

4. DISTRICT REGULATIONS

RESIDENTIAL DISTRICTS

R-1 Low-Density Single-Family Residential District

Purpose: To encourage the orderly transition of land from agricultural use and to provide areas well suited by virtue of location and topography to meet demand for single-family detached dwellings on large lots where minimum community services may be appropriate.

Regulations: As provided in Tables 3A, 4A, and 4B.

R-1A Low Density/Semi-Urban Single Family Residential District

Purpose: To encourage an orderly transition between larger lot, rural, septic and well residential areas and more intense urban uses by providing areas for detached single-family dwellings on larger lots where a complete range of public services (i.e., City sewer and water, sidewalk, street lights, concrete curb and gutter, etc.) may be required.

Regulations: As provided in Tables 3A, 4A and 4B. (Ord. 1817, 3-23-00)

R-2 Medium-Low-Density Single-Family Residential District

Purpose: To provide areas for a single-family detached residential environment characterized by medium-large sized lots where a range of public services may be required.

Regulations: As provided in Tables 3A, 4A, and 4B.

R-3 Medium-Density Single-Family Residential District

Purpose: To provide areas for a single-family detached residential environment characterized by medium-sized lots where a complete range of public services is required.

Regulations: As provided in Tables 3A, 4A, and 4B.

R-4 Medium-High-Density Single-Family Residential District

Purpose: To provide areas for a single-family detached residential environment characterized by medium-small-sized lots where a complete range of public services is required.

Regulations: As provided in Tables 3A, 4A, and 4B.

R-5 High-Density Single-Family Residential District

Purpose: To provide areas for a single-family detached residential environment characterized by small-sized lots where a complete range of public services is required.

Regulations: As provided in Tables 3A, 4A, and 4B.

DISTRICTS

R-6 Multi-Family Residential District

Purpose: To provide areas for higher-density single-, two-, and multiple-family dwellings where a complete range of public services is required.

Regulations: As provided in Tables 3A, 4A, and 4B.

BUSINESS DISTRICTS

B-2 Community Retail District

Purpose: To provide areas to accommodate the general retail needs of Warrenville residents.

Regulations: As provided in Tables 3A and 4C.

B-4 Motorist Service District

Purpose: To provide along arterial streets for heavier forms of retail and wholesale uses serving more than one neighborhood that require highway locations and that may be incompatible with retail uses permitted in other Business Districts.

Regulations: As provided in Tables 3A and 4C.

OFFICE DISTRICTS

O-1 Limited Office District

Purpose: To provide for low-intensity office development suitable for locations adjacent to residential development where more intensive forms of commercial development would not be compatible.

Regulations: As provided in Tables 3A and 4C.

O-2 Office Park District

Purpose: To provide large, accessible parcels along arterial streets for planned large-scale office park development and for limited retail and service uses related thereto.

Regulations: As provided in Tables 3A and 4C

TRANSITIONAL OFFICE DISTRICT

To provide areas that can accommodate very limited office uses that by virtue of the characteristics listed herein below can serve as an effective transition between single family residential properties, institutional uses, other sensitive uses and either non-residential zoned property and/or arterial streets.

- A. A small size establishment and small land area requirements
- B. Low traffic generation
- C. No outdoor storage, sales or operational requirements

- D. Lack of noise, odors, and other nuisance type effects potentially objectionable to nearby residential properties
- E. Maintenance of an aesthetic appearance and scale compatible with nearby residential properties

General Regulations: As provided in Tables 3A and 4C.

Eligibility Regulations: Unless otherwise approved as a variance, no property or group of properties shall be eligible for transitional Office Zoning unless the following requirements are met:

- A. The property must abut a Single-Family Residential District, and
- B. Abuts or is across a dedicated right-of way from B2, B4, O1, O2, SD, M1, or M2 District, or is identified on the City of Warrenville Comprehensive Land Use Plan Map for either Office or Office/Research Use, and (Ord. 1817, 3-23-00)
- C. The existing structure was originally designed for residential use and has maintained a residential appearance or in the instance of a new structure, all special architectural design standards applicable to the Transitional Office District are satisfied, and
- D. The property has frontage on and access to an arterial street as designated in the Warrenville Comprehensive Land Use Plan (see appendix A-15 for arterial road listing) unless it is a corner lot, in which case, access shall be permitted to be off the secondary side street.

MANUFACTURING DISTRICTS

M-1 Light Manufacturing District

Purpose: To provide an environment suitable for lighter manufacturing, warehousing, office, and related uses that will have limited adverse environmental effects.

Regulations: As provided in Tables 3A and 4C.

M-2 General Manufacturing District

Purpose: To accommodate industrial activities that have more significant adverse environmental effects than uses permitted in the M-1 District.

Regulations: As provided in Tables 3A and 4C.

SPECIAL DISTRICTS

SD Special Development District

Purpose: To provide appropriate and flexible zoning for large parcels to be developed according to a single integrated plan for mixed residential, business, and institutional uses.

Regulations: As provided in Table 4C and the Planned Unit Development section herein.

TABLE 4A: Residential District Requirements

	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>
Minimum lot AREA (a)(j)	40,000 sf	30,000	18,000 sf	14,000 sf	10,000 sf	7,000 sf	4,356 sf (b)(c)(d)
Minimum lot WIDTH (a)(n)(j)	140'	125'	90'	75'	60'	50'	140' (e)
Minimum FRONT or CORNER SIDE yard (m)(p)	40'	40'	40'	35'	35'	30'(l)	30'
Minimum INTERIOR SIDE yard (f)(o)	20'	20'	12.5'	10'	7.5'	5'	(g)
Minimum REAR yard	60'	60'	60'	40'	35'	30'	30'
Minimum Ground FLOOR AREA per Dwelling							
One Story Buildings	1,400sf	1,400 sf	1,200 sf	1,200 sf	1,100 sf	1,000 sf	900 sf
Multi-Story Buildings	800 sf	800 sf	700 sf	650 sf	600 sf	550 sf	
Maximum Lot COVERAGE In percent of Lot Area (h)	See Footnote (h)						
Maximum building HEIGHT	35'(i)	35'(i)	34'(i)	33'(i)	32'(i)	32'	35'
PERMITTED and SPECIAL USES (k)	As Provided in Table 3A						
Maximum building HEIGHT with Bonus (i)	40'	40'	38'	35'	34'	N/A	N/A
PARKING & LOADING	As provided in Off-Street Parking & Loading chapter of the Zoning Ordinance.						
LANDSCAPING & Screening	As provided in Landscape in Chapter 11 of the Zoning Ordinance.						
SIGNS	As provided in Sign Ordinance No. 1554, Title 8, Chapter 6.						
SITE PLAN APPROVAL	As provided in Filing Procedures chapter of the Zoning Ordinance.						

Footnotes to Table 4A

- (a) For Single-Family detached dwellings on newly created lots not served by public sewers, minimum lot area and width shall be 40,000 sf and 140 feet, respectively.
- (b) Minimum lot area for townhouse, single-family attached, and multi-family developments shall in no case be less than 40,000 sf.
- (c) Except single-family detached dwellings in R-6, which shall have 6,000 sf if served by public sewer and 40,000 sf otherwise.
- (d) All principal uses in R-6 except single-family detached dwellings shall be served by public sewer.
- (e) Except for the following uses in R-6:

Two-Family	80 feet
Single-Family Detached with Public Sewer	50 feet
- (f) Or 10% of the width of the lot, whichever is less.
- (g) Minimum interior side yard width in R-6 shall be:

Single-Family Detached	5 feet
Single-Family Attached & Townhouses	10 feet
Two-Family	10 feet
Multi-Family	25 feet

Side yard requirements for attached dwelling units on separate lots shall not apply where the unit is attached to another unit at the side lot line.

- (h) Unless otherwise approved by Planned Unit Development, the lot coverage in residential districts shall be as follows:

<u>Lot Size</u>	<u>Max Lot Coverage</u>
>= 30,000 sf.	18%
>= 14,000 sf. and < 30,000 sf.	22%
>= 10,000 sf. and < 14,000 sf.	26%
>= 7,000 sf. and < 10,000 sf.	30%
< 7,000 sf.	34%

Including accessory buildings and structures, except driveways and fences shall be excluded from the lot coverage calculations. An additional 2% lot coverage shall be allowed for accessory structures that do not qualify as a principal or accessory building.

- (i) Height Bonus: An increase of both minimum required side yard setbacks (or both a side yard and a corner side yard setback on corner lots) of one foot (1') more than the setback required under Table 4A, excluding footnote (f), allows six inches (6") more of building height up to the maximum height as specified in Table 4A.
- (j) Reserve/Flag lots, enabling access to interior areas of a parcel from a dedicated street only, may be permitted in accordance with the following:
1. All lots shall be a minimum of one (1) acre, exclusive of the portion of the lot used as the reserve strip;
 2. That each reserve strip providing access to a lot shall be not less than twenty (20) feet in width;
 3. That not more than three (3) lots consisting of two (2) reserve lots with reserve strips, each twenty (20) feet in width, and one (1) key lot with a frontage of not less than one hundred twenty-five (125) feet wide along the dedicated street shall be permitted;
 4. That all reserve lots shall be subdivided in accordance with the Subdivision Regulations; and
 5. That where more than one (1) reserve lot is created, the reserve strips, i.e., forty (40) foot access to interior lots, shall be dedicated and marked as private easement or access to interior lots, with only one (1) permitted entrance to the dedicated street for both reserve lots.
- (k) Subject to the provisions governing Special Uses in the Special Development Approvals section.
- (l) If a corner lot, in an R-5 residence district cannot meet the requirements of Table 4-A corner side yard of not less than fifteen (15) feet, maintaining an interior side yard of five (5) feet and a building width of no more than thirty (30) feet is allowed.
- (m) The building façade facing the Front Property Line shall contain a window(s) and/or egress doors containing a total rough opening area not less than 16 square feet.
- (n) Minimum lot width of corner lots in the R-3, R-4, R-5 and R-6 Districts shall be increased by 20% from the minimum dimensions outlined herein. The increase shall be required for any subdivision or re-subdivision resulting in the creation of a corner lot after September 1, 1995.
- (o) Patio Door/French Door access to detached single family residential structures shall not face Interior Side Property Lines unless said door is setback a minimum of 15 feet from the Interior Side Property Line.
- (p) In any Single-Family Residential District where 50 percent or more of the frontage of a block has been developed with buildings, the minimum front or corner side yard shall be the lesser of 50 feet or the mean average of the existing actual front yards on the block.

(Ord. 1817, 3-23-00), (Ord. 1906, 4-18-01), (Ord. 1917, 6-20-01), (Ord. 1986, 6-19-02), (Ord. 2014, 9-4-02), (Ord. 2342, 10-3-06), (Ord. 2339, 11-27-06) (Ord. 2346, 12-15-06), (Ord. 2366, 4-4-07)

**Table 4B: Special Requirements for Certain Uses
in Residential Districts**

	Minimum Lot Area in Acres	Minimum Required Setback from Residential District [a]	
		Amount in Feet	Measured From
1. Golf Course [b]	30[c]	300	Any accessory building
2. Educational, Cultural, Philanthropic, and Recreational Institutions	-	40	Principal building
3. Kennels			
a. Commercial	[d]	-	
b. Private	1	-	
4. Private Outdoor Recreation Areas [e]	5	50	Any accessory building

[a]: From any other lot in a Residential District.

[b]: Lighting for night play is allowable only if approved as a Special Use.

[c]: A dimension smaller than the minimum may be approved as a Special Use.

[d]: 2 acres for up to 19 animals plus 2 acres for each additional 10 animals or fraction thereof.

[e]: Hunt and gun clubs shall be operated in accordance with National Rifle Association regulations.

(Ord. 2276, 4-18-06)

Table 4C: Commercial District Requirements

	<u>ZONING DISTRICT</u>							
	<u>B2</u>	<u>B4</u>	<u>M1</u>	<u>M2</u>	<u>O1</u>	<u>O2</u>	<u>TO</u>	<u>SD</u>
Minimum LOT AREA								
Total in acres:	-	-	1	0.5	0.5	5	.25	[g]
Per Business in square feet	2,500	2,500	-	-	-	-	-	-
Minimum LOT WIDTH in feet	75	75	150	100	75	200	75	-
Along Principal Arterial [a]	150	150	150	150	150	200	150	-
Minimum FRONT YARD depth or CORNER SIDE YARD width in feet [b][c][j]	40	40	30	30	40	60	40	-
Adjacent to Residential District [b][j]	-	-	60	60	-	-	-	-
Minimum INTERIOR SIDE YARD width in feet [b][j]	10	10	20	20	10	20	10	-
Adjacent to Residential District [b][j]	15	15	100	100	15	60	15	-
Minimum REAR YARD depth in feet [b][d][j]	20	20	20	20	20	20	20	-
Adjacent to Residential District [b][j]	30	30	100	100	30	60	30	-
Maximum FLOOR AREA Ratio	0.5	0.7	0.7	0.7	0.5	0.5	-	0.5[e]
Maximum LOT COVERAGE in Percent of Lot Area (k)	-	-	-	-	-	-	27%	-
Maximum Building HEIGHT [f]								
In Stories:	2	3	-	-	2	-	2	-
In Feet:	30***	42	40*	50	30***	60	33	60**
Maximum Building SIZE (in S.F.)	-	-	-	-	-	-	6000	-
PERMITTED Uses	As provided in Table 3A[h]							
SPECIAL Uses [l]	As provided in Table 3A[h]							
PARKING & Loading Chapter	As provided in Off-Street Parking & Loading chapter.							
LANDSCAPING & Screening	As provided in Chapter 11 of this Ordinance							
PERFORMANCE Standards	As provided in Performance Standards chapter.							
SIGNS	As provided in Title 8, Chap. 6 Municipal Code Ordinance No.1554							
SITE PLAN Approval	As provided in Filing Procedures chapter.							
OTHER Requirements	As Provided in General Provisions chapter and General Commercial District Regulations section.							

Footnotes to Table 4C

- * Height of up to 60 feet may be approved as a Special Use.
- ** Height of up to 225 feet may be approved as a Special Use.
- *** Height of up to 38 feet is allowed for structures with pitched roof.
(Ord. 2231, 7-21-05)

- [a]: Required frontage for front and corner side yards on any lot abutting an arterial street designated in the City Comprehensive Plan except for lots meeting requirements under Exceptions to Arterial Lot Dimensions in General District Regulations section.

- [b]: Plus 1 foot in O-2, or 1/3-foot in M-1 and M-2, for each foot of building height over 35 feet.

- [c]: In the O-2 District, minimum front yard depth or corner side yard width along an internal circulation drive within a lot shall be 30 feet.

- [d]: In M Districts, no rear yard shall be required adjacent to a railroad or railroad siding.

- [e]: Maximum Floor Area Ratio in an SD District shall be a cumulative total of zero point five (0.5) for the gross project area as determined by the general site plan. For the purposes of this District, the floor area ratio shall not include floor space devoted to off-street parking and loading. Also, for the purpose of this District, the gross project area shall not include the areas contained within existing or proposed dedicated road rights-of-way, but shall include the areas preserved for open space.

- [f] Maximum is the lesser of the number of stories or height in feet. (Ord. 2231, 7-21-05)

- g]: For Single-Family Residential: 10,000 square feet.
For Multi-Family Residential: 1 acre.
For Non-Residential: 5 acres.

- [h]: (1) Permitted Uses in SD District shall be:
 - a. The Permitted and Special Uses allowed within the following districts:
 - (i) R-6
 - (ii) B-2
 - (iii) O-2
 - (iv) M-1, provided that M-1 uses which are manufacturing uses are confined to Industrial Assembly and Light Industry Uses only, and further provided that all M-1 uses, whether manufacturing or non-manufacturing uses, shall be conducted within an enclosed structure and with no outside storage.

 - b. Notwithstanding the provisions of subsection (a) of this paragraph, the following shall not be permitted uses within an SD District:
 - (i) commercial kennels
 - (ii) motor vehicle sales (no open sales lot)
 - (iii) outside storage
 - (iv) bulk fuel storage
 - (v) landscape contractors
 - (vi) lawn care services
 - (vii) recycling centers
 - (viii) boat repair
 - (ix) bottled gas dealers
 - (x) lumber yards
 - (xi) sewer cleaning services

(2) Special uses in the SD District shall be confined to:

- a. surface mining activities and related uses
- b. automobile laundries
- c. motor vehicle sales (no open sales lot shall be permitted)
- d. automobile gas station
- e. manufacturing operations which are not Light Industry or Industrial Assembly Uses.
- f. buildings or structures exceeding a height of 60 feet, provided that the building or structure shall not exceed 225 feet in total height and that the structure shall not be located within 700 feet of any residential district.
- g. outside storage
- h. food manufacture, processing, packaging

[i]: Subject to the provisions on Special Uses in the Special Development Approvals section.

[j]: In the M-1, M-2, and O-2 Districts, minimum for all yards adjacent to the Illinois Tollway shall be 80 feet

[k]: Including accessory buildings and structures

(Ord. 2231, 7-21-05)

GENERAL COMMERCIAL/OFFICE/MANUFACTURING DISTRICT REGULATIONS

The following regulations shall apply in all Business, Manufacturing, and Office Districts, except as otherwise provided herein, and regulations 1, 2, 5, 6, 8 and 10 shall apply to development in an SD District unless otherwise provided in the SD Development Control Regulations of an SD District.

1. GLARE

Lighting shall be directed away from surrounding properties.

2. OPERATIONS IN ENCLOSED BUILDINGS

Except as may be allowed as a Temporary Use or as otherwise provided herein, all business, service, storage, merchandise display, and repair and processing activities shall be wholly conducted within completely enclosed buildings except for off-street parking and loading; drive-in and drive-through facilities and walk-up windows; sale of fuel, lubricants, and related fluids at service stations; open sales lots and outside storage where permitted by district regulations; and other uses and operations that are commonly and characteristically conducted in the open. Other uses that are allowed in the M-2 District may be conducted outside of enclosed buildings within this district as a Special Use.

3. RETAIL OPERATIONS ONLY IN B-2

In the B-2 District, all businesses shall be retail or service establishments dealing directly with consumers, and all goods produced on the premises shall be sold thereupon at retail.

4. RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICTS

Where dwelling units are allowed, minimum lot area per dwelling unit and other development standards shall be the same as required in the highest-numbered Residential District.

5. MINIMUM SIZE OF SD DISTRICT

No rezoning to the SD Special Development District shall be approved by the City Council unless the area to be rezoned together with any properties zoned in the same District that are contiguous or directly across a street total not less than 300 acres.

6. SERVICE STATION SETBACKS

The minimum setback from the street line of an arterial street or frontage road for fuel pumps, canopies over pumps, and poles for air and water hoses shall be 20 feet.

7. MANUFACTURING USES IN B-4

In the B-4 District, limited manufacturing uses shall only be approved as Special Uses if they:

- a. have no more than 5 employees excluding office, sales, and managerial workers, and
- b. employ no power equipment exceeding 3 horsepower.

8. LAUNDRIES AND DRY CLEANERS IN B-2

Laundry and dry cleaning establishments approved as Special Uses in the B-2 District shall meet the following requirements:

- a. The dry cleaning process shall be a closed, self-contained system.
- b. All chemicals and "still" residue shall be stored inside the building.
- c. All waste products shall be disposed of by a waste hauler licensed by the Illinois Environmental Protection Agency with records subject to inspection by the City.
- d. The establishment shall be subject to periodic inspection by the City.

9. FAR BONUSES IN M-1 and O-2

The following increases in maximum Floor Area Ratio in the M-1 and O-2 Districts may be approved as a Special Use under the provisions for Special Uses herein:

- a. An increase of 0.2 if at least 75 percent of required off-street parking is provided underground or within a building
- b. In M-1 only, an increase of 0.02 for each acre of lot size between 2 acres and 10 acres
- c. In O-2 only, an increase of 0.1 for each 5 acres of lot size between 5 acres and 20 acres.

10. OFF-TRACK ENTERTAINMENT COMPLEXES

Notwithstanding the provisions of Table 4C, minimum lot area for an off-track entertainment complex, as defined herein, shall be 15 acres and minimum floor area shall be 25,000 square feet.

11. TRANSITIONAL OFFICE DISTRICT ARCHITECTURAL CONTROLS

To insure structures in the Transitional Office Zoning District are developed with the appropriate scale and character needed to achieve its intended purpose as a transitional use between residential properties and non-residential properties, all principal buildings in the Transitional Office Zoning District shall either be:

- a. Roof Design: All buildings shall be designed with hip or gable roofs. No flat roofs shall be permitted.
- b. Building Materials: To achieve the character necessary to achieve harmony with residential uses, the dominant exterior building material and the trim material shall be limited to brick, stone wood, or aluminum, vinyl or other material specifically authorized by the Plan Commission.
- c. Glazed surfaces (glass): Not more than 40% of any architectural elevation shall be glazed surface. Glazed surfaces shall be residential in character, such as, double hung windows, casement windows and residential bay/picture windows.

12. MOTOR VEHICLE, TOWED OR RELOCATED VEHICLE OPERATIONAL REQUIREMENTS AND RESTRICTIONS

The following regulations shall apply to towed or relocated vehicle operations:

- a. All outdoor storage of vehicles shall be enclosed with a solid eight-foot tall screening fence.
- b. All damaged or inoperable vehicles leaking automobile fluids shall be stored indoors until the leaking fluids are completely drained or the leak is repaired.
- c. No inoperable or unlicensed vehicle shall be stored outdoors for more than seven (7) days. When requested by the City's designated code Enforcement Officer, the business owner shall provide a copy of the records or log kept to track how long an individual vehicle has been parked or stored on the property.
- d. All vehicles shall be stored/parked on a paved surface in accordance with the requirements of section 5.A.14 of the Zoning Ordinance.
- e. The outdoor storage of vehicles parts and fluids shall be prohibited unless specifically approved under a special use permit.
- f. Outdoor sales of vehicles or vehicle parts shall be prohibited unless specifically approved under a special use permit.
- g. All structures that will accommodate the indoor parking or storage of tow trucks, towed vehicles and/or recovered vehicles shall be equipped with floor drains and gas and oil interceptors in accordance with the Illinois Plumbing Code.

(Ord. 2103, 12-02-03), (Ord. 2190, 2-9-05)