

CHAPTER 5

RESIDENCE DISTRICTS

ARTICLE F. R6 MIXED USE ESTATE DISTRICT

SECTION:

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6-5F-1: PURPOSE: The Mixed Use Estate District is established to permit an owner of a residence on a larger residential parcel to maintain a separate building that may house limited business uses while providing protection to surrounding uses by requiring restrictions on the operator of the business and sufficient setbacks for all buildings. The district may be of particular significance after the Village annexes property in previously unincorporated areas that may contain planned or existing mixed uses. It is recognized that the benefit in annexing such properties may outweigh any detriment to the Village by permitting such mixed uses.

6-5F-2: PERMITTED USES:

- A. Single Family detached dwellings.
- B. Business uses as regulated in Section 6-5F-7.
- C. Signs as regulated in Title 12 and Section 6-5F-7.
- D. Uses and building accessory to single family detached dwellings. (Ord. 65-138-15)
- E. Dog runs as regulated in Section 6-5F-4B. (Ord. 74-358-34)
- F. Community residential homes of less than four (4) persons. (Ord. 90-1182-66)

G. 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)

6-5F-3: SPECIAL USES: There are no special uses in the Mixed Use Estate District.

6-5F-4: LOT AREA SETBACK, BULK AND HEIGHT REQUIREMENTS

A. Lot Area and Setbacks

1. Lot Area. Not less than three (3) acres.
2. Sideyard Setbacks. Not less than thirty (30) feet.
3. Front and Rear Yard Setbacks. Not less than fifty (50) feet.
4. There shall be at least 100 feet between the two primary structures on the property.

B. Frontages

1. Not less than three hundred (300) feet.

C. Floor Area Ratio

1. Not to exceed .25 for the two primary buildings.

D. Ground Floor Area Per Dwelling

1. 1-story dwelling, not less than one thousand seven hundred fifty (1,750) square feet.
2. Dwellings having more than one (1) story, not less than one thousand (1,000) square feet. (Ord. 65-138-15)

E. Size of Non-Residential Building

The non-residential building shall be no greater than three thousand (3,000) square feet in size.

F. Building Height

The maximum building height shall be two and one-half (2-1/2) stories, or thirty-five (35) feet, whichever is higher.

6-5F-5: YARDS:

- A. Front and Rear Yards: Not less than fifty (50) feet.
- B. Side yards: Not less than thirty (30) feet.

6-5F-6: OFF-STREET PARKING AND LOADING:

- A. Parking spaces in accordance with provisions set forth in Section 6-11-3 of this Zoning Code. (Ord. 65-138-15)
- B. No business, service or delivery vehicles may be parked outside overnight.

6-5F-7: OTHER PROVISIONS:

- A. Two principal structures are permitted on a lot zoned Mixed Use Estate District.
- B. All operations of the business enterprise shall be conducted indoors. No operations at all may take place out of doors.
- C. There shall be no outside storage of the business enterprise materials or supplies on the property and no accessory storage buildings for the business enterprise may be constructed or maintained on the property.
- D. There shall be no business advertising or identification signs on the property.
- E. There shall be no more than two persons employed by the enterprise and no more than three persons including the owner working at the enterprise at any time. The owner of the property must be the owner of the enterprise and shall reside at the residence on the property.
- F. Such a lot must be contiguous to at least one property on which two or more buildings have been constructed.
- G. Retail sales, wholesale showrooms, and traffic-intensive service uses are not permitted in the Mixed Use Estate District. Rather, the uses permitted shall be the uses listed below and those similar type uses:
 - 1. Professional offices.
 - 2. Graphic design studio.
 - 3. Photographer's studio.
 - 4. Interior decorating workroom.
 - 5. Custom tailoring or dressmaking workroom.

6. Appliance repair workroom.
7. Machine shop for automotive engine repair provided no vehicles may be parked, stored, or worked on out of doors.
8. Greenhouses.

(Amend. Ord. 95-1399-29)

(Amend Ord. 06-2014-05, eff. 2/13/06)