

extensions. In the event that a lot has been developed prior to this ordinance, a properly executed and recorded easement agreement for use and maintenance of common sewer and water lines shall be required.

- A Subdivision plat shall be prepared in accordance with Articles 4.4 and 4.5 of this Code and approved simultaneously with the Special Use Permit. The plat shall reference a recorded common wall agreement and shall include a note stating the construction on the proposed lots shall be limited to "common wall construction only". The common wall agreement shall provide that all dwelling units constructed on the subdivision shall be initially constructed and thereafter maintained in such a manner as to have architecturally compatible exteriors, including, but not limited to, identical roofing materials, siding materials, and colors. Each common wall agreement shall be in such a form as is acceptable to the Plat Officer and City Attorney. The City shall be given the right, but shall have no obligation, to enforce any provision of the common wall agreement.

4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:

- a. Alley: Optional
- b. Covered Parking: Required (except for guest parking)

D. R-4, RURAL RESIDENTIAL DISTRICT

1. LOT DEVELOPMENT STANDARDS.

- a. Minimum Lot Width: 250 foot minimum
- b. Minimum Lot Depth: 400 feet
- c. Minimum Lot Area: Three gross acres. A guest house may be constructed as a separate building on a lot of four (4) or more gross acres and must be located behind the rear building line of the principal residence.
- d. Front and Corner Side Setback: 50 feet
- e. Side Yard Setback: 25 feet on interior lots. A minimum of 25 feet must be provided between a driveway and a side lot line.
- f. Rear Yard Setback: 50 feet.
- g. Lot Coverage (maximum): 30%
- h. Frontage "Look": Porch, Fence, Stoop, Forecourt, Dooryard
- i. Accessory Buildings.
 - Detached Private Garages. Detached private garages may be constructed in rear yards for the storage or shelter of motor vehicles with no facilities for mechanical service or repair of a retail nature. All licensed vehicles, trailers, boats and recreational vehicles shall have permanent enclosed garage space. Such buildings may not exceed thirty-five (35) feet in height or two thousand five-hundred (2,500) square feet on the first floor level. Detached private garages may exceed 2,500 square feet by special use only. Private detached garages shall not be closer than fifty (50) feet from the rear and side lot lines.
 - Private Stables and Livestock Buildings. Private stables and livestock buildings may be constructed in rear yards and shall not be closer than seventy-five (75) feet from the rear or side lot lines. The stalls in a private stable or livestock building shall be a minimum of ten feet by twelve feet (10' x 12'). On a three

acre parcel, a maximum of five hundred square feet may be in the first floor area of a stable or livestock building. For each additional acre over three acres, the first floor area may be increased by 250 square feet. Private stables or other livestock buildings in excess of one thousand (1,500) square feet on the first floor area shall require a special use permit.

- Other Accessory Uses. Tennis courts, swimming pools and accessory uses other than private stables and livestock buildings shall be in rear yards only, and shall be no closer than twenty-five (25) feet from a side or rear lot line.

2. VERTICAL STANDARDS.

- a. Maximum Height: 35 feet; 2 1/2 stories.
- b. Fences: Refer to Article 6.2.

3. BUILDING USE STANDARDS.

- a. Ground Floor: Residential. Minimum first floor living area: 1,800 sq. ft.
 - b. Upper Floor(s): Residential
 - c. Building Entrance Typically Faces Front
- Each dwelling unit shall be serviced with its own water service line, building sewer line, sump pump line and all other utility lines and extensions.
 - A subdivision plat shall be prepared in accordance with Articles 4.4 and 4.5 of this Code and approved simultaneously with the Special Use Permit.

4. PARKING STANDARDS. In addition to the requirements set forth in Article 6.7:

- a. Covered Parking: Required (except for guest parking)

5. KEEPING OF LIVESTOCK OR DOMESTIC ANIMALS.

- a. Livestock: Keeping of livestock, as defined in Article 1.3, shall be permitted in accordance with the following:
 - Minimum lot size required: Five (5) acres.
 - Lot size equal to Five (5) acres: Two (2) livestock animals.
 - Each additional acre: One (1) additional livestock animal per acre with a maximum of five (5) total per residence.
 - Offspring: May be kept for a duration not to exceed six (6) months.
- b. Domestic Animals: Keeping of domestic animals shall be permitted in accordance with the provisions of Title 5 of the Sycamore Municipal Code.

6.5.2.4. C-1, NEIGHBORHOOD BUSINESS

1. LOT DEVELOPMENT STANDARDS.

- a. Lot Width: 90 feet minimum
- b. Lot Width, Corner Lot: 100 feet minimum
- c. Lot Depth: 140 feet minimum
- d. Front Setback: 15 feet; 25 foot minimum if residential is adjacent
- e. Corner Side Setback: 15 feet; 25 foot minimum if residential is adjacent

Hotel: shall mean a building designed for transient occupancy containing six (6) or more lodging rooms or guest rooms accessible from a common interior hall or entrance, providing living, sleeping and sanitary facilities. A central kitchen, meeting rooms, dining room and recreation room are generally provided.

Joint Solar Energy System: shall mean a solar energy system that supplies energy for structures or processes on more than one lot or in more than one condominium unit or leasehold, but not to the general public and involving at least two owners or users.

Junk Yard: shall mean an open area of land and any accessory building or structure thereon which is used for buying, selling, exchanging, storing, baling, packing, disassembling, or handling waste or scrap materials, including vehicles, machinery, and equipment not in operable condition or parts thereof, and other metals, paper, plastics, rags, rubber tires, and bottles. Two (2) or more inoperable motor vehicles stored on a zoning lot shall be considered a junkyard. A "junkyard" includes a motor vehicle wrecking yard, but does not include an establishment located in the applicable manufacturing district engaged exclusively in processing of scrap iron or other metals to be sold only to establishments engaged in manufacturing of steel or metal alloys.

Kennel: shall mean any lot or premises, or portion thereof, whether public or private, on which five (5) or more dogs, cats, or other household domestic animals or any combination of five (5) or more of such animal species over four (4) months of age are kept, or on which more than two (2) such animals are maintained, boarded, bred, or cared for in return for remuneration or for the purpose of sale. Kennel (indoor) shall mean that the animals noted above will remain inside at all times unless supervised by an employee. (2014.18, 10-20-14)

Kiosk: shall mean an enclosed structure less than 200 square feet in area that is designed for providing specialty type retail services of either the drive through or walk up variety. These structures may be used to provide some type of limited service such as, but not limited to, the sale of coffees or shaved ices where water and sanitation can be provided by portable means. Employee restrooms must be provided in the kiosk or in an adjacent building on the same site as long as the restroom is accessible, available at all times that the kiosk is open, and within 300 feet of the kiosk.

Laboratory: shall mean a building, or portion thereof, in which scientific research, investigation, testing, analyzing, or experimentation is conducted on a regular basis but not devoted to the manufacturing of a product or products.

Large Brewery: shall mean an establishment where beer and malt beverages are made on the premises at an annual beer production rate of 15,000 barrels or more. See "Tap Room" for provisions governing on-site consumption.

Liquor Store: shall mean a place of business selling beer, wine and/or distilled liquors at retail, to the general public in sealed bottles or containers for consumption or use away from the premises where said establishment is located.

Livestock Animals: shall mean domesticated animals limited to horses, cattle, donkeys, mules, alpacas, llamas, sheep, hogs, goats and poultry.