

ARTICLE XI

R-5 RESIDENTIAL DISTRICT

11.1 Permitted Uses

1. Single-family dwellings.
2. Elementary and high schools with or without dormitory accommodations.
3. Parks and forest preserves.
4. Multiple-family dwellings.

Special Use Permit Required

1. Golf courses.
2. Private clubs.
3. Senior Housing Developments.
4. Historical and architectural education center.
5. Senior citizen home sharing facility.
6. Not-for-profit, governmental and specialty school uses in elementary, middle, and high school buildings no longer used for teaching purposes.
7. Buildings primarily devoted to Religious Worship.
8. Private or public utility substations with a capacity not greater than 34 kilovolts.

11.2 Bulk Regulations

1. A maximum height of forty (40) feet (12.19 m.) or three and one-half (3½) stories, whichever is less.
2. A minimum lot size.
 - a. For single-family dwellings: 6,500 sq. ft. (603.87 sq. m.).
 - b. For a historical and architectural education center: One-third (1/3) acre (14,520 sq. ft.) (1,349.44 sq. m.).

- c. For multiple-family dwellings: 3,000 sq. ft. (278.71 sq. m.) per dwelling unit, plus an additional 1,000 sq. ft. (92.9 sq. m.) for each dwelling unit which contains more than two bedrooms, minus 1,000 sq. ft. (92.2 sq. m.) for each efficiency unit, with a minimum lot size of 8,000 sq. ft. (743 sq. m.).
 - d. For Senior Housing Developments: Independent and Assisted Living Units, (assuming no more than two bedrooms per dwelling unit) 2,040 sq. ft. (189.52 sq. m.) per dwelling unit, minus 674 sq. ft. for each efficiency unit (the number of efficiency units shall be limited to no more than 50 percent of the total number of dwelling units) ; plus Skilled Care Units, 1,320 sq. ft. (122.63 sq. m.) per bed, all with a minimum of two (2) acres (87,120 sq. ft.) (8,094 sq. m.) per lot.
 - e. For buildings primarily devoted to religious worship: 0.75 acres (32,670 sq. ft.) (3,037 sq. m.).
 - f. For all other uses: One and one half (1½ acres) (65,340 sq. ft.) (6,070 sq. m.).
3. A maximum lot coverage of forty percent (40%).
 4. A minimum lot width of fifty (50) feet (15.24 m.).
 5. A minimum front yard depth of twenty-five (25) feet (7.62 m.).¹

¹ Front and Side Yard Abutting a Street Adjustment Next to Existing Structures: When a lot abuts, on both sides, lots that have already been developed, the front yard applicable to such lot shall be determined by taking the average of the setbacks of the buildings on the two abutting lots. When a lot abuts a lot that has already been developed on one side and a street on the other side, the front or side yard abutting a street applicable to such lot shall be determined by taking the average of the setback of the building on the abutting developed lot and the required front or side yard abutting a street, but in no case shall the front yard be less than the setback of the building on the abutting developed lot. If a lot abuts a developed lot on one side and a vacant lot on the other side, the front yard applicable to such lot shall be determined by taking the average of the setback of the building on the abutting developed lot and the setback of the building on the lot immediately adjacent to the vacant lot. Unenclosed, roofed front porches shall be permitted to encroach up to eight (8) feet into a required front or side yard abutting a street.

6. For side and rear yards see Section 3.4A (5) and (6).
7. A minimum usable open space.
 - a. For single-family dwellings: Five hundred (500) square feet (46.5 sq. m.).

- b. For multiple-family dwellings: Two hundred seventy-five (275) sq. ft. (125.5 sq. m.) per dwelling unit.
 - c. For Senior Housing Developments: Independent and Assisted Living Units, Two hundred seventy-five (275) sq. ft. (25.5 sq. m.) per dwelling unit; Skilled Care Units, Seventy-five (75) sq. ft. (6.9 sq. m.) per bed.
 - d. For all other uses: Five hundred (500) sq. ft. (46.5 sq. m.).
8. Floor Area Ratio for single-family dwellings: 40 percent (40%); provided, however, this floor area ratio requirement is applicable only to the construction of residences or additions thereto for which building permits have issued on and after October 17, 1989
9. A minimum lot depth of 132 feet.

11.3 Standards

All of the property located in this district is subject to the general standards and regulations in this ordinance. To conserve space these standards and regulations have not been reprinted in the regulations for each district. Site plan and architectural approval (5.5) shall be required for all permitted uses listed in Section 11.1 except 1, 3, 4, and 5. Downtown design review in accordance with Section 5.12 shall be required for all uses except single-family dwellings located within the Downtown Design Review Overlay District.