

ARTICLE XXXI

R-R ROOSEVELT ROAD CORRIDOR DISTRICT

31.1 Permitted and Special Uses

1. Use Table. Table 31.1.A Principal Uses and Structures establishes the uses allowed in each subdistrict of the R-R District. The Roosevelt Road District is divided into four subdistricts: R-R-1, R-R-2, R-R-3, and R-R-4. Less intense development tends to be located in the western portion of the corridor in the R-R-1 and R-R-2 subdistricts. More intense development tends to be located in the eastern portion of the corridor in the R-R-3 and R-R-4 subdistricts. Each use is given one of the following designations for each subdistrict.

1. Permitted Use ("P"). "P" indicates that a use is allowed by-right within the designated subdistrict provided that it meets all applicable use standards set forth in Section 31.2 (Standards) and Section 31.3 (Bulk Regulations).
2. Special Use ("S"). "S" indicates that the use requires the approval of a special use permit (refer to Section 5.10 (Special Use Permit)) in order to be allowed within the designated subdistrict, and must meet all applicable use standards set forth in Section 31.2 (Standards) and Section 31.3 (Bulk Regulations).
3. No Designation. The absence of a letter (a blank space) or the absence of the use from the table indicates that the use is not allowed within the designated subdistrict.
4. Small and Large Lots. Zoning lots in the R-R-2 and R-R-3 are categorized as small or large to indicate what type of development is allowed in each subdistrict. Small zoning lots have a lot area of 21,780 square feet or less. Large zoning lots have a lot area greater than 21,780 square feet.

Table 31.1.A Principal Uses and Structures

Principal Use	R-R-1	R-R-2		R-R-3		R-R-4
		Small	Large	Small	Large	
Adult day care facilities				P	P	P
Animal hospitals				P	P	P
Antique sales			P	P	P	P
Appliance sales				P	P	P
Art galleries			P	P	P	P
Art supplies			P	P	P	P
Arts and crafts shops			P	P	P	P
Auction rooms				P	P	P
Auto parts stores				P	P	P
Automobile repair facilities						S

Principal Use	R-R-1	R-R-2		R-R-3		R-R-4
		Small	Large	Small	Large	
Automobile sales						P
Automobile service stations						S
Bakery, retail			P	P	P	P
Banks and financial institutions without drive-throughs			P	P	P	P
Banks and financial institutions with drive-throughs			S	S	S	S
Banquet facilities					S	S
Barber shops, hair stylists, beauticians	P	P	P	P	P	P
Bath, bed, and kitchen shops			P	P	P	P
Bicycle sales and repair			P	P	P	P
Book, magazine, and newspaper stores			P	P	P	P
Bowling alleys					S	S
Buildings primarily devoted to religious worship			S		S	S
Business and professional offices	P	P	P	S	S	S
Candy and popcorn stores			P	P	P	P
Car washes						S
Carpet and tile sales				P	P	P
Carry-out restaurants				P	P	P
Catering			P	P	P	P
China and glassware stores			P	P	P	P
Clothing and apparel stores			P	P	P	P
Coin and stamp stores			P	P	P	P
Convenience filling stations						S
Convenience food stores				P	P	P
Cookware stores			P	P	P	P
Cosmetic sales			P	P	P	P
Curtain and drapery stores			P	P	P	P
Delicatessens			P	P	P	P
Dentists	P	P	P	P	P	P
Department stores						P
Dog grooming				P	P	P
Drive-through					S	S
Drug stores				P	P	P
Dry cleaners and laundry				P	P	P
Dwelling unit, above the ground floor	P	P	P	P	P	P
Engraving services				P	P	P
Equipment, trailer, and truck rental						P
Exterminators				P	P	P

Principal Use	R-R-1	R-R-2		R-R-3		R-R-4
		Small	Large	Small	Large	
Fabrics, sewing supplies, and sewing machine stores			P	P	P	P
Fast food restaurants with drive-through facility					S	S
Fast food restaurants without drive-through facility			S	P	P	P
Florists			P	P	P	P
Furniture stores and upholstery			P	P	P	P
Gift and card stores			P	P	P	P
Gourmet foods			P	P	P	P
Government uses, offices, and buildings	S	S	S	S	S	S
Grocery stores			S		P	P
Hardware stores			P	P	P	P
Health clubs, tanning studios, gymnasiums, athletic training schools, tennis and racquetball facilities					S	S
Historical and architectural education centers	P	P	P			
Hobby shops			P	P	P	P
Hotels/Motels					S	S
Ice cream parlors			P	P	P	P
Inns	S	S				
Interior decorators	P	P	P	P	P	P
Jewelry stores			P	P	P	P
Kennels				S	S	S
Leather goods and luggage stores			P	P	P	P
Libraries	P	P	P	P	P	P
Mail order and catalog sales			P	P	P	P
Meat markets				P	P	P
Meeting halls					S	S
Mortuaries			S		P	P
Movie theaters (indoor)					S	S
Multiple-family dwellings: New construction					S	S
Multiple-family dwellings: Reuse of existing non-residential buildings	S	S	S			
Multiple-family dwellings: Townhouse only	S	S	S		S	S
Museums	P	P	P	P	P	P
Musical instrument sales and service			P	P	P	P
Nurseries, landscapers, and landscape maintenance equipment sales			S		P	P
Nursery schools	S	S	P	P	P	P
Office supplies, business machine sales, and computer sales			P	P	P	P
Offices and showrooms for building and related trades, including but not limited to carpenters, air conditioning, plumbing, heating, painting and				P	P	P

Principal Use	R-R-1	R-R-2		R-R-3		R-R-4
		Small	Large	Small	Large	
wallpapering, electricians, and sign contractors						
Opticians and optometrists	P	P	P	P	P	P
Paint, glass, and wallpaper stores			P	P	P	P
Parcel delivery services				P	P	P
Parking lots				S	S	S
Parks and forest preserves	P	P	P	P	P	P
Performing arts theaters				P	P	P
Pet shops				P	P	P
Photographic studios	P	P	P	P	P	P
Photographic supplies and cameras				P	P	P
Picture framing			P	P	P	P
Post office and parcel services			P	P	P	P
Printing, copying, and blueprint services				P	P	P
Private clubs					P	P
Public utility offices				P	P	P
Radio, television, and recording studios				S	S	S
Record, tape, and video tape sales and rental				P	P	P
Recreational vehicle sales, rental, and service						P
Resale shops				P	P	P
Research laboratories	P	P	P	P	P	P
Restaurants			S	P	P	P
Schools (Pre-K through Eighth Grade - *standards per 18.3)					S	S
Senior housing developments					S	S
Shoe repair shops			P	P	P	P
Shoe stores			P	P	P	P
Single-family dwellings	P	P	P			
Sporting goods stores			P	P	P	P
Tailors and dressmakers			P	P	P	P
Tea rooms			P	P	P	P
Tobacco and pipe shops				P	P	P
Toy stores			P	P	P	P
Upholstering, furniture refinishing, and mending establishments				P	P	P
Variety stores				P	P	P

31.2 Standards

All of the property located in this district is subject to the general standards and regulations of this

ordinance. Property located in this district is also subject to the following additional standards.

1. All Uses

- a. Site plan and architectural approval (5.5) shall be required for all permitted uses listed in Section 31.1 except single-family dwellings, parks, and forest preserves.
- b. In no instance shall any exterior lighting fixture, individually or combined, cause illumination onto adjoining private property in excess of 0.1 foot candles.

2. Non-Residential Uses. Outdoor Storage - General. All business, servicing, storage and display of goods shall be conducted within completely enclosed buildings. The following activities and uses are exempt from this requirement: Accessory off-street parking and loading; Sales and services normally offered at automobile service stations, car washes, and convenience filling stations; Outdoor seating provided by a restaurant; Temporary outdoor storage as permitted in Article 25.12. Not more than one (1) DVD vending machine per public entrance at grocery, convenience food store, department or drug store provided they are placed adjacent to the building, do not reduce the width of paved clear space for the passage of pedestrians to less than five (5) feet, and are not located within five (5) feet of a Fire Department connection. A maximum depth of three (3) feet, width of six (6) feet and height of eight (8) feet are permitted for the combined machine and surround.

31.3 Bulk and Yard Regulations

Table 31.3.A Bulk and Yard Requirements establishes bulk and yard requirements for each subdistrict of the R-R District.

Table 31.3.A Bulk and Yard Requirements

Bulk Requirements	R-R-1	R-R-2	R-R-3	R-R-4
Minimum lot area	7,000 sf	10,000 sf	7,000 sf	7,000 sf
Minimum lot width	60 ft	70 ft	50 ft	60 ft
Maximum building height	35 ft	35 ft	40 ft	40 ft
Maximum impervious coverage	70%	75%	80%	80%

Yard Requirements	R-R-1	R-R-2	R-R-3	R-R-4
Minimum front yard	15 ft	Not applicable	Not applicable	25 ft
Build to zone	Not applicable	0 – 20 ft	0 – 20 ft	Not applicable
Minimum side yard facing a public right of way	15 ft	15 ft	20 ft	20 ft
Minimum side yard abutting non-residential property	10 ft	10 ft	10 ft	10 ft
Minimum side yard abutting residential property	15 ft	15 ft	15 ft	15 ft
Minimum rear yard abutting non-residential property	20 ft	15 ft	15 ft	15 ft

Minimum rear yard abutting residential property	30 ft	30 ft	30 ft	30 ft
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Note: In table 31.3.A “sf” indicates square feet, “ft” indicates feet.

31.4 Design Requirements and Building Materials

1. Design Requirements. Table 31.4.A Design Requirements establishes design requirements for each subdistrict of the R-R District. In the table, a “•” indicates that the standard is applicable in the subdistrict indicated. The absence of a “•” indicates that the standard does not apply to the subdistrict. Design characteristics associated with the renovation and reuse of historic buildings and structures shall be reviewed by the City Zoning Administrator to provide design flexibility where appropriate.

Table 31.4.A Design Requirements

Façade Design	R-R-1	R-R-2	R-R-3	R-R-4
Building façades that abut a public right-of-way must not contain blank wall areas that exceed thirty (30) linear feet, measured per story parallel to the street.	•	•	•	
Building façades that abut a public right-of-way must not contain blank wall areas that exceed fifty (50) linear feet, measured per story parallel to the street.				•
Building façades in excess of one hundred (100) linear feet that abut a public right-of-way must include a repeating pattern with no less than two (2) of the following elements: texture change, material module change, or a wall articulation change of no less than two (2) feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than fifty (50) linear feet.	•	•	•	•
Building materials and visual elements used on the primary building frontage must continue on all building façades.	•	•	•	•
Window Design	R-R-1	R-R-2	R-R-3	R-R-4
The ground floor of the front façade of non-residential structures must maintain a minimum transparency of fifty percent (50%), measured between two (2) and eight (8) feet in height from grade.	•	•	•	•
Upper floors of the front façade of non-residential structures must maintain a minimum transparency of fifteen percent (15%) of the wall area of the story.	•	•	•	•
Commercial Site Design	R-R-1	R-R-2	R-R-3	R-R-4
Sites must be designed to ensure safe pedestrian access from the public right-of-way, and safe pedestrian circulation within the development.	•	•	•	•
A cohesive character must be established through the use of coordinated hardscape, such as paving materials, lighting, and street furniture, and landscape treatments within a development.	•	•	•	•

2. Building Material Requirements. The following building materials are prohibited as the primary material on any façade facing a public right-of-way, or any façade that abuts a residential district. The following materials may be used as decorative or detail elements for no more than twenty-five percent (25%) of the façade, or as part of the exterior construction not used as a surface finish material.
 - a. Plain concrete masonry units (CMU).

- b. Aluminum, steel or other metal sidings; this restriction does not include metal architectural wall paneling.
 - c. Exposed aggregate (rough finish) concrete wall paneling.
 - d. Composite plywood siding.
 - e. Plastic.
 - f. Vinyl.
 - g. Exterior insulating and finishing systems (EIFS), unless specifically approved as part of site plan and architectural approval.
3. Development Style. Non-residential uses are allowed only in single-use buildings; the development of strip-style shopping centers is prohibited.