

ARTICLE XII

R-6 RESIDENTIAL DISTRICT

12.1 Permitted Uses

1. Single-family dwellings.
2. Elementary and high schools and colleges 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. Nursery schools.
5. Adult day care facilities.
6. Business and professional offices.
7. Governmental office buildings.
8. Research laboratories.
9. Senior citizen home sharing facility.
10. Historical and architectural education center.
11. Not-for-profit, governmental and specialty school uses in elementary, middle and high school buildings no longer used for teaching purposes.
12. Buildings primarily devoted to Religious Worship.
13. Private or public utility substations with a capacity not greater than 34 kilovolts.

12.2 Bulk Regulations

1. A maximum height of fifty-five feet or four (4) stories, whichever is less.

2. A minimum lot size.
 - a. For dwelling units: 2,500 sq. ft. (232.2 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 (2) bedrooms, minus 500 sq. ft. (46.5 sq. m.) for each efficiency unit, with a minimum of 6,500 sq. ft. (603.87 sq. m.) per lot.
 - b. For Senior Housing Developments: Independent and Assisted Living Units, (assuming no more than two bedrooms per dwelling unit) 1,700 sq. ft. (157.93 sq. m.) per dwelling unit, minus 340 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, 1,089 sq. ft. (101.17 sq. m.) per bed, all with a minimum of one and one-half (1½) acres (65,340 sq. ft.) (6,070 sq. m.) per lot.
 - c. For nursery schools: One-half acre (21,780 sq. ft.) (2,023.5 sq. m.).
 - d. For a historical and architectural education center: One-third (1/3) acre (14,520 sq. ft.) (1,349.44 sq. m.).
 - e. For all other uses: One acre (43,560 sq. ft.) (4,047 sq. m.).
 - f. For business and professional offices: 9,000 sq. ft.
3. A maximum lot coverage of fifty percent (50%).
4. A minimum lot width of fifty (50) feet (15.25 m.).
5. A minimum front yard depth of twenty (20) feet (6.1 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 multiple-family dwellings: Two hundred seventy-five (275) sq. ft. (25.5 sq. m.) per dwelling unit.
 - b. 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.
 - c. For all other uses: Five hundred (500) sq. ft. (46.5 sq. m.).
8. A minimum lot depth of 132 feet.

12.3 Standards.

All of the property located in this district is subject to the general standards and regulations of this ordinance. To conserve space these standards and regulations have not been reprinted in the regulations for each district. Property located in this district is also subject to the following additional standards:

1. All operations, activities other than recreational and educational, and storage shall be conducted wholly inside a building or buildings, except that storage may be maintained outside a building in side yards or rear yards if no part of the storage is less than fifteen (15) feet (4.57 m.) from any lot line of the lot on which the use is located and if such storage area is separated from other property (except property located in Commercial or Industrial District) and public streets by screening.
2. No retail or services shall be permitted, except as incidental or accessory to a permitted use.
3. Dispensing of gasoline from underground storage tanks on premises shall be limited to the requirements of vehicles necessary to the conduct of a permitted use.
4. Service and maintenance of vehicles shall be permitted only to the extent necessary for the conduct of a permitted use.
5. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting of excessive glare upon adjacent property.
6. All premises shall be furnished with all-weather hard-surface walks and, except for parking areas, the grounds shall be landscaped.
7. If the lot contains a use other than a residential building and adjoins a lot containing a residential building, screening shall be provided at the lot line

sufficient to protect on a year-round basis the privacy of the adjoining residential uses.

8. Site plan and architectural approval (5.5) shall be required for all permitted uses listed in Section 12.1 except 1, 3, 4, and 5.
9. 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.