

ARTICLE II
DIVISION 2. RESIDENCE DISTRICTS

Sec. 12-36. R-1 Residence District-Permitted Uses:

In the R-1 district the uses which may hereafter be established are:

(1) Single-family dwellings, each one on a lot or tract of land not less than eight thousand one hundred twenty five (8,125) square feet and having a minimum width of not less than sixty five feet (65'), excepting any smaller lot or parcel of land of public record on the adoption of the ordinance from which this section derives;

(2) Churches, eleemosynary and public educational institutions, but with a minimum of not less than one acre of land per institution;

(3) Public libraries;

(4) Public and community parks. (Code 1972, § 10-4-1)

Sec. 12-37. R-1 Residence District-Building Regulations:

In the R-1 district, easement requirements shall be ten feet (10') from the rear lot line of each lot or tract of land; the setback line shall be thirty feet (30') from the front lot line and not less than ten percent (10%) of the lot width or a minimum of five feet (5'), whichever is greater, from the side lot lines, except where an easement exists along the side lot lines the setback shall be not less than ten feet (10') from the side lot line. The street side setback on a corner lot shall be not less than twenty feet (20'). Attached garages shall be set not less than five feet (5') from the side lot line; detached garages shall be set not less than five feet (5') from the side lot line and be not less than ten feet (10') from the rear lot line. The height limit for single-family residence shall be twenty five feet (25') from grade level. The height limit for public buildings shall be a maximum of forty five feet (45') from grade level. (Code 1972, § 10-4-2; Ord. 78-32, 8-3-1978; Ord. 96-24, § 1, 8-12-1996)

Sec. 12-38. R-2 Residence District-Permitted Uses:

In the R-2 district the uses which may hereafter be established are those permitted in the R-1 district and, in addition, apartments or duplex dwellings at the rate of not more than one two-family apartment house or duplex per lot or tract of land having a minimum width of sixty five feet (65')

and a minimum depth of one hundred twenty five feet (125'). (Code 1972, § 10-5-1)

Sec. 12-39. R-2 Residence District-Building Regulations:

In the R-2 district, easement requirements shall be ten feet (10') from the rear lot line of each lot or tract of land; the setback line shall be thirty feet (30') from the front lot line and not less than ten percent (10%) of the lot width or a minimum of five feet (5'), whichever is greater, from the side lot lines, except where an easement exists along the side lot line the setback shall be not less than ten feet (10') from the side lot line. The street side setback on a corner lot shall be not less than twenty feet (20'); attached garages shall be not less than five feet (5') from the side lot line; detached garages shall be set not less than five feet (5') from the side lot line and be not less than ten feet (10') from the rear lot line. The height limit for public buildings shall be a maximum of forty five feet (45') from grade level; the height limit for single-family residential buildings (R-1 residence) or one two-family apartment house or duplex (R-2 residence) shall not exceed twenty five feet (25') from grade level. There shall be three and one-half (3 1/2) parking spaces per unit. (Code 1972, § 10-5-2; Ord. 78-33, 8-3-1978; Ord. 96-24, § 2, 8-12-1996)

Sec. 12-40. R-3 Residence District-Permitted Uses:

In the R-3 residence district the uses which may be hereafter established are those permitted in the R-2 district and the minimum lot width for single- or two-family dwellings shall be sixty five feet (65') and the minimum depth of one hundred twenty five feet (125') and, in addition:

(1) For designated "senior citizens only" multiple-units as defined by Illinois Compiled Statutes there shall be a rate of three thousand (3,000) square feet of lot or tract of land per unit. For non-age restricted multiple-units there shall be rate of three thousand five hundred (3,500) square feet of lot or tract of land per unit.

(2) Rest homes.

(3) Health and medical institutions on a lot or tract of land not less than one acre. (Code 1972, § 10-7-1; Ord. 2001-36, § 1, 10-8-2001; Ord. 2004-24, § 3, 10-25-2004)

Sec. 12-41. R-3 Residence District-Building Regulations:

In the R-3 district, easement requirements shall be ten feet (10') from the rear lot line of each lot or tract of land; the setback line shall be thirty feet (30') from the front lot line and not less than ten percent (10%) of the lot width or a minimum of five feet (5'), whichever is greater, from the side lot lines, except where an easement exists along the side lot line the setback shall be not less than ten feet (10') from the side lot line. The street side setback on a corner lot shall be not less than twenty feet (20'); attached garages shall be set not less than five feet (5') from the side lot line; detached garages shall be set not less than five feet (5') from the side lot line and be not less than ten feet (10') from the rear lot line. The height limit for public buildings shall be a maximum forty five feet (45') from grade level; the height limit for single-family residential buildings (R-1 residence) or one two-family apartment house or duplex (R-2 residence) shall not exceed twenty five feet (25') from grade level. No building shall contain more than three (3) stories including a basement used for residential purposes. (Code 1972, § 10-7-2; Ord. 78-35, 8-3-1978; Ord. 96-24, § 3, 8-12-1996)

Sec. 12-42. R-3 Residence District-Off Street Parking Regulations:

In the R-3 district, parking spaces shall be provided as follows:

For designated "senior citizens only" multiple-units as defined by Illinois Compiled Statutes there shall be two (2) designated parking spaces per unit plus one-half (1/2) auxiliary parking space per unit in addition to any added garage not attached or not primarily part of the original building.

For nonage restricted multiple-units there shall be three (3) designated parking spaces per unit plus one-half (1/2) auxiliary parking space per unit in addition to any added garage not attached or not primarily part of the original building. (Code 1972, § 10-7-3; Ord. 84-27, 9-6-1984; Ord. 2004-24, § 4, 10-25-2004)

Sec. 12-43. R-4 Residence District-Permitted Uses:

In the R-4 residence district the use which shall be permitted shall be the use permitted in cemeteries existing on the effective date of the ordinance from which this section derives, and in accordance with any provisions contained in any existing or future ordinances of the village. (Code 1972, § 10-8-1; Ord. 78-36, 8-3-1978)

Sec. 12-44. Exclusion of Certain Areas:

The square footage of drainage easements, retention ponds and detention ponds is excluded from the minimum square footage requirements of residential lots located in R-1, R-2, R-3 and R-4 residence districts. (Ord. 96-11, § 2, 5-13-1996)

Sec. 12-45. Garage Requirements:

(a) In all residential, multi-family, business and commercial districts a garage door setback of twenty five feet (25') from the side lot line and thirty feet (30') from the front lot line is hereby established.

(b) In all residential districts, only one garage shall be permitted per lot. (Ord. 96-23, § 1, 8-12-1996; Ord. 2001-20, § 1, 5-14-2001)

Sec. 12-46. R-5 Manufactured Home Community:

Sec. 12-46.1. Uses:

The R-5 residence district shall make provision for manufactured homes in a manufactured home community which will not be subdivided into individual lots in an appropriate, safe, sanitary and attractive environment. Permitted uses are manufactured homes in a manufactured home community, sales of manufactured homes, service of manufactured homes and ancillary uses such as laundry and recreational facilities. Special uses shall include outdoor advertising signs subject to reasonable size, height, location and lighting restrictions which will be established by the zoning and planning board. (Ord. 98-43, § 1, 11-9-1998)

Sec. 12-46.2. Definitions:

As used in reference to the R-5 residence district:

Manufactured Home: Any structure designed to be transported, after fabrication, on a flatbed or another trailer, or on detachable wheels, to a site which is intended to be a permanent habitation and where it is to be used as a dwelling ready for occupancy, except for minor or incidental unpacking and assembly operations.

Manufactured Home Community: An area of land upon which two (2) or more occupied manufactured homes are harbored, for revenue purposes, and shall include any building, structure or enclosure used or intended for use as a part of the equipment of such manufactured home community.

Manufactured Home Site: Any portion of a manufactured home community designed for the use or occupancy of one manufactured home.

School District: Any district created or operated under the provisions of the school code, approved May 1, 1945, as amended. (Ord. 98-43, § 1, 11-9-1998)

Sec. 12-46.3. General Requirements:

Every manufactured home community shall comply with the following provisions:

(1) **Attendant:** Every manufactured home community shall be in the charge of a responsible attendant or caretaker at all times, whose duties shall be to maintain the community and its facilities and equipment in a clean, orderly and sanitary condition, and be answerable, with the licensee, for any violation of the provisions of this section.

(2) **Drainage:** No manufactured home community shall be so located that the drainage of the property area will endanger any water supply. All such parks shall be well drained, and shall be located in areas free from ponds (except for approved storm water retention and detention areas), swamps and similar places in which mosquitoes may breed. No wastewater from manufactured homes shall be deposited on the surface of the ground.

(3) **Area:** The total minimum area for each manufactured home park shall be ten (10) acres.

(4) **Maximum Density of Units per Acre:** The total density of any manufactured home park shall not exceed 10.5 manufactured home sites per acre.

(5) **Minimum Lot Size:** The minimum space for each individual manufactured home site shall be two thousand one hundred (2,100) square feet exclusive of any roadway or street, provided that manufactured home sites existing in communities prior to January 1, 1972, shall contain an area of not less than one thousand (1,000) square feet. Not more than one manufactured home shall be placed on a space or site. Each manufactured home shall contain not less than four hundred eighty (480) square feet of floor space nor more than two thousand one hundred twenty eight (2,128) square feet of floor space.

(6) **Manufactured Home Sites:** The exclusive space or site reserved for the placement of each manufactured home shall conform to the following standards:

a. **Placement:** No manufactured home or permitted accessory structure shall be placed closer than five feet (5') to the side lot lines of a manufactured home park, nor closer than ten feet (10') to a public street, alley or other building. Each individual space or site shall abut or face on a street which shall have unobstructed access to a public street. There shall be an open space of at least ten feet (10') adjacent to the sides of every manufactured home and at least five feet (5') adjacent to the ends of every manufactured home.

b. **Foundation:** No manufactured home shall be occupied unless it is placed on and attached to a permanent concrete foundation, concrete pads or runners; connected to utilities; with wheels, tongues and hitch removed, and provided with skirting, from the bottom of the walls to the ground, made of vinyl or other durable material. A manufactured home shall be secure to its foundation in such a manner as to withhold winds of eighty (80) miles per hour.

(7) **Utilities:**

a. **Water:**

1. All water mains shall be installed in accordance with village codes and regulations and each manufactured home space shall be connected thereto. Provided, however, mains existing as of November 1, 1998, shall be accepted in their current condition. Future repairs, replacement or extensions of the existing mains shall be installed in accordance with village codes and regulations.

2. Connections to the water mains shall be made in accordance with the village's codes and regulations and the fees and charges therein provided shall govern.

b. **Sewer:**

1. All sewage and other water carried wastes shall be disposed of into a municipal sewerage system, and each manufactured home space shall be connected thereto.

2. The mains shall be installed in accordance with village codes and regulations. Provided, however, mains existing as of November 1, 1998, shall be accepted in their current condition. Future repairs, replacement or extensions of the existing mains shall be installed in accordance with village codes and regulations.

3. Connections to the mains shall be made in accordance with the village's codes and regulations, and the fees and charges therein provided shall govern.

c. Combined Waste Outlet:

1. Each manufactured home site shall be provided with a sewer connection for the combined liquid waste outlet or outlets of each manufactured home.

2. It shall be the duty of the owner or operator of said manufactured home community to provide an approved type of watertight and odortight connection from the manufactured home water drainage to the sewer connection, and it shall be the duty of said owner or operator to make such connection to said sewer while located in a manufactured home park. Sewer connections in unoccupied manufactured home sites shall be so closed that they will emit no odors or cause a breeding place for flies.

3. No water or waste shall be allowed to fall on the ground from a manufactured home.

(8) Garbage And Rubbish: If not provided by the village, garbage and waste removal shall be made by a licensed village scavenger, wastehauler or refuse service. A sufficient number of adequate flyproof and watertight containers shall be supplied for the storage of garbage in a manufactured home community. Garbage containers shall be emptied at least every seven (7) days and shall not be filled to overflowing or allowed to become foul smelling or a breeding place for flies. Garbage and rubbish shall be disposed of in a manner which creates neither a nuisance nor a menace to health and which is approved by the village.

(9) **Lighting:** Streetlights of a standard kind and quality approved by the village shall be installed on the streets at intervals approved by the village.

(10) **Electric Power:** All electric distribution wiring shall be underground. All service lines to each manufactured home space shall be underground.

(11) **Gas Mains:** Natural gas shall be provided for each manufactured home site.

(12) **Storage Tanks:** No storage facilities for gasoline, oil, gas, liquefied gas or other fuels shall be permitted within the park. This prohibition is not intended to apply to individual storage containers for small gas powered engines or for outdoor cooking grill uses.

(13) **Playgrounds:** A recreational area shall be provided, of a size approved by the zoning and planning board, generally in a central location, and shall include suitable landscaping, fencing and benches. In larger communities, decentralization will be allowed. Recreation areas shall include space for community buildings and community use facilities, such as adult recreation, child playgrounds and natural open space.

(14) **Additions To Manufactured Homes:** No permanent or semipermanent structure shall be affixed to any manufactured home as an addition to such manufactured home. The prohibition herein against any addition or attached accessory to a manufactured home shall not apply to a canopy or awning designed for use with a manufactured home, nor to any expansion unit or accessory structure specifically manufactured for manufactured homes, provided that such additions conform to all of the other provisions of this section. One enclosed storage shed shall be permitted on any manufactured home site as an accessory structure. No accessory structure shall be placed between the ends of two (2) manufactured homes. However, existing communities which have accessory structures between the ends of two (2) homes shall be treated as legal nonconforming uses, but no new accessory structures shall be permitted to be placed between the ends of two (2) homes. No outside storage shall be permitted and no items shall be stored underneath a manufactured home.

(15) **Manufactured Home Construction:** No new manufactured home shall occupy any space in a park that does not meet the fire resistance standards of the American Insurance Association, or which does not comply with national manufactured housing construction and safety act as may be

amended from time to time. Nonconforming existing homes shall be permitted to remain, and be relocated within a manufactured home community as legal nonconforming structures.

(16) **Certificates Of Use And Occupancy Required:** No manufactured home park shall be occupied until a certificate of use and occupancy shall have been issued by the building inspector to the effect that the manufactured home park, or the portion thereof for which such certificate is required, is in compliance with all applicable provisions of this chapter and the village's manufactured home community business regulations.

(17) **Master Antenna:** Each manufactured home park may provide master antenna television services within the park and make such service available to the residents. To the extent permitted by governing state and federal regulations, the size and placement of exterior antennas may be regulated on individual manufactured homes by the licensee.

(18) **Streets:** Minimum street widths shall be as follows:

With no parking on either side	1-way 10 feet
	2-way 15 feet
With parallel parking on one side	1-way 15 feet
	2-way 20 feet
With parallel parking on both sides	1-way 20 feet
	2-way 30 feet

(19) **Insect, Rodent Control:** Adequate insect and rodent control measures shall be employed in a manufactured home community. All buildings shall be flyproof and rodent proof and rodent harborages shall not be permitted to exist in the park.

(20) **Compliance With Building Regulations:** All buildings constructed or altered in manufactured home community and all plumbing and all electrical and heating installations shall be in accordance with existing municipal and county building ordinances and the rules and regulations of the village.

(21) **Off Street Parking:** There shall be two (2) designated parking spaces per manufactured home.

(22) Height: The height limit for all structures except community buildings shall be twenty five feet (25') from grade level. Community buildings shall not exceed thirty five feet (35') from grade level.

(23) Perimeter Yard: A landscaped yard, not less than five feet (5') wide shall be provided around the perimeter of a manufactured home community.
(Ord. 98-43, § 1, 11-9-1998)

Secs. 12-47-12-55. Reserved: