

Table of Bulk Regulations — Agriculture and Residential District

Districts	F-1	E-R	R-1	R-2	R-2	R-2	R-3	R-3	R-3	R-4	R-4	R-4	R-4	R-4
Primary Uses	Farming and Rural Residence	Estate Residence	Detached Single-Family	Detached Single-Family	Duplex	Attached Single-Family	Multiple Family bigs.	Attached Single-Family	Multiple Family bigs.	Detached Single-Family, 2-Family	Duplex	Attached Single-Family	R-4	R-4
A. Minimum Contiguous Area (Acres)	40	5	5	2	2	5	5	5	5	60	60	60	60	60
B. Minimum Lot Area (sq. ft.)														
1. Non-Residential Uses	871,200	217,800	87,120	87,120	87,120	87,120	87,120	87,120	87,120	87,120	87,120	87,120	87,120	87,120
2. Residential Uses														
a. Interior Lots	871,200	43,560	10,000	7,500	5,000/du					5,000	5,000/du			
b. Double Frontage Lots	871,200	43,560	11,500	8,700	5,800/du					5,000	5,000/du			
c. Corner Lots	871,200	46,500	12,400	9,700	6,875/du					5,000	5,999/du			
d. Gateway Lots	871,200	46,500	15,100	11,250	7,975/du					5,000	5,000/du			
C. Minimum Buildable Land Area Per Dwelling Unit (sq. ft.)	871,200	43,560	10,000	7,500	5,000	4,356/du	3,630/du	5,000/du	5,000/du	5,000/du	5,000/du	5,445/du	5,000/du	4,356/du
D. Minimum Lot Width (ft.)														
1. Non-Residential Uses														
a. Interior Lot	660	330	250	250	250	250	250	250	250	250	250	250	250	250
b. Gateway Lot	660	330	330	330	330	330	330	330	330	330	330	330	330	330
c. Corner Lot	660	330	330	330	330	330	330	330	330	330	330	330	330	330
2. Residential Uses														
a. Interior Lot														
i. Randall Rd.	330	150	150	150	80	150	150	150	150	150	150	150	150	150
ii. Other Arterial St.	330	150	150	150	80	150	150	150	150	150	150	150	150	150
iii. Collector Street	330	150	90	70	50	100	100	100	100	50	50	50	50	50

South Elgin - Land Usage

Table of Bulk Regulations - Agriculture and Residential District

Districts	F-1	E-R	R-1	R-2	R-2	R-3	R-3	R-3	R-4	R-4	R-4	R-4	R-4
Primary Uses	Farming and Rural Residence	Estate Residence	Detached Single-Family	Detached Single-Family	Detached Single-Family	Attached Single-Family	Attached Single-Family	Multiple Family bigs.	Detached Single-Family, 2-Family	Duplex	Duplex	Attached Single-Family	Multiple-Family
iv. Local St. and Cul-de-Sacs	330	150	75	60	40	100	100	100	50	40	40	40	50
b. Gateway Lot													
i. Randall Rd.	330	150	212.5	212.5	142.5	220	220	220	150	150	150	150	150
ii. Other Arterial St.	330	150	212.5	212.5	117.5	205	205	205	50	50	50	50	50
iii. Collector St.	330	150	122.5	102.5	82.5	140	140	140	50	50	50	50	50
iv. Local St. and Cul-de-Sacs	330	150	92.5	77.5	55	125	125	125	50	50	50	50	50
c. Corner Lot													
i. Randall Rd.	330	150	212.5	212.5	142.5	220	220	220	150	150	150	150	150
ii. Other Arterial St.	330	150	212.5	212.5	117.5	205	205	205	50	50	50	50	50
iii. Collector St.	330	150	122.5	102.5	82.5	140	140	140	50	50	50	50	50
iv. Local St. and Cul-de-Sacs	330	150	92.5	77.5	55	125	125	125	50	50	50	50	50
E. Floor Area Ratio													
1. Non-Residential Uses	0.01	0.05	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
2. Residential Uses	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
F. Building Height (ft.)													
1. Non-Residential Uses	60	35	35	35	35	35	35	35	35	35	35	35	35
2. Residential Uses	35	35	35	35	35	35	35	35	35	35	35	35	35
G. Building Coverage													
1. Non-Residential Uses	10%	10%	20%	20%	20%	30%	30%	30%	30%	20%	30%	30%	30%

Table of Bulk Regulations — Agriculture and Residential District

Districts	F-1 Farming and Rural Residence	E-R Estate Residence	R-1 Detached Single-Family	R-2 Detached Single-Family	R-2 Duplex	R-3 Attached Single-Family	R-3 Multiple Family bldgs.	R-4 Detached Single-Family, 2-Family	R-4 Duplex	R-4 Attached Single-Family	R-4 Multiple-Family
2. Residential Uses	1%	15%	30%	32%	36%	50%	50%	32%	50%	50%	50%
H. Lot Coverage											
1. Non-Residential Uses	25%	25%	35%	40%	45%	65%	65%	45%	65%	65%	65%
2. Residential Uses	5%	25%	35%	40%	45%	65%	65%	45%	65%	65%	65%
I. Building Separation (ft.)											
1. If either wall contains living, dining room windows	NA	NA	NA	NA	NA	50	50	NA	50	50	50
2. If either wall contains bedroom windows	NA	NA	NA	NA	NA	30	30	NA	30	30	30
3. If both walls contain windows of other rooms	NA	NA	NA	NA	NA	24	24	NA	24	24	24
4. When there are no windows in either opposing wall	NA	NA	NA	NA	NA	12	12	NA	12	12	12
J. Minimum Yards (ft.)											
1. Front, Corner Side Yard											
a. Randall Rd.	70	70	70	70	70	70	70	70	70	70	70
b. Other Arterial St.	55	55	55	55	55	55	55	25	25	25	25
c. Collector St.	40	40	40	40	40	40	40	25	25	25	25
d. Local St. and Cul-de-Sacs	25	25	25	25	25	25	25	25	25	25	25
2. Rear Yard	30	30	30	30	30	30	30	30	30	30	30
3. Rear Yard, Double Frontage Lot	50	50	50	50	50	50	50	25	25	25	25

South Elgin - Land Usage

Table of Bulk Regulations — Agriculture and Residential District

Districts	F-1	E-R	R-1	R-2	R-2	R-3	R-3	R-3	R-4	R-4	R-4	R-4	R-4	R-4
Primary Uses	Farming and Rural Residence	Estate Residence	Detached Single-Family	Detached Single-Family	Duplex	Attached Single-Family	Multiple Family bldgs.	Detached Single-Family, 2-Family	Duplex	Duplex	Attached Single-Family	Attached Single-Family	Duplex	Multiple-Family
4. Side Yard	10	10	7.5	7.5	7.5	See building separation	See building separation	5 ft. but not less than 10 ft. between buildings	See building separation					
Zero Side Yard Permitted?	No	No	No	No	Yes, one	Yes	No	No	Yes, one	Yes, one	Yes	Yes	Yes, one	No
5. Transition Yard (for non-residential uses)	30	30	30	30	30	30	30	30	30	30	30	30	30	30
K. Parking Setbacks (ft.)														
1. Front, Corner Side Yard														
a. Randall Rd.	10	10	10	10	10	10	10	10	10	10	10	10	10	10
b. Other Arterial St.	10	10	10	10	10	10	10	10	10	10	10	10	10	10
c. Collector St.	10	10	10	10	10	10	10	10	10	10	10	10	10	10
d. Local St. and Cul-de-Sacs	10	10	10	10	10	10	10	10	10	10	10	10	10	10
2. Rear Yard	10	10	10	10	10	10	10	10	10	10	10	10	10	10
3. Side Yard	10	10	10	10	10	10	10	10	10	10	10	10	10	10
4. Transition Yard	20	20	20	20	20	20	20	20	20	20	20	20	20	20

Table of Bulk Regulations — Commercial, Office and Industrial Districts

Districts	B-1 Neighborhood Business District	B-2 Community Business District	B-3 LaFox St. Corridor Business District	VC-PD* Village Center Planned Development District	B-5 Regional Retail and Services	O-1 Limited Office District	O-2 General Office District	I-1 Limited Industrial Uses	I-2 General Industrial Uses
A. Minimum Contiguous Area (acres)	1	5	10		25	1	5	10	10
B. Minimum Lot Area (sq. ft.)									
1. Residential Uses	NA	NA	NA		NA	NA	NA	NA	NA
2. Non-Residential Uses									
a. Interior Lots	10,890	20,000	10,890		40,000	10,890	21,780	43,560	43,560
b. Double Frontage Lots	13,165	22,275	13,165		43,500	13,165	24,055	52,060	52,060
c. Corner Lots	12,565	27,690	12,565		50,000	12,565	25,130	47,910	47,910
d. Gateway Lots	15,190	28,565	15,190		54,375	15,190	27,755	57,260	57,260
C. Minimum Land Area Per Dwelling Unit (sq. ft.)	NA	NA	NA		NA	NA	NA	NA	NA
D. Minimum Lot Width (ft.)									
1. Residential Uses	NA	NA	NA		NA	NA	NA	NA	NA
2. Non-Residential Uses									
a. Interior Lots									
i. Randall Rd.	NA	180	NA		180	180	180	280	280
ii. Other Arterial St.	100	100	100		100	100	100	200	200
iii. Collector St.	65	65	65		100	65	65	200	200
iv. Local St. and Cul-de-Sacs	65	65	65		100	65	65	100	100
b. Gateway Lot									
i. Randall Rd.	NA	250	NA		170	235	235	335	335

* Building standards for the VC-PD can be found in § 154.092

Table of Bulk Regulations — Commercial, Office and Industrial Districts									
Districts	B-1	B-2	B-3	VC-PD*	B-5	O-1	O-2	I-1	I-2
Primary Uses	Neighborhood Business District	Community Business District	LaFox St. Corridor Business District	Village Center Planned Development District	Regional Retail and Services	Limited Office District	General Office District	Limited Industrial Uses	General Industrial Uses
ii. Other Arterial St.	135	150	100		150	135	135	235	235
iii. Collector St.	90	140	100		140	90	90	225	225
iv. Local St. and Cul-de-Sacs	75	125	100		125	75	75	110	110
c. Corner Lot									
i. Randall Rd.	NA	250	NA		170	235	235	335	335
ii. Other Arterial St.	135	150	100		150	135	135	235	235
iii. Collector St.	90	140	100		140	90	90	225	225
iv. Local St. and Cul-de-Sacs	75	125	100		125	75	75	110	110
E. Floor Area Ratio	0.20	0.30	0.30		0.35	0.20	0.30	NA	NA
F. Building Height (ft.)	35	35	35		35	35	35	35	35
G. Building Coverage	NA	NA	NA		NA	NA	NA	NA	NA
H. Lot Coverage	50%	70%	80%		60%	50%	60%	70%	80%
I. Building Separation (ft.)									
1. If either wall contains living, dining room windows	NA	NA	NA		NA	NA	NA	NA	NA
2. If either wall contains bedroom windows	NA	NA	NA		NA	NA	NA	NA	NA
3. If both walls contain windows of other rooms	NA	NA	NA		NA	NA	NA	NA	NA
4. When there are no windows in either opposing wall	NA	NA	NA		NA	NA	NA	NA	NA
J. Minimum Yards (ft.)									

Table of Bulk Regulations — Commercial, Office and Industrial Districts

Districts	B-1 Neighborhood Business District	B-2 Community Business District	B-3 LaFox St. Corridor Business District	VC-PD* Village Center Planned Development District	B-5 Regional Retail and Services	O-1 Limited Office District	O-2 General Office District	I-1 Limited Industrial Uses	I-2 General Industrial Uses
1. Front, Corner Side Yard, Rear Yard on Double Frontage Lot									
a. Randall Rd.	NA	70	NA		70	70	70	70	70
b. Other Arterial St.	50	50	20		50	50	50	50	50
c. Collector St.	40	40	20		40	40	40	40	40
d. Local St. and Cul-de-Sacs	25	25	20		25	25	25	25	25
2. Rear Yard	15	15	15		15	15	15	20	20
3. Side Yard	0	0	0		0	15	15	20	20
Zero Side Yard Permitted?	Yes	Yes	Yes		Yes	No	No	No	No
4. Transition Yard	30	30	15		30	30	30	50	70
K. Parking Setbacks (ft.)									
1. Front, Corner Side Yard									
a. Randall Rd.	10	10	10		10	10	10	10	10
b. Other Arterial St.	10	10	10		10	10	10	10	10
c. Collector St.	10	10	10		10	10	10	10	10
d. Local St. and Cul-de-Sacs	10	10	10		10	10	10	10	10
2. Rear Yard	10	10	10		10	10	10	10	10
3. Side Yard	10	10	10		10	10	10	10	10
4. Transition Yard	20	20	20		20	20	20	20	40

(A) *Land use.*

(1) In buildings combining commercial and residential uses, the commercial use shall be on the ground floor and may be also located on floors above the ground floor residential uses shall not be located on the ground floor, except as allowed when live-work uses are established.

(2) Multiple-family housing may include opportunities for live/work units, which are a type of mixed-use development combining commercial space within the same structure as a residential living space for the business owner. Having similar benefits as mixed use development, live/work units help eliminate

the need to commute to work. They can also provide affordable work and housing space, meet the needs of special groups such as artists, and serve to incubate new businesses. To maintain the low noise expectations of residential areas, the residential component of a live/work unit generally takes precedent over the commercial component.

(3) Pedestrian circulation and access to building entrances shall not be impaired.

(B) *Table of building standards - VC-PD District.* The table of building standards indicates the requirements and parameters of development and major reconstruction.

<i>Table of Building Standards for the VC-PD District</i>	
A. Building Orientation and Setbacks	
Building orientation	The principal building facades and the main public entrances shall face a public street or walkway.
Front setback - minimum	No minimum requirement
Front setback - maximum	New primary structures shall be located no more than ten feet from the right-of-way of an adjoining street. When secondary buildings are part of a planned development, these buildings may be set back greater than ten feet.
Side setbacks	No minimum requirement
Rear setback	No minimum requirement
B. Permitted Overhangs	
Balconies and oriels	May extend over sidewalk or right-of-way by 12 inches
Turrets and eaves	May extend over sidewalk or right-of-way by 24 inches
C. Building Bulk and Appearance	
Building height	Minimum height shall be two stories; maximum height shall be six stories; towers, turrets, or other decorative devices may extend beyond the six-story height.

<i>Table of Building Standards for the VC-PD District</i>	
Facade setbacks	Where the distance between building facades across a public street is 110 feet or less, the fourth story of a building shall be set back a minimum of ten feet as measured at the intersection of the floor plane of the fourth story and the property line along the public street frontage.
Maximum lot coverage	No minimum requirement
Building proportions and elevations	Building facades and elevations facing a public street shall not be flat or devoid of articulation. Facades and street facing elevations shall incorporate such elements as projections, recesses, and offsets in order to divide flat expanses of buildings. Uninterrupted facades or street-facing elevations of more than 90 feet are prohibited. In general, the overall effect shall be one where building height appears to be two times building width.
Building details	Pedestrian-scale elements shall be included in the facade or any building elevation fronting a public right-of-way other than an alley. Examples of such pedestrian-scale elements are: sconce lighting, goose-neck lighting, planters, awnings.
Building mechanicals	Mechanical units shall be hidden from views from public rights-of-way (except for alleys); HVAC duct work shall not be placed on the exterior of walls.
Awnings	Awnings are encouraged.
Doors	Public entrances should be articulated with portals that are recessed into the building. Such recesses, when used, shall be limited to no more than four feet behind the shop-front windows.
Roofs	Parapets are encouraged; other roof types are allowed.
Shutters	Shutters, if used, shall be sized and mounted appropriately for the window, and shall be operable.
Colors	Roofs visible from the street shall be earth tones (such as browns, dark green, sand, red-brown); however industrial buildings may have metallic roofs.
D. Construction Materials	

<i>Table of Building Standards for the VC-PD District</i>	
For walls visible from public right-of-way (other than an alley)	Over 70% of each elevation (excluding windows) shall be of brick or limestone; other permitted materials for the remainder of the walls are pre-cast concrete, native stone, wood, copper or metal treated to imitate a copper patina. The use of concrete block, metal siding, vinyl siding, stucco or dryvit is prohibited. Buildings shall have limestone bases. The painting of brick, limestone, or other natural stone is prohibited; such materials shall retain their natural colors. Other accent materials and colors shall be considered on a case-by-case basis; when used, they shall be compatible with the other colors, and materials used on the building, and shall be consistent with the architectural style of the building.
For roofs visible from public right-of-way	Clay or concrete (faux clay; tile; slate or slate equivalent); asphalt singles; metal roofing shall be permitted on industrial buildings
Window frames	Anodized aluminum, wood, vinyl, or steel
E. Fenestration	
Ground story facade	Ground story facades shall have between 60 and 90% fenestration. This fenestration shall be between two and ten feet about the sidewalk.
Upper story facade	Upper story facades shall include between 40 and 70% fenestration
All windows	Windows should incorporate muntins, or multiple divisions in the glass.
Window glass	The translucency of ground floor windows shall provide pedestrian views of a minimum of ten feet into the interior of the building. Ground floor windows shall not be made opaque by any window treatment.
Decorative windows	Stained glass or leaded art glass windows are permitted. They may total up to 30% of the entire window area.
F.. Minimum Floor Area	
One-bedroom dwelling unit	Dwelling unit shall be a minimum of 750 square feet.

<i>Table of Building Standards for the VC-PD District</i>	
Two-bedroom dwelling unit	Dwelling unit shall be a minimum of 900 square feet.
Dwelling units with three or more bedrooms	Dwelling unit shall be a minimum of 1,300 square feet.

(C) *Additional guidance.* Design and architectural guidelines contained in the Comprehensive Plan and other design guidelines or design manuals that the village may adopt from time to time shall provide general guidance for and clarification of issues pertaining to the development and redevelopment of land within the VC-PD.

(D) *Parking and landscaping standards.* Landscaping and, where required, the submission of landscape plans shall be in accordance with the provisions of §§ 154.155 through 154.159 and §§ 154.170 through 154.174 of this chapter. For new development within the VC-PD District, the following standards shall also apply:

(1) Sidewalks and other pedestrian paved open areas immediately adjacent to or in front of building facades shall meet streetscape guidelines outlined in the village design manual.

(2) Location of off-street parking. Off-street parking shall not be located between the building facade and the street.

(3) Reduction of parking requirements. The parking requirements as expressed in § 154.174 may be reduced if the proposed development substantially conforms to the parking plan standards provided for in each development district as described in the Village Center Master Plan. The Village Board may authorize the payment of a fee in lieu of a portion or all of the parking required by this chapter. Such a fee schedule may be established from time to time by resolution of the Village Board, and money collected from such fees shall be placed into a village fund, also created by the Village Board, to be used by the village for the acquisition and maintenance of public off-street parking and loading facilities to serve the VC-PD District.

(E) *Sign standards.* Signs within the VC-PD District shall comply with the standards of § 154.198. (Ord. 2008-09, passed 2-19-08)