

Residential Neighborhoods

Residential Neighborhoods are comprised of a mix of the City's residential areas characterized as attractive neighborhoods that provide a high quality of life for residents and their families.

Character Description

Residential Neighborhoods are the building block of the Naperville community. They are where most of Naperville residents live and where families are raised. In the city's older areas, Naperville's Residential Neighborhoods consist of smaller lots on a traditional street grid. Most of Naperville's newer Residential Neighborhoods, developed over the past four decades, reflect a more suburban development pattern with tree-lined curvilinear streets, including courts and cul-de-sacs that connect to busier collector corridors or arterial streets along the neighborhood edges. They also include areas of multi-family residential buildings.

Homes in Residential Neighborhoods are primarily single-family detached houses with some areas of attached housing, duplexes, and apartments. They are established, stable, have low vacancy rates, and are served by effective public and private infrastructure, such as sidewalks and utilities.

Land Uses

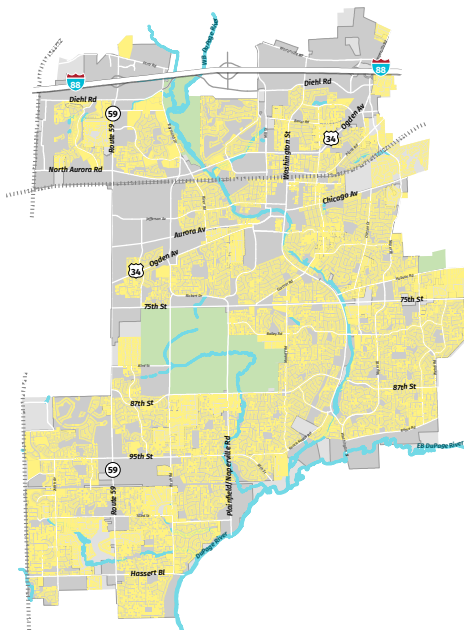
Detached single family homes predominate the Residential Neighborhoods place type. Attached single-family dwellings, including townhomes, duplexes, and row houses, also exist in some areas. Public uses, such as elementary and middle schools and neighborhood parks are also commonly found within the Residential Neighborhoods.

Primary Uses

- Living Areas

Supporting Uses

- Accessory Dwelling Units
- Home Based Businesses
- Schools/Childcare Facilities
- Park and Open Spaces
- Places of Worship



Three Residential Sub-categories

Residential neighborhoods are divided into three distinct sub-categories to address the many housing types and densities that are both prevalent and desired within the City. The Future Land Use Map is largely reflective of current conditions in an effort to maintain the character and integrity of existing neighborhoods; however, provides the City opportunities to diversify housing stock in response to changing demographics.

The three sub-categories of Residential Neighborhoods include:

- **Single Family & Duplex Residential Neighborhood:** The goal of this land use category is to preserve the low-density character of the City's existing single-family neighborhoods. The principal focus of Naperville's Residential Neighborhoods is to maintain the integrity and appeal of the single-family housing supply and ensure that appropriate regulations are put into place to ensure existing neighborhoods are not adversely impacted by the City's changing needs.
- **Medium Density Residential Neighborhood:** Single-family attached homes and townhomes are the primary use in Medium Density Residential Neighborhoods and a supporting use in the Neighborhood Center, City Corridor, Urban Center, and Regional Center Place Types. While new medium residential neighborhoods are appropriate within the City, their locations are subject to the compatibility, context, fit, and impact considerations detailed later on in this chapter.
- **High Density Residential Neighborhood:** Multi-family residential is identified as the primary use in High Density Residential Neighborhoods and as a supporting use in the Neighborhood Center, City Corridor, Urban Center, and Regional Center Place Types.

Planning Context

Land use compatibility of adjacent areas is an important consideration for Residential Neighborhoods. Property values, safety, and overall quality-of-life can be affected by the adverse impacts of adjacent nonresidential activities, and encroachment by incompatible land uses. Place types accommodating high intensity uses and activity, such as Employment Centers and Regional Centers should ideally be separated from low density Residential Neighborhoods. Where uses may conflict buffering should be used to help protect them. Buffering and screening could include fencing, landscaping, berms, increased setbacks and site layout. Institutional and higher density residential uses located on the periphery of Single Family & Duplex Residential Neighborhoods could also assist with transitioning between adjacent uses.

Mobility

Most of Naperville's Residential Neighborhoods are low intensity and served by quiet local streets. Mobility features that typically define this place type include:

- Local, neighborhood connector and collector roadways.
- Fully connected sidewalks.
- Bike routes, as defined by the Bicycle Implementation Plan.
- Parking typically allowed on street.
- Alley access in some of the City's older neighborhoods.

Urban Form

Residential Neighborhoods have a pattern of both standalone and attached residences with landscaped yards. Urban Form features that define this place type include:

- Buildings with consistent front and side yard setbacks.
- Parking is enclosed or covered.
- Properties have abundant landscaping.
- Convenient access to private and public green spaces, including parks, playgrounds, and other open spaces.

Design Chart

Note: The density for Accessory Dwelling Units (ADUs) will be addressed through efforts to prepare ADU ordinances to minimize parking and infrastructure impacts.

Single-Family & Duplex Residential

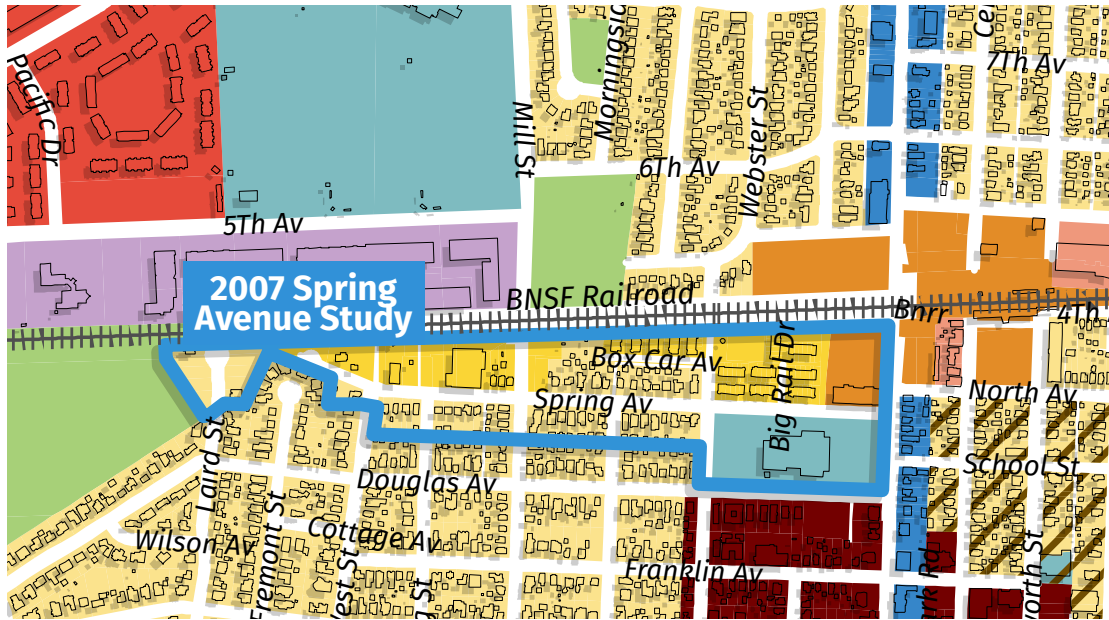
Building Height	2.5 stories, up to 35 feet
Typical Density Range	Up to 4 units/acres
Appropriate Zoning Districts	E-1, E-2, R-1A, R-1B, R2

Medium Density Residential

Building Height	3 stories, up to 40 feet
Typical Density Range	Up to 12 units/acre
Appropriate Zoning Districts	R2, R3

High Density Residential

Building Height	Up to 75 feet
Typical Density Range	Up to 24 units/acres
Appropriate Zoning Districts	R4, R5



Spring Avenue

The Spring Avenue corridor is located south of the BNSF Railway, west of Washington Street. The area consists of a mix of uses, including single-family detached and attached homes, and an area of service businesses and industrial uses. It is anticipated that, like the Moser Lumber site that transitioned to Naperville Station and the DuPage County Children's Museum, other remaining industrial sites will struggle with the functional obsolescence of these sites. This includes the increasingly residential setting which impacts their overall viability for continued operation. This area is near two key community destinations – Downtown Naperville and the Naperville Metra Station. The proximity to these two destinations should appeal to potential residents.

In 2007 when the Spring Avenue Study was prepared, residents expressed concern over truck traffic, noise, pedestrian safety, poor street condition, and property maintenance resulting from non-residential uses. As part of implementing the 2007 plan, the City initiated rezonings to establish that redevelopment of the area should be with residential uses.

Through rezoning, many of the existing non-residential uses became non-conforming, thereby preventing their expansion.

Unfortunately, the Spring Avenue area has not experienced the extent of residential redevelopment that was envisioned through the plan and, accordingly, concerns that were voiced through that study continue to exist in this area nearly 15 years later.

Many of these concerns can be addressed through the redevelopment of the service business, industrial sites, and properties abutting the railroad corridor.

The Low and Medium Density Residential Neighborhood Place Types will guide future development of this area. Low Density areas reflect the established single-family homes and investments made since the Spring Avenue Study was completed. Medium Density areas are directed to the service businesses, industrial uses, and properties abutting the railroad corridor.

The expectation of this Master Land Use Plan is that development in this area should respect and compliment established single family and duplex neighborhood. It is possible that requests for high density residential redevelopment may be made to transition away from the non-conforming service business and industrial uses. Such requests for added density will be evaluated in the context of the guiding principles of this plan through public hearings for rezoning and/or variances. At a minimum, support for added density will require:

- Transitions in height and building mass adjacent to existing single family and duplex structures to maintain the neighborhood scale.
- Efforts to reduce railroad noise through landscape buffering, screening, site design and building construction material selections.
- Improvements to pedestrian safety and street conditions.
- Consideration of new and access to existing area parks and open space