

CHAPTER 5

RESIDENCE DISTRICTS

ARTICLE C. R4 SINGLE-FAMILY ATTACHED RESIDENCE DISTRICT

SECTION:

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6-5C-1: INTENT AND SCOPE OF REGULATIONS: The R4 District is intended to provide low to moderate density multi-family residential options in areas adjacent to commercial districts, other moderate density residential districts, public or non-residential land uses. This district is meant to be occupied primarily by attached single-family dwellings in structures of a size that are compatible with the single-family character of Lincolnshire. Density of projects for attached single-family dwellings are meant to be low for developments of this type. Density for multiple-family dwellings are meant to be moderate and should be based on the degree to which the development fulfills the objectives of the Official Comprehensive Plan.
(amd. Ord. 95-1377-7, eff.1/9/95)

Areas containing unique natural features, transition areas adjacent to residential districts and areas at or near major intersections are identified as being of significant impact to the Village. This is due to the need to protect valued natural resources, the integrity and environment of the Village's residential neighborhoods, traffic safety conditions and the land use character of key intersections. Therefore, all development proposed within this District shall be subject to site plan review and approved as specified in Section 6-14-7 of this Code.

6-5C-2: PERMITTED USES: No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

Accessory uses (attached to the principal building only).

Parks, playgrounds and forest preserves.

Single-family attached in structures containing not more than four (4) dwelling units. (Ord. 86-885-22) (amd. Ord. 95-1377-7, eff. 1/9/95)

Community residential homes of less than four (4) persons. (Ord. 90-1182-66)

Memorial Garden, as an accessory use to an assembly use, including, for example, religious institutions or schools; provided the memorial garden is not located in any required yards. (Amd. Ord. 08-3070-53, eff. 11/24/08)

6-5C-3: SPECIAL USES: The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-14-14 of this Code, as appropriate:

Cemeteries.

Churches and Synagogues.

Multiple-family structures. (amd. Ord. 95-1377-7, eff. 1/9/95)

Planned unit developments.

Private recreation clubs and community buildings (but not including commercial recreation businesses).

Public utility uses.

Schools and day care facilities.

Continue Care Retirement Campus, so long as the same determined on site plan review to fulfill the objectives of the Official Comprehensive Plan. (Ord. 03-1862-39, eff. 8/25/03)

Memorial Assembly Facility: (Amd. Ord. 08-3070-53, eff. 11/24/08)

1. Shall only be permitted as an accessory use to an assembly use, including, for example, religious institutions or schools.
2. Shall be permitted
 - a. inside the principle structure on the Lot, or
 - b. as a accessory structure subject to compliance with the following design and setback standards:

- i. Shall be located not less than one-hundred feet (100') from any Lot Line where there is Frontage;
- ii. Shall maintain a minimum distance of one hundred and thirty-five feet (135') from any Lot Line where there is no Frontage;
- iii. Shall be located not more than twenty feet (20') from the principle structure on the Lot;
- iv. Shall comprise an area no greater than six hundred (600) square feet;
- v. The structure shall have a height not greater than three feet (3');
- vi. The structure shall be concealed from the adjacent right-of-way and contiguous residential Lots with vegetation which provides complete screening during the entire year and shall be a minimum of six feet (6') tall at the time of planting, but which vegetation shall not be considered part of the Memorial Assembly Facility for the purpose of measuring the permitted area thereof; and
- vii. The face of the structure into which cremated human remains are interned must substantially face towards the principal structure to which it is accessory.

6-5C-4: LOT SIZE REQUIREMENTS: The minimum lot sizes required in the R4 District shall be as follows:

	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
<u>Permitted Uses:</u>		
Single-family attached structures	5,000 sq. ft. per unit each unit in the structure	100 ft. plus 15 additional feet for
Parks, playgrounds and forest preserves	10,000 sq. ft.	75 ft.
<u>Special Uses:</u>		
Churches and Synagogues	By Zoning Board	
Multiple-family structures	Existing structure: 4,000 sq. ft. per unit	350 ft. of frontage on a public road
	Proposed structure: Per Zoning Board based on number of dwelling	

units proposed and the
Official Comprehensive
Plan

Private recreation clubs and community buildings	By Zoning Board	
Public utility uses	By Zoning Board	
Schools	2 acres	200 ft.
Day care facilities	1 acre	125 ft.
Cemeteries	3 acres	200 ft.
Planned unit developments	3 acres	none

Accessory Uses:

Each accessory use may be established on the same lot as a principal use, provided such lot meets the lot size requirements of the R4 District.

6-5C-5: YARD REQUIREMENTS: The minimum yard requirements in the R4 District shall be as follows:

	<u>Front and Corner Side</u>	<u>Interior Side</u>	<u>Rear</u>
<u>Permitted Uses:</u>			
Single-family attached structures	25 ft.	12 ft.	30 ft.
Parks, playground and forest preserves		None	

	Front and <u>Corner Side</u>	<u>Interior Side</u>	<u>Rear</u>
<u>Special Uses:</u>			
Churches and Synagogues	30 ft.	20 ft.	30 ft.
Memorial Assembly Facility	By Section 6-5C-3		
Multiple-family structures	50 ft.	25 ft.	50 ft.
Private Recreation Clubs and Community Buildings	30 ft.	20 ft.	30 ft.
Public Utility Uses	By Zoning Board		
Schools, day care facilities	30 ft.	20 ft.	30 ft.
Cemeteries	30 ft.	12 ft.	12 ft.
Planned unit developments (amd. Ord. 95-1377-7, eff. 1/9/95)	By Village Board		

6-5C-6: BUILDING HEIGHT LIMITATIONS: In the R4 District no building or other structure erected within the R4 District shall exceed three (3) stories or thirty six feet (36') in height except for church steeples.

6-5C-7: SIGNS: Signs shall be subject to the regulations contained in Title 12 of this Code.

6-5C-8: OFF-STREET PARKING AND LOADING REQUIREMENTS:

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)