

CHAPTER 9-4

RESIDENTIAL DISTRICTS

SECTION:

- 9-4-1: R-1 Single Family Residential Districts
- 9-4-2: R-2 Single Family Residential Districts
- 9-4-3: R-3 Two Family and Multi-Family Residential Districts

9-4-1: **R-1 SINGLE FAMILY RESIDENTIAL DISTRICTS:**

A. Permitted Uses

- 1. Single Family dwellings, Home Occupations, and Accessory Uses.
- 2. Public service uses, including water filtration plants, water reservoirs, pumping stations, sewage treatment plants, police and fire stations, telephone exchanges, electrical substations, and other similar public service uses.

B. The following Special Uses (see Section 9-10) may be allowed by the Village Board after required findings have been made that indicate that the special use is necessary and desirable at its proposed location and appropriately presented at a public hearing before the Village Planning Commission:

- 1. Public or private community facilities such as schools, churches, cemeteries, libraries, parks, or hospitals.

C. Dimensional Requirements

- 1. Lot Size:
 - Minimum area 12,800 square feet
 - Minimum width at building line 80 feet
- 2. Minimum Set Back for Yard Space:
 - Front 25 feet
 - Rear 25 Feet
 - Side 10% of lot width (no less than 3')
 - a. For residential lots adjacent to public rights-of-way, reverse corner lots, the front yard set back shall apply to both sides of said lot adjacent to right-of-way.
- 3. Building Requirements:
 - Maximum ground coverage 35% of lot area
 - Maximum height 35 feet
 - Minimum living house area 1,000 square feet living-area

4. Accessory Structures and Uses:

- a. An accessory structure or use may not be located nearer to any lot line than that permitted for the principal building. However, when an accessory structure or use is located in the rear yard, it may be located within three (3) feet of the interior lot line, but not less than five (5) feet from the rear lot line.
- b. An accessory structure or use shall not begin prior to the establishment or construction of the principal building to which it is intended to be accessory.
- c. No accessory structure or use shall be located on a corner lot beyond the front yard required on either adjacent lot, nor be located nearer than five (5) feet to the side lot line of the adjacent lot.

D. Parking

Parking shall be provided in accordance with the general requirements set forth in Chapter 9-8 of this Ordinance and the following special requirements:

1. Off-street automobile parking facilities shall be on the same lot(s) with the principal building they serve.
2. One (1) off-street parking space is required for each dwelling unit.
3. No parking facilities accessory to a multiple family use shall be located in an R-1 District.
4. No parking facilities accessory to a business or manufacturing use shall be located in a Residential District, except when authorized by the Village Board as prescribed in Chapter 9-8 of this document.

E. Signs

Signs shall be allowed in accordance with the general requirements set forth in Chapter 9-7 of this document and the following special requirements for Residential District R-1:

1. Highway directional signs and markers which shall be made and installed in accordance with the specifications of the Illinois Department of Transportation, announcing the location of or directing traffic to given locations including, but not limited to, the following:
 - a. Service areas (e.g. lodging, food, gas)
 - b. Public and quasi-public services (e.g. schools, churches)
 - c. Businesses and business districts

2. Non-flashing, non-illuminated accessory signs, as follows:

a. Nameplates or identification signs, subject to the following:

No more than one nameplate, not exceeding one and one-half (1½) square feet in area, for each dwelling unit, indicating the name or address of the occupant or a permitted occupation, provided that on a corner lot two (2) such nameplates for each dwelling unit, one facing each street, shall be permitted.

b. Church bulletin boards that shall not exceed twenty-four (24) square feet in area.

c. No sign shall project beyond the property line into the public right-of-way.

d. No sign shall project higher than one (1) story, or twenty (20) feet above the curb elevation, whichever is lower.

3. Signs advertising the sale or rental of property upon which the sign is located provided:

a. Signs advertising the sale of one (1) residential lot shall not exceed nine (9) square feet.

b. Signs for the sale of property within an approved subdivision or for a single parcel of more than forty (40) acres shall not exceed one hundred (100) square feet and shall be permitted for a period of not more than two (2) years, except that a permit may be renewed annually for a period not to exceed one (1) year.

c. The sign is located as directed by the Zoning Enforcement Officer but in no case shall a sign be located closer than ten (10) feet to any other zoning lot nor project beyond the property line into the public right-of-way.

d. No sign shall project higher than eight (8) feet above the road level.

F. Allowable Obstructions Within Yard Areas.

1. Terraces.

2. Awnings.

3. Chimneys, not exceeding three (3) percent of the width of the yard.

4. Steps not over four (4) feet in height.

5. Arbors and trellises.

6. Fences or walls provided that:
 - a. The fence is located in rear or side yard only.
 - b. The fence is erected no less than two (2) feet from any public right-of-way or permanent easement.
 - c. No part of the fence exceeds six (6) feet in height.
 - d. The design provides for post side of fence to be interior to lot.
 - e. If the subject site is a corner lot, the fence conforms to the applicable front yard set back for both of the adjacent public right-of-way.
7. Decorative fences shall be permitted in the front yard provided that:
 - a. The total length of the fence in any direction does not exceed ten (10) feet parallel with any lot line.
 - b. No part of the decorative fence exceeds four (4) feet in height.
 - c. The decorative fence is located no less than two (2) feet from any public right-of-way or permanent easement.
 - d. The design provides for post side of fence to be interior to lot.
 - e. The design is not greater than 33% opaque and does not prohibit sight through the fence.
8. Porches provided that
 - a. The structure satisfies the definition presented in Chapter 9-2 of this ordinance.
 - b. The footprint of the structure does not encroach on the applicable set back more than 10' or result in a net decrease of greater than 20% of the applicable set back which ever is less.
 - c. The structure is an "open-air" structure thereby not possessing walls, windows, screens, doors, or other like items causing it to not be exposed to the elements year around.
9. Open parking areas.

G. Swimming Pools

1. Swimming pools are governed by Title 7, Chapter 9 of the Codified Ordinances of the Village of Forreton.

9-4-2: **R-2 SINGLE FAMILY RESIDENTIAL DISTRICTS:**

A. SUBSEQUENT TO THE EFFECTIVE DATE OF THIS ORDINANCE, ANY EXISTING OR PROPOSED LOT OR LOTS, OR TRACTS OF LAND WITHIN OR ADJACENT TO, OR INTENDED FOR ANNEXATION INTO, THE VILLAGE OF FORRESTON WHICH IS NOT ZONED R-2 ACCORDING TO THE OFFICIAL MAP AS ADOPTED BY THE VILLAGE BOARD MAY NOT BE ZONED R-2.

B. Permitted Uses

1. Single Family dwellings, Home Occupations, and Accessory Uses.
2. Public service uses, including water filtration plants, water reservoirs, pumping stations, sewage treatment plants, police and fire stations, telephone exchanges, electrical substations, and other similar public service uses.

C. The following Special Uses (see Section 9-10) may be allowed by the Village Board after required findings have been made that indicate that the special use is necessary and desirable at its proposed location and appropriately presented at a public hearing before the Village Planning Commission:

1. Public or private community facilities such as schools, churches, cemeteries, libraries, parks, or hospitals.

D. Dimensional Requirements

1. Lot Size:

Minimum area	8,000 square feet
Minimum width at building line	66 feet
2. Minimum Set Back for Yard Space:

Front	25 feet
Rear	25 Feet
Side	10% of lot width (no less than 3')

 - a. For residential lots adjacent to public rights-of-way, reverse corner lots. The front yard set back shall apply to both sides of said lot adjacent to right-of-way.
3. Building Requirements:

Maximum ground coverage	35% of lot area
Maximum height	35 feet
Minimum Living Area	850 Square Feet
4. Accessory Structures and Uses:
 - a. An accessory structure or use may not be located nearer to any ~~interior~~ lot line than that permitted for the principal building. However, when an accessory structure or use is located in the rear yard, it may be located within three (3) feet of the interior lot line, but not less than five (5) feet from rear lot line.
 - b. An accessory structure or use shall not begin prior to the establishment or construction of the principal building to which it is accessory, or which it is intended to be accessory.

- c. No accessory structure or use shall be located on a corner lot beyond the front yard required on either adjacent lot, nor be located nearer than five (5) feet to the side lot line of the adjacent lot.

D. Parking

Parking shall be provided in accordance with the general requirements set forth in Chapter 9-8 of this document and the following special requirements for Residential District R-2:

1. Off-street automobile parking facilities shall be on the same lot with the principal building they serve.
2. One (1) off-street parking space is required for each dwelling unit.
3. No parking facilities accessory to a multiple family use shall be located in an R-2 District.
4. No parking facilities accessory to a business or manufacturing use shall be located in a Residential District, except when authorized by the Village Board as prescribed in Chapter 9-8.

E. Signs

Signs shall be allowed in accordance with the general requirements set forth in Chapter 9-7 of this document and the following special requirements for Residential District R-2:

1. Highway directional signs and markers which shall be made and installed in accordance with the specifications of the Illinois Department of Transportation, announcing the location of or directing traffic to given locations, including but not limited to the following:
 - a. Service areas (e.g. lodging, food, gas)
 - b. Public and quasi-public services (e.g. schools, churches)
 - c. Businesses and business districts
2. Non-flashing, non-illuminated accessory signs, as follows:
 - a. Nameplates or identification signs, subject to the following:

No more than one (1) nameplate, not exceeding one and one-half (1½) square feet in area, for each dwelling unit, indicating the name or address of the occupant or a permitted occupation, provided that on a corner lot two (2) such nameplates for each dwelling unit, one (1) facing each street, shall be permitted.
 - b. Church bulletin boards that shall not exceed twenty-four (24) square feet in area.
 - c. No sign shall project beyond the property line into the public right-of-way.
 - d. No sign shall project higher than one (1) story, or twenty (20) feet above the curb elevation, whichever is lower.

3. Signs advertising the sale or rental of property upon which the sign is located provided:
 - a. Signs advertising the sale of one (1) residential lot shall not exceed nine (9) square feet.
 - b. Signs for the sale of property within an approved subdivision or for a single parcel of more than forty (40) acres shall not exceed one hundred (100) square feet and shall be permitted for a period of not more than two (2) years, except that a permit may be renewed annually for a period not to exceed one (1) year.
 - c. The sign is located as directed by the Zoning Enforcement Officer but in no case shall a sign be located closer than ten (10) feet to any other zoning lot nor project beyond the property line into the public right-of-way.
 - d. No sign shall project higher than eight (8) feet above the road level.

F. Allowable Obstructions Within Yard Areas.

1. Terraces.
2. Awnings.
3. Chimneys, not exceeding three (3) percent of the width of the yard.
4. Steps not over four (4) feet in height.
5. Arbors and trellises.
6. Fences or walls provided that:
 - a. The fence is located in rear or side yard only.
 - b. The fence is erected no less than two (2) feet from any public right-of-way or permanent easement.
 - c. No part of the fence exceeds six (6) feet in height.
 - d. The design provides for post side of fence to be interior to lot.
 - e. If the subject site is a corner lot, the fence conforms to the applicable front yard set back for both of the adjacent public right-of-way.
7. Decorative fences shall be permitted in the front yard provided that:
 - a. The total length of the fence in any direction does not exceed ten (10) feet parallel with any lot line.
 - b. No part of the decorative fence exceeds four (4) feet in height.
 - c. The decorative fence is located no less than two (2) feet from any public right-of-way or permanent easement.

- d. The design provides for post side of fence to be interior to lot.
- e. The design is not greater than 33% opaque and does not prohibit sight through the fence.

8. Porches provided that

- a. The structure satisfies the definition presented in Chapter 9-2 of this ordinance.
- b. The footprint of the structure does not encroach on the applicable set back more than 10' or result in a net decrease of greater than 20% of the applicable set back which ever is less.
- c. The structure is an "open-air" structure thereby not possessing walls, windows, screens, doors, or other like items causing it to not be exposed to the elements year around.

9. Open parking areas.

G. Swimming Pools

- 1. Swimming pools are governed by Title 7, Chapter 9 of the Codified Ordinances of the Village of Forreton.

9-4-3: **R-3 TWO FAMILY AND MULTI-FAMILY RESIDENTIAL DISTRICTS:**

A. Permitted Uses

1. Two-Family and Multi-Family Dwellings, Home Occupations, and Accessory Uses.
2. Single Family Dwellings in accordance with the conditions and requirements set forth in Residential District R-1.
3. Public service uses, including water filtration plants, water reservoirs, pumping stations, sewage treatment plants, police and fire stations, telephone exchanges, electrical substations, and other similar public service uses.

B. The following Special Uses (see Section 9-10) may be allowed by the Village Board after required findings have been made that indicate that the special use is necessary and desirable at its proposed location and appropriately presented at a public hearing before the Village Planning Commission.

1. Public or private community facilities such as schools, churches, cemeteries, libraries, parks, or hospitals.

C. Dimensional Requirements

1. Lot Size:

Minimum Area	15,000 square feet
Minimum Width at Building Line	80 feet

2. Maximum Density:

Multi-Family	15 dwelling units per acre 30 bedrooms per acre
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3. Minimum Set Back for Yard Space:

Front	25 feet
Rear	25 feet
Side	5 feet

- a. For residential lots adjacent to public rights-of-way, reverse corner lots. The front yard set back shall apply to both sides of said lot adjacent to right-of-way.

4. Building Requirements:

Minimum living area:	
Efficiency apartment	500 square feet
One bedroom apartment	650 square feet
Two (2) bedroom apartment	850 square feet
Each additional bedroom	200 square feet

Maximum height	45 feet
Maximum Ground Coverage	40%

D. Parking

Parking shall be provided in accordance with the general requirements set forth in Chapter 9-8 of this document and the following special requirements for Residential District R-3:

1. An application for a building permit for a new or enlarged building, structure, or use which has a parking requirement of more than four (4) parking spaces, shall include therewith a plot plan, drawn to scale and fully dimensioned, showing any parking or loading facilities to be provided in compliance with the requirements of this Ordinance.
2. One and a half (1-1/2) parking spaces are required for each dwelling unit.
3. Off-street automobile parking facilities shall be on the same lot with the building they serve.
4. No parking facilities accessory to a business or manufacturing use shall be located in a Residential District, except when authorized by the Village Board as prescribed in Chapter 9-8.

E. Signs

Signs shall be allowed in accordance with the general requirements set forth in Chapter 9-7 of this document and the following special requirements for Residential District R-3:

1. Highway directional signs and markers which shall be made and installed in accordance with the specifications of the Illinois Department of Transportation, announcing the locations of, or directing traffic to given locations, including but not limited to the following:
 - a. Service areas (e.g. lodging, food, gas)
 - b. Public and quasi-public services (e.g. schools, churches)
 - c. Businesses and business districts.
2. Non-flashing, non-illuminated accessory signs, as follows:
 - a. Nameplates or identification signs, subject to the following:

No more than one nameplate, not exceeding one and one-half (1½) square feet in area, for each dwelling unit, indicating the name or address of the occupant or a permitted occupation, provided that on a corner lot two (2) such nameplates for each dwelling unit, one facing each street, shall be permitted.
 - b. Church bulletin boards which shall not exceed twenty-four (24) square feet in area.
 - c. No sign shall project beyond the property line into the public right-of-way.
 - d. No sign shall project higher than one (1) story, or twenty (20) feet above the curb elevation, whichever is lower.

3. Signs Advertising the sale or rental of property upon which the sign is located provided:
 - a. Signs advertising the sale of one (1) residential lot shall not exceed nine (9) square feet.
 - b. Signs for the sale of property within an approved subdivision of for a single parcel of more than forty (40) acres shall not exceed one hundred (100) square feet and shall be permitted for a period of not more than two (2) years, except that a permit may be renewed annually for a period not to exceed one (1) year.
 - c. The sign is located as directed by the Zoning Enforcement Officer but in no case shall a sign be located closer than ten (10) feet to any other zoning lot nor project beyond the property line into the public right-of-way.
 - d. No sign shall project higher than eight (8) feet above the road level.

F. Allowable Obstructions Within Yard Areas.

1. Terraces.
2. Awnings.
3. Chimneys, not exceeding three (3) percent of the width of the yard.
4. Steps not over four (4) feet in height.
5. Arbors and trellises.
6. Fences or walls provided that:
 - a. The fence is located in rear or side yard only.
 - b. The fence is erected no less than two (2) feet from any public right-of-way or permanent easement.
 - c. No part of the fence exceeds six (6) feet in height.
 - d. The design provides for post side of fence to be interior to lot.
 - e. If the subject site is a corner lot, the fence conforms to the applicable front yard set back for both of the adjacent public right-of-way.
7. Decorative fences shall be permitted in the front yard provided that:
 - d. The total length of the fence in any direction does not exceed ten (10) feet parallel with any lot line.
 - e. No part of the decorative fence exceeds four (4) feet in height.

- f. The decorative fence is located no less than two (2) feet from any public right-of-way or permanent easement.
- g. The design provides for post side of fence to be interior to lot.
- h. The design is not greater than 33% opaque and does not prohibit sight through the fence.

8. Porches provided that

- a. The structure satisfies the definition presented in Chapter 9-2 of this ordinance.
- b. The footprint of the structure does not encroach on the applicable set back more than 10' or result in a net decrease of greater than 20% of the applicable set back which ever is less.
- c. The structure is an "open-air" structure thereby not possessing walls, windows, screens, doors, or other like items causing it to not be exposed to the elements year around.

9. Open parking areas.

G. Swimming Pools

- 1. Swimming pools are governed by Title 7, Chapter 9 of the Codified Ordinances of the Village of Forreston.