

SECTION 5

RESIDENTIAL DISTRICTS

- 5.0 Purpose
- 5.1 R-1 Single Family Resident District
- 5.2 R-2 Single Family Resident District
- 5.3 R-3 Multifamily Residence District
- 5.4 R-4 Multifamily Residence District

5.0 PURPOSE. The Residential District regulations are intended to govern the location, intensity, and method of development of the residential areas of Bridgeview. The regulations of each district are designed to provide for the protection of existing residential areas and to provide for new residential growth in accord with the design and density objectives of the community. The residential uses have been grouped into the following four residential districts:

- R-1 Single Family Residence District
- R-2 Single Family Residence District
- R-3 Multifamily Residence District
- R-4 Multifamily Residence District

5.1 R-1 SINGLE FAMILY RESIDENCE DISTRICT.

5.11 Description of District. This district is the most restrictive of the residential districts and is composed of certain quiet, low-density residential areas of the village, plus certain open areas where similar residential development appears likely to occur. It is the intent of this district to provide for an environment of predominantly low-density single unit dwellings, plus certain additional uses such as schools, parks, and certain public facilities which serve the residents living in the district. All commercial activities, including room renting or other home occupations are prohibited.

5.12 Uses Permitted. No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

1. Residential Uses.
 - a. Single family detached dwellings.
2. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to:
 - a. Public parks, public playgrounds, public golf courses and public community buildings.
 - b. Public and parochial schools.
 - c. Public libraries, in conjunction with schools.
 - d. Parish houses and convents, in conjunction with schools.
 - e. Essential services, such as gas regulator stations, telephone exchanges, electric substations.
3. Home Occupations.
4. Small Community Residences provided that they are located not less than 1,000 feet from another community

5.13

Special uses permitted. The following uses shall be permitted only if specifically authorized by the Zoning Board of Appeals as allowed in section 12:

1. Similar and compatible uses to those allowed as "permitted uses" in this district.
2. Churches and other places of worship, provided the property for said use fronts on a primary or secondary thoroughfare so designated in the comprehensive plan.
3. Country clubs, tennis clubs, swimming pools and similar recreational uses.
4. Planned Unit Developments.

5.14

Temporary permit uses permitted. Upon application to and issuance by the Building and Zoning Commissioner of a permit therefore, the following uses may be operated as temporary uses:

1. Temporary building or yard for construction materials and/or equipment, both incidental and necessary to construction in the zoning district. Each permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than four (4) successive periods at the same location.
2. Temporary office, both incidental and necessary for the sale or rental of real property. Each permit shall specify the location of the office and the area of permitted operation. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
3. ~~Real estate subdivision sign, not to exceed one hundred (100) square feet for each face. Sign shall be non-illuminated. Each permit shall specify the location of the sign. Each such permit shall be valid for a period of not more than one (1) year and shall not be more than two (2) successive periods at the same location.~~
4. Trailer, to be used during the construction of a residence by the trailer owner and not to exceed one (1) year.

DELETED 11-8-00

5.15

Accessory uses permitted. Accessory uses, buildings or other structures customarily incidental to and commonly associated with a principal or conditional permitted use may be permitted; provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, trade or industry. Accessory uses may include, but are not limited to:

1. Garages, carports, or other parking spaces for the exclusive use of residents or occupants of the premises.

2. Living quarters of persons employed on the premises, and not rented or otherwise used as a separate dwelling.
3. Swimming pools, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').
4. ~~Real estate signs, not exceeding twelve (12) square feet for each face and set back from every property line at least ten feet (10').~~
5. Gardening (the raising of vegetables and fruits) and keeping of household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes.
6. Utility shed. As defined in section 13 (Definitions).
7. ~~Patio and solarium enclosures.~~

DELETED 11-8-00

~~(a) Specifications.~~

- ~~1) Wall and roof to be a minimum of 2 inches thick, with polystyrene foam and aluminum veneer.~~
- ~~2) All tracks must have a built in gutter system;~~
- ~~3) Aluminum rails and beams will comply with current BOCA standards;~~
- ~~4) Honeycomb paper products will not be allowed;~~

DELETED 11-8-00

DELETED 11-8-00

- 5) Walls and roof will meet wind and load requirements and comply with current BOCA standards;
 - 6) Maximum wall height is 8 feet above slab;
 - 7) No heat, gas or plumbing lines will be installed in the enclosure;
 - 8) Electrical connection will be allowed subject to the approval of the Building Commissioner;
 - 9) Any knee-wall must be made of polystyrene foam with an aluminum veneer, or face brick, set in a bed of mortar with a minimum height of 18 inches;
 - 10) The enclosure shall be attached to the principal building ONLY, and comply with the current Zoning requirements;
 - 11) At no time shall exterior walls of a principal building be removed or altered to allow an opening greater than 48 inches wide;
 - 12) The enclosure shall consist of one room;
 - 13) Only one patio/solarium per home;
 - 14) No patio or solarium may be located in a front yard.
- (b) Footing and slab requirements.
- 1) Slab concrete to be a minimum 3600 psi, 5 inches thick with a 6 x 6 x 10 inch wire;

DELETED 11-8-00

- 2) The three walls of the enclosure footing foundation will be a 12 inch bell footing 18 inches wide at the frost line, minimum depth of 42 inches below grade, narrowing to 10 inches at grade level;
 - 3) Footings/foundation and slab to be monolithic pour, Building Commissioner may waive these requirements for pre-existing slabs;
 - 4) Slab to be a minimum of 3 inches above grade;
 - 5) Slab base shall consist of 4 inches of grade 14 stone compacted to 2500 psi;
 - 6) Minimum 5/8th inch rods every 24 inches into existing foundation wall, minimum of two rods shall be required. Rods shall be continuous and overlapping at least every 6 inches;
 - 7) There shall be a vapor barrier of minimum 10 M visqueen between earth and stone.
- (c) Patio and solarium enclosures shall only be permitted in single family residences and not at multi-family residences.

5.16 Prohibited uses. All uses not expressly authorized by the R-1 District in sections 5.12, 5.13, 5.14 and 5.15, including but not limited to:

- 1. Mobile homes.
- 2. Hotels and motels.
- 3. Commercial uses.
- 4. Industrial uses.

DELETED 11-8-00 5. ~~Signs and billboards.~~

6. Efficiency units.
7. Massage Establishments.
8. Tanning Establishments.

5.17 Site and structure requirements.

1. **Minimum Lot Area.** A separate ground area, of not less than ten thousand (10,000) square feet, shall be designated, provided, and continuously maintained for each structure or land containing a permitted or special use.
2. **Minimum Lot Width.** A minimum lot width of seventy-five feet (75') shall be provided for each lot used for a permitted or special use.
3. **Front Yard.** All structures shall be set back at least thirty feet (30') from the front lot line.
4. **Side Yard.** All structures shall be set in from the side lot line a distance of not less than ten feet (10') on the least side, with the sum of the two (2) sides not less than twenty-five feet (25').
5. **Rear Yard.** All structures shall be set in a distance of not less than forty feet (40') from the rear lot line.

6. **Maximum Height.** No principal structure shall exceed two and one-half (2 1/2) stories or thirty-five feet (35') in height, and no accessory structure shall exceed one (1) story or fifteen feet (15') in height, except as provided in section 8.5.
7. **Floor Area Ratio.** Not to exceed .5.
8. **Minimum Size of Dwelling.** Each single family detached dwelling and any other structure occupied in whole or in part for residential purposes shall contain at least one thousand (1,000) square feet of floor area on the first floor if one story, or seven hundred and twenty (720) square feet of floor area on the first floor level if two story.

5.18 Special provisions.

1. **Parking Requirements.** In accordance with the applicable regulations set forth in section 10.
2. ~~Sign Requirements. In accordance with the applicable regulations set forth in section 8.8.~~
3. **Trucks.** No truck or other type commercial vehicular equipment shall be parked or stored on a lot in the R-1 District, except when located in a garage or enclosed structure.

deleted
11-8-00

4. **Trailers and Boats.** One travel trailer, camping trailer or boat shall be parked or stored on a lot in the R-1 District when located in a garage or enclosed structure or within the buildable area or in a rear yard.
5. **Tents.** Tents shall not be erected, used, or maintained on any lot, except such small tents that are customarily used for temporary recreational purpose.

5.2 R-2 SINGLE FAMILY RESIDENCE DISTRICT.

5.21 **Description of District.** This district provides for the protection of certain older areas of the community developed principally for single family uses. The purpose of this district is to stabilize and preserve the residential character of existing areas. Uses permitted in the R-2 District are the same as those permitted in the R-1 District, but bulk regulations permit higher densities in conformity with existing conditions.

5.22 **Uses Permitted.** No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

1. Residential uses.
 - a. Single family detached dwellings.
2. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to:
 - a. Public, quasi-public, and governmental buildings permitted in the R-1 District.
3. Home Occupations.
4. Small community residences provided that they are located not less than 1,000 feet from another community residence.

5.23 **Special uses permitted.** The following uses shall be permitted only if specifically authorized by the Zoning Board of Appeals as allowed in section 12.

1. Similar and compatible uses to those allowed as "permitted uses" in this district.
2. Accessory uses permitted in the R-1 District.

5.24 Temporary permit uses permitted. Upon application to and issuance by the Building and Zoning Commissioner of a permit therefor, the following uses may be operated as temporary uses:

1. Temporary permit uses permitted in the R-1 District.

5.25 Accessory uses permitted. Accessory uses, buildings or other structures customarily incidental to and commonly associated permitted; provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, trade or industry. Accessory uses may include, but are not limited to:

1. Accessory uses permitted in the R-1 District.
2. Sheds.

5.26 Prohibited uses. All uses not expressly authorized by the R-2 District in sections 5.22, 5.23, 5.24 and 5.25, including but not limited to:—

1. Mobile homes.
2. Hotels and motels.
3. Commercial uses.
4. Industrial uses.
5. ~~Signs~~ and billboards.
6. Efficiency units.
7. Massage establishments.
8. Tanning establishments.

DELETED 11-8-00

5.27 Site and structure requirements.

1. **Minimum Lot Area.** A separate ground area, of not less than seven thousand two hundred (7,200) square feet, shall be designated, provided, and continuously maintained for each structure or land containing a permitted or special use.
2. **Minimum Lot Width.** A minimum lot width of sixty feet (60') shall be provided for each lot used for a permitted or special use.
3. **Front Yard.** All structures shall be set back at least thirty feet (30') from the front lot line.
4. **Side Yard.** All structures shall be set in from the side lot line a distance of not less than six feet (6') on the least side, with the sum of the two (2) sides not less than sixteen feet (16').
5. **Rear Yard.** All structures shall be set in a distance of not less than twenty-five feet (25') from the rear lot line.
6. **Maximum Height.** No principal structure shall exceed two and one-half (2 1/2) stories or thirty-five feet (35') in height, and no accessory structure shall exceed one (1) story or fifteen feet (15') in height, except as provided in section 8.5.
7. **Floor Area Ratio.** Not to exceed .5.
8. **Minimum Size of Dwelling.** Each single family detached dwelling and any other structure occupied in whole or in part for residential purposes shall contain at least seven hundred and twenty (720) square feet of floor area on the first floor if one story, or six hundred (600) square feet of floor area on the first floor level if two story.

5.28 Special provisions.

1. - Special provisions as required in the R-1 District.

5.3 R-3 MULTIFAMILY RESIDENCE DISTRICT.

5.31 Description of district. This district is composed of certain medium density residential areas representing a compatible co-mingling of single family, two family and multifamily dwellings, including certain open areas where similar residential development appears likely to occur. It is the intent of this district to provide for an environment of medium density dwellings plus certain additional uses such as schools, parks, churches and certain public facilities which serve the residents living in the district. Large apartments, with corresponding proportions of open space, also may be developed under prescribed standards of density and open space. In addition to large areas allocated for this district, it has useful application as a buffer or transition zone along major streets and bordering shopping centers.

5.32 Uses permitted. No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

1. Residential uses.

- a. Single family detached dwellings
- b. Two family dwellings
- c. Multifamily dwellings

2. Public, quasi-public and governmental buildings and facilities such as, but not limited to:

- a. Public, quasi-public and governmental buildings permitted in the R-1 District.
- b. Churches and other places of worship, provided the property for said use fronts on a primary or secondary thoroughfare so designated in the comprehensive plan.

3. Small community residences provided that they are located not less than 1,000 feet from another community residence.

4. Large community residences provided that they are located not less than 1,000 feet from another community residence.

5.33 Special uses permitted. The following uses shall be permitted only if specifically authorized by the Zoning Board of Appeals as allowed in section 12:

1. Similar and compatible uses to those allowed as "permitted uses" in this district.
2. Country clubs, tennis clubs, swimming pools, and similar recreational uses.
3. Planned unit developments.
4. Convalescent or nursing homes.
5. Private schools or colleges.
6. Hospitals, clinics and sanitariums.
7. Nursery schools, day nurseries and child care centers; at least one hundred and fifty (150) square feet of outdoor play area must be provided for each child that is cared for.
8. Home occupations.

5.34 Temporary permit uses permitted. Upon application to and issuance by the Building and Zoning Commissioner of a permit therefor, the following uses may be operated as temporary uses:

1. Temporary permit uses permitted in the R-1 District.

5.35 Accessory uses permitted. Accessory uses, buildings or other structures customarily incidental to and commonly associated with a principal or conditional permitted use may be permitted; provided they are operated and maintained under the same ownership and on the same lot as the permitted use, structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, trade or industry. Accessory uses may include, but are not limited to:

1. Accessory uses permitted in the R-1 District.

2. Professional office of resident in his dwelling involving the employment of not to exceed one (1) person not a resident of the premises.

5.36 Prohibited uses. All uses not expressly authorized by the R-3 District in sections 5.32, 5.33, 5.34 and 5.35, including, but not limited to:

1. Mobile homes.
2. Hotels and motels.
3. Commercial uses.
4. Industrial uses.
5. ~~Signs~~ and billboards.
6. Efficiency units.
7. Patios and solariums.
8. Massage Establishments.
9. Tanning Establishment.

DELETED 11-8-00

5.37 Site and structure requirements.

1. **Minimum lot area.** A separate ground area of not less than seven thousand two hundred (7,200) square feet for single family use, nine thousand (9,000) square feet for two family use, twelve thousand (12,000) square feet for multi-family use with at least two thousand five hundred (2,500) square feet for each multi-family dwelling unit of one or two bedrooms, with an additional five hundred (500) square feet for each bedroom over two bedrooms in the multi-family units, and six thousand (6,000) square feet for other uses, shall be designated, provided and continuously maintained for each permitted or special use.
2. **Minimum lot width.** A minimum lot width of sixty (60) feet shall be provided for each lot used for a permitted or special use.
3. **Front yard.** All structures shall be set back at least thirty feet (30') from the front lot line.

4. Side yard. All structures shall be set in from the side lot line a distance of not less than five feet (5') on the least side, with the sum of the two sides not less than fifteen feet (15').
5. Rear yard. All structures shall be set in a distance of not less than twenty-five feet (25') from the rear lot line.
6. Maximum height. No principal structure shall exceed two and one-half (2 1/2) stories or thirty-five feet (35') in height, and no accessory structure shall exceed one (1) story or fifteen feet (15') in height, except as provided in section 8.5.
7. Floor area ratio. Not to exceed .7.
8. Minimum size of dwelling. Each single family detached dwelling shall contain at least seven hundred and twenty (720) square feet of floor area on the first floor, each two family dwelling shall contain at least six hundred (600) square feet of floor area for each dwelling unit, and each multifamily dwelling shall contain at least six hundred (600) square feet of floor area for each dwelling unit.

5.38 Special provisions.

1. Special provisions as required in the R-1 District.
2. Screening. Where a multifamily dwelling use abuts or is across the street from a single family or two family use, a six foot (6') privacy fence shall be provided on the rear and side lot lines.

5.4 R-4 MULTIFAMILY RESIDENCE DISTRICT.

- 5.41 Description of district. This district provides for certain high density residential areas within the community. It is the intent of this district to create a predominantly residential environment of all types of residential structures, plus cer-

tain additional uses such as schools, parks, churches, and certain public facilities which serve the residents of the district. General commercial or industrial uses, except certain enumerated uses, are permitted. This district normally abuts major thoroughfares and expressways that provide direct access to the site.

5.42 Uses permitted. No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses.

1. Residential uses.
 - a. Single family detached dwellings.
 - b. Two family dwellings.
 - c. Multifamily dwellings.
2. Public, quasi-public, and governmental buildings and facilities such as, but not limited to:
 - a. Public, quasi-public, and governmental buildings and facilities permitted in the R-3 District.
 - b. Private schools or colleges.
3. Small community residences provided that they are located not less than 1,000 feet from another community residence.
4. Large community residences provided that they are located not less than 1,000 feet from another community residence.

5.43 Special uses permitted. The following uses shall be permitted only if specifically authorized by the Zoning Board of Appeals as allowed in Section 12:

1. Similar and compatible uses to those as "permitted uses" in this district
2. Convalescent or nursing homes.
3. Country clubs, tennis clubs, swimming pools and similar recreational uses.

4. Planned unit developments.
5. Hospitals, clinics and sanitariums.
6. Hotels and motels.
7. Automobile service stations, for the sale of gas, lubricants, coolants, and minor accessories only, and the performance of incidental services such as tire changing, battery charging and accessory installations.
8. Home occupations.

5.44 Temporary permit uses permitted. Upon application to and issuance by the Building and Zoning Commissioner of a permit therefor, the following uses may be operated as temporary uses:

1. Temporary permit uses permitted in the R-1 District.

5.45 Accessory uses permitted. Accessory uses, buildings or other structures customarily incidental to and commonly associated with a principal or conditional permitted use may be permitted; provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, trade or industry. Accessory uses may include, but are not limited to:

1. Accessory uses permitted in the R-3 district.
2. Multifamily uses may contain one or more of the hereinafter set forth accessory uses if each such use meets the following conditions:

a. is provided for the convenience of the owner and/or tenants only;

~~b. does not have exterior signs except for one non-illuminated sign not exceeding three (3) square feet in area, attached to the building.~~

DELETED 11-800

- c. does not have a separate outside entrance; and,
- d. is not evident from the street.
 - 1) barber shop
 - 2) beauty shop
 - 3) eating place
 - 4) delicatessen
 - 5) laundry and dry cleaning collection station
 - 6) news, cigar and/or candy shop
 - 7) gift shop

5.46 Prohibited uses. All uses not expressly authorized by the R-4 District In sections 5.42, 5.43, 5.44 and 5.45, including but not limited to:

- 1. Mobile homes.
- 2. Industrial uses.
- 3. Efficiency units.
- 4. Patios and solariums.
- 5. Massage Establishments.
- 6. Tanning Establishments.

5.47 Site and structure requirements.

- 1. **Minimum lot area.** A separate ground area of not less than seven thousand two hundred (7,200) square feet for single family use, eight thousand (8,000) square feet for two family use, ten thousand (10,000) square feet for multifamily use, with the minimum lot area per dwelling unit being not less than provided for in the following table:

<u>Number of bedrooms</u>	<u>Minimum lot area</u>
One bedroom	1,000 square feet
Two bedrooms	2,000 square feet
Three bedrooms	3,000 square feet
Each additional bedroom	1,500 square feet

and six thousand (6,000) square feet for other uses, shall be designated, provided and continuously maintained for each permitted or special use.

2. Minimum lot width. A minimum lot width of sixty feet (60') shall be provided for each lot used for a permitted or special use.
3. Front yard. All structures shall be set back at least thirty feet (30') from the front lot line.
4. Side yard. All structures shall be set in from the side lot line a distance of not less than five feet (5') on the least side, with the sum of the two sides not less than fifteen (15) feet for one or one and one-half story structures; the least side shall be increased by two (2) feet and the sum of the two sides by three (3) feet for each additional story.
5. Rear yard. All structures shall be set in a distance of not less than twenty-five feet (25') from the rear lot line for one or one and one-half story structures; the rear yard shall be increased by four (4) feet for each additional story.
6. Maximum height. No principal structure shall exceed ten (10) stories or one hundred (100) feet in height, and no accessory structure shall exceed two (2) stories or twenty-five feet (25') in height, except as provided in section 8.5.
7. Floor area ratio. Not to exceed 2.5.
8. Minimum size of dwelling. Each single family detached dwelling shall contain at least seven hundred and twenty (720) square feet of floor

area on the first floor, each two family dwelling shall contain at least six hundred (600) square feet of floor area for each dwelling unit, and each multifamily dwelling shall contain at least six hundred (600) square feet of floor area for each dwelling unit.

5.48 Special provisions.

1. Special provisions as required in the R-3 District.