

ARTICLE IVMULTIPLE FAMILY RESIDENTIAL DISTRICTS

## 4-101           PURPOSES

Three zoning districts are provided for single family attached, two family, and multiple family residential development. Permitted residential uses and densities vary in each district to provide for a range of housing types and densities from relatively low density single family attached and two family dwellings in the R-6 Two Family Residential District to higher density multiple family dwellings in the R-7 and R-8 Multiple Family Residential Districts. Only selected service uses that are compatible with the residential character of each zoning district are allowed in addition to the permitted residential uses.

Specifically, the R-6 District is intended to provide opportunities for lower density single family attached and two family development compatible with neighboring single family detached dwelling development. The R-7 District is intended to provide areas for similar development plus modest density multiple family dwellings. The R-8 District is intended to provide areas for development at the highest residential density appropriate in the Village's suburban setting.

## 4-102           PERMITTED USES

The following uses and no others are permitted as of right in the R-6, R-7, and R-8 Districts:

- A. Single Family Detached Dwellings.
- B. Single Family Attached Dwellings.
- C. Two Family Dwellings, Every building in the R-6 District constructed as a two family dwelling or renovated, converted, reconstructed, or otherwise changed from a single family dwelling into a two family dwelling are subject to the following standards:
  1. Primary Access. The primary access to each dwelling unit must be into the front of the building, facing the front lot line directly or at an angle less than 45 degrees.

2. Ground Floor Entrance. The primary access to each dwelling unit must serve only that dwelling unit and must be located on the first story of the building.
3. Vehicular Access. If the zoning lot abuts a public alley, then vehicular access to the zoning lot must be from that public alley. If the zoning lot does not abut a public alley, then the zoning lot may be accessed by a single driveway. No driveway is permitted through any required front or side yard except only if the zoning lot does not abut a public alley and does not have any other reasonable means of vehicular access.
4. Architectural Features. The building must be designed with features common to single family detached dwellings in La Grange, including such things as gabled, hipped, or otherwise-articulated roof lines; articulated front facades; building materials, textures, and colors compatible with surrounding single family buildings; and sizes and scale of windows, doors, porches, balconies, and similar features compatible with surrounding single family buildings. The building may not include design features typically found only on multiple family dwellings.
5. Landscaping. The building lot must be landscaped at least with planting along the foundation on each side facing a public street, in a manner typical of foundation plantings of surrounding single family buildings.
6. Applicability. These provisions regulating two family dwellings in the R-6 District are applicable to every construction of a new two family dwelling, and to every renovation, conversion, reconstruction, or other change from a single family dwelling into a two family dwelling, on and after November 1, 2009, except if a properly completed building permit application for such construction, renovation, conversion, reconstruction, or other change has been filed with the Village.

- D. Multiple Family Dwellings, but only in the R-7 and R-8 Districts.
- E. Group Family Households, for up to six residents, subject to the following standards:
1. Supervision. Every such facility shall provide qualified and experienced supervisory personnel sufficient in number and time on duty to satisfy all standards of every agency responsible for the licensing or regulation of the facility. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be filed with the Village Manager.
  2. Structure Type. Every such facility shall be located in a dwelling of the type permitted in the district in which the facility is located. No alteration of any dwelling that would prevent its future use as a dwelling unit shall be permitted.
  3. Availability of Services. Every such facility shall have ready access to all services necessary and appropriate to the needs of its residents for active and passive recreation, medical care, education, cultural and religious activities, consumer goods and services, and public transportation.
  4. Required Approvals. No such facility shall be established without the prior licensing, certification, and other approvals of every agency charged with the regulation or supervision of the facility.

4-103            ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in the R-6, R-7 and R-8 Districts subject to the provisions of Section 9-101 of this Code.

4-104            HOME OCCUPATIONS

Home occupations are permitted in the R-6, R-7, and R-8 Districts subject to the provisions of Section 9-102 of this Code.

## 4-105 TEMPORARY USES

Temporary uses are permitted in the R-6, R-7, and the R-8 Districts subject to the provisions of Section 9-103 of this Code.

## 4-106 SPECIAL USES

Except as specifically limited in the following paragraphs, the following uses may be permitted in the R-6, R-7, and R-8 Districts subject to the issuance of a special use permit as provided in Section 14-401 of this Code and subject to the additional standards hereinafter set forth.

A. Senior Citizen Housing, but only in the R-7 and R-8 Districts and subject to the following additional standards:

1. Special Design Requirements. Every senior citizen housing dwelling shall be so designed and constructed as to be convertible to a dwelling allowed as a permitted use in the district in which the senior citizen housing is located. This requirement shall not be satisfied by a design for conversion to a nursing or personal care facility.
2. Special Parking Requirements. If conversion of a senior citizen housing dwelling to a dwelling allowed as a permitted use as aforesaid would require more off-street parking or loading than is required for the senior citizen housing, then the development shall provide sufficient excess landscaped open space to accommodate such additional parking without violating any of the yard requirements applicable to the permitted use.
3. Community Need. No special use permit for senior citizen housing shall be granted except on evidence satisfactory to the Board of Trustees that there is, and will for the foreseeable future continue to be, a ready market demand among current area residents for all of the dwelling units in the senior housing development.
4. Location. Every senior citizen housing development shall be located in an area of the

Village that is conducive to the special needs of senior citizens. This will typically require a location with convenient access to public transportation, retail stores, and medical services.

5. Facilities and Supervision. Every senior citizen housing development shall provide such on-site facilities and staff as may be necessary and appropriate to satisfy the social, cultural, recreational, and, where appropriate, medical needs of its residents. The name and telephone number of at least one person having direct responsibility for the operation of the development shall be listed in the La Grange telephone directory under the name of the development.
6. Required Approvals. No senior citizen housing development shall be established without the prior licensing, certification, or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special use permit for a senior citizen housing development shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from such agency. If any such approval has not been secured, then the application shall set forth the status of each such application and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special use permit.
7. Financial Stability. No special use permit for senior citizen housing shall be granted unless the applicant therefore shall establish, to the satisfaction of the Board of Trustees, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility

by reason of this Code and other laws and regulations.

B. Nursing and Personal Care Facilities, but only in the R-7 and R-8 Districts and subject to the following additional standards:

1. Supervision. Every nursing or personal care facility shall provide qualified and experienced supervisory personnel, in sufficient numbers and during sufficient and appropriate hours of the day, to meet all standards of any agency responsible for the licensing or regulation of the nursing or personal care facility and such additional services as may be required by the Board of Trustees. The minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be listed in the La Grange telephone directory under the name of the facility.
2. Availability of Facilities. Every nursing and personal care facility shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural, and religious activities; consumer goods and services; and public transportation.
3. Required Approvals. No special use permit for a nursing or personal care facility shall be granted unless the applicant therefore shall first present proof of the licensing, certification, or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special use permit for a nursing or personal care facility shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. If any such approval has not been secured, then the application shall set forth the status of each such application and shall state any facts known

to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special use permit.

4. Financial Stability. No special use permit for a nursing or personal care facility shall be granted unless the applicant therefore shall establish, to the satisfaction of the Board of Trustees, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.
- C. Congregate Housing, for up to 10 residents, subject to the standards set forth in Subsection 4-102E of this Code and provided, however, that no such facility shall be located within 800 feet of any existing group family household or other existing congregate housing facility, regardless of whether such existing group family household or other congregate housing facility is located within the Village.
  - D. Planned Developments, subject to the special procedures and standards set forth in Section 14-504 and 14-505 of this Code and subject to the additional standard that uses in planned developments in the R-6, R-7, and R-8 Districts shall be limited to the permitted, special, accessory, and temporary uses as otherwise permitted in the districts in which the planned development is located.
  - E. Public Utility Stations, subject to the following additional standards:
    1. Structure Appearance and Screening. All structures either shall have exteriors that give the appearance of a structure permitted in the district where located or shall comply with the buffer and landscape requirements applicable to non-dwelling uses abutting a residential district pursuant to Subsection 9-104H of this Code.

2. Safety Fencing. All such uses shall be fenced when any hazard to the safety of human or animal life is present.
3. Service and Storage Prohibited. No service or storage yard or structure shall be permitted except as permitted for other uses in the district.

4-107                   LOADING REQUIREMENTS

The parking and loading requirements applicable in the R-6, R-7, and R-8 Districts are set forth in Sections 10-101 and 10-102 of this Code.

4-108                   SIGN REGULATIONS

Sign regulations applicable in the R-6, R-7, and R-8 Districts are set forth in Article XI of this Code.

4-109                   BUFFERS, LANDSCAPING AND FENCES

Requirements relating to buffering and landscaping of certain uses and structures and fences in the R-6, R-7 and R-8 Districts are set forth in the following table. Footnote references appear in Subsection H of this Section at the end of the table.

4-110                   BULK, YARD, AND SPACE REQUIREMENTS

The building height, lot, yard, setback, dwelling size, and coverage requirements applicable in the R-6, R-7, and R-8 Districts are set forth in the following table. Footnote references appear in Subsection H of this Section at the end of the table.

		R-6	R-7	R-8
A.	<u>Height<sup>(1)</sup></u>			
	1. <u>Stories</u> (which-ever is	2.5	2.5	3
	2. <u>Feet</u> less)	35	35	45 <sup>(2)</sup>
B.	<u>Minimum Lot Area and Dimensions<sup>(3)</sup></u>			
	1. <u>Total Lot Area</u> (square feet)			



## Multiple Family Residential Districts

4-110

	R-6	R-7	R-8
(a) Single Family Detached	5,000	5,000	5,000
(b) Single Family Attached	5,000	5,000	5,000
(c) Two Family	6,000	5,000	5,000
(d) All Other Uses	N/A	12,000	12,000
(e) Planned Development <sup>(6) (7)</sup>	15,000	15,000	15,000
2. <u>Lot Area Per Unit</u> (square feet)			
(a) Single Family Detached	5,000	3,500	3,500
(b) Single Family Attached <sup>(4)</sup>	3,000	2,000	1,300
(c) Two Family	3,000	2,500	2,500
(d) Multiple Family	N/A	2,000	1,300
(e) Senior Citizen Housing	N/A	1,500	1,000
(f) Nursing or Personal <sup>(5)</sup> Care Facility	N/A	600	600
3. <u>Lot Width</u> <sup>(7A)</sup> (feet)	50	50	50
C. <u>Minimum Yards and Setbacks</u> <sup>(2) (8) (9) (10) (11) (12) (13) (13A) (14) (15) (16) (17)</sup>			
1. <u>Front Yard</u>			
(a) Percentage of (whichever) building height (is)	N/A	N/A	60%
(b) Feet (greater )	25	25	25
2. <u>Corner Side Yard</u> (feet)	17	17	17
3. <u>Interior Side Yard</u> <sup>(15)</sup>			
(a) Percentage of (whichever) lot width (is)	10%	10%	10%
(b) Feet (greater)	5	5	5 <sup>(16)</sup>
4. <u>Rear Yard</u> (Feet)			
(a) Percentage of (whichever) lot depth (is)	N/A	20%	20%
(b) Feet (greater)	20	20	20
D. <u>Minimum Dwelling Unit Size</u> (square feet)			
1. <u>One bedroom/efficiency</u>	1,000	650	650
2. <u>Two bedroom</u>	1,000	850	850
3. <u>Three bedroom</u>	1,000	1,000	1,000
4. <u>Four bedroom</u>	1,150	1,150	1,150
E. <u>Maximum Building Coverage</u> <sup>(10) (18)</sup>			
1. Interior Lots	35%	35%	35%
2. Corner Lots	40%	40%	40%
F. <u>Maximum Total Lot Coverage</u>	60%	60%	60%

	R-6	R-7	R-8
G. <u>Minimum Spacing Between Principal And Accessory Structures (feet)</u> <sup>(19)</sup>	10	10	10

H. Exceptions and Explanatory Notes

1. Height Limitation for Accessory Structures. No accessory structure shall exceed 15 feet in height measured from grade; provided, however, that flagpoles may extend to a height of 10 feet above the highest point of the roof of the principal structure, and the height of any antennas shall be governed by Subsection 9-101C of this Section. See Sections 9-101 and 9-104 for regulations applicable to residential recreational facilities, antennas, and antenna support structures.
  
2. Height Adjustments in R-Planned Developments. no adjustment pursuant to Section 14-508 of this Code of the maximum allowable height requirement shall increase the maximum allowable height to more than the greater of five stories or 70 feet in any R-8 District, except that the maximum allowable height may be increased to the greater of seven stories or 90 feet in any R-8 District located north of Hillgrove Avenue and east of La Grange Road. No such adjustment shall be recommended or authorized except on the basis of the development's excellence in achieving the purposes for which planned developments may be approved pursuant to Section 14-502 of this Code and in satisfying the standards applicable to such developments as set forth in Section 14-505 of this Code. In determining whether such excellence has been shown, special consideration shall be given to the following factors:
  - (a) the amount of usable open space; and
  - (b) the extent of land dedication for public building sites and open space; and
  - (c) the quality and extent of landscaping, including special elements such as water features and public art; and

- (d) the quality and extent of recreational facilities such as swimming pools, tennis courts, playgrounds, and other residential recreational facilities; bicycle, hiking, and jogging trails; and community centers; and
  - (e) the quality of design of vehicular circulation elements and parking lots and areas; and
  - (f) the care taken to maximize energy conservation in site design, building design, and building systems;
  - (g) the quality of roof design and finishes in terms of consistency with an attractive residential setting and the avoidance of flat roofs.
3. Nonconforming Lots. See Section 12-105 of this Code for lot requirements with respect to, nonconforming lots of record.
  4. Lot Area Per Unit for Single Family Attached Dwellings. In the case of single family attached dwellings, the lot area per unit requirements shall be applied with respect to the entire dwelling and the zoning lot on which the dwelling is located and shall not apply to individual lots on which the individual dwelling units within such dwelling are located.
  5. Calculation of Nursing or Personal Care Facility Density. Each patient bed in a nursing or personal care facility, whether in a private, semi-private, or dormitory room, shall be counted as one dwelling unit. In addition, each dwelling unit occupied or available for occupancy by staff of the nursing or personal care facility shall be counted as one dwelling unit.
  6. Clustering in Planned Developments. In planned developments, minimum lot size per unit requirements are intended only as a limit on overall development density and not as a requirement that each individual unit be placed on a lot of the specified size. In other words,

units may be clustered together so long as sufficient common open space is provided within the development to meet the average minimum lot size requirement of the development taken as a whole.

7. (A) Lot Width for Single Family Attached Dwellings: In the case of a single family attached dwellings, the lot width requirement shall be applied with respect to the entire zoning lot on which the dwelling is located and shall not apply to the individual lots on which the individual dwelling units within such dwelling are located.

Density Adjustments in Planned Developments. No adjustment pursuant to Section 14-508 of this Code of density in planned developments shall reduce the lot area per dwelling unit requirement to less than the following values:

District	Minimum Square Feet Per Unit
R-6	1,200
R-7	1,100
R-8	910

No such adjustment shall be recommended or authorized except on the basis of the development's excellence in achieving the purposes for which planned developments may be approved pursuant to Section 14-502 of this Code and in satisfying the standards applicable to such developments as set forth in Section 14-505 of this Code. In determining whether such excellence has been shown, special consideration shall be given to the following factors:

- (a) the amount of usable open space; and
- (b) the extent of land dedication for public building sites and open space; and
- (c) the quality and extent of landscaping including special elements such as water features and public art; and

- (d) the quality and extent of recreational facilities such as swimming pools, tennis courts, playgrounds, and other residential recreational facilities; bicycle, hiking, and jogging trails; and community centers; and
  - (e) the quality of design of vehicular circulation elements and parking lots and areas; and
  - (f) the care taken to maximize energy conservation in site design, building design, and building systems; and
  - (g) the quality of roof design and finishes in terms of consistency with an attractive residential roof setting and the avoidance of flat roofs.
8. Special Yard and Setback Requirements in Planned Developments. Special landscaping, perimeter open space, setback, and spacing requirements for planned developments are set forth in Paragraphs 14-505B6 and 14-505B7 of this Code. Such requirements shall not be waived except as provided in, and in accordance with the standards set forth in Section 14-505 of this Code.
9. Visibility Across Corners. Notwithstanding any other provision of this Code to the contrary, nothing shall be erected, placed, planted, allowed to grow, or maintained on any corner lot in any R-6, R-7, or R-8 District in violation of the standards established in Chapter 154 of the La Grange Municipal Code.
10. Exceptions for Swimming Pools and Decks. Coverage by a deck or a swimming pool built entirely at and below grade is not included in the calculation of building coverage. See Subsection 16-102B, definition of "Building Coverage, "for an exception from the Maximum Building Coverage requirement for swimming pools and decks. A swimming pool is included in the calculation of Lot Coverage, and a deck also may be included in that calculation—see Subsection 16-102L for the definition of "Lot Coverage" and

Subsection 16-102I for the definition of "Impervious Surface."

11. Special Setbacks for Signs. Special setbacks established for some signs in Article XI of this Code shall control over the yards and setbacks established in the table.
12. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard:
  - (a) Statuary and ornamental light standards having a height of 10 feet or less; and
  - (b) Arbors and trellises having a height of 10 feet or less, but not in any front yard; and
  - (c) Awnings, canopies, eaves, and gutters projecting not more than three feet from an exterior wall of any principal structure and not more than one foot from an exterior wall of any accessory structure, but in no event closer than three feet from any lot line; and
  - (d) Bay windows and balconies projecting not more than two feet from an exterior wall in the R-6 District or three feet from an exterior wall in the R-7 and R-8 Districts, for a distance not more than 1/3 of the length of such wall in any front or rear yard; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 22 V2 degrees with the wall in question; and
  - (e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than one and one-half feet from any exterior wall but in no event closer than three feet from any lot line; and
  - (f) Outside stairways projecting from an exterior wall not more than three feet and

- having a height of four feet or less, but not in any side yard; and
- (g) Flagpoles having a height of 15 feet or less; and
  - (h) Non-mechanical laundry drying equipment, but only in rear yards; and
  - (i) Heating and air conditioning equipment, but only in rear yards; and
  - (j) Recreational devices, except in front yards; provided however that freestanding basketball standards are not governed by this section; and
  - (k) Animal exercise areas, but only in rear yards and not closer than three feet from any lot line; and
  - (l) Fences, walls, and hedges, subject to the limitations of Sections 9-104 and 9-105 of this Code; and
  - (m) Parking areas and lots, except in front yards and subject to the limitations of Paragraph 9-101C4 and Section 10-101 of this Code.
13. Special Setbacks from La Grange Road. Notwithstanding any other provision of this Code to the contrary, in the area lying between 47th Street and the southerly limits of the Village, no building or other structure in any area now or hereafter zoned in the R-6, R-7, or R-8 Districts shall have any wall or other portion of such building or structure within 75 feet of the centerline of La Grange Road.
14. Platted Building Lines. See Subsection 15-101F of this Code.
- A. Yards and Setbacks for Single Family Attached Dwellings: In the case of single family attached dwellings, the minimum yard and setback requirements shall be applied with respect to the entire dwelling and

zoning lot on which it is located and not to individual dwelling units within such dwelling.

15. Front Yard Reduction Next to Existing Structures or Vacant Lots. The minimum required front yard for a lot in a multiple family residential district may be reduced under the following circumstances;
  - (a) If the subject lot abuts, on both sides, lots that already have been developed with residential uses, then the minimum front yard requirement for the subject lot may be reduced to the average of the setbacks of the buildings on the two abutting lots, but only if such average is less than the otherwise required minimum front yard and provided, however, that no such front yard shall be less than 25 feet.
  - (b) If the subject lot abuts a vacant lot, a nonresidential use, or a street on one or both sides, then the minimum front yard applicable to the subject lot may be reduced to the average of (i) the setback of the building on any abutting developed lot and (ii) the required minimum front yard in the zoning district in which the subject lot is zoned, but only if such average is less than the otherwise required minimum front yard and provided, however, that no such front yard shall be less than 25 feet.
16. Side and Rear Yard regulations for Accessory Uses and Structures. Except as otherwise provided herein, parking areas wherever located and other detached accessory uses and structures when entirely located within the rear 30 feet of a lot shall not be required to maintain an interior side or rear yard in excess of three feet. This regulation shall not apply to residential recreational facilities or antennas and antenna support structures. No accessory structure or use, or combination of such structures or uses, located within an otherwise required side or rear yard pursuant to this Paragraph shall occupy more than 50 percent of any such required yard. See



Sections 9-101 and 9-104 for regulations applicable to residential recreational facilities, antennas, and antenna support structures.

17. Side Yards in R-8 District. The required minimum interior side yard in the R-8 District shall be increased by one foot for each two feet of building height over 35 feet.
18. Exception for Decks. Coverage by decks shall not be included in determining the amount of building coverage, but shall be included in determining the amount of lot coverage.
19. Exception for Specified Accessory Structures. This limitation shall not apply to attached accessory structures, nor to air conditioning units, antennas, or antenna support structures, nor to any accessory structure protected by a fire separation wall approved by the Village Manager.