

3.53 R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT

3.53-1 Permitted Uses

- a. Single family dwellings including earth-sheltered homes and modular homes.
- b. Signs as permitted in Article V of this Ordinance.
- c. Small Residential-Care Homes, provided:
 1. They are eligible to have obtained a state license or certification or the sponsoring agency is licensed or certified by the state to operate residential-care homes;
 2. They are located not less than one thousand three hundred and twenty (1,320) feet from another Small or Large Residential-Care Home; and
 3. Prior to occupancy, a certificate of zoning compliance is applied for and received.

3.53-2 Accessory Uses

- a. Home occupations in a single family dwelling, provided that such use is incidental to the main use as a dwelling and further provided that such use is limited to a person actually residing in the dwelling.
- b. Accessory uses and detached accessory structures in residential districts are permitted in the rear and side yards only. They shall not be more than nine hundred (900) square feet in area. They shall not exceed twenty (20) feet in height, as measured from the highest point to ground level and shall not occupy more than thirty (30) percent of the rear and side yard areas. Refer to zones A, RR, RE, R-1, R-2 and R-3 for setback specifications within each district.
- c. Off-street parking as regulated in Article IV of this Ordinance.
- d. Private swimming pools.

3.53-3 Conditional Uses

- a. Mobile home parks - subject to regulations of County Mobile Home Park Ordinance and shall conform to the Planned Development Procedure listed herein.
- b. Nonprofit public or private community facilities such as schools, churches, cemeteries, pet cemeteries, libraries, parks, recreational facilities, hospitals, institutions, and other similar uses. Also see Article VIII of this Ordinance.
- c. Public utility and service uses such as electrical substations, gas regulator stations, telephone transmission structures, radio, television, cellular and microwave relay towers, water reservoirs, or pumping stations, government buildings, sanitary landfills, transportation facilities and similar uses. (See Article II, Section 2.33 Conditional Uses.)
- d. Mobile homes having a minimum floor area of six hundred and sixty (660) square feet, provided that said mobile home is placed on a permanent foundation, and if within the corporate limits of a municipality subject to this Zoning Ordinance, written approval of the Village Board of Trustees must also be obtained. For purposes of this section, the permanent foundation shall not include piers, stilts, or corner blocks, but shall be the usual building foundation. See Section 2.7.
- e. Bed and Breakfasts.

Bed and Breakfast establishments shall meet the State Fire Marshall's requirements for one (1) and two (2) family dwellings. The operator shall obtain certification from the State Fire Marshall that the proposed Bed and Breakfast establishment meets the requirements of Section 6 of the State of Illinois "Bed and Breakfast Act." The operator shall submit a site plan and floor plan with the application of the proposed Bed and Breakfast establishment illustrating that the proposed Bed and Breakfast establishment will comply with this Ordinance.

The operator shall obtain all required licenses and permits for a Bed and Breakfast establishment from Bureau County prior to beginning the operation of such establishment.

No signs, other than an identification sign as allowed by this Ordinance, shall be permitted for a Bed and Breakfast establishment.

Parking requirements shall consist of two (2) parking spaces for the dwelling, plus one (1) additional parking space for each guest room. All parking must be off the street, located within two hundred (200) feet of the facility and must be of hard surface, properly marked and have bumper stops.

3.53-4 Bulk Requirements

- a. Lot
 1. Minimum Area - 7,500 square feet.
 2. Minimum width at building line - Interior Lot - 60 feet; Corner lot - 75 feet.
- b. Minimum Yards
 1. Front Yard - 25 feet.
 2. Rear Yard - 30 feet.
 3. Side Yard - 10 feet.
 4. Corner - 25 feet.
- c. Buildings
 1. Residence - Maximum ground coverage - 30% of lot area. Auxiliary buildings - maximum ground coverage - 30% of the rear and side yard areas.
 2. Minimum gross floor area - 725 square feet, except as provided in Paragraph 3.53-3-d.
 3. Maximum height - 35 feet.
- d. Accessory Uses and Detached Accessory Structures in Residential districts are permitted in the rear and side yards only. They shall not exceed twenty (20) feet in height, shall not occupy more than thirty (30) percent of the rear and side yard areas, and shall not be closer than five (5) feet to any lot line.
- e. Reduction of Front Yards - In any Residential or Business district, except those rural properties served directly by a

federal, county, or township roadway, the required depth of front yards may be reduced to the average of the existing front yards of the adjacent buildings on either side, but in no case less than fifteen (15) feet in any Residential district and five (5) feet in any Business district except where adjoining businesses in developed Business districts are flush with the sidewalk.

3.54 R-3 - GENERAL RESIDENCE DISTRICT

3.54-1 Permitted Uses

- a. Detached single family dwellings.
- b. Signs as permitted in Article V of this Ordinance.

3.54-2 Accessory Uses

- a. Home occupations in a single family dwelling, provided that such use is incidental to the main use as a dwelling and further provided that such use is limited to a person actually residing in the dwelling.
- b. Accessory uses and detached accessory structures in residential districts are permitted in the rear and side yards only. They shall not be more than nine hundred (900) square feet in area or twenty (20) percent of the rear and side yard area, whichever is greater. They shall not exceed twenty (20) feet in height, as measured from the highest point to ground level and shall not occupy more than thirty (30) percent of the rear and side yard areas. Refer to zones A, RR, RE, R-1, R-2 and R-3 for setback specifications within each district.
- c. Off-street parking as regulated in Article IV of this Ordinance.
- d. Private swimming pools.