
MULTI-FAMILY RESIDENTIAL DISTRICTS

ARTICLE

IV

4-101 PURPOSE

Four zoning districts are provided for multiple family residential development and two zoning districts are provided in Article VIII of this Code for multiple family residential development in combination with certain complementary non-residential uses.

The R-6 District provides for single family detached and townhouse-type dwellings, and is intended to function as a transition between single family detached neighborhoods and other, less restrictive, zoning districts. The R-6 District provides for a wider variety of single family dwelling types with the flexibility offered through planned developments. The permitted use and bulk regulations are designed to encourage a moderate density residential area including an alternate housing type.

The R-7 District is intended to allow modestly higher density townhouse-type homes.

The R-8 District is intended to provide a suburban environment for development utilizing various residential building types, including multiple family dwellings, which may result in higher densities than in single family developments.

The RS Residential Specialty District is intended to provide opportunities for a wide range of residential uses of an institutional nature that provide housing and may also provide some level of personal care for residents, such as senior living facilities, assisted living facilities, nursing homes and other group homes. The RS District acknowledges that while the uses allowed in the district are generally compatible with other types of multiple family uses, the facilities constructed in this district may be of a different scale and function than other multiple family buildings. The zoning standards need to reflect the different nature of such facilities. The uses allowed in this district are also generally compatible with office and commercial uses and can function as transitional uses between these districts and other residential districts.

Only religious organizations and their associated elementary and secondary schools as well as selected service uses that are compatible with the residential character of each zoning district are allowed in addition to permitted residential uses.

4-102 PERMITTED USES

Except as noted below, the following uses, and no others, are permitted as of right in all the Multiple Family Residential Districts in the Village:

- A. Single family detached dwellings.

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- B. Townhouse dwellings, but not in the RS District, except as part of an approved planned development.
 - C. Two family dwellings, but not in the RS District, except as part of an approved planned development.
 - D. Multiple family dwellings, but not in the R-6 District, R-7 District, or RS District except as part of an approved planned development.
 - E. Community residences, provided, however, that no such community residence shall be permitted unless it:
 - 1. Has no more than four residents,
 - 2. Is located at least 1,500 feet from any other community residence, and
 - 3. Is registered with the Village Manager.

4-103 ACCESSORY STRUCTURES AND USES

Accessory structures and uses are permitted in all Multiple Family Residential Districts subject to the provisions of Section 9-101 of this Code.

4-104 HOME OCCUPATIONS

Home occupations are permitted in all Multiple Family Residential Districts subject to the provisions of Section 9-102 of this Code.

4-105 TEMPORARY USES

Temporary uses are permitted in all Multiple Family Residential Districts subject to the provisions of Section 9-103 of this Code.

4-106 SPECIAL PERMIT USES

Except as specifically limited in the following paragraphs, the following uses may be permitted in any Multiple Family Residential District subject to the issuance of a special permit as provided in Article XI of this Code and subject to the additional standards hereinafter set forth. These uses may be allowed in conjunction with any of the uses listed in Section 4-102 as part of a planned development.

4-106 A. Independent Senior Living Facility subject to the following additional standards:

- 1. District Location. Independent senior living facilities shall not be permitted in the R-6 District.

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2. Special Design Requirements. Every dwelling in an independent senior living facility shall be so designed and constructed as to be convertible to a dwelling allowed as a permitted use in the district in which the independent senior living facility is located. This requirement shall not be satisfied by a design for conversion to an assisted living or nursing facility.
 3. Community Need. No special permit for an independent senior living facility shall be granted except on evidence satisfactory to the Board of Trustees that there is, and will for the foreseeable future continue to be, a ready market demand among current area residents for all of the dwelling units in the independent senior living facility.
 4. Location. Every independent senior living facility shall be located in an area of the Village that is conducive to the special needs of senior citizens. This will typically require a location with convenient access to public transportation, retail stores and medical services.
 5. Facilities and Staff. Every independent senior living facility shall provide such on-site facilities and staff as may be necessary and appropriate to satisfy the social, cultural, recreational and, where appropriate, medical needs of its residents. The name and telephone number of at least one person having direct responsibility for the operation of the development shall be kept on file with the Village.
 6. Required Approvals. If any facet of the activity of the proposed facility requires licensing, certification or other approval of public agencies the owner shall provide to the Village, prior to commencing operation of the independent senior living facility, proof of such licensing, certification or approval.
 7. Financial Stability. When considering whether to grant a special permit for an independent senior living facility, the Board of Trustees shall consider whether there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.
 8. Reporting. The owner of an independent senior living facility shall furnish to the Village, upon request, but not more than once a year, a report demonstrating the development's compliance with the foregoing standards and with this Code's definition of an independent senior living facility.

4-106 B. Assisted Living Facilities, subject to the following additional standards:

1. District Location. Assisted living facilities shall not be permitted in the R-6 or R-7 Districts.
2. Supervision. Every assisted living facility shall provide qualified and experienced supervisory personnel, in sufficient numbers and during sufficient and appropriate hours of the day, to meet all standards of any agency responsible for the licensing or regulation of the assisted living facility and such additional services as may be required by the Board of Trustees in the special permit. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be kept on file with the Village Manager.
3. Availability of Facilities. Every assisted living facility shall include on-site facilities and services appropriate to the needs of its residents for activities of daily living. In addition,

assisted living facilities shall be provided with, or reasonable means of access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural and religious activities; consumer goods and services; and transportation.

4. Required Approvals. If any facet of the activity of the proposed assisted living facility requires licensing, certification or other approval of public agencies the owner shall provide to the Village, prior to commencing operation of the assisted living facility, proof of such licensing, certification or approval.
5. Financial Stability. When considering whether to grant a special permit for an assisted living facility the Board of Trustees shall consider whether there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.

4-106 C. Nursing Home Facilities, subject to the following additional standards:

1. District Location. Nursing home facilities shall not be permitted in the R-6 or R-7 Districts.
2. Supervision. Every nursing home facility shall provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day, to meet all standards of any agency responsible for the licensing or regulation of the nursing home facility and such additional services as may be required by the Board of Trustees. The special permit shall specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be kept on file with the Village Manager.
3. Availability of Facilities. Every nursing home facility shall include on-site facilities and services appropriate to the medical needs of its residents. In addition, nursing home facilities shall be provided with, or have reasonable means of access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; educational, cultural and religious activities; consumer goods and services; and public transportation.
4. Required Approvals. No special permit for a nursing home facility shall be granted unless the applicant therefore shall first present proof of licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special permit for a nursing home facility shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has been obtained as of the time of the filing of the application for a special permit.
5. Financial Stability. When considering whether to grant a special permit for a nursing home facility, the Board of Trustees shall consider whether there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application

and the various standards applicable to such facility by reason of this Code and other laws and regulations.

4-106 D. Planned Developments, subject to the special procedures and standards set forth in Article 11 of this Code and subject to the additional standard that uses in planned developments in the R-6, R-7, R-8 and RS Districts shall be limited to the permitted, special, accessory and temporary uses as otherwise permitted in those districts; provided, however, that multiple family dwellings may be permitted in an R-7 planned development upon a showing that such use will not have a detrimental impact on existing or future development in any more restricted district.

4-106 E. More Than One Principal Structure on a Single Zoning Lot. Subject to the special procedures and standards set forth in Article 11 of this Code, more than one principal structure on a single zoning lot shall be allowed by special permit in the RS District upon a finding that such use will not result in any adverse impact on the surrounding area."

4-106 F. Child Day Care Services, subject to the following additional standards:

1. Required Approvals. No child day care service shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed service. Every application for a special permit for a child day care service shall set forth each agency that must approve the establishment or operation of the service and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special permit.

At the end of every six (6) month period following the effective date of a special permit for child day care services, the permittee shall submit to the Village evidence of all required inspections by the State of Illinois or other entities with jurisdiction within the preceding six (6) month period.

2. Structure Type. Every child day care service shall be located in a building of the type permitted or specially permitted in the district where the facility is located. The type of construction shall be in compliance with the Village Building Code. No alteration of any dwelling unit that would prevent its use as a dwelling shall be permitted.
3. Supervision. Every child day care service shall provide qualified supervisory personnel in sufficient numbers to assure the safety, well-being and appropriate behavior of all children enrolled in the service. The special permit may establish minimum supervision requirements.
4. Outdoor Play Area. Unless waived by the Board of Trustees based on evidence of staggered usage by subgroups of all enrolled children, every child day care service shall provide at least 75 square feet of open space per child, exclusive of any open space located in a required front yard, which shall be completely enclosed by a fence or other suitable barrier sufficient to prevent access of children to neighboring properties or to traffic or other hazards. A fence or barrier previously erected by a neighboring property

owner shall not be relied upon to satisfy this requirement unless a written agreement of such owner authorizing such use is filed with the Village Manager.

5. Recreational Devices. No recreational device shall be located within 20 feet of any abutting residential property.
6. Landscape Buffer. Trees, shrubs and bushes shall be planted and maintained along all property lines of abutting residential properties to create a visual barrier and to absorb and diffuse noise.
7. Financial Stability. No special permit for a child day care service shall be granted unless the applicant therefore shall establish, to the satisfaction of the Board of Trustees, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.

4-106 G. Transitional Service Facilities for Up to Six Transitional Service Facility Residents, subject to the following additional standards:

1. District Location. Transitional service facilities shall not be permitted in the R-6 District.
2. Supervision. Every transitional service facility shall provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day and night, to meet all standards of any agency responsible for the licensing or regulation of the transitional service facility and such additional services as may be required by the Board of Trustees. The special permit shall specifically establish minimum standards for supervision.

The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be kept on file with the Village Manager.

3. Structure Type. Every transitional service facility shall be located in a dwelling of the type permitted in the district where the facility is located. The type of construction shall be in compliance with the Village Building Code. No alteration of any such dwelling that would prevent its use as a dwelling shall be permitted.
4. Availability of Facilities. Every transitional service facility shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational and cultural activities; consumer goods and services; and public transportation.
5. Required Approvals. No transitional service facility shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special permit shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special permit.
6. Financial Stability. No special permit for a transitional service facility shall be granted unless the applicant therefore shall establish to the satisfaction of the Board of Trustees

that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the presentations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.

4-106 H. Public Utility Stations and Electrical Substations, subject to the following additional standards:

1. Structure Appearance and Screening. All buildings and structures either shall have exteriors which give the appearance of a structure permitted in the district where located or shall comply with the buffer and landscape requirements applicable to nonresidential uses abutting a residential district pursuant to Subsection 9-107 of this Code.
2. Safety Fencing. All such uses shall be fenced where any hazard to the safety of human or animal life is present.
3. Service and Storage Prohibited. No service or storage yard or building shall be permitted except as permitted for other uses in the district.

4-106 I. Landbanking of Required Parking, subject to Subsection 9-104 E of this Code.

4-106 J. Community Residences, subject to the following additional standards:

1. Registration. All community residences shall be registered with the Village Manager.
2. Spacing. No special permit for a community residence shall be granted to a community residence that is less than 1,500 feet from any other community residence.

4-106 K. Religious Organizations with or without Associated Elementary and/or Secondary Schools, subject to the following additional standards:

1. Any such school shall be under the same ownership and control as the religious organization and shall be located on the same zoning lot as, or an adjacent zoning lot to, the religious organization.
2. Particular attention shall be paid to the impacts of these uses on surrounding residential uses. Religious Organizations shall comply with the buffering provisions of Section 9-107, the lighting provisions of Paragraph 9-101 D15, the sign regulations in Section 9-106, and the off-street parking and loading provisions of Sections 9-104 and 9-105.
3. No for-profit use shall be located in a structure owned or occupied by a not-for-profit Religious Organization. For the purposes of this section, "not-for-profit" shall mean any use operated by an organization that is entitled to exemption from income taxation under Section 501 of the Internal Revenue Code.

4-106 L. Home Occupations that include one or both of the following:

1. The presence of more than four employees, clients or independent contractors at one time in the dwelling unit in which the home occupation is conducted; or
2. More than two vehicles visiting the site of a home occupation at any one time or more than eight vehicle visits to the site of the home occupation per day.

4-107 PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in all Multiple Family Residential Districts are set forth in Sections 9-104 and 9-105 of this Code.

4-108 SIGN REGULATIONS

Sign regulations applicable in all Multiple Family Residential Districts are set forth in Section 9-106 of this Code.

4-109 BUFFERS AND LANDSCAPING

Requirements relating to buffering and landscaping of certain uses and structures in Multiple Family Residential Districts are set forth in Section 9-107 of this Code.

4-110 BULK, SPACE AND YARD REQUIREMENTS

The building height, lot area yard, floor area, and dwelling unit size requirements applicable in the Multiple Family Residential Districts are set forth in the following table. Footnote references appear in Subsection 4-110 H at the end of the table.

BULK, SPACE, AND YARD REQUIREMENTS	R-6	R-7	R-8	RS
A. Maximum Height (whichever is less)(14) (17)				
1. Feet	35	35	65	35
2. Stories	3	3	5	3
B. Minimum Lot Area and Dimensions (1) (2) (13)				
1. Total Lot Area (square feet)				
a. Single Family Detached	7,500	7,500	7,500	7,500
b. Townhouse	15,000	15,000	10,000	10,000
c. Two-family	15,000	15,000	10,000	10,000
d. Multiple Family			100,000	100,000
e. Independent Senior Living Facility		100,000	100,000	40,000
f. Assisted Living and Nursing Facilities			100,000	40,000
g. Planned Development	100,000	150,000	150,000	100,000
h. Child Day Care Services	20,000	20,000	20,000	20,000
i. Transitional Service Facility		7,500	7,500	7,500
j. Public Utility Station	100,000	7,500	7,500	7,500
k. Religious Organizations and Associated Elementary and/or Secondary Schools	20,000	20,000	20,000	20,000
2. Gross Lot Area Per Dwelling Unit (square feet) (19)				
a. Single Family Detached	7,500	7,500	7,500	7,500
b. Townhouse	7,260	6,225	4,840	4,840
c. Two-family	7,260	6,225	4,840	4,840
d. Multiple Family		6,225	4,840	4,840
e. Independent Senior Living Facility(3)		6,225	4,840	1,660
f. Assisted Living Facility			1,750	1,660
g. Nursing Home Facility (4)			1,750	1,660
h. Planned Development (5)	7,260	6,225	4,840	1,750
3. Lot Width (feet) (6)				
All Uses	60	60	60	100
C. Minimum Yards & Setbacks (2) (6) (7) (8) (9) (10) (13) (18)				
1. Front and Corner Side (feet) (11) (12) All Uses				
a. Yard	25	25	25	7
b. Setback	25	25	25	25
2. Interior Side (feet) All Uses				
a. Yard	6	6	6	6
b. Setback	6	6	6	6
3. Rear (feet) All Uses				
a. Yard	30	30	30	5
b. Setback	30	30	30	30

BULK, SPACE, AND YARD REQUIREMENTS	R-6	R-7	R-8	RS
E. Minimum Dwelling Unit Size				
1. Independent Senior Living Facility	625	625	625	625
2. Assisted Living (per room or bed)	300	300	300	300
3. Nursing Facilities (per bed)	300	300	300	300
4. All other uses				
a) One Story	900	900	900	900
b) Multiple Stories	1,000	1,000	1,000	1,000
F. Maximum Floor Area Ratio (2) (3) (15) (16)				
1. All Uses	0.40	0.40	0.40	0.40
G. Maximum Lot Coverage (percent of lot)				
1. Single Family Detached	50	50	50	50
2. All Other Uses	65	70	70	70

4-110H. Exceptions and Explanatory Notes

1. Nonconforming Lots. See Section 10-105 for lot requirements with respect to nonconforming lots of record.
2. Application of Requirements to Townhouse and Two-Family Dwellings. In the case of townhouse and two-family dwellings, the stated requirement shall be applied with respect to the entire dwelling and the zoning lot on which it is located and not to individual dwelling units within such dwelling.
3. Density and Floor Area Ratio Adjustments for Independent Senior Living Facilities in the R-7 and R-8 Districts.
 - a) Authority to Approve Increased Density and Floor Area Ratios. The Plan Commission may recommend and the Board of Trustees may authorize a reduction of the minimum lot size per dwelling unit requirement and an increase in the maximum permitted floor area ratio, and thus an increase in the overall density of development, when approving special permits for independent senior living facilities developments in the R-7 and R-8 districts.
 - b) Maximum Permissible Adjustment. No such adjustment shall reduce the lot size per dwelling unit requirement to less than the following values nor increase the maximum permissible floor area ratio to more than the following values:

<u>District</u>	<u>Minimum Square Feet Per Unit</u>	<u>Maximum Floor Area Ratio</u>
R-7	2,000	0.50
R-8	1,750	0.55

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- c) Standard for Adjustment. No such adjustment shall be recommended or authorized except on the basis of a finding that the adjustment will not result in any undue congestion in or adverse impact on the surrounding area. In determining the amount of any such adjustment to be recommended or authorized, consideration shall be given to:
- 1) The development's excellence in satisfying the standards set forth in Subsection 4-106 A of this Section; and
 - 2) The extent to which public or private subsidies are provided to allow some or all of the proposed dwelling units to be affordable in accordance with requirements set forth in the special use permit.
4. Calculation of Nursing Home Facility Density. Every patient bed in a nursing home facility, whether in a private, semi-private or dormitory room, shall be counted as one dwelling unit. In addition, any dwelling unit occupied or available for occupancy by staff of the nursing home facility shall be counted as a dwelling unit.
5. Clustering in Planned Developments. In planned developments, minimum lot size per unit requirements are intended only as a limit on overall development density and not as a requirement that each individual unit be placed on a lot of the specified size. In other words, units may be clustered together so long as sufficient common open space is provided within the development to meet the average minimum lot size requirement of the development taken as a whole.
6. Lot Dimensions and Yards in Planned Developments.
- a) Authority to Waive. The Plan Commission may recommend and the Board of Trustees may authorize the waiver of the lot dimension and yard requirements of the underlying district when approving special permits for planned developments.
 - b) Special Requirements; Limitation of Waiver Authority. Special perimeter open space, setback and spacing requirements for planned developments are set forth in Article XI of this Code. Such requirements shall not be waived under any circumstances.
 - c) Standards for Waiver. No such waiver shall be recommended or authorized except in accordance with the provisions of Article XI of this Code.
7. Yard Requirements for Uses Without Structures. On any lot occupied without structures, the minimum yards that would otherwise be required for such lot shall be provided and maintained.
8. Visibility Across Corners. Any other provision of this Code to the contrary notwithstanding, nothing shall be erected, placed, planted, allowed to grow or maintained on any corner lot in any residential district above a height of 2-1/2 feet from grade within the area of a sight triangle as defined in Section 12-206 of this Code.
9. Special Setbacks for Signs. Special setbacks are established for some signs by Subsections 9-106 F and 9-106 H of this Code; those setbacks shall control over the yards and setbacks established in the table.
10. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard.
- a) Accessory uses, subject to the limitations of Section 9-101.
 - b) Statuary, arbors, trellises and ornamental light standards having a height of ten feet or less.

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- c) Awnings, canopies, eaves and gutters projecting not more than three feet from an exterior wall.
 - d) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 22-1/2 degrees with the wall in question.
 - e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices and the like projecting not more than two feet from an exterior wall.
 - f) Outside stairways projecting from an exterior wall not more than three feet and having a height of four feet or less.
 - g) Flagpoles.
 - h) Non-mechanical laundry drying equipment, except in front yards.
 - i) Off-street parking and loading of vehicles, but only as expressly authorized and regulated in Sections 9-101, 9-104 and 9-105 of this Code.
 - j) Terraces.
 - k) Recreational devices, except in front yards.
 - l) Fences, walls, and hedges, subject to the limitations of Section 9-107 of this Code.
 - m) Decks of three feet or less in height.
 - n) No more than one (1) basketball backboard and related support structure per zoning lot or separately owned lot containing a single dwelling unit may be located in a required yard. Basketball backboards and support structures in front yards shall only be installed adjacent to permitted driveways.
11. Front and Corner Side Yard Adjustment Next to Existing Structures. Where a lot abuts, on both sides, lots that have already been developed, the front yard applicable to such lot shall be determined by taking the average of the setbacks of the buildings on the two abutting lots; provided, however, that no such front or corner side yard shall be less than 25 feet. Where a lot abuts a lot that has already been developed on one side and a vacant lot or street on the other side, the front or corner side yard applicable to such lot shall be determined by taking the average of the setback of the building on the abutting developed lot and the required front yard in the zoning district; provided, however, that no such front or corner side yard shall be less than 25 feet.
12. Platted Building and Setback Lines. See Subsection 12-101 F of this Code.
13. Lot Dimensions and Yards for Electrical Substations.
- a) Authority to Waive. The Plan Commission may recommend and the Board of Trustees may authorize the waiver of the lot dimension and yard requirements of the underlying district when approving special permits for electrical substations.
 - b) Standards for Waiver. No such waiver shall be recommended or authorized except on the basis of need and impact on the surrounding properties.
14. Height Exceptions. Structures housing religious organizations may extend to a height of 55 feet and may include spires and minarets that extend to a height of 70 feet.
15. Increased Floor Area Ratio in the R-8 District. Subject to the procedures and standards set forth in Article 11 of this Code, the Plan Commission may recommend and the Board of

Trustees may authorize an increase in the maximum permitted floor area ratio for multiple family dwellings in the R-8 District up to an absolute maximum floor area ratio of 0.60, subject to the satisfaction of the following additional standards and conditions:

- a) No such adjustment in the floor area ratio shall be recommended or authorized except on the basis of a finding that the adjustment will not result in any undue congestion in, or adverse impact on, the surrounding area; and
- b) The proposed multiple family dwelling shall have superior architectural and landscape design features that are appropriate to the location and there is a significant amount of open space or adjacent to the zoning lot on which the proposed dwelling is to be located.

16. Increased Floor Area Ratio in the RS District. Subject to the procedures and standards set forth in Article 11 of this Code, the Plan Commission may recommend and the Board of Trustees may authorize an increase in the maximum permitted floor area ratio for structures in the RS District up to an absolute maximum floor area ratio of 1.0. No such adjustment in the floor area ratio shall be recommended or authorized except on the basis of a finding that the adjustment will not result in any undue congestion in, or adverse impact on, the surrounding area.
17. Increased Maximum Height in the RS District. Subject to the procedures and standards set forth in Article 11 of this Code, the Plan Commission may recommend and the Board of Trustees may authorize an increase in the maximum permitted height for structures in the RS District up to an absolute maximum height of 65 feet or 5 stories, whichever is less. No such adjustment in the height shall be recommended or authorized except on the basis of a finding that the adjustment will not result in any adverse impact on the surrounding area.
18. Transitional Setbacks and Yards for the RS District Adjacent to Certain Residential Districts. Whenever a building in excess of 30 feet in height in the RS District is located on a zoning lot adjacent to or abutting a zoning lot located in any Single Family Residential District or the R-6 or R-7 Districts, the minimum setback and yard along all applicable lot lines shall increase to a minimum of 40 feet plus 1.5 feet for every foot of height of such building in excess of 30 feet in height.
19. Affordable Housing Units in RS District. Not less than ten percent (10%) of all units within Independent Senior Living Facilities in the RS District shall be constructed and operated as affordable units, as defined in the special permit.