

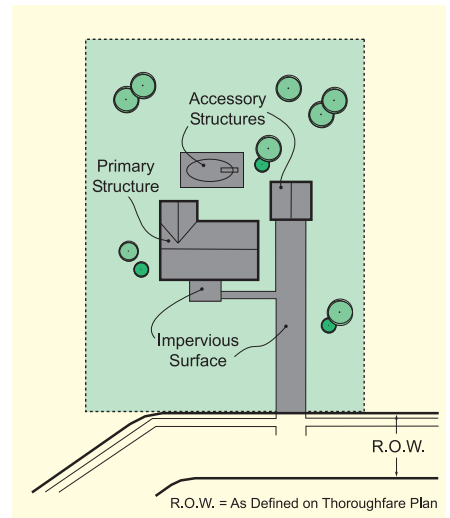
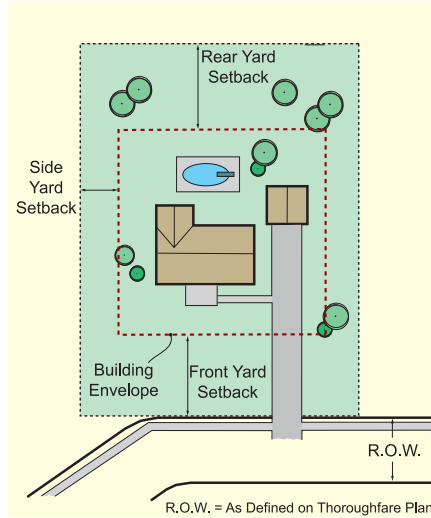
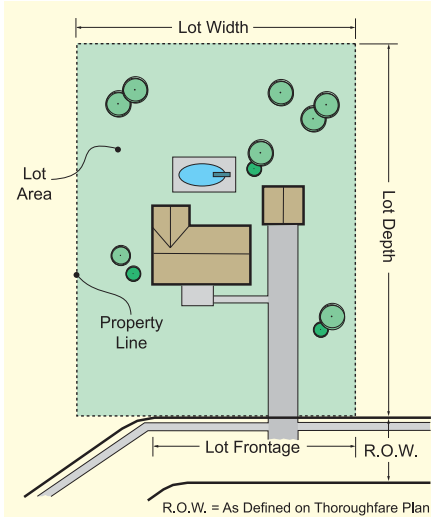
"RC-2" District

3.17 "RC-2" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "RC-2" (Residential Condominiums 2) District is intended to provide a land use category for high density multifamily residential. The provisions that regulate this land use district should make the district compatible with R-3, R-4, R-5, and R-6 residential districts, and OC, NC, DC, and C1 commercial districts.</p> <p>Cicero/Jackson Township's Plan Commission and Board of Zoning appeals should strive to use this district sparingly and appropriately as a "spot zone" in the community. The Plan Commission and Board of Zoning Appeals should strive to use this district in areas adjoining golf courses, Morse Reservoir, existing commercial/retail operations, or where adjoining residential zones are not adversely affected by lighting, traffic, and parking conflicts which might be created by the use of this district.</p> <p>The Plan Commission and Board of Zoning Appeals should strive to exclude businesses from the "RC-2" district, which are not family oriented, or that have an adverse effect on existing or future residential neighborhoods.</p>	<p style="text-align: center;">Residential</p> <ul style="list-style-type: none"> • dwelling, multifamily <p style="text-align: center;">Miscellaneous</p> <ul style="list-style-type: none"> • N/A • home occupation #1 	<p style="text-align: center;">Business: Recreation</p> <ul style="list-style-type: none"> • golf courses <p style="text-align: center;">Institutional/Public Facilities</p> <ul style="list-style-type: none"> • fire station • church • school, public/private • community center • fire station • government building <p>All Special Exceptions are discretionary by the Board of Zoning Appeals.</p>

"RC-2" District

3.18 "RC-2" District Standards



Minimum Lot Area:

- 40,000 square feet

Min Lot Area/Dwelling Unit

- None

Minimum Lot Width:

- 150 feet for interior lots, 175 feet for corner lots

Maximum Lot Depth:

- 2.5 times the Lot Width

Minimum Lot Frontage:

- 60 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water and sewer hookup

Minimum Front Yard Setback:

- 30 feet when adjacent to a Primary Arterial Street or Parkway.
- 25 feet when adjacent to a Secondary Arterial Street.
- 20 feet when adjacent to a Collector Street.
- 15 feet when adjacent to a Local Street.

Minimum Side Yard Setback:

- 50 feet

Minimum Rear Yard Setback:

- 40 feet
- 20 feet for parcels that border Morse Reservoir

Maximum Lot Coverage:

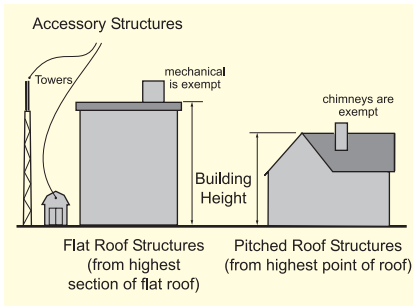
- square feet of all primary and secondary structures, and impervious surface cannot exceed 80% of the Lot Area.

Minimum Main Floor Area:

- 2,500 square feet per Primary Structure.

Minimum Floor Area Per Unit:

- 1,500 square feet per dwelling unit.



Maximum Structure Height:

- 900 feet ASL (above sea level) for Primary Structures
- 18 feet for Accessory Structures. Heating ventilation and air conditioning equipment (HVAC), elevator bulkheads, and rooftop stairway access structures are exempt in calculating maximum structure height.

Minimum Structure Height:

- 4 stories for all Primary Structures

Additional Standards that Apply

Lot/Yard (LY)	Floodplain (FP)	Telecommunication Facilities (TF)
• LY-01 Page 82	• FP-01 Page 90	• TF-01 Page 99
Height (HT)	Lighting (LT)	• TF-02 Page 102
• HT-01 Page 82	• LT-01 Page 92	• TF-03 Page 102
Accessory Structures (AS)	Parking (PK)	Fences and Walls (FN)
• AS-06 Page 84	• PK-02 Page 92	• FN-02 Page 103
Temporary Uses (TU)	• PK-03 Page 92	Architecture (AR)
• TU-01 Page 85	• PK-06 Page 93	• AR-02 Page 103
• TU-03 Page 85	Entrances/Drives (ED)	Miscellaneous (MS)
Landscaping (LS)	• ED-01 Page 94	• MS-02 Page 103
• LS-01 Page 85	Vision Clearance (VC)	• MS-03 Page 103
• LS-02 Page 86	• VC-01 Page 96	• MS-05 Page 104
• LS-03 Page 86	Home Occupation (HO)	• MS-06 Page 104
Buffer Yards (BY)	• HO-01 Page 97	• MS-07 Page 104
• BY-01 Page 87		
Performance Standards (PS)		
• PS-01 Page 88		
Environmental (EN)		
• EN-01 Page 88		