CHAPTER 4
RESIDENTIAL DISTRICTS

4-1 GENERAL PROVISIONS

4-1.1 Statement of Intent

The Residential Districts are intended to provide a range of housing choices to meet the needs of Sycamore Township's residents, and, to offer a balance of housing types and densities, while promoting harmonious development of residential communities in the Township and to help implement housing policies and other plans adopted by the Township.

4-1.2 Accessory Uses and Structures

Accessory uses and structures shall be permitted in the A-A, A, A35, A-2, B, B-2, C, and D Districts subject to the provisions of Chapter 10.

4-1.3 Conditional Uses

Conditional uses in Residential districts are listed in the Table in Section 3-2. Further information on the criteria, standards, and procedures for conditional uses are contained in Chapter 17.

4-1.4 Signs

Signs that are permitted in the A-A, A, A35, A-2, B, B-2, C, and D districts are subject to the provisions of Chapter 13.

4-1.5 Lot Area, Lot Width, Building Height and Yard Standards

All uses and structures permitted in the A-A, A, A35, A-2, B, B-2, C, and D districts shall comply with the following provisions and the lot area, lot width, building height and yard requirements set forth in the Tables in Section 4-6 and 4-7 found at the end of this Chapter.

(a) Front Yard Setback Alignment with Adjacent Lots. Alignment setbacks and/or front yard depths are not required to exceed the average minimum depths of the existing front yards on the lots adjacent to them on each side, if the lots are within the same block and within one hundred (100) feet of each other.

(b) Front Yard Requirements on Corner Lots. Lots that have a double frontage are required to have a front yard on both streets. These lots located at the intersection of two or more streets are referred to as corner lots. However, the buildable width of a lot of record shall not be reduced to less than forty (40) feet. No accessory building shall project beyond the front yard line on either street.

Additional height and yard requirements and exceptions are contained in Section 3-5.

4-1.6 Parking Standards

All uses and structures permitted in the A-A, A, A35, A-2, B, B-2, C, and D districts shall comply with the parking requirements set forth in Chapter 12.

4-1.7 Buffer Yards and Resource Protection.

All uses and structures in the A-A, A, A35, A-2, B, B-2, C, and D Districts shall comply with the provisions of Chapters 14, 15 and any other appropriate Chapter.

4-1.8 Outdoor Storage

The outdoor storage of any equipment, goods, material (usable or waste), garbage/rubbish or yard waste of any kind shall be prohibited in any front yard, side yard, or rear yard of all Residential Districts (A-A, A, A35, A-2, B, B-2, C, and D districts) unless such items are stored in a fully enclosed or properly-sited accessory structure.

4-2 THE "A-A, A, A35, A-2, B, B-2 AND C" RESIDENTIAL DISTRICTS

4-2.1 Purpose

The purpose of the A-A, A, A35, A-2, B, B-2 and C districts established by Section 3-1, is to protect and support the development of single-family housing in conjunction with appropriate accessory uses and public and institutional uses. The standards of these districts are intended to maintain a suitable environment for family living at various densities and in various types of housing, including single-family detached and clustered housing under specified conditions which provides flexibility in the organization of site elements and building location.

4-2.2 Permitted Uses

The uses specified as Permitted ("P") Uses in the Table of Permissible Uses found in the Table in Section 3-2 are permitted as of right in the A-A, A, A35, A-2, B, B-2 and C districts with a Permitted Use Zoning Certificate provided they comply with all requirements of this Chapter and all other applicable requirements of this Resolution.

4-2.3 Planned Unit Developments

In addition to the uses specified as Planned Unit Developments ("PUD") in the Table of Permissible Uses found in the Table in Section 3-2, the following densities are permitted in the A-A, A, A-2, B, B-2 and C districts as PUD's provided, they are approved as PUD-1's by the Sycamore Township Zoning Commission pursuant to the standards and procedures for planned unit developments set forth in Chapter 18 and in Section 4-2.5 and comply with all other applicable requirements of this Resolution. For calculation of density on preliminary plans where actual location and area of rights-of-way or easements for public streets is not yet determined, the net density shall be based on 82% of the gross area.

(a) A-A District: single-family detached dwellings at a maximum net density of 1.0 unit per acre.

(b) A District: single-family detached dwellings at a maximum net density of 2.17 units per acre.

(c) A-2 District: single-family detached dwellings at a maximum net density of 3.11 units per acre.

(d) B District: single-family detached dwellings at a maximum net density of 4.1 units per acre.

(e) B-2 District: single-family detached dwellings at a maximum net density of 5.8 units per acre.

(f) C District: single-family detached dwellings at a maximum net density of 7.26 units per acre.

4-2.4 Maximum Height and Minimum Lot Area, Bulk and Yard Requirements

The maximum height and minimum lot area, bulk and yard, and accessory building requirements for low density residential uses in the A-A, A, A-2, B, B-2, and C Districts are set forth in the Table in Section 4-6 found at the end of this Chapter.

4-2.5 Single Family Planned Unit Development (PUD) Standards for Patio, Zero-Lot-Line and Single-Family Detached, Clustered Dwellings

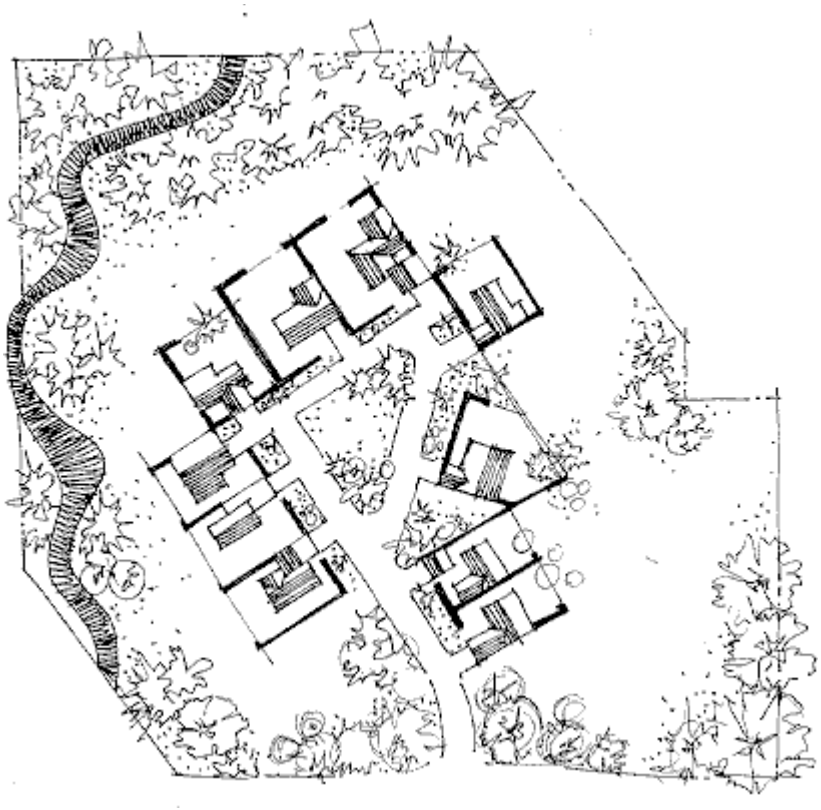
Subject to the provisions of Section 4-2.3, as applicable, developments of patio dwellings, zero-lot-line dwellings and clustered dwellings shall comply with the density requirements for single-family detached dwellings for the residential district in which they are located and the minimum lot size, bulk and other site development requirements set forth below. Minimum perimeter setbacks shall conform to district setback requirements.

(a) Patio Dwelling. The lot of each dwelling unit shall be fully enclosed by a solid wall located at the lot line, broken only by a driveway or a pedestrian access, in order to create a private yard between the dwelling and the wall. All such walls shall be a minimum of six (6) feet in height. If a patio dwelling is located on a lot- line, that portion of the dwelling wall located on the lot-line may be counted as part of the required patio wall.

The minimum standards for a patio dwelling are as follows:

Minimum Lot Size (sq. ft.):	2,700
Minimum Lot Width (ft.):	38
Minimum Patio Area (sq. ft.):	750
Minimum Patio Area Width (ft.):	25
Minimum Setback from Interior Right-of-way or access easement	
Front Load Garage (ft):	20
Dwelling or Side Load Garage (ft.):	10

EXAMPLE OF SITE PLAN
PATIO DWELLINGS



(b) Zero-Lot-Line Dwelling. Each dwelling shall be located on an individual lot which is set on, or within five (5) feet of the side lot line. No windows shall be located on the wall of the dwelling nearest to the side lot line. Either a five (5) foot maintenance easement shall be provided on the neighboring property, or the dwelling may be set back five (5) feet from the line and a recreation, planting, and use easement may be granted to the adjacent lot owner. The minimum standards for a zero-lot-line dwelling are as follows:

Minimum Lot area (sq. ft.):	5,000
Minimum Interior Yards	
Front (ft.):	20
Rear (ft.):	30
Side (ft.):	10 [a]
Minimum Building Spacing (ft.):	10 [b]
Minimum Lot Width (ft.):	45
Minimum Setback from Interior Right-of-way or access easement (ft.)	20

[a] Standard applicable when units are set back from the lot line and a use/maintenance easement is provided.

[b] Standard applicable when units are set back from the lot line and a use/maintenance easement is provided.

EXAMPLE OF SITE PLAN
ZERO-LOT-LINE DWELLING



(c) Clustered Dwellings. Each dwelling type consists of a single-family detached residence located on an individual lot which has private yards on all sides of the house. The minimum standards for single-family detached clustered dwellings other than the types specified in Sections 4-2.5(a) and (b) are:

Minimum Lot area (sq. ft.):	6,000
Minimum Interior Yards	
Front (ft.):	20
Rear (ft.):	25
Side (ft.):	8
Minimum Lot Width (ft.):	50
Minimum Setback from Interior Right-of-way or access easement (ft.)	20

EXAMPLE OF SITE PLAN
CLUSTERED DWELLINGS



4-3 "D" MULTI-FAMILY RESIDENTIAL DISTRICT

4-3.1 Purpose

The purpose of the D Multi-Family district is to provide opportunities for low to high density residential development where sufficient infrastructure is available or will be available prior to development. This district permits a broad range of housing types including single-family and multi-family dwellings as well as low-intensity uses that retain a residential character.

4-3.2 Permitted Uses

In addition to the uses specified as Permitted ("P") in the Table of Permissible Uses found in the Table in Section 3-2, low intensity residential uses are permitted as of right in the D district (at net densities of 7.3 dwelling units or less per acre) with a Permitted Use Zoning Certificate provided that they comply with all requirements of this Chapter and all other applicable requirements of this Resolution.

4-3.3 Planned Unit Developments

In addition to the uses specified as Planned Unit Developments ("PUD") in the Table of Permissible Uses found in Section 3-2 the following types of residential developments are permitted in the D district at intensities listed in Section 3-2 as Planned Unit Developments provided they are approved as PUD-1's by the Sycamore Township Zoning Commission, or as PUD-2's by the Board of Township Trustees if the proposed development exceeds any of the moderate land use intensity standards enabling PUD-1 approval. PUD's are subject to the standards and procedures set forth in Chapter 18 provided they comply with all other applicable requirements of this Resolution:

(a) Single-Family Detached Dwellings in PUD's.

(b) Multi-Family Dwellings

  (1) Apartment style

  (2) Two Family

  (3) Three Family

  (4) Townhouse

4-3.4 Minimum Lot Area, Lot Width and Yard Requirements

The minimum lot area, lot width, bulk and yard requirements for low intensity residential and office uses in the D district are found in the Table in Section 4-6.

4-3.5 Maximum Building Height

The maximum building height permitted in the D district, exclusive of developments approved through the PUD procedure, for principal buildings, is as per Section 4-6. Maximum height for accessory structures shall be one story or 15 feet, whichever is less.

4-3.6 Standards for Townhouse Dwellings

Rows of attached townhouses shall be no more than twelve (12) dwelling units each. The minimum standards for a townhouse dwelling are as follows:

Minimum Lot Area: (sq. ft. per unit)	2,400
Minimum Lot Width (ft.):	18
Minimum Yards (per structure) Front (ft.): Rear (ft):	 20 30
Minimum Setback from Interior Right-of-way or access easement (ft.)	20

EXAMPLE OF SITE PLAN
TOWNHOUSE DWELLINGS



TABLE 4-6

LOT AREA, LOT WIDTH, MAXIMUM HEIGHT AND YARD REQUIREMENTS FOR LOW DENSITY USES PERMITTED AS OF RIGHT IN RESIDENTIAL DISTRICTS

DIMENSIONS	DISTRICTS							
	A-A	A	A-2	B	B-2	C	D	A35
MAXIMUM HEIGHT								
I. Principal Building								
A. Stories *(*whichever *is less)*	2.5	2.5	2.5	2.5	2.5	2.5	3.5	2.5
B. Feet (whichever is less)	35	35	35	35	35	35	45	35
LOT REQUIREMENTS								
I. Minimum Lot Size Per Unit								
A. Single-family detached (sq. ft.)	43,560	20,000	14,000	10,500	7,500	6,000	6,000	35,000
B. Multi-Family								
1. Apartment style (sq. ft.)	NA	NA	NA	NA	NA	NA	6,000	NA
2. Two-Family (sq. ft.)	NA	NA	NA	NA	NA	NA	6,000	NA
3. Three-Family (sq. ft.)	NA	NA	NA	NA	NA	NA	6,000	NA
4. Townhouse (sq. ft.)	NA	NA	NA	NA	NA	NA	6,000	NA
II. Minimum Lot Width								
A. Single-family detached (ft.)	150	100	80	70	60	50	50	100
B. Multi-Family								
1. Apartment style (ft.)	NA	NA	NA	NA	NA	NA	100	NA
2. Two-Family (ft.)	NA	NA	NA	NA	NA	NA	80	NA
3. Three-Family (ft.)	NA	NA	NA	NA	NA	NA	90	NA
4. Townhouse (ft.)	NA	NA	NA	NA	NA	NA	18	NA
MINIMUM YARD REQUIREMENTS								
I. Front Yard								
A. Single-family detached (ft.)	50	50	40	35	35	30	30	50
B Multi-Family								
1. Apartment style (ft.)	NA	NA	NA	NA	NA	NA	30	NA
2. Two-Family (ft.)	NA	NA	NA	NA	NA	NA	30	NA
3. Three-Family (ft.)	NA	NA	NA	NA	NA	NA	30	NA
4. Townhouse (ft.)	NA	NA	NA	NA	NA	NA	†	NA
II. Side Yards *(each)*								
A. Single-family detached (ft.)	25	15	10	8		5	5	15
1. Total					13			
2. Minimum					5			
B. Multi-Family								
1. Apartment style (ft.)	NA	NA	NA	NA	NA	NA	10	NA
2. Two-Family (ft.)	NA	NA	NA	NA	NA	NA	8	NA
3. Three-Family (ft.)	NA	NA	NA	NA	NA	NA	10	NA
4. Townhouse (ft.)	NA	NA	NA	NA	NA	NA	†	NA
III. Rear Yard								
A. Single-family detached (ft.)	60	35	35	35	30	30	30	35
B. Multi-Family								
1. Apartment style (ft.)	NA	NA	NA	NA	NA	NA	40	NA
2. Two-Family (ft.)	NA	NA	NA	NA	NA	NA	30	NA
3. Three-Family (ft.)	NA	NA	NA	NA	NA	NA	30	NA
4. Townhouse (ft.)	NA	NA	NA	NA	NA	NA	†	NA

NOTE: * Subject to the standards contained in Chapter 4, Section 4-4.

† Subject to the specific townhouse standards contained in Chapter 4, Section 4-3.6.

TABLE 4-7
LOT AREA, LOT WIDTH, MAXIMUM HEIGHT AND YARD REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLINGS IN PLANNED UNIT DEVELOPMENTS (PUD'S)

DIMENSIONS	DISTRICTS							
	A-A	A	A-2	B	B-2	C	D	
MAXIMUM HEIGHT								
Principal Building								
Stories *(whichever is less)*	2.5	2.5	2.5	2.5	2.5	2.5	3.5	
Feet *(whichever is less)*	35	35	35	35	35	35	45	
LOT REQUIREMENTS								
Minimum Lot Size Per Unit								
Patio dwelling (sq. ft.)	2,700	2,700	2,700	2,700	2,700	2,700	2,700	
Zero-lot-line (sq. ft.)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Clustered (sq. ft.)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
Minimum Lot Width								
Patio dwelling (ft.)	38	38	38	38	38	38	38	
Zero-lot-line (ft.)	45	45	45	45	45	45	45	
Clustered (ft.)	50	50	50	50	50	50	50	
MINIMUM YARD REQUIREMENTS								
Front Yard	**See Section 4-2.5 for Additional Single Family Planned Unit Development Standards**							
Patio dwelling (ft.)								
Zero-lot-line (ft.)								
Clustered (ft.)								
Side Yards *(each)*								
Patio dwelling (ft.)								
Zero-lot-line (ft.)								
Clustered (ft.)								
Rear Yard								
Patio dwelling (ft.)								
Zero-lot-line (ft.)								
Clustered (ft.)								