

**Section 6-204.5  
R-3A Residential District**

**SECTION 6-204.5 R-3A RESIDENTIAL DISTRICT.**

(Entire Section Ord. 4217 – 2/5/07)

- A. **Purpose.** To bring existing lots into conformance with zoning standards and facilitate remodeling and additions. The R-3A Residential District shall not apply to lots recorded after January 1, 2006.
- B. **Permitted Uses.** The following uses may be established as permitted uses in the R-3A District, in accordance with the procedures established in Section 5-101 through 5-104:
1. Accessory uses, as provided in Section 6-302;
    - a. Garages for two (2) vehicles;
    - b. Accessory three (3) or four (4) vehicle garage if it is side-load and not facing a public street.
  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.
  3. Day Care Home;
  - ~~3. Garages for three (3) or four (4) vehicles provided that the garage is side-load and not facing a public street.~~
  4. Public parks and recreational areas;
  5. Single family detached dwellings;
  6. 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. ~~**Minor Special Uses.** The following uses may be established as minor special uses in the R-3A District, in accordance with the procedures and standards set forth in Section 5-105(H):~~
- ~~1. Bus stop shelters 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~~~~

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b. ~~The design of the bus shelter is compatible with development of nearby properties.~~

2. ~~Governmental uses;~~

3. ~~Medium-sized residential-care homes with 6, 7 or 8 residents, provided that:~~

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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.~~

**C. Major Special Uses.** The following uses may be established as special uses in the R-3A District, in accordance with the procedures and standards set forth in Section 5-105(4):

1. Cemeteries;

2. 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:

a. The use is located on a lot 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 no closer than 1,000 feet to any other educational institutions.

3. Day care centers and day care homes, provided that:

a. 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.).

b. The use is located on a parcel of no less than five (5) acres in size.

4. **Governmental uses;**

5. 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.

6. **Medium-sized residential-care homes with 6, 7 or 8 residents, provided that:**

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a. **The use is licensed by the applicable State agency; and**

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b. The home is located no closer than 660 feet to any other residential-care home, nursing home or congregate elderly housing facility.

7. 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; and

8. Places of worship with which may include overnight shelter for up to eight (8) adults;

9. Residential planned development provided that:

a. Private open space is provided as follows:

1. 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.

2. 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.

b. Common Open Space. At least twenty-five (25) percent of the area of the development shall be maintained as common open space.

c. Density and Bonuses. Except as otherwise provided in this Subsection, the density for dwellings shall not exceed 2.5 dwellings per acre. Density may be increased up to four (4) dwelling units per acre according to the following:

1. one (1) unit per acre for every twenty (20) percent (minimum) of common open space is provided in addition to the minimum required; or

2. one (1) unit per acre for every 1200 (minimum) linear feet of boulevard treatment of a street; or

3. one (1) unit per acre if all other optional bonuses in Subsection (g) are provided.

d. Thirty (30) percent less side or rear setbacks 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;

e. Twenty (20) percent less required private open space may be permitted for every twenty (20) percent of common open space provided beyond the

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minimum;

f. **Optional Bonuses.** Additional density bonuses may be permitted as provided in Subsection (c) (3), provided that the applicant furnishes some of the following for the proposed development:

1. Boulevard treatment of a street, including a wide landscaped median strip or island in the middle of a street;
2. Orientation of buildings that provide views of common open space, forests, valleys, ponds, wetlands and hills;
3. Buildings oriented for solar heating
4. Less than fifty (50) percent of garage doors facing the street or common courtyard;
5. Garbage enclosures and places for recreational vehicles hidden from view from the street; and
6. Attractive non-standard, but consistent, style for lampposts and signs, varied pavement treatments, tiles, stones, bricks and mosaics.

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10. 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; ~~and~~
- 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.**

**D. Minimum Lot Size.** Except as provided by special use permit, no single family dwelling in the R-3A District shall be permitted on a lot less than 7,000 square feet in area and a width (see definition) of less than sixty (60) feet adding 10% for a corner lot width, and a depth of less than one hundred fifteen (115) feet. 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.

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**E. Setbacks.** The following setback standards shall apply in the R-3 District. For square corner lots, the “front” setback shall therefore be considered to be the yard where the main door is located; the other yard shall be considered to be the “corner side” setback.

1. **Front.**

- 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 right-of-way, whichever distance is greater. 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% calculation; however no side yard shall be less than 8 feet.
- b. Abutting a major collector: Thirty (30) feet from the property line or seventy (70) feet from the center line of the right-of-way, whichever distance is greater. For irregular lots, not less than 8 feet on each side of the principal building to the side lot line.
- c. Abutting all other streets: Twenty-five (25) feet from the property line or fifty-five (55) feet from the center line of the right-of-way, whichever distance is greater.
- d. Front porches may have a reduced setback of five (5) additional feet.

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2. **Side.**

All streets: Not less than ten (10) percent of the width of the lot on each side of the principal 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% calculation; however no side yard shall be less than eight (8) feet. Side yards with side loading garages shall 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.

3. **Corner Side.**

Abutting a major or minor arterial: Twenty five (25) feet from the property line or eighty (80) feet from the center line of the adjacent right-of-way, whichever distance is greater. Abutting a major collector: Twenty (20) feet from the property line or seventy (70) feet from the center line of the adjacent right-of-way, whichever distance is greater. Abutting all other streets: Fifteen (15) feet from the property line or fifty (50) feet from the center line of the adjacent right-of-way, whichever is greater.

4. **Rear.**

Abutting a major or minor arterial: Forty five (45) feet from the property line or eighty (80) feet from the center line of the adjacent right-of-way, whichever distance is greater. Abutting a major collector: Forty (40) feet from the property

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line or seventy (70) feet from the center line of the right-of-way, whichever distance is greater. Abutting lots at the rear rather than streets: 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.

- F. Lot Coverage.** ~~No more than thirty five (35) percent of the area of the parcel proposed for development shall be impervious.~~ **No more than thirty-five percent (35%) of the area of the parcel for the proposed development's principal structure (e.g. house) and its associated pavement shall be impervious. An additional five percent (5%) of the area of the parcel may be used for permitted accessory structures, pavement and uses without following variance procedures (refer to Section 6-302 for permitted accessory structures and uses). For places of worship and/or institutional uses, no more than seventy percent (70%) of the area of the parcel proposed for development shall be impervious. For the purposes of lot coverage determination, with regard to detention/ retention areas, lot coverage:**
1. For dry bottom and wetland bottom detention/ retention areas shall be considered impervious below the level of the invert of the outlet;
  2. For wet bottom detention/ retention areas shall be considered impervious below the normal water line.
- G. Height.** No structure may exceed thirty feet (30) to the mean height of the roof. If the distance between the subject building and existing adjacent buildings is less than fifteen (15) feet, then the mean height of the subject building shall not exceed the mean height of adjacent buildings by more than ten (10) feet.