

Memorandum

TO: *Plan Commission*

FROM: *Bill Enright, Deputy Director of Planning and Community Development*

DATE: *July 30, 2018*

Subject: *Chapter 28 Text Amendment – R-7 District*

Wednesday, August 8, 2018, 7.30 PM

Earlier this year the Village Board approved several amendments to Chapter 28, including amendments to certain development standards in the multi family districts. As part of this discussion, amendments to the R-7 district were proposed but given that there was an active proposal (Sigwalt Street Apartments) that was seeking R-7 zoning, that portion of the text amendments did not move forward at that time.

The following includes proposed amendments to the R-7 district, which for the most part includes property surrounding the downtown area. These amendments were recommended for approval by the Ordinance Review Committee in October, 2017.

Additions to the code are underlined in red, and deletions are ~~struck through~~.

Section 28-5 Use Districts

5.1-7 Multiple-Family Dwelling District (R-7). The purpose of the R-7 district is to provide high density multiple-family developments which will provide a buffer between the Downtown (B-5) District and the single family neighborhood, reduce transportation needs by locating high density developments close to public transportation facilities and provide a consumer base for the Downtown District area. In addition, the purpose of the R-7 District is to stimulate development in areas within a designated redevelopment area consistent with a redevelopment plan.

5.1-7.1 Location. All land within the R-7 zoning district classification, shall be located in the areas adjoining the area designated Downtown District mixed use or areas within a designated redevelopment area consistent with a redevelopment plan and also designated for "High Density Multi-Family" on the Village of Arlington Heights General Comprehensive Plan. All other parcels of land zoned R-7 prior to the adoption of this amendment, but not indicated as "High Density Multi-Family" shall conform to the requirements of the R-6 District, except that the minimum lot area for two or more dwelling units shall be 2,100 square feet per dwelling unit.

Proposed Amendments:

5.1-7.8 Maximum Building Height: 60 ft. exclusive of elevators, penthouses, stair heads and mechanical equipment.

5.1-7.4 Minimum Lot Size (Density):

Multiple Family:

2 bedroom or more: 900 sq ft per dwelling unit

1 bedroom or less: 600 sq ft per dwelling unit

5.1-7.9 Spacing Between Multi Family Buildings, ~~Including Court Standards. The following standards shall apply for:~~ shall be no less than 25 feet for principal buildings.

~~a. Between the opposing walls of outer and inner courts. Inner courts are not permitted.~~

~~b. When two or more buildings which contain attached dwelling units or multi family dwelling units are located on the same zoning lot.~~

~~c. When the windows of a living unit in a multi family or attached single family building are opposite an accessory building.~~

5.1-7.10 Spacing Standards

Conditions	Minimum Distance between Opposing Walls
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~~a. If either or both walls contains a living room window 50 feet~~

~~b. If either or both walls contains a bedroom window 30 feet~~

~~c. Both walls contain windows of other rooms 24 feet~~

~~d. When there are no windows in either of opposing walls 12 feet~~

~~e. If either or both walls contains windows of other rooms 15 feet~~

~~5.1-7.11 Additional Court Standards projections in Outer Courts. Projections in outer courts shall not exceed five feet.~~

5.1-7.6 Required Minimum Yards:

Front Yard: 25 feet ~~plus 1 foot for each foot or fraction thereof by which building height exceeds 40 feet.~~

Side Yard: 10% of lot width ~~plus 1 foot for each foot or fraction thereof which exceeds a building height of 40 feet.~~

Exterior Side Yard: On corner lots, there shall be maintained a side yard of not less than 20 feet on the side adjacent to the street which intersects the street upon which the building maintains frontage, and in the case of a reversed corner lot, there shall be maintained a setback from the side street of not less than 50% of the front yard required on the lots in the rear of such corner lots, but such yard need not exceed 20 feet. No accessory building on said reversed corner lot shall project beyond the front yard required on the adjacent lot to the rear, nor be located nearer than 5 ft to side lot line of adjacent lots.

5.1-7.7 Maximum Building Lot Coverage: ~~45%~~ 55% for new construction.