ARTICLE 11

R-7 PLANNED MULTI-FAMILY RESIDENTIAL DISTRICT

11-100. PURPOSE:

The **R-7** Planned Multi-Family Residential District is mapped in those new areas of the Village where multi-family structures provide a balance to the housing stock of the Village, which is predominantly single-family. It is the policy of the Village Board of Trustees and the Plan Commission to require developers of multi-family housing to follow the Planned Unit Development procedure so that a mixture of multi-family units, town houses, rental units and condominium units may be planned with a high degree of amenities.

11-101. PERMITTED USES:

Uses permitted in the **R-1** Residential District.

Multi-family dwelling units.

Town houses.

Community garages for the collective storage of automobiles of multi-family dwelling units.

Family community residences. The sponsoring agency must obtain an Administrative Occupancy Permit prior to establishing a Family Community Residence. No dwelling unit shall be occupied as a community residence until a certificate of occupancy has been issued by the Office of Zoning Administrator or other specific entity, No certificate of occupancy shall be issued for a community residence unless:

(1) The family community residence is at least 990 feet from any existing community residence, as measured along a straight line from lot line to lot line; and

(2) The applicant demonstrates that it has either obtained or is eligible for state licensing or certification to operate the proposed community residence, or that the proposed community residence is licensed or certified or eligible for licensing and certification.

The Office of Zoning Administrator may revoke a certificate of occupancy for a community residence if its license or certification, or the operator's license or certification to operate community residences is revoked. A certificate of occupancy is not transferable to another operator of to another location. (***Ord. #1027, 5/5/92***)

11-102. SPECIAL USES:

Special uses permitted in the **R-1** Residential District.

Group Community Residences. (***Ord. #1027, 5/5/92***)

Community residences that:

(1) Fail to meet all requirements for a certificate of occupancy, excluding community residences or operators denied a required state license;

(2) Are part of a proposed development project. (***Ord. #1027, 5/5/92***)

Halfway houses. (***Ord. #1027, 5/5/92***)

Hospices. (***Ord. #1027, 5/5/92***)

11-103. SITE AND STRUCTURE REQUIREMENTS (For Multi-Family Dwellings):

11-103.1. Minimum lot area: 12,500 square feet.

11-103.2. Minimum lot area for each dwelling unit: 3,000 square feet.

11-103.3. Minimum lot width: 75 feet.

11-103.4. Maximum lot coverage: 40 per cent.

11-103.5. Minimum yards:

11-103.5.1. Front: 20 feet.

11-103.5.2. Rear: 10 feet.

11-103.5.3. Side: There shall be a side yard on each side of a building of not less than ten (10) per cent of the lot width, provided such required yard need not exceed fifteen (15) feet.

11-103.5.4. Except that building setback lines shall also observe the standards contained in Article 25.

11-103.6. Outer Court - An outer court shall be not less than ten (10) feet wide, not less than one-half (1/2) the length of such court from the closed end, nor less than one-half (1/2) of its height.

11-103.7. Inner Court - An inner court shall not be less than ten (10) feet wide, nor shall its area be less than twice the square of its required least dimension.

11-103.8. Maximum height:

103.8.1. Feet: 40 feet.

103.8.2. Stories: 3.

11-103.9. Minimum recreation space - On any lot that contains a building with three or more dwelling units, a recreation space, distinct and separate from parking areas, service yards and driveways, shall be provided. Such space shall contain not less than one hundred (100) square feet for each dwelling unit; moreover, such space shall have good surface drainage, good exposure to sunlight and shall be either surfaced with appropriate materials or in turf. Play space for groups of lots may be consolidated, provided the lots are developed contemporaneously.

11-104. SITE AND STRUCTURE REQUIREMENTS (For Single-Family Residential Uses):

11-104.1. Minimum lot area: 12,500 square feet.

11-104.2. Minimum lot width: 75 feet.

11-104.3. Minimum yards:

11-104.3.1. Front: 30 feet.

11-104.3.2. Rear: Fifteen (15) per cent of the depth of the lot, provided that such a required yard shall not be less than fifteen (15) feet, and need not exceed twenty-five (25) feet.

11-104.3.3. Side: There shall be a side yard on each side of a building of a minimum of ten (10) per cent of the width of the lot, provided that such a required yard need not exceed fifteen (15) feet.

11-104.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

11-104.4. Maximum lot coverage for all buildings: 25 per cent.

11-104.5. Maximum height: 35 feet.

11-105. SITE AND STRUCTURE REQUIREMENTS (For Accessory Uses):

11-105.1. Minimum yards:

11-105.1.1. Side: 5 feet.

11-105.1.2. Rear: 5 feet.

11-105.2. Maximum Lot Coverage for accessory buildings: Five (5) percent.

11-106. SITE AND STRUCTURE REQUIREMENTS (For Other Permitted and Special Uses):

11-106.1. Minimum lot area: 45,000 square feet.

11-106.2. Minimum lot width: 150 feet.

11-106.3. Minimum yards:

11-106.3.1. Front: 30 feet.

11-106.3.2. Rear: Twenty (20) per cent of the depth of the lot, provided that such a required yard shall not be less than fifteen (15) feet, and need not exceed twenty-five (25) feet.

11-106.3.3. Side: There shall be a side yard on each side of a building of a minimum of ten (10) per cent of the width of the lot, provided that such a required yard need not exceed fifteen (15) feet.

11-106.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

11-106.4. Maximum lot coverage: 25 percent

11-106.5. Maximum height:

11-106.5.1. Feet: 40 feet

11-106.5.2. Stories: 3.

11-107. SIGN REQUIREMENTS:

In accordance with Article 22.

11-108. OFF-STREET PARKING REQUIREMENTS:

In accordance with Article 23.

ARTICLE 12