

VILLAGE OF BARTLETT

COMMITTEE AGENDA

APRIL 19, 2016

PLANNING & ZONING

Zoning Ordinance Update – Chapters 2 & 5



Agenda Item Executive Summary

Item Name Zoning Ordinance Update - Chapters 2 & 5 Committee or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

Chapter 5 - Residential Districts

- **Condensed** from 82 pages to 9½ with the utilization of charts and the deletion of redundant use lists.

Policy Issues:

- **Commercial Motor Vehicles, Inoperable Vehicles, Recreational Vehicles, Trailers, All-Terrain Vehicles, Watercraft, Snowmobiles and Semi-Trailers** have been clarified and a distinction has been clearly made between a commercial motor vehicle and a trailer.
- **Churches/Religious Institutions/Places of Assembly** have been included in all residential districts and each of these uses will be regulated the same since they have comparable impacts (i.e. parking, noise, traffic, etc.)
- **Impervious Surface** was approved in 2014 by *Ordinance 2014-07 An Ordinance Amending the Bartlett Zoning Ordinance with Respect to the Regulation of Impervious Surfaces in Residential Zoning Districts*. The Staff has been implementing this ordinance and its regulations since its inception and to date, no variations have been requested. The Staff is not requesting any changes or updates to this section of Chapter 5.

Chapter 2 - Definitions

- Updated per the revisions made to Chapter 5 (i.e. Places of Assembly added)

ATTACHMENTS (PLEASE LIST)

CD Memo and Updated Chapters 2 and 5 of the Zoning Ordinance

ACTION REQUESTED

- For Discussion Only - To forward on to the Zoning Board of Appeals for further review and to conduct the public hearing.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 4/7/2016

COMMUNITY DEVELOPMENT MEMORANDUM

16-61

DATE: April 7, 2016

TO: Valerie L. Salmons, Village Administrator

FROM: Jim Plonczynski, Com Dev Director

RE: **Zoning Ordinance Updates – Chapter 5 - Residential Districts
Chapter 2 – Rules and Definitions**

CHAPTER 5 – RESIDENTIAL DISTRICTS

Attached for your review is the updated Chapter 5 of the Zoning Ordinance. **The previous chapter was 82 pages in length; the revised Chapter 5 has been condensed to just 9½ pages.** Charts are now being utilized to eliminate duplication and redundancy from each residential zoning classification, thereby simplifying the Ordinance.

POLICY ISSUES

Commercial Motor Vehicles, Inoperable Vehicles, Recreational Vehicles, Trailers, All-Terrain Vehicles, Watercraft, Snowmobiles and Semi-Trailers – This ordinance has been revised and now clarified specifically for the distinction between commercial *motor* vehicles and trailers. Trailers are now "generally" categorized so that **ANY** trailer, regardless of type, will fall under this revised section of the ordinance. Staff believes these modifications give the Village a stronger case if a violation were to go to trial. (Please see Section 10-5-3, Page 4.)

Churches/Religious Institutions/Places of Assembly – Previously, the term *Place of Assembly* was not defined in our Zoning Ordinance and often was used interchangeably with *Religious Institution*. The ordinance was also not consistent in the regulation of religious land uses as required by the *Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA)*. RLUIPA states that, subject to some exceptions, local and state governments may not "impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution."

In this revised ordinance, churches would now be classified as a Religious Institutions and would be regulated the same as Places of Assembly since they have comparable impacts (i.e. parking, noise, traffic, etc.). Places of Assembly, Religious Institutions, Lodges (fraternal and civic), equal or less than 10,000 sq. ft. would be permitted by right in the ER-1 and ER-2 (1 acre or larger) Zoning Districts, and as a special use in the remainder of the residential districts. These same uses, if greater than 10,000 sq. ft., would require a special use in all residential districts. **Staff believes this revised ordinance more closely meets the Religious Land Use and Institutionalized Persons Act requirements.**

Impervious Surface – The impervious surface regulations were **approved** on February 4, 2014 by **Ordinance 2014-07 An Ordinance Amending the Bartlett Zoning Ordinance with Respect to the Regulation of Impervious Surfaces in Residential Zoning Districts**. This ordinance set a maximum impervious surface percentage for residential lots based on their lot size to reduce storm water runoff and maintain green space (see Table 5-4 on Page 10.) The Staff has been implementing this ordinance and its regulations since its inception. To date, no variations have been requested.

CHAPTER 2 – RULES AND DEFINITIONS (Pertaining Only to Chapter 5 Updates)

Also attached for your review are those sections of Chapter 2 that have been updated per the revisions made to Chapter 5 (i.e. Places of Assembly added).

RECOMMENDATION

The Staff recommends forwarding the updated Zoning Ordinance Chapters 2 & 5 on to the Zoning Board of Appeals for further review and to conduct the public hearing.

/rbg
Attachments

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CHAPTER 45: RESIDENTIAL DISTRICTS

Organization:

- 10-5-1 Uses in Residential Districts
- 10-5-2 Additional Development Standards For Specific Uses in Residential Districts
- 10-5-3 Special Requirements in Residential Districts
- 10-5-4 Area, Bulk, Density, and Setback Requirements
- 10-5-5 Development Standards for Mobile Homes and Mobile Home Parks
- 10-5-6 Impervious Surface Regulations for Residential Districts

10-5-1: USES IN RESIDENTIAL DISTRICTS:

A. Permitted Uses:

Uses identified with a "P" in Table 5-1 are permitted as of right in each respective district, provided that uses comply with all other applicable standards of this Ordinance. No building or premises improved or unimproved shall be used, and no building shall be hereafter erected, converted, enlarged, reconstructed, or structurally altered, except for a purpose permitted in the district in which the building or land use is located as shown in Table 5-1, except for: Uses lawfully established on the prior to the effective date of this Title and rendered non-conforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title Ordinance or in accordance with Chapter 10, Nonconforming Lots, Buildings and Uses, of this Ordinance.

B. Special Uses: Uses identified with an "S" in Table 5-1 are considered special uses and may be permitted in the subject district only after review and approval in accordance with Chapter 13 (Administration and Enforcement) of this Ordinance.

C. Prohibited Uses: Uses listed in Table 5-1 and not identified with a "P" or "S" are expressly prohibited in the subject district. Uses not listed in Table 5-1 are also prohibited; however the Village Board, upon recommendation from the Plan Commission, may permit a use that is not listed in accordance with Section 10-1-3.F of this Ordinance.

D. Accessory Uses: Accessory Uses are permitted in residential districts as regulated in Chapter 3 (Accessory Uses, Buildings and Structures) of this Ordinance.

**TABLE 5-1
USES IN RESIDENTIAL DISTRICTS**

USE	ER-1	ER-2	ER-3	SR-2	SR-3	SR-4	SR-5	SR-6	MH-1	Additional Standards
RESIDENTIAL USES										
HOUSEHOLD LIVING										
Mobile Homes									P	10-5-5*
Multi-family							P	P		10-5-4*
Single-family, Attached							P	P		10-5-4*
Single-family, Detached	P	P	P	P	P	P	P	P		
GROUP LIVING										
Community Residence	S	S	S	S	S	S	S	S		10-5-2*
Senior Housing							S	S		Min. 1 acre*
NONRESIDENTIAL USES										
DAY CARE & EDUCATIONAL FACILITIES										
Day Care, Center (Adult or Child)							S	S		*
Day Care, Group (Adult or Child)	S	S	S	S	S	S	S	S		*
School	P	P	P	P	P	P	P	P		*
School, with boarding	S	S	S	S	S	S	S	S		Min. 5 acres*
COMMUNITY FACILITIES										
Club/Recreation Buildings (Private)	P	P	P	P	P	P	P	P	P	
Parks/Open Space	P	P	P	P	P	P	P	P	P	*
Places of Assembly, Religious Institutions, Lodge (fraternal and civic) equal or less than 10,000 sq. ft.	P	P	S	S	S	S	S	S	S	*
Places of Assembly, Religious Institutions, Lodge (fraternal and civic) greater than 10,000 sq.ft.	S	S	S	S	S	S	S	S	S	10-5-2*
Public/Government Facility	P	P	P	P	P	P	P	P	P	*
MISCELLANEOUS USES										
Agriculture	P	P	P	P	P	P	P	P		10-5-2
Planned Unit Development (Plan)	S	S	S	S	S	S	S	S	S	10-9
Accessory Uses/Structures	P	P	P	P	P	P	P	P	P	10-3-2
Utilities (Private), Cellular Tower	S	S	S							*

* Site Plan review and approval required.

10-5-2: ADDITIONAL DEVELOPMENT STANDARDS FOR SPECIFIC USES IN RESIDENTIAL DISTRICTS:

A. Community Residence Group Home:

1. The ~~A Community Residence~~ group home has ~~not more than~~ **shall have a maximum of** eight (8) unrelated persons with disabilities residing in it, ~~plus not less than~~ **with a minimum of** one ~~nor~~ **but not** more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.
2. ~~The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
2. The **Community Residence** group home is located **at least** ~~not less than one thousand two hundred feet (1,200')~~ **feet**, measured in all directions, from any other building used as a **Community Residence** group home pursuant to this subsection **Title**, or a "**Community Residence** group home " as defined pursuant to any adjacent jurisdiction's Zoning Ordinance.
3. ~~Prior to the occupancy of the group home:~~
 - a. ~~All Village licensing requirements shall have been complied with.~~
 - b. ~~A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~
3. ~~No Services, including, but not limited to, counseling and other treatment, are contemplated to~~ **shall** be provided ~~nor shall be permitted for~~ **only** persons **residing at** other than the residents of the **Community Residence** group home.
4. ~~The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

B. Places of Assembly, Religious Institutions and Lodges (Fraternal and Civic):

A Traffic Impact Study shall be required for all places of assembly, religious institutions, lodges, fraternal and civic, greater than 10,000 square feet.

C. Agriculture:

1. ~~The lot area for commercial growing of farm crops, truck garden produce, and nursery stock shall be not less than ten (10) acres in area; and~~
2. ~~The sale of such materials is not conducted from a store, stand or other structure erected or maintained for such purpose.~~
3. ~~On lots less than (10) acres in area, such uses involve only the growing of farm and garden crops and nursery stock and no accessory structures are used exclusively for such uses, except conservatories or greenhouses of the types customarily attached to dwellings.~~
4. ~~No commercial feeding of garbage or offal to swine or other animals or operating for the disposal of garbage, sewerage, rubbish or offal.~~
5. ~~No mechanized industrial animal farms, commercial operated greenhouses, commercial milk farms and commercial dog kennels.~~

1. Lot area for agricultural uses shall be a minimum of 2 (two) acres.
2. On lots not less than ten (10) acres in area, All accessory structures and land used for the shelter, feeding, keeping, propagating and culture of poultry, bees and livestock shall not be less than a minimum of one hundred feet (100') from the nearest lot line and any other structure used in the pursuit of agriculture not associated with animals shall not be less than a minimum of one hundred feet (100') from the nearest street lot line, and not less than a minimum of fifty feet (50') from the nearest interior and rear lot line.

10-5-3: SPECIAL REQUIREMENTS IN RESIDENTIAL DISTRICTS:

- A. Commercial Motor Vehicles:** Commercial Motor Vehicles, including those that contain equipment racks to carry commercial equipment and those that have signage and/or lettering on any side, front or rear surface of the vehicle, may be parked or stored on a residential zoning lot if located within a garage or fully enclosed building; or, if visible from adjacent rights-of-way or properties, shall meet all of the following requirements:
1. The commercial motor vehicle must shall display an "A", "B", "D" license a Passenger Plate, a B Truck Plate, a D Plate, a Taxi Plate or a Livery Plate. The gross motor vehicle weight, including the vehicle and cargo, shall not exceed a maximum weight of 12,000 lbs. provided However,
 2. A commercial motor vehicle with a "D" license plate including all racks, equipment and materials stored thereon, shall not exceed an overall height of eight (8) feet, six (6) inches tall measured from the existing grade. to the top of the vehicle roof;
 3. The commercial motor vehicle must be parked on a paved surface asphalt, concrete or pavers at least a minimum of ten (10) feet from the side and/or rear property line of the zoning lot;
 4. The equipment and materials stored in the bed of a pick-up or flatbed truck must be securely covered by a commercially manufactured bed cap, cover (e.g., Tonneau cover) or tarp; and
 5. The commercial motor vehicle must be owned or legally controlled by one of the owners or occupants of the principal use.
- B. Inoperable Vehicles:** No inoperable or unlicensed vehicle shall be parked, kept or stored on any zoning lot in a residential district except in a garage or fully enclosed building.
- C. Trailers and Boats Recreational Vehicles, Trailers, All-Terrain Vehicles, Watercraft and Snowmobiles:**
1. Recreational vehicles, travel trailers, recreational units camping trailers, all-terrain vehicles, watercraft, watercraft trailers, and snowmobiles, snowmobile trailers, or similar type trailers, as defined herein, in Chapter 2 of this Ordinance shall only be parked or stored on a paved surface asphalt, concrete or pavers located in the front or corner side yard on a residential or PD zoning lot containing a detached single family dwelling unit or a duplex dwelling unit in the

~~ER-1, ER-2, ER-3, SR-1, SR-2, SR-3, SR-4, SR-5, SR-6, the PD Zoning Districts of such zoning lot (a) between May 1 and October 31 (except snowmobiles on snowmobile trailers), or (b) on a concrete or asphalt driveway located in the front or corner side yard of such zoning lot and snowmobile trailers, between November 15 and April 15 for snowmobiles on a trailer.~~

2. A recreational vehicle or trailer parked or stored in a residential or PD zoning district containing a detached single family or duplex dwelling unit shall only be occupied for living or sleeping purposes for a maximum of seven (7) consecutive days or a total of fifteen (15) days per calendar year.
 3. A maximum of one (1) recreational vehicle, trailer, or recreational unit (including all-terrain vehicles, watercraft, and snowmobiles on a trailer) may be located in a rear yard or that portion of an interior side yard which is located behind the front elevation of the principal residence, adjacent to the area where the vehicle/trailer is stored at least a minimum of five (5) feet from the side and/or rear lot line.
 4. A recreational unit may consist of one recreational vehicle, or travel trailer, or camping trailer; or one or more all-terrain vehicles, on a single trailer, or one or more snowmobiles on a single trailer, or one or more watercraft on a single trailer. Not more than one (1) recreational unit, including a recreational vehicle, an all-terrain vehicle, a snowmobile, a watercraft or a trailer of any type shall be permitted on a driveway in the front or corner side yard.
 54. No Recreational vehicles, travel trailers, camping trailer, all-terrain vehicles, watercraft, watercraft trailer, and snowmobiles, snowmobile trailer or similar type trailer which are is in a state of visible disrepair, partial construction or being utilized for a purpose other than what it was originally designed, but shall be only be stored or parked outdoors within a garage or fully enclosed building. meeting the requirements of all applicable ordinances.
 65. Recreational vehicles, travel trailers, camping trailers, all-terrain vehicles, watercraft, watercraft trailers and snowmobiles, snowmobile trailers or similar type trailers shall be located only within a garage or fully enclosed structure building and on a zoning lot containing a townhome, or higher density attached residential unit or a mobile home in an SR-5, SR-6, MH-1 or PD Zoning District.
 6. Recreational vehicles, trailers, all-terrain vehicles, watercraft and snowmobiles may be parked or stored in a designated common area within a mobile home park provided the area is fenced and/or screened from view from adjacent properties.
- D. **Semi-Trailers:** Semi-Trailers shall not be permitted in any residential zoning district or the residential area of a PD Zoning District.
- E. **Domestic Animals:** No person, group or firm shall keep more than three (3) adult dogs, cats, horses, or any other domestic animals unless they are kept on a property specifically zoned to allow a veterinary clinic, animal hospital, kennel, animal training facility, pet store or zoo. For purposes of this title, when an animal reaches six (6) months of age, it shall be considered an adult animal.
- F. **Site Plan Review:** A site plan approved review and approval in accordance with according to the regulations in Chapter 13 of this Title shall be required prior to the approval of a building permit for any multi-family or non-residential use in the following zoning districts: for any property in the ER-1, ER-2, ER-3, SR-2, SR-3, SR-

4, SR-5, SR-6 or MH-1 District, or prior to the rezoning of property to an SR-5, SR-6 and MH-1 District. (~~Ord. 78-40, 5-16-1978~~)

- G. Sewer and Water:** All dwellings and uses requiring sanitary facilities shall be served by a municipal sewer and water system, **however, in the ER-1 or ER-2 Districts** or a private individual sewage disposal system and water supply system approved by the appropriate County Health Department, the state **Illinois** Department of Public Health, and the Village **Engineer may be permitted**.

10-5-4: AREA, BULK, DENSITY AND SETBACK REQUIREMENTS:

A. Scope and Applicability of Requirements: Except as may be provided elsewhere in this Ordinance, the provisions of this Chapter shall establish the minimum and maximum requirements of area, bulk, density, and setbacks for all residential Districts. No building or structures shall be erected, converted, enlarged, reconstructed, or structurally altered in violation of the requirements of this Chapter.

**TABLE 5-2
SINGLE FAMILY RESIDENTIAL DISTRICTS BULK REGULATIONS**

		ER-1	ER-2	ER-3	SR-2	SR-3	SR-4
Minimum Lot Size		80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.	10,800 sq. ft.	8,100 sq. ft.	6,000 sq. ft.
Minimum Lot Width		200 ft. ⁽¹⁾	140 ft. ⁽¹⁾	100 ft. ⁽¹⁾	80 ft. ⁽¹⁾	60 ft.	60 ft.
Required Yards	Front	50 ft.	50 ft.	40 ft.	35 ft.	35 ft.	25 ft. ⁽²⁾
	Rear	100 ft.	80 ft.	70 ft.	55 ft.	35 ft.	45 ft.
	Side, Interior	30 ft.	25 ft.	15 ft.	10 ft.	7.5 ft.	5 ft.
	Side, Corner	50 ft.	50 ft.	40 ft.	35 ft.	35 ft.	25 ft.
Maximum Building Height		25 30 ft. ⁽⁴⁾					
Maximum Impervious Surface		See 10-5-6					
Maximum Floor Area Ratio (Non-Residential Uses)⁽³⁾		0.2	0.2	0.2	0.2	0.2	0.2

⁽¹⁾ For cul-de-sac lots or lots on a curvilinear portion of the street, the lot width requirement may be reduced by 25% in ER-1, 15% in ER-3 and 10% in SR-2 Zoning Districts, provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width and the lot width shall be measured at the front setback line.

⁽²⁾ In the SR-4 zoning district, where the average setback on existing structures on a block face is less than 25 feet, that average shall be the depth of the required front yard for new structures or additions on that block face.

⁽³⁾ The maximum Floor Area Ratio does not apply to single-family detached or duplex dwellings.

⁽⁴⁾ Any structure exceeding the height of the district shall require a special use permit.

**TABLE 5-3
MULTIPLE FAMILY RESIDENTIAL DISTRICTS BULK REGULATIONS**

		SR-5	SR-6	
Minimum Contiguous Area		1 acre	1 acre	
Minimum Lot Width		Sufficient Width to Accommodate the Use and/or Building Separations		
Accessory Structures Setback		(See Section 10-3-2)		
Maximum Building Height		Principal Building 25 35 feet ⁽¹⁾	3 stories or 36 50 feet ⁽¹⁾	
Maximum Floor Area Ratio		Townhome and Multiple Family Dwelling Units ⁽¹⁾	.30	
		All other Uses	.20	
Residential Uses	Density	8 d.u./acre ⁽²⁾	14 d.u./acre ⁽²⁾	
	Required Front Yard	35 25 ft.	35 25 ft.	
	Building Separations	Front to Front	60 ft.	60 ft.
		Front to Side	40 ft.	40 ft.
		Side to Side	30 ft.	30 ft.
		Rear to Side	40 ft.	40 ft.
		Rear to Rear	60 ft.	60 ft.
	Minimum Lot Area	Senior Housing	1 acre (See 10-5-2)	1 acre (See 10-5-2)
		All Other Residential Uses	Sufficient Area to Accommodate the Use and/or Building Separations	
	Required Guest Parking Space Ratio (Units/Guest Space)		4:1	3:1
Perimeter Setbacks		50 ft. Adjacent to an Arterial/Railroad R-O-W 40 ft. Adjacent to All Other Uses		
Open Space Requirement		15%	20%	

TABLE 5-3 (CONTINUED)

Non-Residential Uses	Required Front Yard		40 ft.	40 ft.	
	Required Side Yard		20 ft.	20 ft.	
	Required Corner Side Yard		40 ft.	40 ft.	
	Required Rear Yard		50 ft.	50 ft.	
	Minimum Lot Area	School with Boarding		5 acres	5 acres
		Places of Assembly and Religious Institutions		1 acre	1 acre
		Park		No Minimum	
		All Other Non-Residential Uses		20,000 sq. ft.	20,000 sq. ft.
(1) Any structure exceeding the height of the district shall require a special use permit.					
(2) Excluding Two-Family Detached Dwellings (e.g. Duplexes).					

10-5-5: DEVELOPMENT STANDARDS FOR MOBILE HOMES AND MOBILE HOME PARKS:

A. Additional Mobile Home and Mobile Home Park Requirements:

1. Minimum Contiguous Area: Each mobile home park must be at least seventy-five (75) acres in size.
2. Mobile homes shall not be permitted except on a lot in a mobile home park.
3. A mobile home shall not be permitted as an accessory building.
4. Building Height: The maximum building height of any principal structure shall be ~~twenty five feet (25')~~ **twenty feet (20')**.
5. Special Conditions: All mobile home parks shall be governed solely by and shall comply with the minimum site size per unit, perimeter property setback lines, spacing between units and other bulk, development and operational regulations as set forth in the Illinois Mobile Home Park Act, 210 Illinois Compiled Statutes 115 et seq., and other State of Illinois statutes and regulations governing mobile homes or mobile home parks or mobile homes as defined in said act.

10-5-6: IMPERVIOUS SURFACE STANDARDS FOR RESIDENTIAL DISTRICTS:

- A. The maximum impervious surface percentage for all buildings and structures (principal and accessory uses) including paved, impervious, or traveled surfaces on a lot shall not exceed the following:

**TABLE 5-4
MAXIMUM IMPERVIOUS SURFACE IN RESIDENTIAL DISTRICTS**

	Maximum Impervious Surface
Single Family, Detached Lots	
Equal to or greater than 20,000 sq. ft.	30%
Equal to or greater than 10,800 sq. ft. but less than 20,000 sq. ft.	35%
Less than 10,800 sq. ft.	40%
Duplex Lots	45%
Townhome and Other Multi-Family Lots	N/A

- B. If the Building Department determines that a material is pervious, the area covered by such material shall not count toward the total area of impervious surface.

10-4-1: RESIDENTIAL DISTRICTS, PURPOSE:

The residential district regulations are intended to govern the location, intensity and method of development of the residential areas of the Village. The residential districts are intended to provide for and encourage the construction of a variety of housing types to meet the varying needs of different individuals and families within the Village. The regulations of each district are designed to provide for protection to existing developments while allowing new growth in accordance with current design standards and density objectives. Residential uses have been grouped into the following nine (9) residential districts:

ER-1 Estate Residence District	(80,000 square feet)
ER-2 Estate Residence District	(40,000 square feet)
ER-3 Estate Residence District	(20,000 square feet)
SR-1 Suburban Residence District	(15,000 square feet)
SR-2 Suburban Residence District	(10,800 square feet)
SR-3 Suburban Residence District	(8,100 square feet)
SR-4 Suburban Residence District	(6,000 square feet)
SR-5 Low Density Multiple Family Residence District	
SR-6 Medium Density Multiple Family Residence District	
MH-1 Mobile Home Park District	

For purposes of determining the restrictiveness of the nine (9) residential zoning classifications, ER-1 shall be considered the most restrictive residential district and SR-6 shall be considered the least restrictive residential district. (Ord. 78-40, 5-16-78)

In the event that any newspaper is at any time hereafter published in the Village, then the publication of all notices hereinbefore required shall be made in a newspaper which is published in the Village. For purposes of this Title a newspaper shall be considered published in Bartlett if the publisher of such newspaper has a bulk rate mailing permit pursuant to which such newspaper is first placed in the mails in the Village. (Ord. 79-47, 7-17-79)

ARTICLE A. ER-1 ESTATE RESIDENCE DISTRICT

~~10-4A-1: DESCRIPTION OF DISTRICT:~~

~~The ER-1 Estate Residence District is intended to provide for estate-type, single-family residential development on lots adequate in size to allow individual wells and sewage disposal systems. This District is intended to create an environment that allows a mixture of agricultural uses and homes on lots larger than typical for urban-type residential areas. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential area in a rural setting. The District is located where rural-type development presently exists and where similar residential development appears likely to occur in the future. All commercial activities are prohibited, except for selected recreation uses as designated hereinafter. (Ord. 78-40, 5-16-1978; amd. Ord. 78-46, 7-17-1979) [Previously Moved to Ch. 4]~~

~~10-4A-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the ER-1 Estate Residence District are set forth in the sections which follow. Also applying to the ER-1 District are regulations set forth in other chapters of this Title as follows:~~

- ~~Chapter 1 – General Zoning Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Developments~~
- ~~Chapter 10 – Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 11A – Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979; Ord. 91-26, 4-16-1991)~~

~~10-4A-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the ER-1 District shall be devoted to any use other than a use permitted in the ER-1 District, and no building or structure in the ER-1 District shall be erected, altered, enlarged or occupied except for a permitted use in the ER-1 District unless otherwise specifically allowed by this Title.~~

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.

The following uses are permitted in the ER-1 District:

~~A. Residential uses:~~

~~Single family detached dwellings.~~

~~B. Educational institutions (nonboarding).~~

~~C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.~~

~~D. Public and governmental land and buildings.~~

~~E. Religious institutions.~~

~~F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

10-4A-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the ER-1 District:

~~A. Residential Uses:~~

~~1. Clustered residences.~~

~~2. Housing facilities for colleges and universities.~~

~~B. Educational Institutions:~~

~~1. Colleges, junior colleges and universities.~~

~~2. Public and/or private schools with boarding.~~

~~C. Recreational and Social Activities:~~

~~1. Athletic fields including stadiums and grandstands, noncommercial.~~

~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~

~~3. Golf courses, Par 3, illuminated.~~

~~4. Guesthouses, private.~~

~~5. Gun clubs.~~

~~6. Recreation clubs.~~

~~7. Skeet and trap shooting.~~

~~8. Stables and riding academies, commercial.~~

~~9. Zoos.~~

~~D. Health, Medical and Care Institutions:~~

1. Convalescent centers, nursing homes, geriatric centers and rest homes.
 2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug-addicted patients.
 3. Institutions for the care of the aged.
 4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.
- E. ~~Public Utility and Service Uses:~~
1. ~~Essential services including gas regulator stations, telephone exchanges, electric substations.~~
 2. ~~Fire stations.~~
 3. ~~Public offices.~~
 4. ~~Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
 5. ~~Telephone transmission equipment buildings and microwave relay towers.~~
- F. ~~PUD: Planned unit developments.~~
- G. ~~Excavations: Excavations for:~~
1. ~~Artificial lakes.~~
 2. ~~Borrow pits for commercial purposes.~~
 3. ~~Topsoil removal for commercial purposes.~~
- H. ~~Agriculture: Agriculture, including the growing of farm and garden crops and nursery stock as a principal use on a lot, provided:~~
1. ~~The lot area for commercial growing of farm crops, truck garden produce, and nursery stock shall be not less than ten (10) acres in area; and~~
 2. ~~The sale of such materials is not conducted from a store, stand or other structure erected or maintained for such purpose.~~
- I. ~~Equestrian Sports: Equestrian sports, including polo, horse shows, hunter trails or bridle trails with not less than ten (10) acres for polo and horse shows and twenty (20) acres for hunter trails.~~
- J. ~~Miscellaneous:~~
1. ~~Heliports and restricted landing areas.~~
 2. ~~Kennels. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
 3. ~~(Rep. by Ord. 88-67, 7-19-1988)~~
 4. ~~Pet cemeteries.~~
 5. ~~Philanthropic and eleemosynary institutions, but not including businesses sponsored by such institutions, except as are necessary or incidental to and located in the same building as such institution proper.~~
 6. ~~Radio and television stations and towers (transmitting and receiving).~~
 7. ~~Roadside stands for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~
- K. ~~Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- L. ~~Group Homes: "Group home" as defined herein shall be a special use provided:~~
1. ~~The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional~~

- support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.
2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.
 3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.
 4. Prior to the occupancy of the group home:
 - a. All Village licensing requirements shall have been complied with.
 - b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.
 5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.
 6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)

10-4A-5: ACCESSORY USES:

Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following:

Agricultural buildings and structures, noncommercial, provided:

1. On lots not less than ten (10) acres in area, structures and land used for the shelter, feeding, keeping, propagating and culture of poultry and livestock shall not be less than one hundred feet (100') from the nearest lot line and any other structure used in the pursuit of agriculture shall not be less than one hundred feet (100') from the nearest street line, and not less than fifty feet (50') from the nearest interior and rear lot line; and
2. On lots less than ten (10) acres in area, such uses involve only the growing of farm and garden crops and nursery stock and no accessory structures are used exclusively for such uses, except conservatories or greenhouses of the types customarily attached to dwellings.

Boathouses, private.

Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.

Conservatories, private.

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Horse stables, private, on lots not less than two (2) acres in area, provided that no more than two (2) horses are kept, except that one additional horse may be kept for each one acre of additional lot area over two (2) acres, and no structure used for shelter shall be nearer than ninety feet (90') to any side or rear lot line and one hundred fifty feet (150') to any front lot line, or any street. Such stables shall be subject to the following standards:~~

- ~~1. The stable must not be detrimental to or endanger public health or safety.~~
- ~~2. The stable must not be injurious to the use and enjoyment of the property in its immediate vicinity nor diminish or impair property values in the neighborhood.~~
- ~~3. Adequate utility service and drainage facilities must be provided and approved by the Village Engineer.~~
- ~~4. The storage area for manure must meet the same setback requirements of stable building location.~~
- ~~5. Manure removal must meet the requirements of the appropriate county health department and must be so scheduled in frequency as to avoid accumulations offensive or injurious to public health.~~
- ~~6. A pest control program must be instituted to meet the requirements of the appropriate county health department.~~

~~Household pets exclusively for the use and personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Sewage disposal units, individual.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas.~~

~~Water systems, individual. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

10-4A-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini-motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

~~Industrial uses.~~

~~Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug addicted patients, including half-way houses.~~

~~Junk yards. (Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-88)~~

~~Mobile home parks.~~

~~Mobile homes.~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

~~10-4A-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):~~

Uses in the ER-1 Estate Residence District shall conform to the following requirements:

~~A. **Minimum Lot Area:** A ground area of not less than eighty thousand (80,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than eighty thousand (80,000) square feet when specified by the Village Board.~~

~~B. **Minimum Lot Width:** A minimum lot width of two hundred feet (200') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by twenty five percent (25%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width. Special uses may require a minimum lot width greater than two hundred feet (200') when specified by the Village Board.~~

- ~~C. **Required Yards:** Required yards shall be provided and maintained in the ER-1 Estate Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~
- ~~1. **Required Front Yard:** A required front yard of fifty feet (50') shall be provided and maintained.~~
 - ~~2. **Required Side Yards:** Required side yards of thirty feet (30') shall be provided and maintained.
On a corner side yard, a required side yard of fifty feet (50') shall be provided and maintained.
All structures in excess of two (2) stories in height shall require side yards in excess of the required depths in the amount of one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~
 - ~~3. **Required Rear Yard:** A required rear yard of one hundred feet (100') shall be provided and maintained.~~
- ~~D. **Building Height:** The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.
The maximum building height of any accessory structure shall be fifteen feet (15').~~
- ~~E. **Floor Area Ratio:** The maximum floor area ratio for specific uses shall be as follows:
(Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- | | |
|---------------------------------------|------|
| Educational institutions, nonboarding | 0.20 |
| Recreational and social facilities | 0.20 |
| Educational institutions, boarding | 0.60 |
| Religious institutions | 0.20 |
| All other uses | 0.20 |
- ~~(Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979; Ord. 88-112, 12-6-1988)
Special uses shall have a floor area ratio specified by the Village Board.~~
- ~~F. **Minimum Size Of Dwelling:** Each single family detached dwelling and other structures occupied in whole or in part for residential purposes shall contain at least two thousand five hundred (2,500) square feet of livable floor area, exclusive of basement or garage space; provided, however, that single story, single family residences with one livable aboveground floor area ("ranch style") shall have a minimum of two thousand (2,000) square feet of livable floor area exclusive of basement or garage space. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- ~~G. **Special Requirements:** Uses in the ER-1 Estate Residence District shall conform to the requirements set forth hereafter:~~
- ~~1. **Parking And Loading Requirements:** All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title.~~
 - ~~2. **Sign Requirements:** All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.~~
 - ~~3. **Tents:** Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days.
Tents shall not be used for the permanent storage of vehicles or other equipment.~~

4. ~~Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an ER-1 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.~~
5. ~~Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an ER-1 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with B license classification and/or vans used principally as passenger cars are excluded from this requirement.~~
6. ~~Sewer And Water: All dwellings and uses requiring sanitary facilities shall be served by either a municipal sewer and water system or a private individual sewage disposal system and water supply system approved by the appropriate county health department, the State Department of Public Health, and the Village. (Ord. 78-40, 5-16-1978)~~

ARTICLE B. ER-2 ESTATE RESIDENCE DISTRICT

10-4B-1: DESCRIPTION OF DISTRICT:

~~The ER-2 Estate Residence District is intended to provide for estate-type, single-family residential development on lots adequate in size to allow individual wells and sewage disposal systems. This District is intended to create an environment that allows a mixture of agricultural uses and homes on lots larger than typical for urban-type residential areas. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential area in a rural setting. The District is located where rural-type development presently exists and where similar residential development appears likely to occur in the future. All commercial activities are prohibited, except for selected recreation uses as designated hereinafter. (Ord. 78-40, 5-16-1978) [Previously Moved to Ch. 4]~~

10-4B-2: USE, LOT AND BULK REGULATIONS:

~~Use, lot and bulk regulations applying specifically to the ER-2 Estate Residence District are set forth in the sections which follow. Also applying to the ER-2 District are regulations set forth in other chapters of this Title as follows:~~

- ~~Chapter 1 – General Zoning Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Developments~~
- ~~Chapter 10 – Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 11A – Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)~~

10-4B-3: PERMITTED USES:

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the ER-2 District shall be devoted to any use other than a use permitted in the ER-2 District, and no building or structure in the ER-2 District shall be erected, altered, enlarged or occupied except for a permitted use in the ER-2 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.~~

The following uses are permitted in the ER-2 District:

A. Residential uses:

~~Single family detached dwellings.~~

B. Educational institutions (nonboarding).

C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.

D. Public and governmental land and buildings.

E. Religious institutions.

F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)

10-4B-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the ER-2 District:

A. Residential Uses:

~~1. Clustered residences.~~

~~2. Housing facilities for colleges and universities.~~

B. Educational Institutions:

~~1. Colleges, junior colleges and universities.~~

~~2. Public and/or private schools with boarding.~~

C. Recreational and Social Activities:

~~1. Athletic fields including stadiums and grandstands, noncommercial.~~

~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~

~~3. Golf courses, Par 3, illuminated.~~

~~4. Guesthouses, private.~~

~~5. Gun clubs.~~

~~6. Recreation clubs.~~

~~7. Skeet and trap shooting.~~

~~8. Stables and riding academies, commercial.~~

~~9. Stables, private; subject to a minimum lot area requirement of two and one-half (2 1/2) acres.~~

~~10. Zoos.~~

D. Health, Medical and Care Institutions:

~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~

2. ~~Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug-addicted patients.~~
 3. ~~Institutions for the care of the aged.~~
 4. ~~Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~
- E. ~~Public Utility and Service Uses:~~
1. ~~Essential services including gas regulator stations, telephone exchanges, electric substations.~~
 2. ~~Fire stations.~~
 3. ~~Public offices.~~
 4. ~~Railroad right-of-way, but not including railroad yards and shops other than for passenger purposes.~~
 5. ~~Telephone transmission equipment buildings and microwave relay towers.~~
- F. ~~PUD: Planned unit developments.~~
- G. ~~Excavations: Excavations for:~~
1. ~~Artificial lakes.~~
 2. ~~Borrow pits for commercial purposes.~~
 3. ~~Topsoil removal for commercial purposes.~~
- H. ~~Miscellaneous:~~
1. ~~Heliports and restricted landing areas.~~
 2. ~~Kennels. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
 3. ~~(Rep. by Ord. 88-67, 7-19-1988)~~
 4. ~~Pet cemeteries.~~
 5. ~~Philanthropic and eleemosynary institutions, but not including businesses sponsored by such institutions, except as are necessary or incidental to and located in the same building as such institution proper.~~
 6. ~~Radio and television stations and towers (transmitting and receiving).~~
 7. ~~Roadside stands for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~
- I. ~~Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- J. ~~Group Homes: "Group home" as defined herein shall be a special use provided:~~
1. ~~The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty-four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
 2. ~~The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
 3. ~~The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~

4. ~~Prior to the occupancy of the group home:

 - a. ~~All Village licensing requirements shall have been complied with.~~
 - b. ~~A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~~~
5. ~~No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
6. ~~The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

10-4B-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use and personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Sewage disposal units, individual.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas.~~

~~Water systems, individual. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

~~10-4B-6: PROHIBITED USES:~~

~~All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.~~

~~The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini-motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

~~Industrial uses.~~

~~Institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug addicted patients, including half-way houses.~~

~~Junk yards. (Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-88)~~

~~Mobile home parks.~~

~~Mobile homes.~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

~~10-4B-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):~~

~~Uses in the ER-2 Estate Residence District shall conform to the following requirements:~~

- ~~A. **Minimum Lot Area:** A ground area of not less than forty thousand (40,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than forty thousand (40,000) square feet when specified by the Village Board.~~

~~B. **Minimum Lot Width:** A minimum lot width of one hundred forty feet (140') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by twenty five percent (25%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width. Special uses may require a minimum lot width greater than one hundred forty feet (140') when specified by the Village Board.~~

~~C. **Required Yards:** Required yards shall be provided and maintained in the ER-2 Estate Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~

~~1. **Required Front Yard:** A required front yard of fifty feet (50') shall be provided and maintained.~~

~~2. **Required Side Yards:** Required side yards of thirty feet (25') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of fifty feet (50') shall be provided and maintained.~~

~~All structures in excess of two (2) stories in height shall require side yards in excess of the required depths in the amount of one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~

~~3. **Required Rear Yard:** A required rear yard of eighty feet (80') shall be provided and maintained.~~

~~D. **Building Height:** The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.~~

~~The maximum building height of any accessory structure shall be fifteen feet (15').~~

~~E. **Floor Area Ratio:** The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

~~Educational institutions, nonboarding 0.20~~

~~Recreational and social facilities 0.20~~

~~Educational institutions, boarding 0.60~~

~~Religious institutions 0.20~~

~~All other uses 0.20~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979; Ord. 88-112, 12-6-1988)~~

~~Special uses shall have a floor area ratio specified by the Village Board.~~

~~F. **Minimum Size Of Dwelling:** Each single-family detached dwelling and other structures occupied in whole or in part for residential purposes shall contain at least two thousand five hundred (2,500) square feet of livable floor area, exclusive of basement or garage space; provided, however, that single-story, single-family residences with one livable aboveground floor area ("ranch style") shall have a minimum of two thousand (2,000) square feet of livable floor area exclusive of basement or garage space. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

~~G. **Special Requirements:** Uses in the ER-2 Estate Residence District shall conform to the requirements set forth hereafter:~~

- ~~1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title.~~
- ~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.~~
- ~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~
- ~~4. Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an ER-2 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.~~
- ~~5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an ER-2 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with B license classification and/or vans used principally as passenger cars are excluded from this requirement.~~
- ~~6. Sewer And Water: All dwellings and uses requiring sanitary facilities shall be served by either a municipal sewer and water system or a private individual sewage disposal system and water supply system approved by the appropriate county health department, the State Department of Public Health, and the Village. (Ord. 78-40, 5-16-1978)~~

ARTICLE C. ER-3 ESTATE RESIDENCE DISTRICT

10-4C-1: DESCRIPTION OF DISTRICT:

The ER-3 Estate Residence District is intended to provide for larger lot single family residential development on lots served by public sewer and water systems. This District is intended to create an environment that allows a low density home on lots larger than typical for residential subdivision areas. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential area. This district is located either where low density development presently exists or appears likely to occur. All commercial activities are prohibited except for selected recreation uses as designated hereinafter. [Previously Moved to Chapter 4]

10-4C-2: USE, LOT AND BULK REGULATIONS:

Use, lot and bulk regulations applying specifically to the ER-3 Estate Residence District are set forth in the sections which follow. Also applying to the ER-3 District are regulations set forth in other chapters of this Title as follows:

- Chapter 1 – General Provisions
- Chapter 2 – Rules and Definitions
- Chapter 9 – Planned Unit Development
- Chapter 10 – Nonconforming Buildings, Structures and Uses
- Chapter 11 – Off-Street Parking and Loading
- Chapter 12 – Signs
- Chapter 13 – Administration and Enforcement

10-4C-3: PERMITTED USES:

Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the ER-3 District shall be devoted to any use other than a use permitted in the ER-3 District, and no building or structure in the ER-3 District shall be erected, altered, enlarged or occupied except for a permitted use in the ER-3 District unless otherwise specifically allowed by this Title.

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.

The following uses are permitted in the ER-3 District:

A. Residential uses:

Single-family detached dwellings.

B. Educational institutions (nonboarding).

C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.

D. Public and governmental land and buildings.

E. Religious institutions.

F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)

10-4C-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the ER-3 District:

A. Residential Uses:

- 1. Clustered residences.
- 2. Housing facilities for colleges and universities.

B. Educational Institutions:

- 1. Colleges, junior colleges and universities.
- 2. Public and/or private schools with boarding.

C. Recreational And Social Activities:

- 1. Athletic fields including stadiums and grandstands, noncommercial.
- 2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.
- 3. Golf courses, Par 3, illuminated.
- 4. Guesthouses, private.
- 5. Gun clubs.
- 6. Recreation clubs.
- 7. Skeet and trap shooting.
- 8. Stables and riding academies, commercial.
- 9. Stables, private; subject to a minimum lot area requirement of two and one-half (2 1/2) acres.
- 10. Zoos.

D. Health, Medical And Care Institutions:

- 1. Convalescent centers, nursing homes, geriatric centers and rest homes.
- 2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.

- ~~3. Institutions for the care of the aged.~~
- ~~4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~
- ~~E. Public Utility And Service Uses:~~
 - ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
 - ~~2. Fire stations.~~
 - ~~3. Public offices.~~
 - ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
 - ~~5. Telephone transmission equipment buildings and microwave relay towers.~~
- ~~F. Planned unit developments.~~
- ~~G. Excavations: Excavations for:~~
 - ~~1. Artificial lakes.~~
 - ~~2. Borrow pits for commercial purposes.~~
 - ~~3. Topsoil removal for commercial purposes. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- ~~H. Miscellaneous:~~
 - ~~1. (Rep. by Ord. 88-67, 7-19-1988)~~
 - ~~2. Philanthropic and eleemosynary institutions, but not including businesses sponsored by such institutions, except as are necessary or incidental to and located in the same building as such institution proper.~~
 - ~~3. Radio and television stations and towers (transmitting and receiving).~~
- ~~I. Overheight Structures: Structures with building heights in excess of twenty-five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- ~~J. Group Homes: "Group home" as defined herein shall be a special use provided:~~
 - ~~1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
 - ~~2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
 - ~~3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~
 - ~~4. Prior to the occupancy of the group home:~~
 - ~~a. All Village licensing requirements shall have been complied with.~~
 - ~~b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~

5. ~~No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
6. ~~The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

~~10-4C-5: ACCESSORY USES:~~

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

- ~~Agricultural buildings and structures.~~
- ~~Boathouses, private.~~
- ~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~
- ~~Conservatories, private.~~
- ~~Fallout shelters.~~
- ~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~
- ~~Gardening.~~
- ~~Home occupations.~~
- ~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~
- ~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~
- ~~Playhouses and summer houses.~~
- ~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~
- ~~Sewage disposal units, individual.~~
- ~~Signs, as regulated in Chapter 12 of this Title.~~
- ~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~
- ~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~
- ~~Water retention and detention areas.~~
- ~~Water systems, individual. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

~~10-4C-6: PROHIBITED USES:~~

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979))

~~Adult bookstores.
Adult cabarets.
Adult entertainment establishments.
Adult mini-motion picture theaters.
Adult motion picture theaters. (Ord. 96-4, 2-6-1996)
Animal clinics and hospitals.
Automobile racetracks, raceways, speedways.
Commercial uses.
Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.
Fertilizer works.
Hotels and motels.
Industrial uses.
Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients, including halfway houses.
Junk yards.
Kennels.
Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)
Mobile home parks.
Mobile homes. (Ord. 78-40, 5-16-1978)
Penal institutions.
Signs and billboards, except as accessory signs.
Slaughter houses.
Stadia and grandstands, commercial.~~

~~10-4C-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):~~

~~Uses in the ER-3 Estate Residence District shall conform to the following requirements:~~

~~A. Minimum Lot Area: A ground area of not less than twenty thousand (20,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a Planned Unit Development. Special uses may require lot areas greater than twenty thousand (20,000) square feet when specified by the Village Board.~~

~~B. Minimum Lot Width: A minimum lot width of one hundred feet (100') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by fifteen per cent (15%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width.~~

Special uses may require a minimum lot width greater than one hundred feet (100') when specified by the Village Board.

C. Required Yards: Required yards shall be provided and maintained in the ER-3 Estate Residence District as described below. Special Uses may require yards greater in depth than described when specified by the Village Board.

1. Required Front Yard: A required front yard of forty feet (40') shall be provided and maintained.

2. Required Side Yards: Required side yards of fifteen feet (15') shall be provided and maintained.

On a corner side yard, a required side yard of forty feet (40') shall be provided and maintained.

All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of forty feet (40') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.

3. Required Rear Yard: A required rear yard of seventy feet (70') shall be provided and maintained.

D. Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.

The maximum building height of any accessory structure shall be fifteen feet (15').

E. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79)

Educational Institutions, nonboarding	.20
Recreational and Social Facilities	.20
Educational Institutions, boarding	.60
Religious Institutions	.20
All Other Uses	.20

(Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79; Ord. 88-112, 12-6-88)

Special uses shall have a floor area ratio specified by the Village Board.

F. Minimum Size of Dwelling: Each single family detached dwelling and other structures occupied in whole or in part for residential purposes shall contain at least two thousand, two hundred (2,200) square feet of livable floor area, exclusive of basement or garage space; provided, however, that single story, single family residences with one livable above ground floor area ("ranch style") shall have a minimum of two thousand (2,000) square feet of livable floor area exclusive of basement or garage space. (Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79)

G. Special Requirements: Uses in the ER-3 Estate Residence District shall conform to the requirements set forth hereafter:

1. Parking and Loading Requirements: All uses shall conform to the applicable requirements for off street parking and loading set forth in Chapter 11.

~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12.~~

~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~

~~4. Trailers and Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an ER-3 District except: (1) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and (2) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.~~

~~5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an ER-3 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~

~~6. Sewer and Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-78)~~

ARTICLE D. SR-1 SUBURBAN RESIDENCE DISTRICT

~~10-4D-1: DESCRIPTION OF DISTRICT:~~

~~The SR-1 Suburban Residence District is intended to provide for spacious single-family residential development on lots served by public sewer and water systems. This District is intended to create an environment that allows a lower density, a more open residential feeling in proximity to other lower density residential areas or on the fringe of more dense single-family areas. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential area. All commercial activities are prohibited except for selected recreation uses as designated herein. [Previously Moved to Chapter 4]~~

~~10-4D-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the SR-1 Suburban Residence District are set forth in the sections which follow. Also applying to the SR-1 District are regulations set forth in other articles of this Title as follows:~~

- ~~Chapter 1 – General Zoning Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Developments~~
- ~~Chapter 10 – Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

~~10-4D-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-1 District shall be devoted to any use other than a use permitted in the SR-1 District, and no building or structure in an SR-1 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-1 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.~~

~~The following uses are permitted in the SR-1 District:~~

~~A. Residential uses:~~

~~Single-family detached dwellings.~~

- ~~B. Educational institutions (nonboarding).~~
- ~~C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.~~
- ~~D. Public and governmental land and buildings.~~
- ~~E. Religious institutions.~~
- ~~F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)~~

~~10-4D-4: SPECIAL USES:~~

~~Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.~~

~~The following uses are special uses in the SR-1 District:~~

~~A. Residential Uses:~~

- ~~1. Clustered residences.~~
- ~~2. Housing facilities for colleges and universities.~~

~~B. Educational Institutions:~~

- ~~1. Colleges, junior colleges and universities.~~
- ~~2. Public and/or private schools with boarding.~~

~~C. Recreational And Social Activities:~~

- ~~1. Athletic fields including stadiums and grandstands, noncommercial.~~
- ~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~
- ~~3. Golf courses, Par 3, illuminated.~~
- ~~4. Guesthouses, private.~~
- ~~5. Gun clubs.~~
- ~~6. Recreation clubs.~~
- ~~7. Skeet and trap shooting.~~
- ~~8. Stables and riding academies, commercial.~~
- ~~9. Stables, private; subject to a minimum lot area requirement of two and one-half (2 ½) acres.~~
- ~~10. Zoos.~~

~~D. Health, Medical And Care Institutions:~~

- ~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~
- ~~2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.~~
- ~~3. Institutions for the care of the aged.~~
- ~~4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~

~~E. Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~

~~F. Planned unit developments.~~

~~G. Excavations: Excavations for:~~

- ~~1. Artificial lakes.~~
- ~~2. Borrow pits for commercial purposes.~~
- ~~3. Topsoil removal for commercial purposes.~~

~~H. Miscellaneous:~~

- ~~1. (Rep. by Ord. 88-67, 7-19-1988)~~
- ~~2. Philanthropic and eleemosynary institutions, but not including businesses sponsored by such institutions, except as are necessary or incidental to and located in the same building as such institution proper.~~
- ~~3. Radio and television stations and towers (transmitting and receiving).~~

~~I. Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~

~~J. Group Homes: "Group home" as defined herein shall be a special use provided:~~

- ~~1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
- ~~2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
- ~~3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~
- ~~4. Prior to the occupancy of the group home:
 - ~~a. All Village licensing requirements shall have been complied with.~~
 - ~~b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~~~
- ~~5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
- ~~6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

10-4D-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

~~10-4D-6: PROHIBITED USES:~~

~~All uses not expressly authorized under "Permitted Special or Accessory Uses" are expressly prohibited.~~

~~The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)~~

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.
Commercial uses.
Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.
Fertilizer works.
Hotels and motels.
Industrial uses.
Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients, including halfway houses.
Junk yards.
Kennels.
Mobile home parks.
Mobile homes. (Ord. 78-40, 5-16-1978)
Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)
Penal institutions.
Signs and billboards, except as accessory signs.
Slaughter houses.
Stadia and grandstands, commercial.~~

~~10-4D-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):~~

~~Uses in the SR-1 Suburban Residence District shall conform to the following requirements:~~

- ~~A. Minimum Lot Area: A ground area of not less than fifteen thousand (15,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than fifteen thousand (15,000) square feet when specified by the Village Board.~~
- ~~B. Minimum Lot Width: A minimum lot width of ninety feet (90') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by twelve percent (12%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width. Special uses may require a minimum lot width greater than ninety feet (90') when specified by the Village Board.~~
- ~~C. Required Yards: Required yards shall be provided and maintained in the SR-1 Suburban Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~
- ~~1. Required Front Yard: A required front yard of thirty five feet (35') shall be provided and maintained.~~
- ~~2. Required Side Yards: Required side yards of ten feet (10') shall be provided and maintained.~~
- ~~On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.~~

All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of thirty five feet (35') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.

3. Required Rear Yard: A required rear yard of fifty five feet (60') shall be provided and maintained.

D. Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.

The maximum building height of any accessory structure shall be fifteen feet (15').

E. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-1978)

Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20
Educational institutions, boarding	0.60
Religious institutions	0.20
All other uses	0.20

(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)

Special uses shall have a floor area ratio specified by the Village Board.

G. Special Requirements: Uses in the SR-1 Suburban Residence District shall conform to the requirements set forth hereafter:

1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title.

2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.

3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.

4. Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-1 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.

5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-1 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.

~~6. Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-1978)~~

ARTICLE E. SR-2 SUBURBAN RESIDENCE DISTRICT

~~10-4E-1: DESCRIPTION OF DISTRICT: [MOVED TO CHAPTER 4]~~

~~The SR-2 Suburban Residence District is intended to create a suburban environment of single-family homes served by public or community utility systems and other urban services. The District provides for the orderly expansion of existing single-family neighborhoods and provides for new growth in areas appropriate for suburbanized growth. This District also provides for higher density single-family dwellings in the Village. No commercial activities are allowed except for selected recreational uses as designated. (Ord. 78-40, 5-16-1978) [Previously Moved to Chapter 4]~~

~~10-4E-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the SR-2 Suburban Residence District are set forth in the sections which follow. Also applying to the SR-2 District are regulations set forth in other articles of this Title as follows:~~

- ~~Chapter 1 -- General Zoning Provisions~~
- ~~Chapter 2 -- Rules and Definitions~~
- ~~Chapter 9 -- Planned Unit Developments~~
- ~~Chapter 10 -- Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 -- Off-Street Parking and Loading~~
- ~~Chapter 11A -- Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 -- Signs~~
- ~~Chapter 13 -- Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)~~

~~10-4E-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-2 District shall be devoted to any use other than a use permitted in the SR-2 District, and no building or structure in an SR-2 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-2 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.~~

~~The following uses are permitted in the SR-2 District:~~

~~A. Residential uses:~~

~~Single-family detached dwellings.~~

~~B. Educational institutions (nonboarding).~~

- C. ~~Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.~~
- D. ~~Public and governmental land and buildings.~~
- E. ~~Religious institutions.~~
- F. ~~Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)~~

10-4E-4: SPECIAL USES:

~~Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.~~

~~The following uses are special uses in the SR-2 District:~~

- A. ~~Residential Uses:~~
 - ~~1. Clustered residences.~~
 - ~~2. Housing facilities for colleges and universities.~~
- B. ~~Educational Institutions:~~
 - ~~1. Colleges, junior colleges and universities.~~
 - ~~2. Public and/or private schools with boarding.~~
- C. ~~Recreational And Social Activities:~~
 - ~~1. Athletic fields including stadiums and grandstands, noncommercial.~~
 - ~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~
 - ~~3. Golf courses, Par 3, illuminated.~~
 - ~~4. Guesthouses, private.~~
 - ~~5. Recreation clubs.~~
- D. ~~Health, Medical And Care Institutions:~~
 - ~~—1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~
 - ~~—2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.~~
 - ~~—3. Institutions for the care of the aged.~~
 - ~~—4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~
- E. ~~Public Utility And Service Uses:~~
 - ~~—1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
 - ~~—2. Fire stations.~~
 - ~~—3. Public offices.~~

- ~~—4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~—5. Telephone transmission equipment buildings and microwave relay towers.~~
- ~~F. Planned unit developments.~~
- ~~G. Excavations: Excavations for:~~
 - ~~—1. Artificial lakes.~~
 - ~~—2. Borrow pits for commercial purposes.~~
 - ~~—3. Topsoil removal for commercial purposes.~~
- ~~H. Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~
- ~~I. Group Homes: "Group home" as defined herein shall be a special use provided:~~
 - ~~—1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
 - ~~—2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
 - ~~—3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~
 - ~~—4. Prior to the occupancy of the group home:~~
 - ~~— a. All Village licensing requirements shall have been complied with.~~
 - ~~— b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~
 - ~~—5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
 - ~~—6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

~~10-4E-5: ACCESSORY USES:~~

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:
Agricultural buildings and structures.~~

~~Boathouses, private.
Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.
Conservatories, private.
Fallout shelters.
Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.
Gardening.
Home occupations.
Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.
Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.
Playhouses and summer houses.
Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.
Signs, as regulated in Chapter 12 of this Title.
Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').
Tool houses, sheds and other similar buildings for the storage of domestic supplies.
Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4E-6: PROHIBITED USES:

~~All uses not expressly authorized under "Permitted Special or Accessory Uses" are expressly prohibited.~~

~~The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)~~

~~Adult bookstores.
Adult cabarets.
Adult entertainment establishments.
Adult mini motion picture theaters.
Adult motion picture theaters. (Ord. 96-4, 2-6-1996)
Animal clinics and hospitals.
Automobile racetracks, raceways, speedways.
Commercial uses.
Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.
Fertilizer works.
Hotels and motels.
Industrial uses.~~

~~Institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug-addicted patients, including halfway houses.~~

~~Junk yards.~~

~~Kennels.~~

~~Mobile home parks.~~

~~Mobile homes. (Ord. 78-40, 5-16-1978)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

~~10-4E-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):~~

~~Uses in the SR-2 Suburban Residence District shall conform to the following requirements:~~

~~A. Minimum Lot Area: A ground area of not less than ten thousand eight hundred (10,800) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than ten thousand eight hundred (10,800) square feet when specified by the Village Board.~~

~~B. Minimum Lot Width: A minimum lot width of eighty feet (80') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by ten percent (10%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width. Special uses may require a minimum lot width greater than eighty feet (80') when specified by the Village Board.~~

~~C. Required Yards: Required yards shall be provided and maintained in the SR-2 Suburban Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~

~~1. Required Front Yard: A required front yard of thirty five feet (35') shall be provided and maintained.~~

~~2. Required Side Yards: Required side yards of ten feet (10') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.~~

~~All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of thirty five feet (35') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~

~~3. Required Rear Yard: A required rear yard of fifty five feet (55') shall be provided and maintained.~~

~~D. Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.~~

~~The maximum building height of any accessory structure shall be fifteen feet (15').~~

~~E. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows:
(Ord. 78-40, 5-16-1978)~~

~~Educational institutions 0.20~~

~~Recreational and social facilities 0.20~~

~~Religious institutions 0.20~~

~~All other uses 0.20~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)~~

~~Special uses shall have a floor area ratio specified by the Village Board.~~

~~G. Special Requirements: Uses in the SR-2 Suburban Residence District shall conform to the requirements set forth hereafter:~~

~~1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title.~~

~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.~~

~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~

~~4. Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-2 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.~~

~~5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-2 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~

~~6. Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-1978)~~

ARTICLE F. ~~SR-3 SUBURBAN RESIDENCE DISTRICT~~

10-4F-1: ~~DESCRIPTION OF DISTRICT:~~

~~The SR-3 Suburban Residence District is intended to create a suburban environment of single-family homes served by public or community utility systems and other urban services. The District provides for the orderly expansion of existing single-family neighborhoods and provides for new growth in areas appropriate for suburbanized growth. This District also provides for higher density single-family detached dwellings in the Village. No commercial activities are allowed except for selected recreation uses as designated. (Ord. 88-6, 2-2-1988) [Previously Moved to Chapter 4]~~

10-4F-2: ~~USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the SR-3 Suburban Residence District are set forth in the sections which follow. Also applying to the SR-3 District are regulations set forth in other chapters of this Title as follows:~~

- ~~Chapter 1 – General Zoning Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Developments~~
- ~~Chapter 10 – Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 11A – Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)~~

10-4F-3: ~~PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-3 District shall be devoted to any use other than a use permitted in the SR-3 District, and no building or structure in an SR-3 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-3 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.~~

~~The following uses are permitted in the SR-3 District:~~

A. Residential uses:

~~Single-family detached dwellings.~~

B. Educational institutions (nonboarding).

C. ~~Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.~~

D. ~~Public and governmental land and buildings.~~

E. ~~Religious institutions.~~

F. ~~Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)~~

10-4F-4: SPECIAL USES:

~~Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.~~

~~The following uses are special uses in the SR-3 District:~~

A. ~~Residential Uses:~~

~~1. Clustered residences.~~

~~2. Housing facilities for colleges and universities.~~

B. ~~Educational Institutions:~~

~~1. Colleges, junior colleges and universities.~~

~~2. Public and/or private schools with boarding.~~

C. ~~Recreational And Social Activities:~~

~~1. Athletic fields including stadiums and grandstands, noncommercial.~~

~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~

~~3. Golf courses, Par 3, illuminated.~~

~~4. Guesthouses, private.~~

~~5. Recreation clubs.~~

D. ~~Health, Medical And Care Institutions:~~

~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~

~~2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug-addicted patients.~~

~~3. Institutions for the care of the aged.~~

~~4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~

E. ~~Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~
- ~~F. Planned unit developments.~~
- ~~G. Excavations: Excavations for:

 - ~~1. Artificial lakes.~~
 - ~~2. Borrow pits for commercial purposes.~~
 - ~~3. Topsoil removal for commercial purposes.~~~~
- ~~H. Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~
- ~~I. Group Homes: "Group home" as defined herein shall be a special use provided:

 - ~~1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
 - ~~2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
 - ~~3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~~~
- ~~4. Prior to the occupancy of the group home:

 - ~~a. All Village licensing requirements shall have been complied with.~~
 - ~~b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~~~
- ~~5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
- ~~6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

10-4F-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

Accessory uses may include the following:

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4F-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

Industrial uses.

Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients, including halfway houses.

Junk yards.

Kennels.

Mobile home parks.

Mobile homes. (Ord. 78-40, 5-16-1978)

Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)

Penal institutions.

Signs and billboards, except as accessory signs.

Slaughter houses.

Stadia and grandstands, commercial.

10-4F-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

Uses in the SR-3 Suburban Residence District shall conform to the following requirements:

- A. ~~Minimum Lot Area:~~ A ground area of not less than eight thousand one hundred (8,100) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than eight thousand one hundred (8,100) square feet when specified by the Village Board.
- B. ~~Minimum Lot Width:~~ A minimum lot width of sixty feet (60') shall be provided at the building yard line for each lot used for a permitted or special use. Special uses may require a minimum lot width greater than sixty feet (60') when specified by the Village Board.
- C. ~~Required Yards:~~ Required yards shall be provided and maintained in the SR-3 Suburban Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.
 1. ~~Required Front Yard:~~ A required front yard of thirty five feet (35') shall be provided and maintained. (Ord. 78-40, 5-16-78)
 2. ~~Required Side Yards:~~ Two (2) side yards not less than ten feet (10') in width shall be provided and maintained on each lot; provided, however, that the side yard adjoining an attached garage may be reduced to seven and one-half feet (7 1/2'). (Ord. 91-6, 2-5-91)
 - On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.
 - All structures in excess of two (2) stories in height shall require interior side yards of thirty five feet (35') and corner side yards of thirty five feet (35') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.
 3. ~~Required Rear Yard:~~ A required rear yard of thirty five feet (35') shall be provided and maintained.

- ~~D. Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.
The maximum building height of any accessory structure shall be fifteen feet (15').~~
- ~~E. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows:
(Ord. 78-40, 5-16-78)~~

Education institutions, nonboarding	.20
Recreational and social facilities	.20
Educational institutions, boarding	.60
Religious institutions	.20
All other uses	.20

~~(Ord. 78-40, 5-16-78; amd. Ord. 88-112, 12-6-88)~~

~~Special uses shall have a floor area ratio specified by the Village Board.~~

- ~~F. Minimum Size of Dwelling: Each single-family detached dwelling and other structures occupied in whole or in part for residential purposes shall contain at least one thousand five hundred (1,500) square feet of livable floor area, exclusive of basement or garage space.~~
- ~~G. Special Requirements: Uses in the SR-3 Suburban Residence District shall conform to the requirements set forth hereafter:~~
- ~~1. Parking and Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11.~~
 - ~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12.~~
 - ~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~
 - ~~4. Trailers and Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-3 District except: (1) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and (2) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.~~
 - ~~5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-3 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~
 - ~~6. Sewer and Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-78)~~

ARTICLE G. SR-4 SUBURBAN RESIDENCE DISTRICT

~~10-4G-1: DESCRIPTION OF DISTRICT:~~

~~The SR-4 Suburban Residence District is intended to be a conservation district for the preservation of existing platted lots for moderate density residential and normal accessory uses. It is not intended to permit the creation of any additional SR-4 Districts in the Village, nor permit the expansion of existing districts so zoned. It is also not intended to permit commercial, industrial or like uses in this District; however, certain facilities required to serve governmental, educational, religious, recreational and other needs of the area may be permitted within the District as special uses subject to restrictions intended to preserve and protect its residential character. (Ord. 83-63, 11-1-1983) [Previously Moved to Chapter 4]~~

~~10-4G-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the SR-4 Suburban Residence District are set forth in the sections which follow. Also applying to the SR-4 District are regulations set forth in other articles of this Title as follows:~~

- ~~Chapter 1 – General Zoning Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Developments~~
- ~~Chapter 10 – Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 11A – Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)~~

~~10-4G-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-4 District shall be devoted to any use other than a use permitted in the SR-4 District, and no building or structure in an SR-4 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-4 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.~~

~~The following uses are permitted in the SR-4 District:~~

- A. Residential uses:
Single family detached dwellings.
- B. Educational institutions (nonboarding).
- C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.
- D. Public and governmental land and buildings.
- E. Religious institutions.
- F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)

10-4G-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the SR-4 District:

- A. Residential Uses:
 1. Clustered residences.
 2. Housing facilities for colleges and universities. (Ord. 78-40, 5-16-1978)
 3. Two (2) detached single family dwelling units on one zoning lot, but only where such use has existed as a lawful use (but not a legal nonconforming use) for more than ten (10) years. (Ord. 91-79, 10-15-1991)
- B. Educational Institutions:
 1. Colleges, junior colleges and universities.
 2. Public and/or private schools with boarding.
- C. Recreational And Social Activities:
 1. Athletic fields including stadiums and grandstands, noncommercial.
 2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.
 3. Golf courses, Par 3, illuminated.
 4. Guesthouses, private.
 5. Recreation clubs.
- D. Health, Medical And Care Institutions:
 1. Convalescent centers, nursing homes, geriatric centers and rest homes.
 2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.
 3. Institutions for the care of the aged.
 4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.

~~E. Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~

~~F. Planned unit developments.~~

~~G. Excavations: Excavations for:~~

- ~~1. Artificial lakes.~~
- ~~2. Borrow pits for commercial purposes.~~
- ~~3. Topsoil removal for commercial purposes.~~

~~H. Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~

~~I. Group Homes: "Group home" as defined herein shall be a special use provided:~~

- ~~1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
- ~~2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
- ~~3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~
- ~~4. Prior to the occupancy of the group home:
 - ~~a. All Village licensing requirements shall have been complied with.~~
 - ~~b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~~~
- ~~5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
- ~~6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

~~**10-4G-5: ACCESSORY USES:**~~

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

Accessory uses may include the following:

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4G-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

Industrial uses.

Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients, including halfway houses.

Junk yards.

Kennels.

Mobile home parks.

Mobile homes. (Ord. 78-40, 5-16-1978)

Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)

Penal institutions.

Signs and billboards, except as accessory signs.

Slaughter houses.

Stadia and grandstands, commercial.

~~10-4G-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):~~

Uses in the SR-4 Suburban Residence District shall conform to the following requirements:

- ~~A. Minimum Lot Area: A ground area of not less than six thousand (6,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than six thousand (6,000) square feet when specified by the Village Board.~~
- ~~B. Minimum Lot Width: A minimum lot width of sixty feet (60') shall be provided at the building yard line for each lot used for a permitted or special use. Special uses may require a minimum lot width greater than sixty feet (60') when specified by the Village Board.~~
- ~~C. Required Yards: Required yards shall be provided and maintained in the SR-4 Suburban Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.
 - ~~1. Required Front Yard: A required front yard of twenty five feet (25') shall be provided and maintained. Where the average setback of existing structures on a block face is less than twenty five feet (25') that average shall be the depth of the required front yard for new structures or additions on that block face.~~
 - ~~2. Required Side Yards: Required side yards of five feet (5') shall be provided and maintained.
On a corner side yard, a required side yard of twenty five feet (25') shall be provided and maintained.
All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of twenty five feet (25') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~
 - ~~3. Required Rear Yard: A required rear yard of forty five feet (45') shall be provided and maintained.~~~~

- ~~D. Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.
The maximum building height of any accessory structure shall be fifteen feet (15').~~
- ~~E. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows:
(Ord. 78-40, 5-16-1978)~~

Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20
Educational institutions, boarding	0.60
Religious institutions	0.20
All other uses	0.20

~~(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)~~

~~Special uses shall have a floor area ratio specified by the Village Board. (Ord. 78-40, 5-16-1978)~~

- ~~F. Minimum Size Of Dwellings: Except as specified below, each single family detached dwelling or other structure occupied in whole or in part for residential purposes shall contain at least one thousand five hundred (1,500) square feet of livable floor area, exclusive of basement or garage space. When fifty percent (50%) or more of the lots on any given block face have previously been lawfully developed with residences having less than one thousand five hundred (1,500) square feet of livable floor area, then other residences on the same block face are permitted to have a minimum livable floor area equal to the average of the existing residences. For these purposes a block face is defined as the lots on one side of a public street, extending from five (5) building lots on either side of the lot in question or between two (2) intersecting streets on that same side of the street, whichever is lesser. (Ord. 82-73, 11-16-1982)~~
- ~~G. Special Requirements: Uses in the SR-4 Suburban Residence District shall conform to the requirements set forth hereafter:~~
- ~~1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title.~~
 - ~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.~~
 - ~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~
 - ~~4. Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-4 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1~~

and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.

5. ~~Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-4 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~
6. ~~Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-1978)~~

ARTICLE H. ~~SR-5 LOW DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT~~

10-4H-1: ~~DESCRIPTION OF DISTRICT:~~

~~The Low Density Multiple Family Residence District is intended to provide for multiple-family residential developments that can utilize a variety of modern building and development techniques. Higher densities than exist in detached single-family developments are allowed and various building types can be employed in achieving the permitted density; these include townhomes and/or low-rise apartments. It is intended that the resulting development will be compatible with homogenous single-family developments and that this District be located so as to provide a transition between single-family and more intensive multiple-family and/or commercial zoning districts. Thus, the intensity and low profile of the development, along with the design and composition of the structures allowed in this District are intended to be compatible with adjacent residential developments. Nonresidential uses compatible with the residential character of the District are allowed. Public or community utilities are required to provide services to this District. (Ord. 78-40, 5-16-1978) [Previously Moved to Chapter 4]~~

10-4H-2: ~~USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the SR-5 Low Density Multiple-Family District are set forth in the sections which follow. Also applying to the SR-5 District are regulations set forth in other chapters of this Title as follows:~~

- ~~Chapter 1 - General Zoning Provisions~~
- ~~Chapter 2 - Rules and Definitions~~
- ~~Chapter 9 - Planned Unit Developments~~
- ~~Chapter 10 - Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 - Off-Street Parking and Loading~~
- ~~Chapter 11A - Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 - Signs~~
- ~~Chapter 13 - Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)~~

10-4H-3: ~~PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-5 District shall be devoted to any use other than a use permitted in the SR-5 District and no building or structure in an SR-5 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-5 District unless otherwise specifically allowed by this Title.~~

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title. The following uses are permitted in the SR-5 District:

- A. Residential uses:
 - 1. Two family dwellings.
 - 2. Townhomes (attached single family dwellings).
 - 3. Multiple family dwellings.
- B. Educational institutions (nonboarding).
- C. Public and governmental land and buildings.
- D. Religious institutions.
- E. Agricultural land and buildings. (Ord. 78-40, 5-16-1978)

10-4H-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the SR-5 District:

- A. Residential Uses:
 - 1. Clustered residences.
- B. Educational Institutions:
 - 1. Colleges, junior colleges and universities.
 - 2. Public and/or private schools with boarding.
- C. Recreational And Social Activities:
 - 1. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.
 - 2. Guesthouses, private.
 - 3. Lodges and fraternal organizations.
 - 4. Recreation clubs.
 - 5. Stables and riding academies, noncommercial, for the boarding of horses, but not including the rental of horses.
- D. Health, Medical And Care Institutions:
 - 1. Convalescent centers, nursing homes, geriatric centers and rest homes.
 - 2. Group homes.
 - 3. Halfway houses.
 - 4. Hospitals and sanitariums.
 - 5. Institutions for the care of the aged.
 - 6. Nursery schools, children's day schools, day nurseries, child care centers and day care centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.

E. ~~Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~

F. ~~Planned unit developments.~~

G. ~~Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~

10-4H-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Guesthouses, private.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4H-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)

- Adult bookstores.
- Adult cabarets.
- Adult entertainment establishments.
- Adult mini motion picture theaters.
- Adult motion picture theaters. (Ord. 96-4, 2-6-1996)
- Animal clinics and hospitals.
- Automobile racetracks, raceways, speedways.
- Commercial uses.
- Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.
- Industrial uses.
- Kennels.
- Mobile home parks.
- Mobile homes. (Ord. 78-40, 5-16-1978)
- Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)
- Recreational facilities, commercial, including swimming pools, golf driving ranges, miniature golf courses, lighted golf courses.
- Sewage disposal units, individual.
- Signs and billboards, except as accessory signs.
- Stables, commercial
- Stadia and grandstands, commercial. (Ord. 78-40, 5-16-1978)

10-4H-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

Uses in the SR-5 Low Density Multiple Family Residence District shall conform to the following requirements:

- A. Density: The maximum allowable residential density shall be eight (8) dwelling units per gross acre.
- B. Minimum Lot Area: A ground area of not less than nine thousand (9,000) square feet plus four thousand (4,000) square feet for each dwelling unit in excess of two (2) dwelling units shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require a greater minimum lot area when specified by the village board.

~~Group homes and halfway houses shall provide a minimum lot area of twenty thousand (20,000) square feet plus an additional four thousand (4,000) square feet for each resident in excess of five (5) residents.~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall have a minimum lot area of twenty thousand (20,000) square feet.~~

- ~~C. Minimum Lot Width: A minimum lot width of sixty feet (60') shall be provided for each lot used for a permitted or special use.~~

~~Special uses may require a minimum lot width greater than sixty feet (60') when specified by the village board.~~

~~Educational institutions (boarding); recreational facilities; stables, private, shall have a minimum lot width of three hundred feet (300').~~

~~Boathouses, private; guesthouses, private; living quarters, detached for persons employed on the premises, shall have a minimum lot width of one hundred fifty feet (150').~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; philanthropic and eleemosynary institutions shall have a minimum lot width of one hundred feet (100').~~

- ~~D. Required Yards: Required yards shall be provided and maintained in the SR-5 low density multiple-family residence district as described below. Special uses may require yards greater in depth than described when specified by the village board.~~

- ~~1. Required Front Yard: A required front yard of thirty five feet (35') shall be provided and maintained.~~

~~Educational institutions; religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the front lot line at least forty feet (40').~~

- ~~2. Required Side Yards: Required side yards of twenty feet (20') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.~~

~~Accessory structures that are located more than one hundred twenty feet (120') back from the front lot line may be located up to five feet (5') from an interior side lot line.~~

~~Agricultural buildings and structures; stables, private; and stables and riding academies, noncommercial shall be set in from an interior side lot line a distance of not less than thirty feet (30'). Such structures shall be set in from a corner side lot line a distance of not less than twenty five feet (25'), plus one foot (1') for each two feet (2') by which the building height exceeds fifteen feet (15').~~

~~Educational institutions; public, quasi-public and governmental institutions; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; community center buildings, clubhouses, recreation buildings and tennis buildings shall be set in from an interior side lot line a~~

distance of not less than fifteen feet (15') plus one foot (1') for each two feet (2') by which the building or structure height exceeds fifteen feet (15').
Roadside stands shall be set in from a side lot line a distance of not less than seventy five feet (75').

3. ~~Required Rear Yard:~~ A required rear yard of forty feet (40') shall be provided and maintained.

~~Community center buildings and recreation buildings shall be set back from the rear lot line at least fifty feet (50').~~

~~Educational institutions (boarding); agricultural buildings and structures; stables, private, shall be set back from the rear lot line at least one hundred feet (100').~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the rear lot line at least fifty feet (50').~~

~~E. Building Height:~~ No principal structure shall exceed two (2) stories or twenty five feet (25') in height and no accessory structure shall exceed fifteen feet (15') in height.

~~However, taller structures may be permitted as special uses by the village board.~~

~~F. Floor Area Ratio:~~ The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-1978)

Multiple family dwellings	0.30
Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20
Religious institutions, except rectories parsonages and parish houses	0.20
Religious institutions	0.20
All other uses	0.20

~~(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)~~

~~Special uses shall have a floor area ratio specified by the village board.~~

~~G. Minimum Size Of Dwelling:~~ Every structure occupied in whole or in part for residential purposes shall contain at least the following number of square feet of livable floor area exclusive of basement, garages, attics and breezeways:

~~Two family dwellings 950 square feet per DU~~

~~Multiple family uses:~~

~~1 bedroom unit 750 square feet per DU~~

~~2 bedroom unit 850 square feet per DU~~

~~3 or more bedroom units 1,000 square feet per DU~~

~~H. Special Requirements:~~ Uses in the SR-5 low density residence district shall conform to the requirements set forth hereafter:

1. ~~Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in chapter 11 of this zoning code.~~
2. ~~Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in chapter 12 of this zoning code.~~
3. ~~Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment. (Ord. 78-40, 5-16-1978)~~
4. ~~Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreation vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-5 district, except: a) when located in a garage or fully enclosed structure within a zoning lot containing a townhome or higher density attached residential unit, b) when located in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence upon such zoning lot containing a detached single-family dwelling unit or a duplex dwelling unit, or c) only between May 1 and November 1 when located in the front yard of such zoning lot containing a detached single-family dwelling unit or a duplex dwelling unit provided it is parked on a concrete or asphalt driveway. (Ord. 99-95, 9-7-1999)~~
5. ~~Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-5 district, except when located in a garage or a fully enclosed structure or in the case of such vehicles used in the conduct of a permitted or special nonresidential use, which may be stored within the buildable area of the lot to the rear of the structure when screened from view from adjoining residentially zoned properties or public ways. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~
6. ~~Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. Individual sewage disposal units are not permitted.~~
7. ~~Refuse Areas: All refuse areas shall be completely screened from view on all sides by a solid wood fence or masonry wall.~~
8. ~~Bonus: To encourage better design and the provision of extra amenities beyond the minimum requirements set by the Bartlett zoning ordinance, the following bonuses are allowable in the SR-5 district:
 - a. ~~Amenities: The provision of site amenities such as enclosed parking, exceptional landscaping features, recreational facilities, golf courses, tennis buildings, tennis courts, swimming pools, clubhouse buildings, enclosed courtyards, construction of lakes, preservation of architectural and historic sites, etc., may allow the granting of an increase in density of up to five percent (5%).~~
 - b. ~~Design Excellence: The provision for a development containing site plans, structures and facilities of superior design, including such items as building style and materials, landscaping design, creating site amenities, preservation~~~~

~~of natural site amenities, extraordinary pedestrian circulation systems, etc., may allow the granting of an increase in density of up to five percent (5%). Review, acceptance and authorization of bonuses shall be made by the village board after review and recommendation by the plan commission, including a public hearing. The maximum allowable bonus for all considerations shall be ten percent (10%).~~

- ~~I. Site Plan Review: A site plan approved according to the regulations in chapter 13 of this zoning code shall be required prior to the approval of a building permit for any property in the SR-5 district, or prior to the rezoning of property to an SR-5 district. (Ord. 78-40, 5-16-1978)~~

ARTICLE I. ~~SR-6 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT~~

10-41-1: ~~DESCRIPTION OF DISTRICT:~~

~~The medium-density multiple-family residence district is intended to provide for multiple-family residential developments that can utilize a variety of modern building and design, planning and development techniques. Higher densities than exist in single-family developments are allowed and various building types can be employed in achieving the permitted density; these include townhomes and/or apartments. It is intended that the resulting development will be compatible with adjacent developments and that this district be located on major thoroughfares. Thus, the intensity and profile of the development, along with the design and composition of the structures allowed in this district will be unlike single-family developments. Non-residential uses compatible with the residential character of the district are allowed. Public or community utilities are required to service uses in this district. [Previously Moved to Chapter 4]~~

10-41-2: ~~USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the SR-6 Medium Density Multiple-Family Residence District are set forth in the sections which follow. Also applying to the SR-6 District are regulations set forth in other articles of this Title as follows:~~

- ~~Chapter 1 – General Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Development~~
- ~~Chapter 10 – Nonconforming Buildings, Structures and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

10-41-3: ~~PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-6 District shall be devoted to any use other than a use permitted in the SR-6 District and no building or structure in an SR-6 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-6 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10.~~

~~The following uses are permitted in the SR-6 District.~~

- A. Residential Uses:
 1. Two-Family Dwellings.
 2. Townhomes
 3. Multiple-Family Dwellings.
- B. Educational Institutions (non-boarding).
- C. Public and Governmental Land and Buildings.
- D. Religious Institutions.
- E. Agricultural Land and Buildings.

10-41-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include all and only those itemized uses listed under the said major category.

The following uses are special uses in the SR-6 District.

- A. Residential Uses:
 1. Clustered buildings.
- B. Educational Institutions:
 1. Colleges, junior colleges and universities.
 2. Public and/or private schools with boarding.
- C. Recreational and Social Activities:
 1. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.
 2. Guesthouses, private.
 3. Lodges and fraternal organizations.
 4. Recreation clubs.
 5. Stables and riding academies, noncommercial, for the boarding of horses, but not including the rental of horses.
- D. Health, Medical And Care Institutions:
 1. Convalescent centers, nursing homes, geriatric centers and rest homes.
 2. Group homes.
 3. Halfway houses.
 4. Hospitals and sanitariums.
 5. Institutions for the care of the aged.
 6. Nursery schools, children's day schools, day nurseries, child care centers and day care centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.
- E. Public Utility And Service Uses:
 1. Essential services including gas regulator stations, telephone exchanges, electric substations.
 2. Fire stations.

- 3. ~~Public offices.~~
- 4. ~~Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- 5. ~~Telephone transmission equipment buildings and microwave relay towers.~~
- F. ~~Planned unit developments.~~
- G. ~~Overheight Structures: Structures with building heights in excess of thirty six feet (36') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~

10-41-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

- ~~Agricultural buildings and structures.~~
- ~~Boathouses, private.~~
- ~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~
- ~~Conservatories, private.~~
- ~~Fallout shelters.~~
- ~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~
- ~~Gardening.~~
- ~~Home occupations.~~
- ~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~
- ~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~
- ~~Playhouses and summer houses.~~
- ~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~
- ~~Signs, as regulated in Chapter 12 of this Title.~~
- ~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~
- ~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~
- ~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-41-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (~~Ord. 78-40, 5-16-1978~~)

- ~~Adult bookstores.~~
- ~~Adult cabarets.~~
- ~~Adult entertainment establishments.~~
- ~~Adult mini motion picture theaters.~~
- ~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~
- ~~Animal clinics and hospitals.~~
- ~~Automobile racetracks, raceways, speedways.~~
- ~~Commercial uses.~~
- ~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~
- ~~Industrial uses.~~
- ~~Kennels.~~
- ~~Mobile home parks.~~
- ~~Mobile homes. (Ord. 78-40, 5-16-1978)~~
- ~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)~~
- ~~Recreational facilities, commercial, including swimming pools, golf driving ranges, miniature golf courses, lighted golf courses.~~
- ~~Sewage disposal units, individual.~~
- ~~Signs and billboards, except as accessory signs.~~
- ~~Stables, commercial~~
- ~~Stadia and grandstands, commercial. (Ord. 78-40, 5-16-1978)~~

~~10-41-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):~~

~~Uses in the SR-6 Medium Density Multiple Family Residence District shall conform to the following requirements:~~

- ~~A. Density: The maximum allowable residential density shall be fourteen (14) dwelling units per gross acre.~~
- ~~B. Minimum Lot Area: A ground area of not less than nine thousand (9,000) square feet plus two thousand four hundred (2,400) square feet for each dwelling unit in excess of two (2) dwelling units shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require a greater minimum lot area when specified by the Village Board.~~
- ~~Group homes and halfway houses shall provide a minimum lot area of twenty thousand (20,000) square feet plus an additional four thousand (4,000) square feet for each resident in excess of five (5) residents.~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall have a minimum lot area of twenty thousand (20,000) square feet.~~

~~C. Minimum Lot Width: A minimum lot width of eighty feet (80') shall be provided for each lot used for a permitted or special use.~~

~~Special uses may require a minimum lot width greater than eighty feet (80') when specified by the Village Board.~~

~~Educational institutions (boarding); recreational facilities; stables, private, shall have a minimum lot width of three hundred feet (300').~~

~~Boathouses, private; guesthouses, private; living quarters, detached for persons employed on the premises, shall have a minimum lot width of one hundred fifty feet (150').~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; philanthropic and eleemosynary institutions shall have a minimum lot width of one hundred feet (100').~~

~~D. Required Yards: Required yards shall be provided and maintained in the SR-6 medium density multiple family residence district as described below. Special uses may require yards greater in depth than described when specified by the village board.~~

~~1. Required Front Yard: A required front yard of thirty five feet (35') shall be provided and maintained.~~

~~Educational institutions; religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the front lot line at least forty feet (40').~~

~~2. Required Side Yards: Required side yards of twenty feet (20') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.~~

~~Accessory structures that are located more than one hundred twenty feet (120') back from the front lot line may be located up to five feet (5') from an interior side lot line.~~

~~Agricultural buildings and structures; stables, private; and stables and riding academies, noncommercial shall be set in from an interior side lot line a distance of not less than thirty feet (30'), and from a corner side lot line a distance of not less than fifty feet (50').~~

~~Educational institutions; religious institutions; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set in from an interior side lot line a distance of not less than fifteen feet (15') and from a corner side lot line a distance of not less than twenty five feet (25'), plus one foot (1') additional per side yard for every two feet (2') by which the building height exceeds fifteen feet (15').~~

~~Public, quasi-public and governmental institutions; and community center buildings, clubhouses, recreation buildings and tennis buildings shall be set in~~

from an interior side lot line a distance of not less than fifteen feet (15') plus one foot (1') for each two feet (2') by which the building or structure height exceeds fifteen feet (15').

Roadside stands shall be set in from a side lot line a distance of not less than seventy five feet (75').

3. ~~Required Rear Yard: A required rear yard of forty feet (40') shall be provided and maintained.~~

~~Community center buildings and recreation buildings shall be set back from the rear lot line at least fifty feet (50').~~

~~Educational institutions (boarding); agricultural buildings and structures; stables, private, shall be set back from the rear lot line at least one hundred feet (100').~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the rear lot line at least fifty feet (50').~~

~~E. Maximum Height: No principal structure shall exceed three (3) stories or thirty six (36') in height and no accessory structure shall exceed fifteen feet (15') in height. However, taller structures may be permitted as special uses by the village board.~~

~~F. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-1978)~~

Multiple family dwellings	0.50
Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20
Religious institutions, except rectories, parsonages and parish houses	0.20
Philanthropic and eleemosynary institutions	0.20
All other uses	0.20

~~(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)~~

~~Special uses shall have a floor area ratio specified by the village board.~~

~~G. Minimum Size Of Dwelling: Every structure occupied in whole or in part for residential purposes shall contain at least the following number of square feet of livable floor area exclusive of basement, garages, attics and breezeways:~~

~~Two family dwellings 950 square feet per DU~~

~~Multiple family uses:~~

1 bedroom unit	750 square feet per DU
2 bedroom unit	850 square feet per DU
3 or more bedroom unit	1,000 square feet per DU

- H. ~~Special Requirements: Uses in the SR-6 medium-density multiple-family residence district shall conform to the requirements set forth hereafter:~~
- ~~1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in chapter 11 of this zoning code.~~
 - ~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in chapter 12 of this zoning code.~~
 - ~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment. (Ord. 78-40, 5-16-1978)~~
 - ~~4. Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreation vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-6 district, except: a) when located in a garage or fully enclosed structure within a zoning lot containing a townhome or higher density attached residential unit, b) when located in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence upon such zoning lot containing a detached single-family dwelling unit or a duplex dwelling unit, or c) only between May 1 and November 1 when located in the front yard of such zoning lot containing a detached single-family dwelling unit or a duplex dwelling unit provided it is on a concrete or asphalt driveway. (Ord. 99-95, 9-7-1999)~~
 - ~~5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-6 district, except when located in a garage or a fully enclosed structure or in the case of such vehicles used in the conduct of a permitted or special nonresidential use, which may be stored within the buildable area of the lot to the rear of the structure when screened from view from adjoining residentially zoned properties or public ways. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~
 - ~~6. Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. Individual sewage disposal units are not permitted.~~
 - ~~7. Refuse Areas: All refuse areas shall be completely screened from view on all sides by a solid wood fence or masonry wall.~~
 - ~~8. Bonus: To encourage better design and the provision of extra amenities beyond the minimum requirements set by the Bartlett zoning ordinance, the following bonuses are allowable in the SR-6 district:
 - ~~a. Amenities: The provision of site amenities such as enclosed parking, exceptional landscaping features, recreational facilities, golf courses, tennis buildings, tennis courts, swimming pools, clubhouse buildings, enclosed courtyards, construction of lakes, preservation of architectural and historic sites, etc., may allow the granting of an increase in density of up to five percent (5%).~~~~

- b. ~~Design Excellence: The provision for a development containing site plans, structures and facilities of superior design, including such items as building style and materials, landscaping design, creating site amenities, preservation of natural site amenities, extraordinary pedestrian circulation systems, etc., may allow the granting of an increase in density of up to five percent (5%). Review, acceptance and authorization of bonuses shall be made by the village board after review and recommendation by the plan commission, including a public hearing. The maximum allowable bonus for all considerations shall be ten percent (10%).~~
- i. ~~Site Plan Review: A site plan approved according to the regulations in chapter 13 of this zoning code shall be required prior to the approval of a building permit for any property in the SR-6 district, or prior to the rezoning of property to an SR-6 district. (Ord. 78-40, 5-16-1978)~~

ARTICLE J. MH-1 RESTRICTED MOBILE HOME DISTRICT

10-4J-1: DESCRIPTION OF DISTRICT:

The MH-1 restricted mobile home district is intended to provide the advantages to the community of more reasonably priced housing in the form of mobile homes in an environment of the same high quality as other residential districts in the village. This district shall allow dwelling unit densities similar to the single family districts while providing for adequate light, air, greenspace, recreational facilities, streets, water and sewer service. The number and size of the MH-1 districts shall be carefully regulated, and the relationship of this district to other residential and nonresidential districts shall be carefully controlled to ensure the maintenance of stable property values and good residential environments. This district shall have direct access to a major collector or arterial thoroughfare. (Ord. 78-40, 5-16-1978) [Previously Moved to Chapter 4]

10-4J-2: USE, LOT AND BULK REGULATIONS:

Use, lot and bulk regulations applying specifically to the MH-1 restricted mobile home district are set forth in the sections which follow. Also applying to the MH-1 district are regulations set forth in other articles of this title as follows:

- Chapter 1 - General zoning provisions
- Chapter 2 - Rules and definitions
- Chapter 9 - Planned unit developments
- Chapter 10 - Nonconforming lots, buildings and uses
- Chapter 11 - Off street parking and loading
- Chapter 11A - Landscaping, screening and tree preservation
- Chapter 12 - Signs
- Chapter 13 - Administration and enforcement

(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)

10-4J-3: PERMITTED USES:

Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the MH-1 district shall be devoted to any use other than a use permitted in the MH-1 district and no building or structure in an MH-1 district shall be erected, altered, enlarged or occupied except for a permitted use in the MH-1 district unless otherwise specifically allowed by this title.

Uses lawfully established on the effective date of this title and rendered nonconforming by the provisions thereof shall be subject to the regulations of chapter 10 of this zoning code.

The following uses are permitted in the MH-1 district:

~~A. Residential Uses:~~

- ~~1. Mobile homes situated on zoning lots in a mobile home park.~~

~~B. Educational institutions (nonboarding).~~

~~C. Public and governmental land and buildings.~~

~~D. Religious institutions.~~

~~E. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)~~

10-4J-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of ~~chapter 13~~ of this zoning code. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the MH-1 district:

~~A. Residential Uses:~~

- ~~1. Clustered mobile homes.~~

~~B. Recreational And Social Activities:~~

- ~~1. Athletic fields including stadia and grandstands, noncommercial.~~
- ~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the owner of a mobile home park or the members of a mobile homeowners' association or the operator of a planned unit development.~~

~~C. Health, Medical And Care Institutions:~~

- ~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~
- ~~2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug-addicted patients.~~
- ~~3. Institutions for the care of the aged.~~
- ~~4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the office of child development, Illinois department of children and family services.~~

~~D. Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~

~~E. Planned Unit Developments: Planned unit developments, which meet the requirements of the regulations in section 10-4J-7 of this article, subsection 10-4J-7G9 of this article and in chapter 9 of this zoning code.~~

~~F. Other Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above.~~

~~G. Commercial Uses: Commercial uses, as permitted in the B-1 district, or as permitted by a special use in the B-3 district. (Ord. 78-40, 5-16-1978)~~

10-4J-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4J-6: PROHIBITED USES:

~~All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.~~

~~The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)~~

~~Adult bookstores.~~
~~Adult cabarets.~~
~~Adult entertainment establishments.~~
~~Adult mini motion picture theaters.~~
~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~
~~Animal clinics and hospitals.~~
~~Automobile racetracks, raceways, speedways.~~
~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~
~~Industrial uses.~~
~~Kennels.~~
~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)~~
~~Outdoor storage of junk and debris or waste materials, inoperable automobiles, trucks and other vehicles and equipment.~~
~~Outdoor Storage of construction equipment, except such equipment which is currently being actively used for the construction of permitted improvements within the district, and then for a period not to exceed ninety (90) days.~~
~~Signs and billboards, except as accessory signs.~~
~~Stadia and grandstands, commercial. (Ord. 78-40, 5-16-1978)~~

10-4J-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

Uses in the MH-1 Restricted Mobile Home District shall conform to the following requirements:

- ~~A. Minimum Contiguous Area: The minimum contiguous area for land zoned in the MH-1 Restricted Mobile Home District shall be seventy five (75) acres.~~
- ~~B. Minimum Lot Area: A ground area of not less than six thousand (6,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than six thousand (6,000) square feet when specified by the Village Board.~~
- ~~C. Minimum Lot Width: A minimum lot width of sixty feet (60') shall be provided at the building yard line for each lot used for a permitted or special use. Special uses may require a minimum lot width greater than sixty feet (60') when specified by the Village Board.~~
- ~~D. Required Yards: Required yards shall be provided and maintained in the MH-1 Restricted Mobile Home District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.

 - ~~1. Required Front Yard: A required front yard of twenty five feet (25') shall be provided and maintained. Where the average setback of existing structures on a block face is less than twenty five feet (25'), that average shall be the depth of the required front yard for new structures or additions on that block face.~~
 - ~~2. Required Side Yards: Required side yards of five feet (5') shall be provided and maintained.~~~~

~~On a corner side yard, a required side yard of twenty five feet (25') shall be provided and maintained.~~

~~All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of twenty five feet (25') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~

~~3. Required Rear Yard: A required rear yard of forty five feet (45') shall be provided and maintained.~~

~~E. Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.~~

~~The maximum building height of any accessory structure shall be fifteen feet (15').~~

~~F. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows:~~

Mobile homes	0.20
Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20

~~Religious institutions 0.20~~

~~All other uses 0.20~~

~~Special uses shall have a floor area ratio specified by the Village Board.~~

~~G. Special Requirements: Uses in the MH-1 Restricted Mobile Home District shall conform to the requirements set forth hereafter:~~

~~1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title. (Ord. 78-40, 5-16-1978)~~

~~2. Required Landscaping And Screening: Each mobile home park constructed, developed or expanded after the effective date of this Title shall meet all applicable requirements in Chapter 10-11A of this Title. (Ord. 91-26, 4-16-1991)~~

~~3. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.~~

~~4. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~

~~5. Trailers And Boats: Except for the one mobile home used as the principal structure on a zoning lot in a mobile home park, mobile homes, travel trailers, camping trailers, recreation vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an MH-1 District except when located in a garage or fully enclosed structure, or within the buildable area of the lot to the rear of the principal structure.~~

- ~~6. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an MH-1 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement. (Ord. 78-40, 5-16-1978)~~
- ~~7. Refuse Areas: All refuse areas shall be screened in accordance with provisions in subsection 10-11A-4E1a of this Title. (Ord. 91-26, 4-16-1991)~~
- ~~8. Additional Mobile Home And Mobile Home Park Requirements:~~
- ~~a. Each mobile home park must be at least seventy five (75) acres in size.~~
 - ~~b. Mobile homes shall not be permitted except on a lot in a mobile home park.~~
 - ~~c. A minimum of fifty percent (50%) of the proposed number of mobile home lots in a mobile home park shall be completed and ready for occupancy before the first occupancy is permitted.~~
 - ~~d. Only one administrative office may be permitted per mobile home park and such office must be located on one zoning lot in the mobile home park. Any such office built after the effective date of this Ordinance must be constructed in accordance with all applicable requirements of this Ordinance and the Bartlett Building Code.~~
- ~~9. Special Planned Unit Development Requirements: Smaller lot sizes may be permitted in a mobile home park as part of a planned unit development provided that the following standards are met:~~
- ~~a. No mobile home park shall have an overall density greater than seven and twenty-six hundredths (7.26) mobile homes per net acre (i.e., minus street rights of way).~~
 - ~~b. No mobile home lot shall be reduced below six thousand (6,000) square feet unless it is conveniently accessible to an approved open space area as specified below. In no event shall a mobile home lot be reduced below three thousand two hundred (3,200) square feet.~~
 - ~~c. Approved open space areas may include private landscaped reserves or recreation areas and public parks. Approved open space areas shall be provided in an amount equal to or greater than two thousand eight hundred (2,800) square feet per mobile home site, and shall not contain indigenous problem areas (e.g., bogs, flood plains, steep slopes, or other environmentally unsuitable areas). The approval of open space to balance smaller mobile home lots in a mobile home park planned development shall be determined by the President and Board of Trustees on the basis of the following criteria:~~
 - ~~(1) The size and character of the mobile home units to be constructed within the planned development;~~
 - ~~(2) The character of surrounding development(s);~~
 - ~~(3) The topography and existing amenities of the proposed area, including trees, ground cover and other natural features;~~
 - ~~(4) The manner in which the proposed area is to be improved and maintained for recreational or amenity purposes;~~

~~(5) The existence of public parks or other public recreational and service facilities in the vicinity and the physical and financial relationship of the mobile home park thereto.~~

~~10. Site Plan Review: A site plan approved according to the regulations in Chapter 13 of this Title shall be required prior to the approval of a building permit for any property in the MH-1 District, or prior to the rezoning of property to an MH-1 District. (Ord. 78-40, 5-16-1978)~~

Definitions only pertaining to Chapter 5 (Residential Districts) Update

CHAPTER 2: RULES AND DEFINITIONS

AGRICULTURE: The use of at least two (2) acres of land for crop production or raising of **poultry, bees and** livestock. The term "agricultural" encompasses the farmhouse, and accessory uses and structures customarily incidental to agricultural activities.

ALL-TERRAIN VEHICLE: Any motorized off-highway device **designed to travel primarily off public streets**, fifty inches (50") or less in width, having a manufacturer's dry weight of **six hundred (600) pounds or less, 1,500 pounds or less**, traveling on three (3) or more low-pressure tires, designed with a seat or saddle for operator use, and handlebars or steering wheel for steering control, **except lawnmowers**.

KENNEL: Any premises or portion thereof on which four (4) or more dogs, cats, or other domestic animals over six (6) months in age are kept, boarded, bred or cared for, in return for remuneration, or for the purpose of sale. This use includes animal day care establishments, but does not include the retail sale of household domestic animals. ~~unless animals are kept or exercised out of doors.~~

LODGE, (FRATERNAL, and CIVIC) ASSEMBLY: A group of people formally organized for a common interest, usually cultural, religious, or entertainment, with regular meetings and formal written membership requirements.

MOBILE HOME: ~~A structure designed for permanent habitation, and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction to the location, or subsequent locations, at which it is intended to be a permanent home and designed to permit the occupancy thereof as a dwelling unit for one or more persons. Even if such a structure rests on a permanent foundation, with wheels, tongue, hitch and axle or lug bolts permanently removed, it shall be construed as a mobile home. A mobile home may be with or without mechanical power.~~

Mobile home or manufactured home. A structure, transportable in one or more section, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The term includes any structure that meets all of the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the United States Secretary of Housing and Urban Development and complies with the standards established under Title 42 of the United States Code. The term "manufactured home" does not include campers and recreational vehicles.

MOBILE HOME PARK: ~~Improved parcels having multiple mobile home structures that are in the nature of a community plus any streets, service drives, and community areas such as yards, clubhouses, and pools.~~

A tract of land or 2 or more contiguous tracts of land upon which contain sites with the necessary utilities for 5 or more independent mobile homes for permanent habitation either free of charge or for revenue purposes, and shall include any building, structure,

vehicle, or enclosure used or intended for use as a part of the equipment of such mobile home park. Separate ownership of contiguous tracts of land shall not preclude the tracts of land from common licensure as a mobile home park if they are maintained and operated jointly. Neither an immobilized mobile home nor a motorized recreational vehicle shall be construed as being a part of a mobile home park.

MOTOR VEHICLE: Any passenger vehicle, motorcycle, recreational vehicle, truck, truck-trailer or semitrailer which is self-propelled or drawn by mechanical or electrical power but not operated upon rails.

PLACES OF ASSEMBLY: Any amphitheater, assembly hall, auditorium, religious institution, coliseum, concert hall, hall, meeting room, sanctuary stadium, or other main activity area of a building, structure, or place, whether enclosed or out of doors, whether a principal use or an accessory use, which is used or intended for use as a place for the gathering together of a group of persons for any purpose or purposes.

RECREATIONAL UNIT: One recreational vehicle or one or more all-terrain vehicles, snowmobiles or watercraft on a single trailer. ~~A recreational unit may consist of one recreational vehicle, or travel trailer, or camping trailer; or one or more all-terrain vehicles, on a single trailer, or one or more snowmobiles on a single trailer, or one or more watercraft on a single trailer. (Currently in Section 10-5:C.)~~

RECREATIONAL VEHICLE: Any camping trailer, motor home, mini-motor home, travel trailer, truck camper or van camper used primarily for recreational purposes. ~~and not used commercially nor owned by a commercial business.~~

~~**RENTAL, CAR AND LIGHT TRUCK:** Rental of automobiles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease.~~

SCHOOL: Any public or private preschool or elementary or secondary school. ~~educational institutions (with or without boarding) including business or trade schools.~~

SEMI-TRAILER: A non-motorized, portable container on wheels that is designed to be attached and pulled for the purpose of transporting primarily goods and materials customarily for commercial purposes over public roads. The size and weight of a semi-trailer enables it to only be pulled by a large truck or semi-tractor. Semi-trailers may be tankers, flatbeds or enclosed.

TRAILER: Any vehicle without motive power in operation, ~~other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle. and so constructed that no part of its weight rests upon the towing vehicle.~~

~~1. **TRAILER - CAMPER PARKS:** A residential facility designed, used or intended to be used to accommodate the overnight or temporary location, hookup or use of its facilities for travel trailers, camp trailers and recreation vehicles.~~

~~2. **TRAILER, CAMPING:** A trailer, not used commercially, constructed with partial side walls which fold for towing and unfold to provide temporary living quarters for recreational camping or travel use and of a size or weight not requiring an over~~

dimension permit when towed on a highway.

- ~~3. **TRAILER, COMMERCIAL:** A trailer, used commercially, which allows for property and/or equipment to be stored and/or transported in a manner which is not completely enclosed within such trailer. A trailer used in a commercial enterprise and contains lettering or logos advertising that commercial enterprise shall also be considered a commercial trailer.~~
- ~~4. **TRAILER, HOUSE:** (A) A trailer or semitrailer equipped and used for living quarters or for human habitation (temporarily or permanently) rather than for the transportation of freight, goods, wares and merchandise; or (B) A house trailer or a semitrailer which is used commercially (temporarily or permanently), that is, for the advertising, sales, display or promotion of merchandise or services, or for any other commercial purpose except the transportation of property for hire or the transportation of property for distribution by a private carrier.~~
- ~~5. **TRAILER, POLE:** Every vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle by means of a reach or pole, or by being boomed or otherwise secured to the towing vehicle, and ordinarily used for transporting long or irregularly shaped loads such as poles, pipes or structural members capable, generally, of sustaining themselves as beams between the supporting connections.~~
- ~~6. **TRAILER, TRAVEL:** A trailer, not used commercially, designed to provide living quarters for recreational, camping or travel use, and of a size or weight not requiring an over dimension permit when towed on a highway.~~

VEHICLE: Every device, in, upon or by which a person or property is or may be transported or drawn upon **public streets**. ~~a highway, except devices moved by human power and devices used exclusively upon stationary rails or tracks.~~

- ~~1. **COMMERCIAL VEHICLE:** A vehicle that, by virtue of its design, type or characteristics, is not customary and incidental to the use or occupancy of residential properties, but not including a vehicle used in a ride-sharing arrangement when being used for that purpose or a recreational vehicle not being used commercially. In addition, a vehicle will be considered to be a commercial vehicle if the vehicle (A) allows for the property and/or equipment to be stored and/or transported in a manner which is not completely enclosed within such vehicle, (B) is licensed for a gross weight, including vehicle and cargo of more than twelve (12,000) pounds and/or is bearing a class designation other than an "A", "B" or "D" under the provisions of the Illinois motor vehicle code, or (c) is bearing a class designation of "D" and exceed height of eight feet, six inches (8'6") as measured from the existing grade to the top of the vehicle roof.~~

- 1. COMMERCIAL MOTOR VEHICLE:** Any motor vehicle operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, For-Hire or Not-For-Hire, but not including a commuter van, a motor vehicle used in a ridesharing arrangement when being used for that purpose, or a recreational vehicle not being used commercially.

2. **INOPERABLE VEHICLE:** A vehicle which cannot be legally driven upon the public streets for reasons including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

WATERCRAFT: Any unit that is used for water travel or pleasure or any vessel defined as every description of watercraft used or capable of being used as a means of transportation on water. , except a seaplane on the water, innertube, air mattress or similar device, and boats used for concession rides in artificial bodies of water designed and used exclusively for such concessions.
