

TITLE 6: ZONING
CHAPTER 5: RESIDENCE DISTRICTS
ARTICLE C. R4 SINGLE-FAMILY ATTACHED RESIDENCE DISTRICT

SECTION:

- 6-5C-1: Intent and Scope of Regulations**
- 6-5C-2: Permitted Uses**
- 6-5C-3: Special Uses**
- 6-5C-4: Lot Size Requirements**
- 6-5C-5: Yard Requirements**
- 6-5C-6: Building Height Limitations**
- 6-5C-7: Signs**
- 6-5C-8: Off-Street Parking and Loading Requirements**

6-5C-1: INTENT AND SCOPE OF REGULATIONS

The R4 District is intended to provide low to moderate density multi-family residential options in areas adjacent to commercial districts, other moderate density residential districts, public or non-residential land uses. This district is meant to be occupied primarily by attached single-family dwellings in structures of a size that are compatible with the single-family character of Lincolnshire. Density of projects for attached single-family dwellings are meant to be low for developments of this type. Density for multiple-family dwellings are meant to be moderate and should be based on the degree to which the development fulfills the objectives of the Official Comprehensive Plan. (amd. Ord. 95-1377-7, eff.1/9/95)

Areas containing unique natural features, transition areas adjacent to residential districts and areas at or near major intersections are identified as being of significant impact to the Village. This is due to the need to protect valued natural resources, the integrity and environment of the Village's residential neighborhoods, traffic safety conditions and the land use character of key intersections. Therefore, all development proposed within this District shall be subject to site plan review and approved as specified in Section 6-14-7 of this Code.

6-5C-2: PERMITTED USES

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- A. Accessory uses (attached to the principal building only).
- B. Parks, playgrounds and forest preserves.
- C. Single-family attached in structures containing not more than four (4) dwelling units. (Ord. 86-885-22) (amd. Ord. 95-1377-7, eff. 1/9/95)
- D. Community residential homes as regulated by Section 6-5-E.
- E. Memorial Garden, as an accessory use to an assembly use, including, for example, religious institutions or schools; provided the memorial garden is not located in any required yards. (Amd. Ord. 08-3070-53, eff. 11/24/08)
- F. Short-Term Rental, as an accessory use to residential dwelling units and as regulated in Section 6-3-5 of this Title. (Amd. Ord. 15-3379-106, eff. 11/09/15)

6-5C-3: SPECIAL USES

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-14-14 of this Code, as appropriate:

- A. Cemeteries.
- B. Churches and Synagogues.
- C. Community residential homes as regulated by Section 6-5-E.
- D. Multiple-family structures. (amd. Ord. 95-1377-7, eff. 1/9/95)
- E. Planned unit developments.
- F. Private recreation clubs and community buildings (but not including commercial recreation businesses).
- G. Public utility uses.
- H. Schools and day care facilities.
- I. Continue Care Retirement Campus (CCRC), so long as the same determined on site plan review to fulfill the objectives of the Official Comprehensive Plan. (Ord. 03-1862-39, eff. 8/25/03)
 - 1. Purpose and Description of a Continuing Care Retirement Campus:

The continuing care retirement campus provisions of this section are intended to provide for age-restricted planned unit developments to serve the needs of elderly residents and to keep them as independent as the status of their respective health will permit from time to time. These developments shall be intended to provide, through common management or by contractual agreement, housing needs and services that aid the elderly in maintaining an independent lifestyle.

Services provided by the continuing care retirement campus may include, but are not limited to, health care maintenance, nursing service facilities, congregate dining facilities and food services, housekeeping, social and recreational programs, administrative offices, chapels, park facilities, security stations, transportation services, community buildings, and any other services, activities and accessory uses integral to the operation and maintenance of a residential community intended primarily for the use of the elderly residents and the employees of the continuing care retirement campus.
 - 2. Definitions.

For the purpose of this type of Planned Unit Development:

 - a. “Independent Living Units” are dwelling units within the Continuing Care Retirement Campus which are unrestricted except that at least one person occupying each dwelling unit shall be 62 years of age or older and may contain in addition to an individual living area, comprised of one or more rooms, a kitchen and bath area, while receiving equal benefits, such as meals and recreation, with others within the community.
 - b. “Assisted Living Units” are self-contained units within an assisted living facility licensed by the Illinois Department of Public Health to assure compliance with the Assisted Living and Shared Housing Establishment Code (77Ill.Adm. Code

295). The Assisted Living Unit is intended to provide twenty-four hour a day support for personal and health services for residents in need of this care. Assisted Living Units shall include accessory uses such as dining rooms, bathing areas, common areas, staff offices and any other incidental space necessary to provide the above care.

- c. “Skilled Care Nursing Units” are beds located within a nursing facility that is licensed by the Illinois Department of Public Health for residents who require twenty-four or more consecutive hours of care because of physical or mental conditions.
 - d. “Continuing Care Retirement Campus Accessory Uses or Structures” are accessory facilities, functions, and structures which are to be used primarily by the residents of the retirement campus and their respective visitors and the staff servicing the retirement campus, except as may otherwise be authorized.
3. Purpose: The Continuing Care Retirement Campus development provisions of this Section are intended to provide the following:
- a. A choice in the type of environment available to the public by allowing development that would not be possible under the strict application of other sections of this Title;
 - b. Development and/or permanent reservation of open space, recreational areas and facilities;
 - c. A land use plan which permits preservation of green space, natural vegetation, topographic and geological features and historic resources;
 - d. A creative approach to the use of land and related physical facilities which results in better urban design, higher quality construction and the provision of aesthetic amenities;
 - e. The efficient use of land, so as to promote economies in the provision of utilities, streets, schools, public grounds and buildings, and other facilities;
 - f. Innovations in development so that the growing needs and demands of the population may be met by a greater variety in type, design, and layout of buildings, and by conservation and more efficient use of open space ancillary to said buildings, all in a manner so as to be consistent with the character of the zoning district in which the planned unit development is located;
 - g. A land use which promotes the public health, safety, comfort, morals and welfare in general, and the health, safety, comfort, morals and welfare of the elderly in particular.
4. Procedure: A Continuing Care Retirement Campus may be granted as a Special Use only in those districts in which it is provided for, and application for said special use shall be made and considered according to the procedures and standards set forth in Chapter 14 of this Title; however, to the extent that there is any inconsistency between this Section and the procedures and standards set forth in Chapter 14 of this Title, the terms and conditions of Chapter 14 of this Title shall prevail.

Notwithstanding the provision for a Continuing Care Retirement Campus special use within the zoning classification, no Continuing Care Retirement Campus shall be established unless located in an area adjacent to districts of similar density, such as commercial, public or non-residential land uses, or moderately dense residential districts, including Planned Unit Developments (PUDs) which are also located in R-3 or R-4 zones.

No Continuing Care Retirement Campus special use may be granted or maintained unless the Continuing Care Retirement Campus has been approved by, and/or is currently Licensed, Registered and in good standing with, the Illinois Department of Public Health.

5. The development for which an application is made for a Continuing Care Retirement Campus special use shall either:
 - a. be intended to have 90% of its units occupied by at least one person 62 years of age or older and provide significant facilities designed to meet the physical or social needs of such older residents; or
 - b. be intended to be occupied solely by persons 62 years of age or older and such staff as is necessary for the medical care of the residents and maintenance of the campus.

6. Bulk Requirements
 - a. The minimum lot area shall be seventy-five (75) acres, with a minimum net buildable lot area of fifty (50) acres.
 - b. The minimum lot width shall be 500 feet.
 - c. The maximum height of any building within the Continuing Care Retirement Campus shall be eighty-five feet (85').
 - d. The maximum Floor Area Ratio (FAR) shall be 0.75.
 - e. The minimum front and corner side yard setback shall be fifty feet (50').
 - f. The minimum interior side yard setback shall be twenty-five feet (25').
 - g. The minimum rear yard setback shall be fifty-feet (50').

7. Parking Requirements: Parking shall be provided as required herein.
 - a. Independent Living Units (ILU): 1.0 parking spaces per dwelling unit.
 - b. Employees/Staff: 1.0 parking space per employee on maximum shift.
 - c. Visitors: a minimum of four percent (4%) of total required parking hereunder.
 - d. The additional requirements of Title 6 - 11 of the Village of Lincolnshire's Code regarding Off-Street Parking and Loading.
 - e. No parking area or vehicular circulation shall be nearer than twenty feet (20') of any lot line.

8. Accessory Structures
Accessory Structures are permitted within the Continuing Care Retirement Campus and shall include the following:

Entertainment facilities, houses of worship, dining facilities, food preparation facilities, laundry service facilities, nursing services, administrative offices, staff facilities, storage and maintenance facilities, security facilities, exercise/recreational facilities, libraries and any other services or facilities intended for the use by residents, visitors and staff of the Continuing Care Retirement Campus.(Ord. 03-1862-39, eff. 8/25/03)

Memorial Assembly Facility: (Amd. Ord. 08-3070-53, eff. 11/24/08)

- a. Shall only be permitted as an accessory use to an assembly use, including, for example, religious institutions or schools.
- b. Shall be permitted:
 - i. inside the principle structure on the Lot, or
 - ii. as an accessory structure subject to compliance with the following design and setback standards:

6-5C-4: LOT SIZE REQUIREMENTS

The minimum lot sizes required in the R4 District shall be as follows:

Permitted Uses	Minimum Lot Area	Minimum Lot Width
Single-family attached structures	5,000 sq. ft. per unit	100 ft. plus 15 additional feet for each unit in the structure
Parks, playgrounds & forest preserves	10,000 sq. ft.	75 ft.
Special Uses		
Churches & Synagogues		By Zoning Board
Multiple-family structures	Existing Structure: 4,000 sq. ft. per unit	350 ft. of frontage on a public road
	Proposed structure: per Zoning Board based on number of dwelling units proposed and the Official Comprehensive Plan	
Private recreation clubs & community buildings	By Zoning Board	
Public utility uses	By Zoning Board	
Schools	2 acres	200 ft.
Day care facilities	1 acre	125 ft.
Cemeteries	3 acres	200 ft.
Planned unit developments	3 acres	none

Accessory Uses:

Each accessory use may be established on the same lot as a principal use, provided such lot meets the lot size requirements of the R4 District.

6-5C-5: YARD REQUIREMENTS

The minimum yard requirements in the R4 District shall be as follows:

Permitted Uses	Corner Side	Front & Interior Side	Rear
Single-family attached structures	25 ft.	12 ft.	30 ft.
Parks, playground & forest preserves		None	
Special Uses			
Churches & Synagogues	30 ft.	20 ft.	30 ft.
Memorial Assembly Facility	By Section 6-5C-3		
Multiple-family structures	50 ft.	25 ft.	50 ft.
Private Recreation Clubs & Community Buildings	30 ft.	20 ft.	30 ft.
Public Utility Uses	By Zoning Board		
Schools, day care facilities	30 ft.	20 ft.	30 ft.
Cemeteries	30 ft.	12 ft.	12 ft.
Planned unit developments	By Village Board		

(Amd. Ord. 95-1377-7, eff. 1/9/95)

6-5C-6: BUILDING HEIGHT LIMITATIONS

In the R4 District no building or other structure erected within the R4 District shall exceed three (3) stories or thirty six feet (36') in height except for church steeples.

6-5C-7: SIGNS

Signs shall be subject to the regulations contained in Title 12 of this Code.

6-5C-8: OFF-STREET PARKING AND LOADING REQUIREMENTS

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)