

**AN ORDINANCE AMENDING CHAPTER 28
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on August 8, 2018, in Petition Number 17-005, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing concerning amendments to Chapter 28 Zoning Regulations, and has recommended to the Board of Trustees adoption of those amendments; and

WHEREAS, the President and Board of Trustees have determined that certain amendments to Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, is in the best interests of the Village of Arlington Heights,

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That Chapter 28, Section 5.1-7 Multiple-Family Dwelling District (R-7), is hereby amended as follows (the language being added is highlighted and the language being deleted is stricken):

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.

5.1-7.2 Permitted Uses: See Section 5.5 Permitted Uses.

5.1-7.3 Minimum Area for Zoning District: Two-Acres.

5.1-7.4 Minimum Lot Size (Density):

Single-Family: See R-3 Requirements

Multiple-Family:

2-bedroom or more 900-sq.ft. per dwelling unit

1-bedroom or less 600-sq.ft. per dwelling unit

Churches, Convents & Monastery: 20,000-sq. ft. Standard & Corner

Minimum Lot Width for residential lots *in a new subdivision*, measured at the building setback lines thereof, shall meet the following standards:

- a. 70 feet when the lot contains an area of 8,750 sq. ft. or more, but less than 10,000-sq. ft.;
- b. 75 feet when the lot contains an area of 10,000 sq. ft. or more, but less than 15,000-sq. ft.;
- c. 90 feet when the lot contains an area of 15,000 sq. ft. or more but less than 20,000- sq. ft.;
- d. 100 feet when the lot contains an area of 20,000 sq. ft. or more, but less than 20,000-sq. ft.;
- e. 125 feet when the lot contains an area of 30,000 sq. ft. or more, but less than one acre;
- f. 150 feet when the lot contains an area of one acre or more.

Where lots front upon a cul-de-sac or curved street having a radius of 200 feet or less, minimum lot widths as set forth above shall be measured at the building setback line along an arc parallel to the right-of-way of such cul-de-sac or curved street. Such lots shall also be laid out so that their frontage length, as measured on the arc of such right-of-way line is not less than 50% of the required lot width measured at the building setback line. Refer to Chapter 29 of the Municipal Code for further information regarding layout and design of lots.

5.1-7.5 Minimum Lot Width at Building Line:

Single-Family	See R-3 Requirements	
Multiple-Family	Standard	Corner
2-bedroom or more	N/A	N/A
1-bedroom or less	N/A	N/A

Churches, Convents & Monastery: 100 ft.

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 feet to side lot line of adjacent lots.

Rear Yard: 30 feet.

5.1-7.7 Maximum Building Lot Coverage: 45% **55%** for new construction.
 Impervious Surface Coverage for One-Family Dwelling: Refer to Section 5.1-3.4.

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

5.1-7.9~~8~~ Dwelling Standards.

- a. Every single-family dwelling unit hereafter erected shall conform to the requirements of Chapter 23 of the Municipal Code.
- b. No habitable room shall be erected or occupied with a floor below grade.
- c. Minimum Floor Area (Square Foot) per Dwelling Unit for Multi-Family Dwellings (exclusive of utility rooms and garages):

		One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
R-7	Efficiency 500	600	750	900	--

5.1-7.10~~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.~~
- e. ~~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	<u>Minimum Distance Between Opposing Walls</u>
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.~~

5.1-7.112 Parking: See Section 10 – Off Street Parking and Loading.

5.1-7.1123 Maximum Floor Area Ratio: 200%.

a. Single Family Detached: See Section 5.3-3.2.

SECTION TWO: The provisions of this Ordinance are severable, and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of this Ordinance.

SECTION THREE: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval and publication in pamphlet form, in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 17th day of September, 2018.

ATTEST:

Village President

Village Clerk

Code Amendments:28-7 Amendments