

Residential, Office, Limited Commercial (ROLC)

INTENT:

The intent of the Residential, Office, Limited Commercial (ROLC) District is to accommodate transitions in scale and land use between higher intensity infrastructure or land use areas and adjacent residential neighborhoods as identified in the "Residential, Office, Limited Commercial" segments of the 75th Street and Plank Road Study updates to the Comprehensive Master Plan. The ROLC District is most effective when anchored by residential and/or office uses. Low-intensity neighborhood-serving commercial and service uses designed to support the needs of established residential and office populations may be approved as well. The ROLC District provides flexibility for future development while remaining sensitive to adjoining neighborhoods by respecting the residential character through form, scale and appearance. Intensive and destination retail uses, such as regional shopping centers or drive-through restaurants, shall not be permitted.

PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Any permitted use in the R1A district
2. Two-family dwellings
3. Single-family attached dwellings

CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Banks and financial institutions
2. Commercial service establishments¹
3. Nursery schools, preschools, daycare centers and student learning centers
4. Offices - business or professional; veterinary
5. Medical or Dental Office/Clinic
6. Training studios

¹ DEFINITION:

Commercial Service Establishment: an establishment which provides services for occupants of nearby community areas. Commercial service establishments provide work or goods onsite for a fee. Examples include, but are not limited to: barbershops; beauty shops/salons; dry cleaning; health spas; massage establishments; tailor shops; tuxedo rental; nail salons; small appliance repair; florists; studios/galleries. Commercial service establishments do not include gas stations, car washes and automobile repair stations.

7. Planned unit development. A planned unit development may include any of the following uses or a combination thereof:
 - a. Any permitted or conditional use in the ROLC district
 - b. Eating establishments, including outdoor cafes
 - c. Public assembly uses²
 - d. Specialty food establishments³
 - e. Other uses which are of the same general character as the above uses as determined by the zoning administrator.

8. Public and private utility facilities

REQUIRED CONDITIONS:

The following conditions shall be required of all non-residential uses established within the ROLC district, unless otherwise noted:

1. Any non-residential building (single or multiple tenant) shall have a floor area no larger than 8,000 square feet to accomplish an open, campus design.

2. Buildings shall comply with the City of Naperville's Building Design Guidelines, and additionally shall possess residential design characteristics (e.g., pitched roof, limited building footprint). For nonresidential and mixed-use buildings, masonry shall be the predominant building material. All buildings shall avoid the appearance of exterior monotony through varied rooflines or roof styles, varying façade designs, and other architectural elements.

3. Screening at opacity of 100% shall be provided along the rear and side lot lines of properties abutting existing residential use, including fence and landscape screening as provided in Section 5-10 of this Title.

² DEFINITION:

Public Assembly Uses: non-commercial uses, which are operated on a not-for-profit basis including, but not limited to: clubs/lodges, religious uses, trade or vocational schools, colleges/universities, community centers, performing arts center, civic buildings and cultural institutions.

³ DEFINITION:

Specialty Food Establishment: a limited service establishment that offers specialty snack and food products or nonalcoholic beverages. Examples of specialty food establishments include, but are not limited to: bakeries, butcher and produce markets, coffee shops, ice cream shops, carry-out establishments. The specialty nature derives from a combination of some or all of the following qualities: uniqueness, exotic origin, particular processing design, limited supply, unusual application or extraordinary packaging. Specialty Food Establishments do not include full-service, cafeteria or fast food restaurants or grocery stores.

4. The use shall be conducted completely within the building or structure in which it is located. Outdoor dining areas and outdoor play areas (associated with a preschool or daycare center) are excluded from this provision.
5. There shall be no outside display of goods or outside storage of equipment or materials.
6. Noise at the property line shall be measured in accordance with the residential standard established in Section 6-14 of this Code.
7. Parking shall be provided in accordance with the provisions of Chapter 9 of this Title; provisions for cross-access and shared driveways shall be made so as to reduce the driveways accessing rights-of-way.
8. Loading bays, if provided, shall not be located on a primary façade. Loading operations shall not occur before 7am or after 8pm.
9. Drive-through lanes for financial institutions, banks, drycleaners and the like shall be limited to a single customer lane with a by-pass lane as required by Section 6-9-6 of this Title. Drive-through uses may only locate on properties with major arterial frontage. Drive-through lanes must be oriented along a side or rear yard.
10. For any non-residential use with a pitched roof, all mechanical units shall be ground-mounted or located entirely within the pitched roof structure. Vents that are not concealed within the roof structure shall be wall mounted any required plumbing pipe stacks shall be finished to match the color of the pitched roof.

AREA REQUIREMENTS:

The required lot area in the ROLC district shall be as follows:

1. Single-family detached dwellings and duplexes: Six thousand (6,000) square feet per lot.
2. Single-family attached dwellings: There shall be no minimum lot area for single-family attached dwellings, provided that there shall not be more than eight (8) dwelling units per acre on a modified gross density basis.
3. Primary and secondary schools: Seven (7) acres.
4. Planned Unit Development: Two (2) acres.
5. All other permitted and conditional uses: None.

LOT WIDTH REQUIREMENTS:

The minimum lot width, at the front yard line, in the ROLC district shall be as follows:

1. Residential uses: Fifty (50) feet.

2. All other permitted and conditional uses: None.

YARD REQUIREMENTS:

1. The minimum yard requirements in the ROLC district shall be as follows:

Front yard	20 feet
Interior side yard:	8 feet
Corner side yard	20 feet
Rear yard	None if the rear lot line abuts property located in a business use 15 feet if the rear lot line of the ROLC district coincides with the side or rear lot line of property located in a residential use

HEIGHT LIMITATIONS/BULK REGULATIONS:

1. The maximum height for all buildings and structures in the ROLC district shall not exceed thirty-five feet (35') as defined by Section 6-1-6 of this Title. In addition, the maximum roof height for a pitched roof shall be forty feet (40') to the peak of the roof.