

TITLE 6: Zoning
 CHAPTER 5: Residence District
 ARTICLE: D



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6-5D-1: Intent and Scope of Regulations

The R5 District is primarily intended to accommodate a mixture of residential dwelling units and selected retail uses. Accordingly, mixed-use developments incorporating residential and commercial uses in the same or in attached structures are consistent with this District.

The R5 District also recognizes the special complexity and interaction of land uses in and around the Village Green and Milwaukee Avenue, to allow flexibility in land use and design of multiple structures on a single lot; to encourage opportunities for mixed-use development; to facilitate the creation of convenient, attractive, and harmonious context of buildings and streets, and pedestrian ways; and to encourage public and private investment that will promote vitality, activity, and safety in the District.

6-5D-2: Uses

Uses permitted in the R5 Mixed Use General Residence District are identified in the table below:

P = Permitted

SU = Special Use

Uses	
Bank, financial institution with drive-thru facility	SU
Banks and financial institutions, without drive-thru facilities	P
Community residential homes of less than four (4) persons (Ord. 90-1182-66)	SU
Convenience store	P
Day care center	SU
Drinking establishment	SU
Food store, including candy/confectionery stores, dairy products, and bakeries	P
General retail and service uses	P
Office, business and professional	P
Physician's office	SU
Planned Unit Development (PUD), as regulated in Section 6-14-12 of this Title	SU
Personal fitness/instruction studio (yoga, martial arts, dance), not including health club/athletic facilities	P
Education institution, private, business, trade school	SU
Restaurant with Live Entertainment	SU
Restaurant, excluding Live Entertainment	P
Restaurant, Fast Food with drive-thru facility	SU
Restaurant, Fast Food without drive-thru facility	P
Retail pharmacy/drug store, with drive-thru facility	SU

Retail pharmacy/drug store, without drive-thru facility	P
Separate dwelling units above the ground floor of commercial-use structures	P
Single-family attached dwellings	SU
Any other similar use not specifically permitted in this Article, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein and is consistent with the trend in development within the District.	P
Short-Term Rental, as an accessory use to residential dwelling units and as regulated in section 6-3-5 of this Title.	P

6-5D-3: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	15,000 sq. ft.	100 ft.
Bank, financial institution with drive-thru facility	20,000 sq. ft.	100 ft.
Drinking establishment	15,000 sq. ft.	100 ft.
Education institution, private, business, trade school /day care center	7,500 sq. ft.	50 ft.
Physician's office	15,000 sq. ft.	100 ft.
Planned Unit Development (PUD)	By Village Board	By Village Board
Restaurant, with Live Entertainment	15,000 sq. ft.	100 ft.
Restaurant, Fast Food with drive-thru facility	45,000 sq. ft.	200 ft.
Retail pharmacy/drug store, with drive-thru facility	45,000 sq. ft.	200 ft.
Single-family attached dwellings	4,000 sq. ft.	140 ft.

6-5D-4: Building Setbacks

Uses	Front*	Side	Corner Side	Rear
Permitted Uses	15 ft.	10 ft.	15 ft.	20 ft.
Special Uses	15 ft.	10 ft.	15 ft.	20 ft.
Planned Unit Developments (PUD)	By Village Board			

*When adjacent to the Village Green the front yard shall be zero (0) feet.

6-5D-5: Building Height

In the R5 District no building or other structure shall exceed three and one-half (3 ½) stories or forty (40) feet in height.

6-5D-6: Signs

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

6-5D-7: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title unless otherwise recommended by the Zoning Board and approved by motion of the Corporate Authorities for projects in the downtown redevelopment area. (Ord. 86-885-22)

6-5D-8: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code.