

Section 6-205
R-4 Residential District

SECTION 6-205. R-4 RESIDENTIAL DISTRICT.

- A. **Purpose.** The R-4 Residential District is established to provide residential opportunities at a slightly higher density than that of the R-3 District.
- B. **Permitted Uses.** The following uses may be established as permitted uses in the R-4 District, in accordance with the procedures established in Section 5-101 through 5-104:
1. Accessory uses, as provided in Section 6-302;
 2. Bus stop shelters owned and maintained by the Village, provided that:
 - a. No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and
 - b. The design of the bus shelter is compatible with development of nearby properties.
- (Ord. 4374 – 6/2/08)
3. Public parks and recreational areas; and
 4. Single family detached, townhouse and multi-family dwellings;
 5. Small residential-care homes with 1-5 residents provided that:
 - a. The use is licensed by the applicable State agency; and
 - b. The home is located no closer than 450 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.
- C. **Special Uses.** The following uses may be established as special uses in the R-4 District, in accordance with the procedures and standards set forth in Section 5-105:
1. Bus terminals;
 2. Cemeteries; (Ord. 2420 7/6/93)
 3. Convents, monasteries and schools, limited to public and private not-for-profit preschools, elementary and secondary schools and colleges/universities with day and boarding programs, provided that: (Ord. 3672 - 8/5/02)
 - a. The use is located on at least five (5) acres in area; and
 - b. No building is located within twenty-five (25) feet of a side lot line; and
 - c. The use is located no closer than 1,000 feet to any other educational institutions.

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4. Congregate elderly housing, provided: ~~that the use is located no closer than 1,000 feet to any other congregate elderly housing facility or residential care home.~~
 - a. ~~The standards of Section 6-314 are met; and~~
 - b. ~~The use is located no closer than 1,000 feet to any other congregate elderly housing facility, residential care home or nursing home.~~
5. Day care centers and day care homes, provided that the use is licensed by or registered with the Illinois Department of Children and Family Services in accordance with the Child Care Act of 1969. (Ill. Rev. Stat. ch. 23, par. 2211 et seq.) (Ord. 4374 – 6/2/08)
6. Governmental uses; (Ord. 4374 – 6/2/08)
7. Medium-sized residential-care homes with 6, 7 or 8 residents, provided that: (Ord. 3672 - 8/5/02; Amd. Ord. 4374 – 6/2/08)
 - a. The use is licensed by the applicable State agency; and
 - b. The home is located no closer than 660 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.
- ~~8. Nursing homes, provided that the home is located no closer than 1,000 feet to any other nursing home, residential care home or congregate elderly housing facility.~~
9. Large residential-care homes (over 8 residents), provided that:
 - a. The use is licensed by the applicable State agency; and
 - b. The home is located no closer than 1,000 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.
10. Public transportation facilities;
11. Places of worship which may include overnight shelter for up to eight (8) adults;
12. Planned Developments that include a site that is or is intended for two or more buildings, or one or more principal use, or one principal building for two or more principal uses.
 - a. Residential planned development, provided that: (Ord. 2420 7/6/93)
 1. Private open space is provided as follows:
 - a. Single family detached units shall have at least 450 square feet of usable, private green space adjacent to each unit with some separation from neighbors' space and with direct access from the unit.

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- b. Townhouses and multi-family units shall have at least two hundred (200) square feet of private open space per unit. Such open space can be located on a patio, deck, balcony, or next to the building or combination thereof.
- 2. Common Open Space: At least twenty (20) percent of the area of the development shall be maintained as common open space.
- 3. Density for dwellings shall not exceed six (6) units per acre, and the higher end of this limit shall only be considered provided that:
 - a. one (1) unit per acre for every twenty (20) percent (minimum) of common open space provided in addition to the minimum required; or
 - b. one (1) unit per acre for every 1200 (minimum) linear feet of boulevard treatment of a street; or
 - c. one (1) unit per acre if all other optional bonuses set forth in subsection (g) are provided.
- 4. Thirty (30) percent less side or rear setback may be permitted for every ten (10) percent of private open space more than the minimum required, provided that the distance between buildings is maintained and provided that the windows in adjacent buildings are not aligned so as to ensure privacy of the residents;
- 5. Twenty (20) percent less required private open space may be permitted for every twenty (20) percent of common open space provided beyond the minimum;
- 6. Optional Bonuses. Additional density bonuses may be permitted, provided that the applicant provides the following in the proposed development:
 - a. Boulevard treatment of a street, including a wide landscaped medium strip or island in the middle of a street;
 - b. Orientation of buildings that provide views of common open space, forests, valleys, ponds, wetlands and hills;
 - c. Buildings oriented for solar heating;
 - d. Less than fifty (50) percent of garage doors facing the street or common courtyard;
 - e. Garbage enclosures and places for recreational vehicles hidden from view from the street; and

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- f. Attractive non-standard, but consistent, style for lampposts and signs, varied pavement treatments, tiles, stones, bricks and mosaics.

(Ord. 4574 – 7/6/10)

- 13. Utility substations. Public utility structures other than electrical generating facilities, provided that:

- a. No building is located within twenty-five (25) feet of a side lot line;
- b. The facility is constructed and operated to comply with all applicable local, state and federal regulations;
- c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within three hundred (300) feet of any stream or other body of water or any existing or proposed dwelling; and
- d. The standards of Section 6-311 are met for the applicable structures/ utilities.

(Ord. 4374 – 6/2/08)

- 14. Wireless Communication Facilities located on institutional parcels per Code Section 6-311. (Ord. 4442 – 12/15/08)

- D. **Minimum Lot Size.** Except as provided by special use permit, no principal use in the R-4 District shall be permitted on a lot less than 8,500 square feet in area and a width (see definition) of not less than seventy (70) feet adding 10% for a corner lot width. Lots fronting cul-de-sac bulbs shall have a minimum lot width of fifty (50) feet at the right-of-way line and meet zoning district lot width at the front setback. (Ord.2959-11/18/96 & Ord. 3672 – 8/5/02)

- E. **Setbacks.** The following setback standards shall apply in the R-4 District. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "corner side" setback. (Ord. 3070-10/20/97)

1. Single-Family Detached Residential Building Setbacks.

a. Front Setbacks.

- 1. Major or Minor Arterial: Forty-five (45) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater.

- 2. Major Collector: Forty (40) feet from the property line or sixty (60) feet from the center line of the right-of-way, whichever distance is greater.

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3. All Other Streets: Thirty (30) feet from the property line or sixty (60) feet from the center line of the right-of-way, whichever distance is greater.

b. Side Setbacks.

1. Not less than ten (10%) percent of the width of the lot on each side of a principal single family building to the side lot line. Where the width of a lot varies, the average of the lot width at the front setback line and the rear setback line shall be used to make the ten (10%) percent calculation; however no side shall be less than seven and a half (7.5) feet.
2. Side yards with side loading garages shall be a minimum of twenty (20) feet. The driveway must be a minimum of three (3) feet from the nearest side property line. Any associated retaining wall cannot exceed two (2) feet in height, nor be closer than three (3) feet to the nearest side property line. (Ord. 3199 - 11/16/98)

c. Corner-side Setbacks.

1. Major or Minor Arterial: Thirty-five (35) feet from the property line or eighty (80) feet from the center line of the adjacent right-of-way, whichever distance is greater.
2. Major Collector: Thirty (30) feet from the property line or seventy (70) feet from the center line of the adjacent right-of-way, whichever distance is greater.
3. All Other Streets: Twenty-five (25) feet from the property line or fifty (50) feet from the center line of the adjacent right-of-way, whichever distance is greater.

d. Rear Setbacks.

1. Major or Minor Arterial: Forty-five (45) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater.
2. Major Collector: Forty (40) feet from the property line or seventy (70) feet from the center line of the right-of-way, whichever distance is greater.
3. All Other Streets and Lots. Thirty (30) feet from the property line or sixty (60) feet from the center line of the adjacent right-of-way, if any, whichever distance is greater.

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2. Single-Family Attached and Multi-Family Building Setbacks from Street Right-of-Ways and Buildings.

a. Front Setbacks.

1. Major or Minor Arterial: Thirty-five (35) feet from the right-of-way.
2. Major or Minor Collector: Thirty (30) feet from the right-of-way.
3. All Other Streets: Twenty (20) feet from the right-of-way.

b. Corner Side Setbacks.

1. Major or Minor Arterial: Thirty-five (35) feet from the right-of-way.
2. Major or Minor Collector: Thirty (30) feet from the right-of-way.
3. All Other Streets: Twenty (20) feet from the right-of-way.

c. Rear and Side Setbacks that do not abut a Street.

1. Building to Building Rear Setback: All single-family attached and multi-family buildings shall maintain a minimum distance of thirty (30) feet between the rear of the building and any neighboring buildings or property lines.
2. Building to Building Side Setback: All single-family attached and multi-family buildings shall maintain a minimum distance of twenty-five (25) feet between the side of the building and any neighboring buildings or property lines.

1. Front.

- ~~a. Abutting a major or minor arterial: Forty-five (45) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater. (Ord. 3070-10/20/97)~~
- ~~b. Abutting a major collector: Forty (40) feet from the property line or seventy (70) feet from the center line of the right-of-way, whichever distance is greater. (Ord. 3070-10/20/97)~~
- ~~c. Abutting all other streets: Thirty (30) feet from the property line or sixty (60) feet from the center line of the right-of-way, whichever distance is greater. If (7/10) a town home in a planned development, 20 feet from the property line, forty (40) feet from the centerline, whichever is greater. (Ord. 2959-11/18/96 & Ord. 3070-10/20/97)~~
- ~~d. Front porches may have a reduced setback of five (5) additional feet.~~

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(Ord. 3281 - 8/16/99)

2. Side.

All lots: Not less than fifteen (15) percent of the width of the lot on each side of a principal multi-family building or ten (10) percent of the width of the lot for a principal single family building to the side lot line where the width of a lot varies, the average of the lot width at the front setback line and the rear setback line shall be used to make the 10% or 15% calculation; however no side shall be less than 15 feet. Side yards with side loading garages shall be a minimum of 20 feet. (Ord. 2462 - 10/18/93 & Ord. 3070-10/20/97)

a. Side yards with side loading garages shall be a minimum of twenty (20) feet and the driveway must be a minimum of three (3) feet from the nearest side property line. Any associated retaining wall cannot exceed two (2) feet in height, nor be closer than three (3) feet to the nearest side property line. (Ord. 3199 - 11/16/98)

3. Corner Side.

a. Abutting a major or minor arterial: Thirty five (35) feet from the property line or eighty (80) feet from the center line of the adjacent right-of-way, whichever distance is greater. (Ord. 3070-10/20/97 & Ord. 3672 - 8/5/02)

b. Abutting a major collector: Thirty (30) feet from the property line or seventy (70) feet from the center line of the adjacent right-of-way whichever distance is greater. (Ord. 3070-10/20/97 & Ord. 3672 - 8/5/02)

c. Abutting all other streets: Twenty five (25) feet from the property line or fifty (50) feet from the center line of the adjacent right-of-way, whichever is greater. (Ord. 2586 6/6/94, Ord. 3070-10/20/97 & Ord. 3672 - 8/5/02)

4. Rear.

a. Abutting a major or minor arterial: Forty five (45) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater. (Ord. 3070-10/20/97)

b. Abutting a major collector: Forty (40) feet from the property line or seventy (70) feet from the center line of the right-of-way, whichever distance is greater. (Ord. 3070-10/20/97)

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c. Abutting all other lots: Thirty (30) feet from the property line or sixty (60) feet from the center line of the adjacent right-of-way, if any, whichever distance is greater. (Ord. 3070-10/20/97)

F. Lot Coverage. No more than forty-five percent (45%) of the area of the parcel may be

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covered with building, pavement and storm water storage, leaving at least fifty-five percent (55%) of total parcel area in green space. Impervious coverage will be allowed up to 50% when Best Management Practices (BMP) such as porous pavements and green roofs are used. Up to 40% of the BMPs will be considered pervious, provided that the design standards outlined in the code for BMPs are met. For single-family attached and multi-family residential uses, no more than sixty percent (60%) of the area of the development site may be covered with building, pavement and storm water storage, leaving at least forty percent (40%) in green space. For places of worship and/or institutional uses, no more than seventy percent (70%) of the area of the parcel may be covered with building, pavement and storm water storage, leaving at least thirty percent (30%) in green space. (See Section 2-102 Definitions "Green Space"). (Ord. 4374 – 6/2/08; Amd. Ord. 4574 – 7/6/10)

- G. **Height.** No structure may exceed fifty (50) feet in height to the highest point except for single family attached and detached which shall be thirty (30) feet to the mean height of the roof, and be more than fourteen (14) feet higher than an adjacent structure.
(Ord. 4210 – 12/18/06)