

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.

3.54-3 Conditional Uses

- a. 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.
- b. 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.)
- c. 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.

- d. Two (2) family dwellings, multifamily dwellings, duplexes, villas, townhouses, condominiums and similar dwellings.
- e. Residential-Care Homes of up to ten (10) persons provided:
 - 1. They are eligible or have obtained a state license or certification, or the sponsoring agency is licensed or certified by the state to operate residential-care homes; and,
 - 2. They are located not less than one thousand three hundred and twenty (1,320) feet from another Residential-Care Home; and,
 - 3. Prior to occupancy, a certificate of zoning compliance is applied for and received.

3.54-4 Special Regulations

- a. Parking

Of the parking stalls required by Article IV, at least one (1) stall for each dwelling unit shall be enclosed in a garage (except for a single-family dwelling or elderly housing), located at least five (5) feet from all lot lines. Each parking stall shall be a minimum of ten (10) feet in width.

- b. Plat Requirements

All developments proposed in the R-3 districts containing more than twelve (12) dwelling units and all two (2) family dwellings, multifamily dwellings, duplexes, villas, townhouses, condominiums and similar dwellings and zero lot line developments shall be subject to design review by the Planning Commission and the Bureau County Board. Portions of the Planned Development Procedure shall be used as follows:

- 1. Preliminary and final plats shall be required according to the Planned Development Procedure except that the Planning Commission may waive the preliminary plat in areas already subdivided and served with streets and all required improvements. In this case, the approved final plat shall replace the final plat recorded earlier at the time of subdivision.

2. Site design flexibility and originality shall be encouraged within the limitations of the use and dimensional standards cited for this district. Preliminary and final plats shall conform to the standards for this district and any applicable Comprehensive Plan elements.
3. The recorded final plat shall provide continuing control over the completed development as specified in the Planned Development Procedure.

3.54-5 Bulk Requirements

a. Lot size

1. Minimum lot area for detached single family dwellings. Any lot served by both a public water system and a public sewer system shall be a minimum of fifteen thousand (15,000) square feet in size. Any lot not served by both a public water system and a public sewer system shall be a minimum of forty-three thousand, five hundred and sixty (43,560) square feet in size.
 2. Minimum lot area for two (2) family dwellings, multifamily dwellings, duplexes, villas, townhouses, condominiums and similar dwellings. Any lot served by both a private sewage disposal system and private water well system shall be a minimum of eighty-seven thousand, one hundred and twenty (87,120) square feet in size, including easements. Any lot served by a private sewage disposal system shall be a minimum of forty-three thousand, five hundred and sixty (43,560) square feet in size when served by a public or semi-private water supply system, provided that the semi-private well is not located on the subject property. If the semi-private well is located on the subject property, the minimum lot size shall be eighty-seven thousand, one hundred and twenty (87,120) square feet.
 3. Minimum width at building line - 80 feet.
- b. Minimum yards - principal buildings - twenty (20) feet from project boundaries. Accessory buildings - five (5) feet from project boundaries. Townhouses and their accessory buildings must be twenty (20) feet from front lot line in urban areas and fifty (50) feet from the lot line in rural areas and must meet the

other setbacks as specified by the Planned Development Procedure.

c. Building

1. Maximum ground coverage - 50% of lot area.
Townhouse development - 80% of lot area.

2. Minimum total living area per dwelling unit

Efficiency.....500 square feet
1 bedroom apartment.....625 square feet
2 bedroom apartment.....725 square feet
Each additional bedroom.....80 square feet

Detached single family home.....725 square feet

3. Maximum height - 55 feet.

4. Elevators are required for all buildings over three (3) floors in height.

d. Density - Maximum of fifteen (15) dwelling units or thirty (30) bedrooms per acre, proportionately less for fractional acre. In the case of a fractional unit, the next lower whole number shall be used.

e. 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.

f. Reduction of Front Yards - In any Residential 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.

3.54-6 Maximum Hard Surface Area

The combined ground area of principal building and accessory uses (including walks, driveways, and parking stalls) shall not exceed seventy-five (75) percent of the lot area, townhouse development shall not exceed eighty-five (85) percent of the lot area.”

3.6 BUSINESS DISTRICTS

3.61 B-1 BUSINESS DISTRICT

3.61-1 Purpose

The B-1 Business District is established to provide retail goods and service directly to the consumer, also outdoor sales, services, processing and display and all formerly B-2 zoned areas.

3.61-2 Permitted Uses

- a. Retail sales. Processing of products is permitted only if all products are sold at retail on the premises.
- b. Consumer services. Processing is permitted only if all such processing is performed as a consumer service for customers served on the premises.
- c. Professional, business and government offices.
- d. Community facilities such as churches, libraries, art galleries, parks, hospitals, institutions, government buildings.
- e. Signs as regulated in Article V.

3.61-3 Accessory Uses

- a. Off-street parking and loading as regulated in Article IV.

3.61-4 Conditional Uses

- a. See Article VIII of this Ordinance.