

4.4. - R-4 Single-Family Residence Districts.

- 4.4.1. *Description of district.* The R-4 Single-Family Residence District is intended to provide an urban environment of single-family homes on a lot size that may not accommodate individual sewage disposal systems. Uses compatible to the residential character of the district are allowed. All commercial activities are prohibited, except for selected recreation and sanitary uses.
- 4.4.2. *Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 4.4.3 through 4.4.9.
- 4.4.3. *Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use and no building or structure shall be erected, altered, enlarged or occupied except as a permitted use. Uses lawfully established the effective date of this ordinance, rendered nonconforming by it shall be subject to Article 10.

The following uses are permitted in the R-4 District:

A. *Residential.*

1. Single-family detached dwellings.
2. Group homes.

B. *Educational institutions.*

1. Public pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.
2. Private pre-kindergarten, kindergarten, elementary, and high schools, nonboarding.

C. *Recreation and social facilities.*

1. Country clubs, including nonilluminated golf courses and driving ranges, tennis buildings, tennis courts, swimming pools and other recreation facilities.
2. Grounds of recreation clubs, noncommercial, but not including gun clubs and skeet and trap shooting ranges.
3. Golf courses nonilluminated, and driving ranges accessory to golf courses, but not including commercially operated driving ranges or miniature golf courses.
4. Polo clubs and fields.

D. *Public and governmental land and buildings.*

1. Forest preserves.
2. Historical buildings and landmarks preserved for the public.
3. Libraries, in conjunction with schools.
4. Museums.

5. Parks and playgrounds.

6. Public libraries.

E. *Religious institutions.*

1. Places of worship.

2. Convents, seminaries, monasteries and nunneries.

3. Rectories, parsonages and parish houses.

4. Religious retreats.

F. *Agricultural land and buildings.*

1. Agricultural uses.

2. Greenhouses, no retail sales.

3. Nurseries, no retail sales.

G. *Miscellaneous.*

1. Cemeteries.

4.4.4. *Special uses.* A special use may be allowed subject to the issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses are permitted in the R-4 District:

A. *Residential.*

1. Clustering of residences as regulated by this ordinance.

2. Dormitories and housing accommodations and facilities necessary to the operation of a college or university.

3. Fraternity and sorority houses.

4. Short-term Rental, Non-Supervised.

5. Transitional residence.

B. *Educational institutions.*

1. Colleges, junior colleges and universities, but not business colleges or trade schools.

2. Parochial pre-kindergarten, kindergarten, elementary and high schools, boarding.

3. Private elementary and high schools, boarding.

C. *Recreation and social facilities.*

1. Athletic fields including stadiums and grandstands, noncommercial.

2. Community center buildings, clubhouses, recreation buildings, swimming, indoor pools, and tennis courts and buildings for indoor tennis noncommercial and not-for-profit.

3. Recreation clubs and structures.
4. Stables, commercial and noncommercial.

D. *Health, medical and care institutions.*

1. Intermediate, extended and long-term care facilities.
2. Hospitals, but not including institutions for the care or treatment of mental illness, drug or alcohol addiction.
3. Nursery schools, children's day schools, and day care centers.

E. *Public utility and services.*

1. Electric substations, gas regulator stations and telephone exchanges and other essential public utility and services.
2. Fire stations.
3. Police stations.
4. Post offices.
5. Public office buildings.
6. Railroad passenger stations.
7. Railroad rights-of-way. Railroad yards and shops other than for passenger purposes are prohibited.
8. Sewage treatment plants, not including individual sewage disposal units.
9. Waterworks, reservoirs, pumping stations, wells and filtration plants, not including individual wells.
10. Ground-mounted solar arrays.

F. *Planned unit developments.*

G. *Unique uses as regulated by this ordinance.*

H. *Miscellaneous.*

1. Artificial lakes.
2. Philanthropic and eleemosynary institutions, not including businesses sponsored by such institutions, unless necessary or incidental to, and located in the same building, as the institution.
3. Pet cemeteries.

I. *Uses similar and compatible to those allowed in this district.*

4.4.5. *Temporary uses.* A temporary use may be allowed upon issuance of a permit by the Department of Building and Zoning, unless this ordinance specifically states that a permit is not required.

A.

Temporary buildings or yards. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.

- B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.
- C. *Real estate signs.* Temporary real estate signs as regulated by [Article 12](#).
- D. *Temporary construction trailers.* Permits shall terminate upon completion of the permitted work.
- E. *Garage sales.* Garage sales shall be limited to two sales per household per year. Garage sales shall be held for no more than three consecutive days, and only between the hours of 8:00 a.m. and 6:00 p.m. A garage sale shall not require a permit.
- F. *Portable storage containers.* Portable storage containers as regulated by [Article 8](#).

4.4.6. *Accessory uses.* A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided it is operated and maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

- A. Agricultural buildings and structures.
- B. Boathouses, private.
- C. Conservatories or greenhouses, private.
- D. Electric vehicle charging stations. For the exclusive use of residents, occupants and guests of the premises.
- E. Fallout shelters as regulated by this ordinance.
- F. Garages, carports or other parking spaces. For the exclusive use of residents, occupants and guests of the premises.
- G. Gardens.
- H. Guesthouses, private.
- I. Home occupations.
- J. Living quarters, detached. For persons employed on the premises and occupied only by such persons and their immediate family. Living quarters shall not be rented or otherwise used as a separate dwelling.

- K. Mausoleums, crematories and columbaria in cemeteries.
- L. Photovoltaic solar panels, only when attached to the roof of the principal structure.
- M. Playhouses and summerhouses.
- N. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.
- O. Sale of equipment, food or beverages incidental to the operation of a permitted use.
- P. Short-term Rental, Supervised.
- Q. Sewage disposal units and water systems, individual, as regulated by this ordinance.
- R. Signs as regulated by Article 12.
- S. Stables, private. No more than one horse shall be allowed per acre.
- T. Structures and enclosures for pets. For the exclusive use or personal enjoyment of residents of the premises, not for commercial purposes.
- U Structures and enclosures that are portable, for athletic purposes such as batting or pitching, golf simulators, and portable ice rinks.
- V. Swimming pools and tennis, paddle and basketball courts. For the exclusive use of the residents and their guests.
- W. Tool houses, sheds and other similar buildings. For storage of domestic supplies and equipment.
- X. Water retention and detention areas.

4.4.7. *Prohibited uses.* All uses not expressly authorized in Sections 4.4.3 through 4.4.6 are prohibited.

4.4.8. *Site and structure provisions.* The uses in the R-4 Single-Family Residence District shall conform to the following requirements:

A. *Minimum lot area.*

1. Minimum lot area of not less than 20,000 square feet is required for each permitted or special use.

Uses listed below shall meet additional requirements:

- a. Agricultural buildings and structures shall have a minimum lot area of five acres, except where agricultural buildings and structures are accessory uses.
- b. Cemeteries shall have a minimum lot area of five acres.
- c. Educational institutions (boarding); recreation and social facilities; and airports and heliports (private) shall have a minimum lot area of five acres.
- d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages, and parish houses); health, medical and care institutions; philanthropic and eleemosynary institutions; boat-houses (private); guesthouse (private); lots with

individual water systems (wells) which also utilize individual sewage disposal systems; and detached living quarters (for persons employed on the premises) shall have a minimum lot area of 40,000 square feet.

- e. Commercial and noncommercial stables shall have a minimum lot area of three acres.
- f. Private stables shall have a minimum lot area of one acre.

2. Special uses may require lot areas greater than 20,000 square feet.

B. *Minimum lot width.*

1. Minimum lot width of 100 feet shall be provided for each lot used for a permitted or special use.

Uses listed below shall meet additional requirements:

- a. Agricultural buildings and structures shall have a minimum lot width of 300 feet.
- b. Cemeteries shall have a minimum lot width of 125 feet.
- c. Educational institutions (boarding); recreation and social facilities; airports and heliports (private); and stables (private) shall have a minimum lot width of 300 feet.
- d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); health, medical and care noncommercial institutions; philanthropic and eleemosynary institutions; boathouses (private); guesthouses (private); detached living quarters (for persons employed on the premises); and lots with water systems (individual) utilizing individual sewage disposal units shall have a minimum lot width of 150 feet.

2. Special uses may require a minimum lot width greater than 100 feet.

C. *Front yard.*

1. Buildings and structures shall be set back from the front lot line at least 40 feet or 20 percent of the lot depth, whichever is less.

Uses listed below shall meet additional requirements:

- a. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.
- b. Educational institutions; religious institutions (except rectories, parsonages and parish houses); health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the front lot line at least 50 feet or 20 percent of the lot depth, whichever is less.

2. Special uses may require a front yard setback greater than 40 feet.

D. *Interior side yard (adjacent to a zoning lot).*

1. Buildings and structures shall be set back the side lot line at least 15 feet.

Uses listed below shall meet additional requirements:

- a. Agricultural buildings and structures and stables (private) shall be set back from the side lot line at least 30 feet.
 - b. Educational institutions; public, quasi-public and governmental buildings; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; community center buildings, clubhouses, recreation buildings and tennis buildings shall be set back from the side lot line at least 15 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.
 - c. Roadside stands shall be set back from the side lot line at least 75 feet.
2. Special uses may require an interior side yard greater than 15 feet.

E. *Corner side yard (adjacent to a street).*

1. Structures shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet.

Uses listed below shall meet additional requirements:

- a. Agricultural buildings and structures and stables (private) shall be set back from the side lot line adjacent to the street right-of-way at least 50 feet.
 - b. Educational institutions; religious institutions; health, medical and care institutions; and philanthropic and eleemosynary institutions; shall be set back from the side lot line adjacent to the street right-of-way at least 25 feet, plus one foot for each two feet by which the building or structure height exceeds 15 feet.
2. Special uses may require a corner side yard greater than 25 feet.

F. *Rear yard.*

1. Buildings and structures shall be set back from the rear lot line at least 50 feet.

Uses listed below shall meet additional requirements:

- a. Buildings accessory to single-family dwellings, except those uses specifically itemized in this section, shall be located no less than five feet from the rear lot line.
- b. Community center buildings and recreation buildings shall be set back from the rear lot line at least 50 feet or ten percent of the lot depth, whichever is less.
- c. Educational institutions (boarding); agricultural buildings and structures; and stables (private) shall be set back from the rear lot line at least 100 feet.
- d. Educational institutions (nonboarding); religious institutions (except rectories, parsonages and parish houses); medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the rear lot line at least 50 feet.

2.

Special uses may require a rear yard setback greater than 50 feet.

G. *Distance from a residential use.* Buildings and structures and uses listed below shall be located at least 300 feet from a zoning lot used for residential purposes:

1. Golf course clubhouses, tennis buildings, indoor pools, polo clubs, driving ranges, gun clubs, skeet and trap or other shooting activities, commercial stables, kennels and zoos.
2. Mausoleums, crematories and columbaria in cemeteries.
3. Stadiums and grandstands.

H. *Floor area ratio.*

1. Maximum floor area ratio for the following uses shall be:

Single-family detached dwellings including rectories, parsonages and parish houses
.....0.25

Educational institutions, nonboarding0.50

Recreation and social facilities0.20

Religious institutions, except rectories, parsonages and parish houses0.20

Educational institutions, boarding0.50

Health, medical and care institutions0.75

Philanthropic and eleemosynary institutions0.20

All other uses0.20

2. Floor area ratio shall be provided in the special use permit. Floor area ratio of accessory buildings shall be included in the total allowable floor area permitted on the zoning lot. Floor area devoted to off-street parking or loading facilities shall not be counted in the floor area used to determine floor area ratio.

I. *Minimum size of dwelling.* Single-family detached dwellings and other structures occupied in whole or in part for residential purposes shall contain at least 900 square feet of livable floor area, exclusive of basement or garage space.

J. *Maximum impervious surface limit.* The maximum impervious surface shall not exceed 35 percent of the gross lot area.

4.4.9. *Special provisions.* The uses in the R-4 Single-Family Residence District shall conform to the following requirements:

A. Parking and loading. Uses shall conform to Article 11.

B.

Tents. Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.

C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local Ordinance by the Township Board of Trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. *Front yard.*

- a. RVs shall not be parked between the frontline of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. *Side yard.*

- a. No more than two RVs may be parked in a side yard.
- b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
- c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
- d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
- e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

3. *Rear yard.*

- a. No more than two RVs shall be parked in a rear yard.
- b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to-end, shall not exceed a total combined length of 32 feet.
- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

4. *Exterior side yards and rear yards adjacent to a street or roadway.*

- a.

No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

5. *Additional requirements.*

- a. Not more than two RVs may be parked on any residential zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.
- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local Ordinance by the Township Board of Trustees, commercial vehicles may be parked on a zoning lot subject to the following:

1. *Size/weight limitation.* No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a zoning lot. This limitation shall not apply to a pickup style commercial vehicle with the license class designation of "D". All other class "D" vehicles are prohibited.
- 2.

Location. Except as hereafter provided, no commercial vehicle shall be parked on a zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:

- a. The vehicle has no signage.
 - b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
3. The parking of commercial vehicles on residential lots shall be limited to one.
 4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.
- E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system or a private individual sewage disposal and water supply system. The systems shall be approved by the Cook County Health Department. If both an individual sewage disposal system and an individual water supply system are used to serve the same lot, a minimum lot area of 40,000 square feet shall be required.

(Ord. No. 25-0036, 4-10-2025)