

Chapter 17.24RESIDENTIAL RC DISTRICTSections:

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17.24.010 Purpose. The residential RC district is intended to provide areas within the city limits where two-family dwellings, multifamily dwellings, sheltered care homes and nursing homes might be developed without placing undue burdens on the city's water or sewer systems, and without creating atypical automotive traffic concentrations in single-family residential areas. (Ord. 471 §7.1, 1976).

17.24.020 Permitted uses. No building or premises shall be used and no building shall be erected or altered hereafter within any residential RC district, unless otherwise provided for in this title, except for the following uses:

A. Any use permitted in the residential A-1 district, subject to the restrictions of Chapter 17.16; provided, however, that where a lot of record is smaller than required under Chapter 17.16, it may be occupied by not more than one one-family detached dwelling, with yards sized in accordance with Sections 17.20.050 and 17.20.060.

B. Two-family dwellings, subject to the requirements of Sections 17.16.040 through 17.16.080;

C. Multifamily residences; sheltered care homes; nursing homes, subject to the restrictions set forth in this title for such uses. Upon approval of the board, one or more of the following uses may be established clearly incidental to a multifamily residence, sheltered care home or nursing home; restaurant; office of a doctor, dentist or similar practitioner in the healing arts. Such incidental use shall be allowed only if it is primarily for the use and benefit of the occupants of the principal use. (Ord. 471 §7.2, 1976).

17.24.030 Standards for multifamily residences, sheltered care homes and nursing homes. Standards to which multifamily residences, sheltered care homes and nursing homes shall comply are as follows:

A. Lot Size. No multifamily residence, sheltered care home or nursing home shall be erected hereafter, and no existing building shall be converted to any such use, unless the lot has an area of at least ten thousand five hundred square feet.

B. Floor Area Ratio. Irrespective of the number of floors in a building or a series of buildings on the same lot, the sum of the total area of all floors shall not exceed 0.75 times the area of the lot.

C. Density. No multifamily residence shall be erected or altered hereafter to accommodate or make provision for more than the following number of families: two families for the first six thousand square feet of lot area, plus one family for each additional two thousand square feet of lot area.

D. Building Height. No building shall be erected or altered hereafter to exceed fifty-four feet in height.

E. Side Yard. On each side of the building, there shall be a side yard having a width of not less than ten percent of the width of the lot or one-fifth the building height, whichever is greater.

F. Rear Yard. There shall be a rear yard having a depth of not less than fifteen percent of the lot depth but not less than ten feet in depth, or one-third the building height, whichever is greater.

G. Front Yard. There shall be a front yard along each abutting street having a depth of at least twenty-five feet measured from the right-of-way line.

H. Off-Street Parking. There shall be provided, on the same or an adjacent lot, off-street parking for two cars for each dwelling unit in a multifamily residence; one car space for each employee per shift plus one car space for each four residents' accommodations in a sheltered care home or nursing home. In addition, if one or more incidental uses are permitted by the zoning board, off-street parking shall be provided as to the zoning board seems adequate.

I. Site Plan Approval. 1. Before any permit is issued for a multifamily residence, sheltered care home or nursing home in this district, the site plans therefor shall be submitted to the zoning board for approval. Such site plans shall show: lot lines; building placement; width of bounding streets and type of pavements; location and size of water lines and sewer lines serving the property; location of off-street parking, with access drives; heights of buildings or parts thereof; landscaping; surrounding land uses; and such other details as the board may require in its deliberation.

2. In its deliberation, the zoning board of appeals shall give due consideration to: the probable effect the proposal would have on surrounding land uses; the adequacy of existing water and sewer utilities serving the site; the relation of the building height and mass to surrounding structures; and the effect the project will have as a traffic generator on streets giving access to the site. The planning commission may submit its comments and recommendations to the zoning board for consideration in its deliberations.

3. The zoning board of appeals may approve the plans, as submitted, may approve the plans subject to modification, or may disapprove the plans. Its decision in each case shall be in writing, spread upon the minutes of the board, with copies to the applicant, the zoning officer and the city council. (Ord. 471 §7.3, 1976).

17.24.040 Prohibited parking or storage. No semi-trailers of any type or nature nor any commercial vehicles required by the Illinois Department of Transportation to display a placard indicating the vehicle is carrying hazardous materials shall be parked or stored overnight on any lot in the residential R-C district. (Ord. 692 §1(part), 1995).

17.24.050 Mobile home parks. A. Mobile home parks, consisting of siting two or more mobile homes on a single parcel of land, may be permitted in the district as a special use, upon review of the application therefor and approval of the detailed site plans by the zoning board of appeals after public hearing, and concurrence in the zoning board of appeals approval by the city council.

B. In its deliberation, the zoning board of appeals shall give due consideration to: the probable effect the proposal would have on surrounding land uses; the adequacy of existing water and sewer utilities serving the site; the relation of the building height and mass to surrounding structures; and the effect the project will have as a traffic generator on streets giving access to the site. The planning commission may submit its comments and recommendations to the zoning board for consideration in its deliberations.

C. The zoning board of appeals may approve the plans, as submitted, may approve the plans subject to modification, or may disapprove the plans. Its decision in each case shall be in writing, spread upon the minutes of the board, with copies to the applicant, the zoning officer and the city council.

D. The city council shall act on the recommendations of the zoning board. Such action may consist of concurrence with the zoning board's recommendation, modification and approval, or overriding the board's recommendations. (Ord. 471 §7.5, 1976).

17.24.060 Mobile home park standards. Standards to which mobile home parks shall comply are as follows:

A. Lot Size. The proposed mobile home park site shall contain at least six acres.

B. Density. 1. The density in a mobile home park shall not exceed eight mobile home spaces per acre in the mobile home park site.

2. No mobile home shall have less than six hundred square feet of floor space.

C. Yards. Within the mobile home park site, no buildings, structures or mobile homes shall be located closer than the following dimensions to the exterior lot lines of the mobile home park:

1. Sixty feet to the nearest right-of-way line of any federal or state highway;

2. Thirty feet to the nearest right-of-way line of any other street;

3. Fifteen feet to any interior side lot line;

4. Fifteen feet to any rear lot line.

D. Off-street Parking. There shall be provided within each mobile home site parking space for two cars for each mobile home, such sites to be paved with an all-weather, dustless surfacing material.

E. Landscape Screening. The perimeter of the mobile home park shall be effectively screened with landscape materials or ornamental fencing, the type, height and variety of such to be shown on the site plan and to be subject to specific approval as part of the special use approval.

F. Commercial Activities. Commercial activities, if any, such as laundry facilities or canteen, proposed in connection with the mobile home park shall be shown in location and extent on the site plan. They shall be operated solely for the convenience of and use by the residents of the mobile home park. Any proposed commercial activities serving customers other than residents of the mobile home park shall be permitted only in a C-2 general business district. (Ord. 471 §7.51, 1976).

17.24.070 Planned unit development. Within the residential RC district, planned unit developments may be permitted as a special use, at an overall density of sixteen dwelling units per acre, subject to the procedures and requirements of Chapter 17.52, and the applicable sections of the map, plat and subdivision ordinance, codified in Title 16. (Ord. 471 §7.6, 1976).

17.24.080 Public utility substations. A. Within the residential RC district, a public utility substation may be permitted as a special use, upon review of the application thereof and approval of the detailed site plans by the zoning board of appeals, after public hearing, and concurrence in the zoning board of appeals approval by the city council.

B. In its deliberation, the zoning board of appeals shall give due consideration to the reasonable necessity for the utility substation at the particular location, the service it will render to the residents of the city, and its probable effect on surrounding land uses. The planning commission may submit its comments and recommendations to the zoning board for consideration in its deliberations.

C. The zoning board of appeals may approve the plans as submitted, may approve the plans subject to modification, or may disapprove the plans. Its decision in each case shall be in writing, spread upon the minutes of the board, with copies to the applicant, the zoning officer and the city council. In approving a site plan for a utility substation, the board may impose such additional requirements, including fencing, lighting and landscaping, as it deems necessary to make the substation more compatible with its surroundings.

D. The city council shall act on the recommendations of the zoning board. Such action may consist of concurring with the zoning board's recommendations, modification and approval, or overriding the board's recommendations. (Ord. 471 §7.7, 1976).

17.24.090 Home occupations. Within the residential RC district, home occupations may be permitted as a special use by the city council, upon recommendation of the zoning board after public hearing. Such special use shall only be granted upon finding that its establishment and operation will not have an adverse effect on adjoining residential uses; that sufficient on-site parking will be provided, so that no noticeable increase in on-street parking will result, nor increased traffic hazard due to entry or exiting vehicles; that delivery vehicles serving, the home occupation, if any, will be of the size and type commonly observed on the streets in the residential RC district; and that the occupation involves no retail or wholesale business or manufacture, except as such may be an integral part of, and clearly incidental to, the rendering of a personal or professional service. (Ord. 471 §7.8, 1976).