issuance of a special use permit pursuant to Section 16-9 of this Code:

- a. Congregate Housing
- b. Day Care Homes, Adult and Child - Type 2
- c. Planned Developments, but only on sites containing no less than fifty thousand (50,000) square feet, subject to the special procedures and standards set forth in Section 16-13 of this Code
- d. Public Utility Stations
- e. Religious Organizations (813110)
- f. Other Electric Power Generation, but limited to Wind Energy Facilities, but further limited to Building Mounted Wind Turbines, and subject to the requirements of Section 12-13 of this Code (221119)

4-6.4 **Use Limitations.** The following use limitations shall apply in the R-5 Single Family Residential District:

- a. Single Family Dwelling Exterior Design. The following single family dwelling exterior design limitations shall apply in the R-5 Single Family Residential District:

- 1) Exterior Design. No single family dwelling constructed after the effective date of this Code shall have an exterior design substantially similar to any single family dwelling located within three hundred (300) feet, when measured from lot line to lot line, and fronting on the same street as the proposed single family dwelling. For purposes of this section, a single family dwelling shall be substantially similar to another single family dwelling if the dwelling is identical or nearly identical to another dwelling in any four of the following characteristics:
    - a. Roof type (gable, hip, mansard, gambrel, flat, combination, etc).
    - b. Shape of the front elevation silhouette.
    - c. Relative locations and sizes of windows in the front elevation.
    - d. Relative location and dimensions of garage door(s), if included on the front elevation.
    - e. Type(s) of siding (e.g., brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation.
    - f. Exterior color.
  - 2) Housing Styles. If adjacent lots contain different housing styles as herein described the previously delineated similarity standards do not apply. Housing style is in and of itself a significant enough characteristic to constitute dissimilarity. Housing styles shall consist of the following: ranch, bi-level, tri-level, 1-1/2 story, two-story and three-story.
  - 3) Dormers. No individual dormer width may exceed eight (8) feet as measured from the exterior framing dimension of the vertical edges of the dormers. The minimum required clear spacing between dormers shall be not less than six (6) feet.
  - 4) Private Garage Doors. For single family detached dwellings constructed after the effective date of this Code, no garage door or doors shall constitute more than thirty percent (30%) of the area of the front face of the dwelling to which such garage is attached. (See Appendix A, Page A-16).
  - 5) Detached Garages. The following limitation shall apply to every detached garage in the R-5 Single Family Residential District: No attic in a detached garage shall be a habitable space.
- b. Group Family Households. The following limitations shall apply to every Group Family Household established in the R-5 Single Family Residential District:
- 1) Registration. Every Group Family Household shall file, and maintain current, with the Village Administrator adequate proof of



prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Group Family Household, if any.

- 2) Spacing. Each Group Family Household shall be located at least one thousand (1,000) feet from any other Group Family Household and any Congregate Housing facility.
- c. Congregate Housing. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Congregate Housing facility established in the R-5 Single Family Residential District:
- 1) Registration. Every Congregate Housing facility shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every other public agency charged with the regulation of the proposed Congregate Housing facility, if any.
  - 2) Spacing. Every Congregate Housing facility shall be located at least one thousand (1,000) feet from any other Congregate Housing facility and any Group Family Household.
- d. Public Utility Stations. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every public utility station established in the R-5 Single Family Residential District:
- 1) Structure Appearance and Screening. All structures either shall be designed and constructed to look like a single family detached dwelling or shall provide a perimeter landscaped open space in conformance with the requirements of Section 13-2 of this Code.
  - 2) Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
  - 3) Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.
- e. Flag Poles. A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure.

**4-6.5 Bulk, Space, and Yard Regulations.** The bulk, space, and yard regulations for the R-5 Single Family Residential District are as follows:

- a. Maximum Building Height. The maximum height of a principal structure in the R-5 Single Family Residential District shall not be greater than (a) two and one half (2-1/2) stories and (b) shall not exceed thirty-seven (37)

feet. For structures exceeding thirty-two (32) feet in height constructed or expanded after the effective date of this Code, additional yards shall be provided in accordance with Section 4-6.5.d. The maximum height of an accessory structure, excluding detached garages, shall not exceed fifteen (15) feet; provided, however, that the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Section 12-12.2 or Section 12-12.3 of this Code. The maximum height of detached garages (a) shall not be greater than one and one half story; (b) shall not exceed 20 feet; and (c) shall not exceed the height of the principal structure.

- b. Minimum Lot Area. The minimum lot area for the R-5 Single Family Residential District is ten thousand (10,000) square feet.
- c. Minimum Lot Width. The minimum lot width for the R-5 Single Family Residential District is eighty (80) feet.
- d. Minimum Yards. The following minimum yards shall be provided in the R-5 Single Family Residential District:
  - 1) Front Yard. A front yard of no less than thirty (30) feet.
  - 2) Corner Side Yard. A corner side yard of no less than thirty (30) feet.
  - 3) Interior Side Yard. An interior side yard of no less than ten (10) feet.
  - 4) Rear Yard. A rear yard of no less than forty (40) feet.

Additional Yards Related to Building Height. For structures exceeding thirty-two (32) feet in height constructed or expanded after the effective date of this Code, all required yards shall be increased by two (2) feet for every one (1) foot by which such structure exceeds thirty-two (32) feet in height.

Special Exceptions to Minimum Yard Requirements.

- i) Front Yard Adjustment Next to Existing Structures. If a lot abuts, on both sides, lots that already have been developed with residential or non-residential uses, and if the principal building on one or both of such abutting lots has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setbacks of the principal buildings on the two abutting lots. If a lot abuts a street or vacant lot on one side and a residential or nonresidential use on the other side that has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be

determined by taking the average of such existing setback of the principal building on the abutting developed lot and thirty (30) feet (See Appendix A, Page A-17).

- ii) Interior Side and Rear Yard Regulations for Accessory Uses and Structures. Except as otherwise provided herein, accessory uses and structures when located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any interior side lot line or rear lot line. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures.
  
- e. Maximum Building Coverage. The maximum building coverage for an interior lot in the R-5 Single Family Residential District is thirty percent (30%). The maximum building coverage for a corner lot in the R-5 Single Family Residential District is thirty-five percent (35%). Coverage by decks, air conditioning units, antennas or antenna support structures shall not be included in determining the amount of building coverage, but shall be included in determining the amount of lot coverage.
  
- f. Maximum Lot Coverage. The maximum lot coverage for an interior lot in the R-5 Single Family Residential District is forty-five percent (45%). The maximum lot coverage for a corner lot in the R-5 Single Family Residential District is forty percent (40%).
  
- g. Sight Distance Triangle. No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required Sight Distance Triangle. (See Appendix A, Page A-18)
  
- h. Specified Structures and Uses in Required Yards. Subject to the limitations set forth below, the following structures and uses may be located in required yards in the R-5 Single Family Residential District:
  - 1) Accessory parking areas for required parking, but not in any front yard or a corner side yard for Public Utility Stations, except for a driveway.
  - 2) Animal exercise areas, but only in rear yards and not closer than ten (10) feet from any lot line.
  - 3) Arbors, trellises, and pergolas having a height of not more than ten (10) feet, but not in any front yard.
  - 4) Awnings, canopies, eaves, and gutters projecting not more than three (3) feet for principal structures and not more than one and one-half (1-1/2) feet for accessory structures.
  - 5) Bay windows and balconies projecting not more than three (3) feet into the required yard, but only in front, corner side, and rear yards, for a distance not more than one-third (1/3) the length of such wall.

- 6) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half (1-1/2) feet.
- 7) Clotheslines, but only in rear yards.
- 8) Decks, but not in any front yard, and subject to the limitations of accessory structures as set forth in Section 4-6.5.d.
- 9) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code.
- 10) Flagpoles having a height of not more than fifteen (15) feet.
- 11) Heating and air conditioning equipment, in rear and side yards; provided, however, that in side yards said equipment shall encroach no more than five (5) feet into the required yard and that, in all locations, such equipment shall be screened from view from all locations off the zoning lot.
- 12) Outside stairways projecting not more than three (3) feet into the required yard and having a height of not more than four (4) feet.
- 13) Recreational devices, but not in front or corner side yards, and not closer than five (5) feet from any lot line.
- 14) Statuary and ornamental light standards having a height of not more than eight (8) feet, but not in any side yard.
- 15) Swimming pools and pool decks, but not in any front or corner side yard, and not closer than ten (10) feet from the rear or interior side yard lot line (See Appendix A, Page A-20).
- 16) Window wells, but not more than one and one-half (1-1/2) feet in any required interior side yard.

#### 4-7 R-6 SINGLE FAMILY RESIDENTIAL DISTRICT

4-7.1 **Purpose.** The R-6 Single Family Residential District is intended to provide for and preserve single family development on seven thousand five hundred (7,500) square foot lots within the Village.

4-7.2 **Permitted Uses.** Except as specifically limited in Section 4-7.4, the following uses and no others are permitted as of right in the R-6 Single Family Residential Districts:

- a. Single Family Detached Dwellings

4-7.3 **Special Permit Uses.** Except as specifically limited herein and in Section 4-7.4, the following uses may be permitted in the R-6 Single Family Residential District subject to the issuance of a special use permit pursuant to Section 16-9 of this Code:

- a. Congregate Housing
- b. Day Care Homes, Adult and Child - Type 2

- c. Planned Developments, but only on sites containing no less than thirty-seven thousand five hundred (37,500) square feet, subject to the special procedures and standards set forth in Section 16-13 of this Code
- d. Public Utility Stations
- e. Religious Organizations (813110)
- f. Other Electric Power Generation, but limited to Wind Energy Facilities, but further limited to Building Mounted Wind Turbines, and subject to the requirements of Section 12-13 of this Code (221119)

4-7.4 **Use Limitations.** The following use limitations shall apply in the R-6 Single Family Residential District:

- a. Single Family Dwelling Exterior Design. The following single family dwelling exterior design limitations shall apply in the R-6 Single Family Residential District:

1) Exterior Design. No single family dwelling constructed after the effective date of this Code shall have an exterior design substantially similar to any single family dwelling located within three hundred (300) feet, when measured from lot line to lot line, and fronting on the same street as the proposed single family dwelling. For purposes of this section, a single family dwelling shall be substantially similar to another single family dwelling if the dwelling is identical or nearly identical to another dwelling in any four of the following characteristics:

- a. Roof type (gable, hip, mansard, gambrel, flat, combination, etc).
- b. Shape of the front elevation silhouette.
- c. Relative locations and sizes of windows in the front elevation.
- d. Relative location and dimensions of garage door(s), if included on the front elevation.
- e. Type(s) of siding (e.g., brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation.
- f. Exterior color.

2) Housing Styles. If adjacent lots contain different housing styles as herein described the previously delineated similarity standards do not apply. Housing style is in and of itself a significant enough characteristic to constitute dissimilarity. Housing styles shall consist of the following: ranch, bi-level, tri-level, 1-1/2 story, two-story and three-story.

3) Dormers. No individual dormer width may exceed eight (8) feet as measured from the exterior framing dimension of the vertical

- edges of the dormers. The minimum required clear spacing between dormers shall be not less than six (6) feet.
- 4) Private Garage Doors. For single family detached dwellings constructed after the effective date of this Code, no garage door or doors shall constitute more than thirty percent (30%) of the area of the front face of the dwelling to which such garage is attached. (See Appendix A, Page A-16).
  - 5) Detached Garages. The following limitation shall apply to every detached garage in the R-6 Single Family Residential District: No attic in a detached garage shall be a habitable space.
- b. Group Family Households. The following limitations shall apply to every Group Family Household established in the R-6 Single Family Residential District.
- 1) Registration. Every Group Family Household shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Group Family Household, if any.
  - 2) Spacing. Each Group Family Household shall be located at least one thousand (1,000) feet from any other Group Family Household and any Congregate Housing facility.
- c. Congregate Housing. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Congregate Housing facility established in the R-6 Single Family Residential District.
- 1) Registration. Every Congregate Housing facility shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every other public agency charged with the regulation of the proposed Congregate Housing facility, if any.
  - 2) Spacing. Every Congregate Housing facility shall be located at least one thousand (1,000) feet from any other Congregate Housing facility and any Group Family Household.
- d. Public Utility Stations. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall be apply to every Public Utility Station established in the R-6 Single Family Residential District:
- 1) Structure Appearance and Screening. All structures either shall be designed and constructed to look like a single family detached dwelling or shall provide a perimeter landscaped open space in accordance with the requirements of Section 13-2 of this Code.

- 2) Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
  - 3) Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.
- e. Flag Poles. A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure.

4-7.5 **Bulk, Space, and Yard Regulations.** The bulk, space, and yard regulations for the R-6 Single Family Residential District are as follows:

- a. Maximum Building Height. The maximum height of a principal structure in the R-6 Single Family Residential District shall not be greater than (a) two and one-half (2-1/2) stories and (b) shall not exceed thirty-seven (37) feet. For structures exceeding thirty-two (32) feet in height constructed or expanded after the effective date of this Code, additional yards shall be provided, in accordance with Section 4-7.5.d. The maximum height of an accessory structure, excluding detached garages, shall not exceed fifteen (15) feet; provided, however, that the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Section 12-12.2 or Section 12-12.3 of this Code. The maximum height of detached garages (a) shall not be greater than one and one half story; (b) shall not exceed 20 feet; and (c) shall not exceed the height of the principal structure.
- b. Minimum Lot Area. The minimum lot area for the R-6 Single Family Residential District is seven thousand five hundred (7,500) square feet.
- c. Minimum Lot Width. The minimum lot width for the R-6 Single Family Residential District is sixty (60) feet.
- d. Minimum Yards. The following minimum yards shall be provided in the R-6 Single Family Residential District:
  - 1) Front Yard. A front yard of no less than thirty (30) feet.
  - 2) Corner Side Yard. A corner side yard of no less than thirty (30) feet.
  - 3) Interior Side Yard. An interior side yard of no less than five (5) feet, with the aggregate of both side yards equaling no less than fifteen (15) feet.
  - 4) Rear Yard. A rear yard of no less than thirty-five (35) feet.

Additional Yards Related to Building Height. For structures exceeding thirty-two (32) feet in height constructed or expanded after the effective

date of this Code, all required yards shall be increased by two (2) feet for every one (1) foot by which such structure exceeds thirty-two (32) feet in height.

Special Exceptions to Minimum Yard Requirements.

- i) Front Yard Adjustment Next to Existing Structures. If a lot abuts, on both sides, lots that already have been developed with residential or non-residential uses, and if the principal building on one or both of such abutting lots has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setbacks of the principal buildings on the two abutting lots. If a lot abuts a street or vacant lot on one side and a residential or nonresidential use on the other side that has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setback of the principal building on the abutting developed lot and thirty (30) feet (See Appendix A, Page A-17).
  - ii) Interior Side and Rear Yard Regulations for Accessory Uses and Structures. Except as otherwise provided herein, accessory uses and structures when located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any interior side lot line or rear lot line. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures.
- e. Maximum Building Coverage. The maximum building coverage for an interior lot in the R-6 Single Family Residential District is thirty-five percent (35%). The maximum building coverage for a corner lot in the R-6 Single Family Residential District is forty percent (40%). Coverage by decks, air conditioning units, antennas or antenna support structures shall not be included in determining the amount of building coverage, but shall be included in determining the amount of lot coverage.
  - f. Maximum Lot Coverage. The maximum lot coverage for an interior lot in the R-6 Single Family Residential District is forty-five percent (45%). The maximum lot coverage for a corner lot in the R-6 Single Family Residential District is forty percent (40%).
  - g. Sight Distance Triangle. No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required Sight Distance Triangle. (See Appendix A, Page A-18)



- h. Specified Structures and Uses in Required Yards. Subject to the limitations set forth below, the following structures and uses may be located in required yards in the R-6 Single Family Dwelling District:
- 1) Accessory parking areas for required parking, but not in any front yard or a corner side yard for Public Utility Stations, except for a driveway.
  - 2) Animal exercise areas, but only in rear yards and not closer than ten (10) feet from any lot line.
  - 3) Arbors, trellises, and pergolas having a height of not more than ten (10) feet, but not in any front yard.
  - 4) Awnings, canopies, eaves, and gutters projecting not more than three (3) feet for principal structures and not more than one and one-half (1-1/2) feet for accessory structures.
  - 5) Bay windows and balconies projecting not more than three (3) feet into the required yard, but only in front, corner side, and rear yards, for a distance not more than one-third (1/3) the length of such wall.
  - 6) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half (1-1/2) feet.
  - 7) Clotheslines, but only in rear yards.
  - 8) Decks, but not in any front yard, and subject to the limitations of accessory structures as set forth in Section 4-7.5.d.
  - 9) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code.
  - 10) Flagpoles having a height of not more than fifteen (15) feet.
  - 11) Heating and air conditioning equipment, in rear and side yards provided, however, that in side yards said equipment shall encroach no more than five (5) feet into the required yard, but no closer than five (5) feet from the lot line and that, in all locations, such equipment shall be screened from view from all locations off the zoning lot.
  - 12) Outside stairways projecting not more than three (3) feet into the required yard and having a height of not more than four (4) feet.
  - 13) Recreational devices, but not in front or corner side yards; and not closer than five (5) feet from any lot line.
  - 14) Statuary and ornamental light standards having a height of not more than eight (8) feet, but not in any side yard.
  - 15) Swimming pools and pool decks, but not in any front or corner side yard, and not closer than ten (10) feet from the rear or interior side yard lot line. (See Appendix A, Page A-20).
  - 16) Window wells, but not more than one and one-half (1-1/2) feet in any required interior side yard.

**4-8 R-7 SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT**

4-8.1 **Purpose.** The R-7 Single Family Attached Residential District is established to provide for the encouragement of single family attached residential development.

4-8.2 **Permitted Uses.** Except as specifically limited herein and in Section 4-8.4, the following uses and no others are permitted as of right in the R-7 Single Family Attached Residential District:

- a. Single Family Detached Dwellings
- b. Two Family Dwellings
- c. Single Family Attached Dwellings, containing no more than four (4) dwelling units

4-8.3 **Special Permit Uses.** Except as specifically limited herein and in Section 4-8.4, the following uses may be permitted in the R-7 Single Family Attached Residential District subject to the issuance of a special use permit pursuant to Section 16-9 of this Code:

- a. Bed and Breakfast Inns, but only on zoning lots that abut the C-1 Downtown Core Commercial District
- b. Congregate Housing
- c. Day Care Centers - Adult and Child
- d. Day Care Homes, Adult and Child - Type 2
- e. Long Term Care Facilities
- f. Parking Lots and Garages, but only on zoning lots that abut the C-1 Downtown Core Commercial District (812930)
- g. Planned Developments, but only on sites containing no less than thirty-six thousand (36,000) square feet, subject to the special procedures and standards set forth in Section 16-13 of this Code
- h. Public Utility Stations
- i. Religious Organizations (813110)
- j. Senior Citizen Housing
- k. Other Electric Power Generation, but limited to Wind Energy Facilities, but further limited to Building Mounted Wind Turbines, and subject to the requirements of Section 12-13 of this Code (221119)

4-8.4 **Use Limitations.** The following use limitations shall apply in the R-7 Single-Family Attached Residential District:

- a. Single Family Detached Dwelling Exterior Design. The following single family design dwelling limitations shall apply in the R-7 Single Family Attached District:

- 1) Exterior Design. No single family detached dwelling constructed after the effective date of this Code shall have an exterior design substantially similar to any single family detached dwelling located

within three hundred (300) feet, measured from lot line to lot line, and fronting on the same street as the proposed single family detached dwelling. For purposes of this section, a single family dwelling shall be substantially similar to another single family dwelling if the dwelling is identical or nearly identical to another dwelling in any four of the following characteristics:

- a. Roof type (gable, hip, mansard, gambrel, flat, combination, etc).
  - b. Shape of the front elevation silhouette.
  - c. Relative locations and sizes of windows in the front elevation.
  - d. Relative location and dimensions of garage door(s), if included on the front elevation.
  - e. Type(s) of siding (e.g., brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation.
  - f. Exterior color.
- 2) Housing Styles. If adjacent lots contain different housing styles as herein described the previously delineated similarity standards do not apply. Housing style is in and of itself a significant enough characteristic to constitute dissimilarity. Housing styles shall consist of the following: ranch, bi-level, tri-level, 1-1/2 story, two-story and three-story.
  - 3) Dormers. No individual dormer width may exceed eight (8) feet as measured from the exterior framing dimension of the vertical edges of the dormers. The minimum required clear spacing between dormers shall be not less than six (6) feet.
  - 4) Private Garage Doors. For single family detached dwellings constructed after the effective date of this Code, no garage door or doors shall constitute more than thirty percent (30%) of the area of the front face of the dwelling to which such garage is attached. (See Appendix A, Page A-16). For single family-attached dwellings constructed after the effective date of this Code, no attached garage door or doors shall be permitted to be oriented on the Zoning Lot so that the garage door or doors face the front or corner property lines abutting the public right of way.
  - 5) Detached Garages. The following limitation shall apply to every detached garage in the R-7 Single Family Attached Residential District: No attic in a detached garage shall be a habitable space.
- b. Garages in Single Family Attached Dwellings. Every single family attached dwelling unit constructed after the effective date of this Code shall have a private garage containing at least two (2) parking spaces.

- c. Group Family Households. The following limitations shall apply to every Group Family Household established in the R-7 Single Family Attached Residential District:
- 1) Registration. Every Group Family Household shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Group Family Household, if any.
  - 2) Spacing. Each Group Family Household shall be located at least one thousand (1,000) feet from any other Group Family Household and any Congregate Housing facility.
- d. Congregate Housing. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Congregate Housing facility established in the R-7 Single Family Attached Residential District:
- 1) Registration. Every Congregate Housing facility shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Congregate Housing facility, if any.
  - 2) Spacing. Each Congregate Housing facility shall be located at least one thousand (1,000) feet from any other Congregate Housing facility and any Group Family Household.
- e. Day Care Centers. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Day Care Center established in the R-7 Single Family Attached Residential District:
- 1) Registration. Every Day Care Center shall register its existence with, and provide a general description of its activities to, the Village Administrator before commencing operations and at least once each year thereafter.
  - 2) Licensing. Every Day Care Center shall file, and maintain current, with the Village Administrator proof of prior licensing, certification or other approval of every public agency charged with the regulation of the Day Care Center, if any.
- f. Bed and Breakfast Inns. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Bed and Breakfast Inn established in the R-7 Single Family Attached Residential District:

- 1) Residential Dwelling. All such uses shall be conducted in rooms that are part of the primary structure and that were not specifically constructed for rental purposes.
  - 2) Number of Guests. All such uses shall provide no more than three (3) rooms for guests, and no guest shall be permitted to stay more than two (2) consecutive weeks.
  - 3) Parking. Required parking for guests shall be provided on-site meeting all requirements of this Code.
  - 4) License. All such uses shall obtain all necessary business or other licenses, and shall comply with all revenue collection ordinances of the Village.
- g. Public Utility Stations. The following limitations, in addition to the requirements for special use permits pursuant to Section 16.9 of this Code, shall apply to every Public Utility Station established in the R-7 Single Family Attached Residential District:
- 1) Structure Appearance and Screening. All structures either shall be designed and constructed to look like a dwelling of the type permitted in the R-7 Single Family Attached Residential District or shall provide a perimeter landscaped open space in accordance with the requirements of Section 13-2 of this Code.
  - 2) Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
  - 3) Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.
- h. Principal Structure Orientation of Single Family-Attached Dwellings in Zoning Lots. Every single family-attached unit constructed after the effective date of this Code shall be oriented on the Zoning Lot so that the principal entrance faces the front property line along the public right of way. The principal entrance shall be located on that portion of the front facade wall located closest to the front property line.
- i. Flag Poles. A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure.

4-8.5 **Bulk, Space, and Yard Regulations.** The bulk, space, and yard regulations for the R-7 Single Family Attached Residential District are as follows:

- a. Maximum Building Height. The maximum height of a principal structure in the R-7 Single Family Attached Residential District shall not be greater than (a) two and one-half (2-1/2) stories and (b) shall not exceed thirty-seven (37) feet. For structures exceeding thirty-two (32) feet in height

constructed or expanded after the effective date of this Code, additional yards shall be provided, in accordance with Section 4-8.5.d. The maximum height of an accessory structure, excluding detached garages, shall not exceed fifteen (15) feet; provided, however, that the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Section 12-12.2 or Section 12-12.3 of this Code. The maximum height of detached garages (a) shall not be greater than one and one half story; (b) shall not exceed 20 feet; and (c) shall not exceed the height of the principal structure.

- b. Minimum Lot Area. The minimum lot area requirements for the R-7 Single Family Attached Residential District are as follows:
- 1) Single Family Detached Dwellings. Seven thousand two hundred (7,200) square feet per dwelling unit.
  - 2) Single Family Attached Dwellings: Three thousand six hundred (3,600) per dwelling unit.
  - 3) All Other Uses: Seven thousand two hundred (7,200) square feet.
- c. Minimum Lot Width. The minimum lot width for the R-7 Single Family Attached Residential District is sixty (60) feet.
- d. Minimum Yards. The following minimum yards shall be provided in the R-7 Single Family Attached Residential District:
- 1) Front Yard. A front yard of no less than thirty (30) feet.
  - 2) Corner Side Yard. A corner side yard of no less than thirty (30) feet.
  - 3) Interior Side Yard. An interior side yard of no less than five (5) feet, with the aggregate of both side yards equaling no less than fifteen (15) feet.
  - 4) Rear Yard. A rear yard of no less than twenty five (25) feet.

Additional Yards Related to Building Height. For structures exceeding thirty-two (32) feet in height constructed or expanded after the effective date of this Code, all required yards shall be increased by two (2) feet for every one (1) foot by which such structure exceeds thirty-two (32) feet in height.

Special Exceptions to Minimum Yard Requirements.

- i) Front Yard Adjustment Next to Existing Structures. If a lot abuts, on both sides, lots that already have been developed with residential or non-residential uses, and if the principal building on one or both of such abutting lots has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setbacks

of the principal buildings on the two abutting lots. If a lot abuts a street or vacant lot on one side and a residential or nonresidential use on the other side that has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setback of the principal building on the abutting developed lot and thirty (30) feet (See Appendix A, Page A-17).

- ii) Interior Side and Rear Yard Regulations for Accessory Uses and Structures. Except as otherwise provided herein, accessory uses and structures when located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any interior side lot line or rear lot line. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures.
  
- e. Maximum Building Coverage. The maximum building coverage for an interior lot in the R-7 Single Family Attached Residential District is thirty-five percent (35%). The maximum building coverage for a corner lot in the R-7 Single Family Attached Residential District is forty percent (40%). Coverage by decks, air conditioning units, antennas or antenna support structures shall not be included in determining the amount of building coverage, but shall be included in determining the amount of lot coverage.
  
- f. Maximum Lot Coverage. The maximum lot coverage for a Single Family Detached Dwelling on an interior lot in the R-7 Single Family Attached Residential District is forty-five percent (45%). The maximum lot coverage for a Single Family Attached or Two Family Dwelling on an interior lot in the R-7 Single Family Attached Residential District fifty percent (50%). The maximum lot coverage for a Single Family Detached Dwelling on a corner lot in the R-7 Single Family Attached Residential District is forty percent (40%). The maximum lot coverage for a Single Family Attached or Two Family Dwelling on a corner lot in the R-7 Single Family Attached Residential District forty-five percent (45%).
  
- g. Sight Distance Triangle. No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required Sight Distance Triangle. (See Appendix A, Page A-18)
  
- h. Specified Structures and Uses in Required Yards. Subject to the limitations set forth below, the following structures and uses may be located in required yards in the R-6 Single Family Dwelling District:

- 1) Accessory parking areas for required parking, but not in any front yard or a corner side yard for Public Utility Stations, except for a driveway.
- 2) Animal exercise areas, but only in rear yards and not closer than ten (10) feet from any lot line.
- 3) Arbors, trellises, and pergolas having a height of not more than ten (10) feet, but not in any front yard.
- 4) Awnings, canopies, eaves, and gutters projecting not more than three (3) feet for principal structures and not more than one and one-half (1-1/2) feet for accessory structures.
- 5) Bay windows and balconies projecting not more than three (3) feet into the required yard, but only in front, corner side and rear yards, for a distance not more than one-third (1/3) the length of such wall.
- 6) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half (1-1/2) feet.
- 7) Clotheslines, but only in rear yards.
- 8) Decks, but not in any front yard, and subject to the limitations of accessory structures as set forth in Section 4-8.5.d.
- 9) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code.
- 10) Flagpoles having a height of not more than fifteen (15) feet.
- 11) Heating and air conditioning equipment, in rear and side yards provided, however, that in side yards said equipment shall encroach no more than five (5) feet into the required yard, but no closer than five (5) feet from the lot line and that, in all locations, such equipment shall be screened from view from all locations off the zoning lot.
- 12) Outside stairways projecting not more than three (3) feet into the required yard and having a height of not more than four (4) feet.
- 13) Recreational devices, but not in front or corner side yards; and not closer than five (5) feet from any lot line.
- 14) Statuary and ornamental light standards having a height of not more than eight (8) feet, but not in any side yard.
- 15) Swimming pools and pool decks, but not in any front or corner side yard, and not closer than ten (10) feet from the rear or interior side yard lot line. (See Appendix A, Page A-20)
- 16) Window wells, but not more than one and one-half (1-1/2) feet in any required interior side yard.

#### 4-9 R-8 MULTIPLE FAMILY RESIDENTIAL DISTRICT

4-9.1 **Purpose.** The R-8 Multiple Family Residential District is established to provide and encourage the development of wide variety of housing types and styles at the highest densities, that are both consistent with the Village's existing character.



4-9.2 **Permitted Uses.** Except as specifically limited herein and in Section 4-9.4, the following uses are permitted as of right in the R-8 Multiple Family Residential Districts:

- a. Single Family Detached Dwellings
- b. Two Family Dwellings
- c. Single Family Attached Dwellings, containing no more than four (4) dwelling units
- d. Multiple Family Dwellings

4-9.3 **Special Permit Uses.** Except as specifically limited herein and in Section 4-9.4, the following uses may be permitted in the R-8 Multiple Family Residential District subject to the issuance of a special use pursuant to Section 16-9 of this Code:

- a. Bed and Breakfast Inns, but only on zoning lots that abut the C-1 Downtown Core Commercial District
- b. Congregate Housing
- c. Day Care Centers - Adult and Child
- d. Day Care Homes, Adult and Child - Type 2
- e. Long Term Care Facilities
- f. Parking Lots and Garages, but only on zoning lots that abut the C-1 Downtown Core Commercial District (812930)
- g. Personal Wireless Services Antennas, Indoor and Outdoor, with or without antenna support structures, and related electronic equipment and equipment structures, subject to the requirements of Section 12-12.4.
- h. Planned Developments, but only on sites containing no less than thirty-six thousand (36,000) square feet, subject to the special procedures and standards set forth in Section 16-13 of this Code
- i. Public Utility Stations
- j. Religious Organizations (813110)
- k. Senior Citizen Housing
- l. Other Electric Power Generation, but limited to Wind Energy Facilities, but further limited to Building Mounted Wind Turbines, and subject to the requirements of Section 12-13 of this Code (221119)

4-9.4 **Use Limitations.** The following use limitations shall apply in the R-8 Multiple Family Residential District:

- a. Single Family Detached Dwelling Exterior Design. The following single family design dwelling limitations shall apply in the R-8 Multiple Family Residential District:
  - 1) Exterior Design. No single family detached dwelling constructed after the effective date of this Code shall have an exterior design substantially similar to any single family detached dwelling located within three hundred (300) feet measured from lot line to lot line

and fronting on the same street as the proposed single family detached dwelling. For purposes of this section, a single family dwelling shall be substantially similar to another single family dwelling if the dwelling is identical or nearly identical to another dwelling in any four of the following characteristics:

- a. Roof type (gable, hip, mansard, gambrel, flat, combination, etc).
  - b. Shape of the front elevation silhouette
  - c. Relative locations and sizes of windows in the front elevation
  - d. Relative location and dimensions of garage door(s), if included on the front elevation
  - e. Type(s) of siding (e.g., brick veneer, lapped horizontal siding, half-timber, board and batten, shakes, etc.) on the front elevation.
  - f. Exterior color.
- 2) Housing Styles. If adjacent lots contain different housing styles as herein described the previously delineated similarity standards do not apply. Housing style is in and of itself a significant enough characteristic to constitute dissimilarity. Housing styles shall consist of the following: ranch, bi-level, tri-level, 1-1/2 story, two-story and three-story.
- 3) Dormers. No individual dormer width may exceed eight (8) feet as measured from the exterior framing dimension of the vertical edges of the dormers. The minimum required clear spacing between dormers shall be not less than six (6) feet.
- 4) Private Garage Doors. For single family detached dwellings constructed after the effective date of this Code, no garage door or doors shall constitute more than thirty percent (30%) of the area of the front face of the dwelling to which such garage is attached. (See Appendix A, Page A-16). For single family-attached dwellings constructed after the effective date of this Code, no attached garage door or doors shall be permitted to be oriented on the Zoning Lot so that the garage door or doors face the front or corner property lines abutting the public right of way.
- 5) Garages in Single Family Attached Dwellings. Every single family attached dwelling unit constructed after the effective date of this Code shall have a private garage containing at least two (2) parking spaces.
- 6) Principal Structure Orientation of Single Family-Attached Dwellings in Zoning Lots. Every single family-attached unit constructed after the effective date of this Code shall be oriented on the Zoning Lot so that the principal entrance faces the front property line along the public right of way. The principal entrance

shall be located on that portion of the front facade wall located closest to the front property line.

- 7) Detached Garages. The following limitation shall apply to every detached garage in the R-8 Multiple Family Residential District:
  - a. No attic in a detached garage shall be a habitable space.
  - b. No portion of any detached garage shall be located closer to the front lot line than any principal structure located on the same zoning lot.
  
- b. Group Family Households. The following limitations shall apply to every Group Family Household established in the R-8 Multiple Family Residential District:
  - 1) Registration. Every Group Family Household shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Group Family Household, if any.
  - 2) Spacing. Each Group Family Household shall be located at least one thousand (1,000) feet from any other Group Family Household and any Congregate Housing facility.
  
- c. Congregate Housing. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Congregate Housing facility established in the R-8 Multiple Family Residential District:
  - 1) Registration. Every Congregate Housing facility shall file, and maintain current, with the Village Administrator adequate proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Congregate Housing facility, if any.
  - 2) Spacing. Each Congregate Housing facility shall be located at least one thousand (1,000) feet from any other Congregate Housing facility and any Group Family Household.
  
- d. Day Care Centers. The following limitations, in addition to the requirement for special use permits pursuant to Section 16-9 of this Code, shall apply to every Day Care Center established in the R-8 Multiple Family Residential District:
  - 1) Registration. Every Day Care Center shall register its existence with, and provide a general description of its activities to, the Village Administrator before commencing operations and at least once each year thereafter.

- 2) Licensing. Every Day Care Center shall file, and maintain current, with the Village Administrator proof of prior licensing, certification or other approval of every public agency charged with the regulation of the proposed Day Care Center, if any.
- e. Bed and Breakfast Inns. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every Bed and Breakfast Inn established in the R-8 Multiple Family Residential District:
- 1) Residential Dwelling. All such uses shall be conducted in rooms that are part of the primary structure and that were not specifically constructed for rental purposes.
  - 2) Number of Guests. All such uses shall provide no more than three (3) rooms for guests, and no guest shall be permitted to stay more than two (2) consecutive weeks.
  - 3) Parking. Required parking for guests shall be provided on-site meeting all requirements of this Code.
  - 4) License. All such uses shall obtain all necessary business or other licenses, and shall comply with all revenue collection ordinances of the Village.
- f. Public Utility Stations. The following limitations, in addition to the requirements for special use permits pursuant to Section 16-9 of this Code, shall apply to every public utility station established in the R-8 Multiple Family Residential District:
- 1) Structure Appearance and Screening. All structures either shall be designed and constructed to look like a dwelling of the type permitted in the R-8 Multiple Family Residential District or shall provide a perimeter landscaped open space in accordance with the requirements of Section 13-2 of this Code.
  - 2) Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
  - 3) Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.
- g. Principal Structure Orientation of Single Family-Attached Dwellings in Zoning Lots. Every single family-attached unit constructed after the effective date of this Code shall be oriented on the Zoning Lot so that the principal entrance faces the front property line along the public right of way. The principal entrance shall be located on that portion of the front facade wall located closest to the front property line.
- h. Flag Poles. A total of three (3) flag poles shall be permitted per zoning lot. When located entirely within the required building setbacks for the

principal structure, the maximum height permitted for such flag poles shall not exceed the maximum height allowed for the principal structure, or thirty-seven (37) feet, whichever is less.

4-9.5 **Bulk, Space, and Yard Regulations.** The bulk, space, and yard regulations for the R-8 Multiple Family Residential District are as follows:

- a. Maximum Building Height. The maximum height of a single family attached dwelling, two family dwelling, or a single family detached dwelling in the R-8 Multiple Family Residential District shall not exceed (a) two and one-half (2-1/2) stories or (b) thirty-seven (37) feet. The maximum height of other principal structures in the R-8 Multiple Family Residential District shall be no greater than (a) four (4) stories and (b) shall not exceed fifty-five (55) feet. For structures exceeding thirty-two (32) feet in height constructed or expanded after the effective date of this Code, additional yards shall be provided, in accordance with Section 4-9.5.d. The maximum height of an accessory structure, excluding detached garages, shall not exceed fifteen (15) feet; provided, however, that the height of any antenna with a surface area in excess of ten (10) square feet shall be governed by Section 12-12.2 or Section 12-12.3 of this Code. The maximum height of detached garages (a) shall not be greater than one and one half story; (b) shall not exceed twenty (20) feet; and (c) shall not exceed the height of the principal structure.
- b. Minimum Lot Area. The minimum lot area requirements for the R-8 Multiple Family Residential District are as follows:
  - 1) Single Family Detached Dwellings: Seven thousand two hundred (7,200) square feet per dwelling unit.
  - 2) Single Family Attached Dwellings: Three thousand six hundred (3,600) per dwelling unit.
  - 3) Multiple Family Dwellings: Not less than seven thousand two hundred (7,200) square feet, nor less than the total square footage as follows:
    - Three (3) bedrooms or more 2,300 square feet per unit
    - Two (2) bedrooms 2,000 square feet per unit
    - One (1) bedroom/efficiency 1,700 square feet per unit
  - 4) All Other Uses: Seven thousand two hundred (7,200) square feet.
- c. Minimum Lot Width. The minimum lot width for the R-8 Multiple Family Residential District is sixty (60) feet.
- d. Minimum Yards. The following minimum yards shall be provided in the R-8 Multiple Family Residential District:
  - 1) Front Yard. A front yard of no less than thirty (30) feet.

- 2) Corner Side Yard. A corner side yard of no less than thirty (30) feet.
- 3) Interior Side Yard. An interior side yard of no less than five (5) feet, with the aggregate of both side yards equaling no less than fifteen (15) feet.
- 4) Rear Yard. A rear yard of no less than twenty (20) feet.

Additional Yards Related to Building Height. For structures exceeding thirty-two (32) feet in height constructed or expanded after the effective date of this Code, all required yards shall be increased by one (1) foot for each one (1) foot by which the structure exceeds thirty-two (32) feet.

Special Exceptions to Minimum Yard Requirements.

- i) Front Yard Adjustment Next to Existing Structures. If a lot abuts, on both sides, lots that already have been developed with residential or non-residential uses, and if the principal building on one or both of such abutting lots has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setbacks of the principal buildings on the two abutting lots. If a lot abuts a street or vacant lot on one side and a residential or nonresidential use on the other side that has an existing setback from the front lot line of less than thirty (30) feet, then the front yard applicable to such lot shall be determined by taking the average of such existing setback of the principal building on the abutting developed lot and thirty (30) feet (See Appendix A, Page A-17).
  - ii) Interior Side and Rear Yard Regulations for Accessory Uses and Structures. Except as otherwise provided herein, accessory uses and structures when located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any interior side lot line or rear lot line. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures.
- e. Maximum Building Coverage. The maximum building coverage for an interior lot in the R-8 Multiple Family Residential District is forty percent (40%). The maximum building coverage for a corner lot in the R-8 Multiple Family Residential District is forty-five percent (45%). Coverage by decks, air conditioning units, antennas or antenna support structures shall not be included in determining the amount of building coverage, but shall be included in determining the amount of lot coverage.

- f. Maximum Lot Coverage. The maximum lot coverage for a Single Family Detached Dwelling on an interior lot in the R-8 Multiple Family Residential District is forty-five percent (45%). The maximum lot coverage for a Single Family Attached or Two Family Dwelling on an interior lot in the R-8 Multiple Family Residential District is fifty percent (50%). The maximum lot coverage for a Multiple Family Dwelling on an interior lot in the R-8 Multiple Family Residential District is sixty percent (60%). The maximum lot coverage for a Single Family Detached Dwelling on a corner lot in the R-8 Multiple Family Residential District is forty percent (40%). The maximum lot coverage for a Single Family Attached or Two Family Dwelling on a corner lot in the R-8 Multiple Family Residential District forty-five percent (45%). The maximum lot coverage for a Multiple Family Dwelling on a corner lot in the R-8 Multiple Family Residential District fifty-five percent (55%).
- g. Sight Distance Triangle. No visual obstructions shall be permitted to be erected, placed, planted or allowed to grow in such a manner as to exceed a height of three (3) feet within the required Sight Distance Triangle. (See Appendix A, Page A-18)
- h. Specified Structures and Uses in Required Yards. Subject to the limitations set forth below, the following structures and uses may be located in required yards in the R-8 Multiple Family Residential District:
- 1) Accessory parking, but not in any front yard or corner side yard, except for a driveway; provided, however, that accessory parking areas for required parking for Single Family Detached Dwellings, Two Family Dwellings, Single Family Attached Dwellings, Congregate Housing and Day Care Homes in Non-Multiple Family Dwellings, and Planned Developments may be located in a front yard.
  - 2) Animal exercise areas, but only in rear and side yards and not closer than five (5) feet from any lot line.
  - 3) Arbors, trellises, and pergolas having a height of not more than ten (10) feet, but not in any front yard.
  - 4) Awnings, canopies, eaves, and gutters projecting not more than three (3) feet for principal structures and not more than one and one-half (1-1/2) feet for accessory structures.
  - 5) Bay windows and balconies projecting not more than three (3) feet into the required yard, but only in front, corner side, and rear yards, for a distance not more than one-third (1/3) the length of such wall.
  - 6) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half (1-1/2) feet.
  - 7) Clotheslines, but only in rear yards.
  - 8) Decks, but not in any front yard, and subject to the limitations of accessory structures as set forth in Section 4-9.5.d.

- 9) Fences, walls, and hedges, subject to the limitations of Article 13 of this Code.
- 10) Flagpoles having a height of not more than fifteen (15) feet.
- 11) Heating and air conditioning equipment, in rear and side yards provided, however, that in side yards said equipment shall encroach no more than five (5) feet into the required yard, but no closer than five (5) feet from the lot line and that, in all locations, such equipment shall be screened from view from all locations off the zoning lot.
- 12) Outside stairways projecting not more than three (3) feet into the required yard and having a height of not more than four (4) feet.
- 13) Recreational devices, but not in front or corner side yards; and not closer than five (5) feet from any lot line.
- 14) Statuary and ornamental light standards having a height of not more than eight (8) feet, but not in any side yard.
- 15) Swimming pools, but not in any front or corner side yard, and not closer than ten (10) feet from the rear or interior side yard lot line (See Appendix A, Page A-20).
- 16) Window wells, but not more than one and one-half (1-1/2) feet in any required interior side yard.



**PART C - TABLE**

TABLE 4-1

**RESIDENTIAL DISTRICTS**

Bulk, Space, and Yard Requirements

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
<b>Minimum Lot Area (square feet)</b>	80,000	40,000	20,000	15,000	10,000	7,500	7,200	7,200
<i>Two Family Dwelling (per unit)</i>	NA	NA	NA	NA	NA	NA	3,600	3,600
<i>Single Family Attached Dwelling (per unit)</i>	NA	NA	NA	NA	NA	NA	3,600	3,600
<i>Multiple Family Dwelling</i>	NA	NA	NA	NA	NA	NA	NA	7,200
<i>3 bedrooms plus (per unit)</i>	NA	NA	NA	NA	NA	NA	NA	2,300
<i>2 bedrooms (per unit)</i>	NA	NA	NA	NA	NA	NA	NA	2,000
<i>1 bedroom/efficiency (per unit)</i>	NA	NA	NA	NA	NA	NA	NA	1,700
<b>Minimum Lot Area Planned Development (square feet)</b>	400,000	200,000	100,000	75,000	50,000	37,500	36,000	36,000
<b>Minimum Lot Width (feet)</b>	200	150	120	100	80	60	60	60
<b>Minimum Yards (feet)*</b>								
Front	50	50	40	30	30	30	30	30
Interior Side	30	20	20	10	10	5	5	5
Interior Side Aggregate	60	40	40	25	20	15	15	15
Corner Side	50	50	40	30	30	30	30	30
Rear	75	60	50	40	40	35	25	20
<b>Maximum Building Coverage (percent)</b>								
Interior Lot	15	15	20	25	30	35	35	40
Corner Lot	20	20	25	30	35	40	40	45
<b>Maximum Lot Coverage (percent)</b>								
Interior Lot, Single Family Dwelling	30	30	35	40	45	45	45	45
Interior Lot, Single Family Attached Dwelling	NA	NA	NA	NA	NA	NA	50	50
Interior Lot, Multiple Family Dwelling	NA	NA	NA	NA	NA	NA	NA	60
Corner Lot, Single Family Dwelling	25	25	30	35	40	40	40	40
Corner Lot, Single Family Attached Dwelling	NA	NA	NA	NA	NA	NA	45	45
Corner Lot, Multiple Family Dwelling	NA	NA	NA	NA	NA	NA	NA	55
<b>Maximum Building Height*</b>								
<b>Single Family Dwellings and Single Family Attached Dwelling</b>								
Number of Stories	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½
Height (feet)	37	37	37	37	37	37	37	37
<b>Multiple Family Dwellings</b>								
Number of Stories	NA	NA	NA	NA	NA	NA	NA	4
Height (feet)	NA	NA	NA	NA	NA	NA	NA	55
<b>Maximum Building Height for Accessory Buildings (feet)</b>	15	15	15	15	15	15	15	15

\* For structures exceeding thirty-two (32) feet, additional yard area shall be provided, refer to text.