

ARTICLE X

R-4 RESIDENTIAL DISTRICT

10.1 Permitted Uses

1. Single-family dwellings.
2. Elementary and high schools without dormitory accommodations.
3. Parks and forest preserves.

Special Use Permit Required

1. Golf courses.
2. Senior citizen home sharing facility.
3. Historical and architectural education center.
4. Not-for-profit, governmental and specialty school uses in elementary, middle, and high school buildings no longer used for teaching purposes.
5. Buildings primarily devoted to Religious Worship.
6. Private or public utility substations with a capacity not greater than 34 kilovolts.
7. Nursery Schools.

10.2 Bulk Regulations

1. A maximum height of thirty-five (35) feet or two and one-half (2½) stories, whichever is less.
2. A minimum lot size
 - a. For single-family dwellings: 7,260 sq. ft. (674.5 sq. m.).
 - b. For a historical and architectural education center: One-third (1/3) acre (14,520 sq. ft.) (1,349.44 sq. m.).
 - c. For nursery schools: One (1) acre (43,560 sq. ft.) (4,048 sq. m.) and adjacent to an arterial street.
 - d. For all other uses: One and one-half (1½) acres (65,340 sq. ft.) (6,070 sq. m.).
3. A maximum lot coverage of thirty-three and one-third percent (33 1/3%).

4. A minimum lot width of sixty (60) feet (18.29 m.).
5. A minimum front yard depth of thirty (30) feet (9.14 m.).¹

¹ Front and Side Yard Abutting a Street Adjustment Next to Existing Structures: When a lot abuts, on both sides, lots that have already been developed, the front yard applicable to such lot shall be determined by taking the average of the setbacks of the buildings on the two abutting lots. When a lot abuts a lot that has already been developed on one side and a street on the other side, the front or side yard abutting a street applicable to such lot shall be determined by taking the average of the setback of the building on the abutting developed lot and the required front or side yard abutting a street, but in no case shall the front yard be less than the setback of the building on the abutting developed lot. If a lot abuts a developed lot on one side and a vacant lot on the other side, the front yard applicable to such lot shall be determined by taking the average of the setback of the building on the abutting developed lot and the setback of the building on the lot immediately adjacent to the vacant lot. Unenclosed, roofed front porches shall be permitted to encroach up to eight (8) feet into a required front or side yard abutting a street.

6. For side and rear yards see Section 3.4A (5) and (6).
7. Floor Area Ratio: Forty percent (40%); provided however, this floor area ratio requirement is applicable only to the construction of residences or additions thereto for which building permits have issued on and after October 17, 1989.
8. A minimum lot depth of 132 feet.

10.3 Standards

All of the property located in this district is subject to the general standards and regulations in this ordinance. To conserve space these standards and regulations have not been reprinted in the regulations for each district. Site plan and architectural approval (5.5) shall be required for all uses listed in Section 10.1 except 1, 3, and 4.