

CHAPTER 6: RESIDENTIAL DISTRICTS

6-6-1 PURPOSE STATEMENTS

A. Purpose of R1 Single-Unit Dwelling Detached Residential District

The purpose of the R1 Single-Unit Dwelling Detached Residential District is to provide for and preserve single-unit residential development within the Village. The R1 District provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

B. Purpose of R2 Single-Unit Dwelling Attached Residential District

The purpose of the R-2 Single-Unit Dwelling Attached Residential District is to provide for, and preserve, two-unit and townhouse residential development, as well as single-unit dwellings. The R-2 District also provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

C. Purpose of R3 Single- and Multi-Unit Dwelling Residential District

The purpose of the R3 Single- and Multi-Unit Dwelling Residential District is to provide for, and preserve, single-unit, two-unit, three-unit and townhouse residential development, as well as multi-unit dwellings up to three (3) stories. The R3 District also provides for limited non-residential uses that are compatible with surrounding residential neighborhoods.

D. Purpose of R4 General Residential District

The purpose of R4 General Residential District is to provide for, and preserve, quality higher density residential development including multi-unit dwellings of four (4) or more stories. The R4 District also provides for limited non-residential uses that are compatible with surrounding residential neighborhoods, and allows a number of commercial uses as a special use.

6-6-2 PERMITTED AND SPECIAL USES

Table 3: Residential District Permitted and Special Uses lists permitted and special uses for the residential districts. A “P” indicates that a use is considered permitted within that district. An “S” indicates that a use is considered a special use in that district and must obtain a special use permit as required in Section 6-4-3 (Special Uses). No letter (i.e., a blank space), or the absence of a use from the table, indicates that use is not permitted within that district.

6-6-3 YARD AND BULK REGULATIONS

Table 4: Residential District Yard and Bulk Regulations establishes yard and bulk regulations for the residential districts.

6-6-4 GENERAL STANDARDS OF APPLICABILITY

A. Accessory Buildings, Structures, and Uses

See Section 6-11-3 (Accessory Buildings, Structures, and Uses) for standards covering accessory buildings, structures, and uses.

B. Environmental Performance Standards

See Section 6-11-5 (Environmental Performance Standards) for standards governing environmental performance standards.

C. Landscaping and Screening

See Chapter 14: Landscaping and Screening for standards governing landscaping and screening.

D. Off-Street Parking and Loading

See Chapter 12: Off-Street Parking and Loading for standards governing off-street parking and loading.

E. Permitted Encroachments

See Section 6-11-4 (Permitted Encroachments) for standards governing encroachments.

F. Signs

See Chapter 13: Signs for standards governing signs.

G. Temporary Uses

See Section 6-10-3 (Temporary Uses) for standards governing temporary uses.

VILLAGE OF RIVER GROVE, ILLINOIS					
TABLE 3: RESIDENTIAL DISTRICT PERMITTED & SPECIAL USES					
<i>S = Special Use P = Permitted Use</i>					
Use	Zoning District				Specific Use Standards
	R1	R2	R3	R4	
RESIDENTIAL USES					
Dwelling, Above Ground Floor of Office or Commercial				P	
Dwelling, Multi-Unit			P	P	See Section 6-10-2 A 1
Dwelling, Single-Unit	P	P	P	P	
Dwelling, Townhouse		P	P	S	See Section 6-10-2 A 1
Dwelling, Three-Unit			P	P	
Dwelling, Two-Unit		P	P	P	
Group Home	P	P	P	P	See Section 6-10-2 A 2
Live/Work Dwelling				S	See Section 6-10-2 A 3
CULTURAL AND RELIGIOUS USES					
Convent/Monastery	P	P	P	P	
Cultural Facility		S	S	P	See Section 6-10-2 B 1
Place of Worship	P	P	P	P	See Section 6-10-2 B 2
RECREATIONAL AND ENTERTAINMENT USES					
Social Club or Lodge	S	S	S	S	See Section 6-10-2 C 1
RETAIL AND SERVICE USES					
Assisted Living Facility				P	See Section 6-10-2 D 2
Day Care Center, Adult or Child	S	S	P	P	See Section 6-10-2 D 4
Day Care Home, Adult or Child	P	P	P	P	See Section 6-10-2 D 5
Financial Institution				P	
Home Occupation	P	P	P	P	See Section 6-10-2 D 8
Independent Living Facility			S	P	See Section 6-10-2 D 2
Medical/Dental Office				P	
Nursing Home				S	See Section 6-10-2 D 2
Office Business				P	
Outdoor Dining				S	
Personal Services Establishment				S	
Restaurant				S	
Retail Goods Establishment				S	
Tavern/Bar				S	
OTHER					
Planned Unit Development	S	S	S	S	See Section 6-4-4
Wireless Telecommunications Antenna	S	S	S	S	See Section 6-10-2 G 1
Wireless Telecommunications Facility	S	S	S	S	See Section 6-10-2 G 1
Wireless Telecommunications Tower	S	S	S	S	See Section 6-10-2 G 1

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TABLE 4: RESIDENTIAL DISTRICT YARD & BULK REGULATIONS

Yard & Bulk Regulations <i>sf = square feet</i> <i>ft = feet</i> <i>du = dwelling unit</i>	Zoning District			
	R1	R2	R3	R4
BULK REGULATIONS				
Lot Area, Minimum:				
<i>Single-Unit Dwelling</i>	5,625sf Except: 1) For existing lots of record with minimum lot width of 30 ft: 3,750sf (See Section 6-6-5) 2) For lots on Beulah Avenue: 3,000sf (See Section 6-6-6)	3,750sf	3,750sf	3,750sf
<i>Two-Unit Dwelling</i>	---	3,750sf	3,750sf	3,750sf
<i>Townhouse Dwelling</i>	---	1,875sf/du	1,875sf/du	1,875sf/du
<i>Three-Unit Dwelling</i>	---	---	4,375sf	4,375sf
<i>Multi-Unit Dwelling</i>	---	---	1,000sf/du, but no less than 6,250sf	850sf/du, but no less than 6,250sf
<i>Non-Residential Use</i>	5,625sf	3,750sf	3,750sf	3,750sf
Lot Width, Minimum:				
<i>Single-Unit Dwelling</i>	45 ft Except: 1) For existing lots of record with minimum lot area of 3,750sf: 30 ft (See Section 6-6-5) 2) For lots on Beulah Avenue: 30 ft of lot frontage is required See Section 6-6-6	30 ft	30 ft	30 ft
<i>Two-Unit Dwelling</i>	---	30 ft	30 ft	30 ft
<i>Townhouse Dwelling</i>	---	15 ft/du	15 ft/du	15 ft/du
<i>Three-Unit Dwelling</i>	---	---	35 ft	35 ft
<i>Multi-Unit Dwelling</i>	---	---	50 ft	50 ft
<i>Non-Residential Use</i>	45 ft	30 ft	30 ft	30 ft
Lot Width, Maximum	---	---	90 ft	120 ft

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Yard & Bulk Regulations <i>sf = square feet</i> <i>ft = feet</i> <i>du = dwelling unit</i>	Zoning District			
	R1	R2	R3	R4
BULK REGULATIONS				
Lot Coverage, Maximum	50%	50%	Single-unit, two-unit or townhouse: 50% Three-unit or multi-unit: 65%	Single-unit, two-unit or townhouse: 50% Three-unit or multi-unit: 80%
Building Height, Maximum	32ft, as measured in accordance with the definition for "Building Height"; the height to the peak of a pitched roof shall not exceed 35ft	32ft, as measured in accordance with the definition for "Building Height"; the height to the peak of a pitched roof shall not exceed 35ft	38 ft or 3 stories	45 ft
YARD REGULATIONS				
Front Yard, Minimum	Average of neighboring residences along the same blackface; if less than 50% of the block is developed, then a minimum of 20 ft	Average of neighboring residences along the same blackface; if less than 50% of the block is developed, then a minimum of 20 ft	15 ft	10 ft
Rear Yard, Minimum	25 ft	25 ft	Single-unit, two-unit or townhouse: 25 ft Three-unit or multi-unit: 20 ft	Single-unit, two-unit or townhouse: 25 ft Three-unit or multi-unit: 20 ft
Interior Side Yard, Minimum	10% of lot width	10% of lot width	10% of lot width For multi-unit dwellings: 10% of lot width or 10 ft, whichever is less	10% of lot width For multi-unit dwellings: 10% of lot width or 10 ft, whichever is less
Corner Side Yard, Minimum	10% of lot width	10% of lot width	5 ft	10 ft

6-6-5 EXISTING LOTS OF RECORD OF 3,750SF IN THE R1 DISTRICT

This Section regulates those existing lots of record of three-thousand seven-hundred fifty (3,750) square feet or greater, but less than five-thousand six-hundred twenty-five (5,625) square feet, in the R1 District that exist on the effective date of this Ordinance, which do not conform to the lot area and lot width requirements of the R1 District in which they are located. No existing lot of record of three-thousand seven-hundred fifty (3,750) square feet or greater, but less than five-thousand six-hundred twenty-five (5,625) square feet, in the R1 District may be improved except in compliance with this Section. All lots of five-thousand six-hundred twenty-five (5,625) square feet or more shall comply with all requirements of the R1 District.

A. Individual Lots of Record of 3,750sf in the R1 District

In the R1 District, notwithstanding limitations imposed by other provisions of this Ordinance, a single-unit dwelling may be erected on a single existing lot of record of three-thousand seven-hundred fifty (3,750) square feet or greater, but less than five-thousand six-hundred twenty-five (5,625) square feet, provided that the lot is in separate ownership and complies with the bulk and use standards of Paragraphs C and D below. Such existing lot of record and single-unit dwelling shall be deemed conforming.

B. Such Lots of Record Held in Common Ownership

If on the effective date of this Ordinance, in situations where there are two (2) or more lots of record with continuous frontage in single ownership, and one (1) or more of the lots having contiguous frontage does not meet the requirements for lot width or lot area as established by this Ordinance, the land so involved shall be considered to be a single undivided parcel for the purposes of this Ordinance. No portion of said parcel shall be used, transferred or conveyed which does not meet the lot width and lot area requirements established by this Ordinance. No division of the parcel shall be made which leaves the remaining lot(s) with lot width or lot area below the requirements of this Ordinance. No building permit shall be issued for the use of any lot, or portion of a lot, transferred or conveyed in violation of this Section.

C. Bulk Standards for Existing 3,750sf Lots of Record

An existing lot of record of three-thousand seven-hundred fifty (3,750) square feet or greater, but less than five-thousand six-hundred twenty-five (5,625) square feet, in the R1 District must maintain a minimum lot width of thirty (30) feet or more. All yards and building heights must comply with the regulations of the R1 District (Table 4).

D. Use Standards for Existing 3,750sf Lots of Record

Only single-unit dwellings shall be permitted on such lots.

E. Nonconforming Lots of Record

All other existing lots of record within the R1 District that are less than three-thousand seven-hundred fifty (3,750) square feet and/or less than thirty (30) feet in lot width shall be considered nonconforming lots of record and shall comply with the requirements of Section 6-15-5 (Nonconforming Lots of Record), except for those lots exempted by Section 6-6-6 (Beulah Avenue Existing Lots of Record) below.

6-6-6 BEULAH AVENUE EXISTING LOTS OF RECORD**A. Applicable Area**

This Section regulates those existing lots of record on the 2900 Block of Beulah Avenue, as bordered by Chestnut Avenue to the south and Franklin Avenue to the north, that exist on the effective date of this Ordinance, which do not conform to the lot area and lot width requirements of the R1 District in which they are located.

B. Minimum Lot Size

Because of the angled configuration of such lots, in order to be considered conforming, such existing lots of record are required to meet a minimum lot frontage of thirty (30) feet and a minimum lot area of three-thousand (3,000) square feet. Lot frontage shall be the length of the front lot line as measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line, or in the case of a corner lot, from the intersection of one side lot line to the intersection of the corner side lot line.

C. Individual Lots of Record

In the R1 District, notwithstanding limitations imposed by other provisions of this Ordinance, a single-unit dwelling may be erected on a single existing lot of record along Beulah Avenue, in the area defined by Paragraph A above, of three-thousand (3,000) square feet or greater but less than five-thousand six-hundred twenty-five (5,625) square feet, provided that the lot is in separate ownership and complies with the bulk and use standards of Paragraphs E and F below. Such existing lot of record and single-unit dwelling shall be deemed conforming.

D. Such Lots of Record Held in Common Ownership

If on the effective date of this Ordinance, in situations where there are two (2) or more lots of record along Beulah Avenue, in the area defined by Paragraph A above, with continuous frontage in single ownership, and one (1) or more of the lots having contiguous frontage does not meet the requirements for lot width or lot area as established by this Ordinance, the land so involved shall be considered to be a single undivided parcel for the purposes of this Ordinance. No portion of said parcel shall be used, transferred or conveyed which does not meet the lot width and lot area requirements established by this Ordinance. No division of the parcel shall be made which leaves the remaining lot(s) with lot width or lot area below the requirements of this Ordinance. No building permit shall be issued for the use of any lot, or portion of a lot, transferred or conveyed in violation of this Section.

E. Bulk Standards

All yards and building heights must comply with the regulations of the R1 District (Table 4).

F. Use Standards

Only single-unit dwellings shall be permitted on such lots.

E. Nonconforming Lots of Record

All other existing lots of record within the R1 District along Beulah Avenue, in the area defined by Paragraph A above, that are less than three-thousand (3,000) square feet and/or less than thirty (30) feet in lot frontage shall be considered nonconforming lots of record and shall comply with the requirements of Section 6-15-5 (Nonconforming Lots of Record).