ARTICLE 5

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

5-100. PURPOSE:

The **R-1** Single-Family Residential District is mapped in those areas of the Village where low density and an estate-type of neighborhood is desirable. Many of these neighborhoods developed at a time when large houses were built. It is the policy of the Village to preserve the character of these areas.

5-101. PERMITTED USES:

Single-family dwellings.

Accessory uses and home occupations in accordance with **Section 21**.

Farming and truck gardening, but excluding livestock and animal husbandry.

Temporary uses in accordance with **Section 4-107**.

Family community residences: The sponsoring agency must obtain an Administrative Occupancy Permit prior to establishing a family community residence. No dwelling unit shall be occupied as a family community residence until a certificate of occupancy has been issued by the Office of the Zoning Administrator. No certificate of occupancy shall be issued for a family community residence unless:

(1) The family community residence is located at least 990 feet from any existing community residence, as measured along a straight line from lot line to lot line; and

(2) The applicant demonstrates that it has either obtained or is eligible for state licensing or certification to operate the proposed family community residence, or that the proposed family community residence is licensed or certified or eligible for licensing or certification.

The office of Zoning Administrator may revoke a certificate of occupancy for a family community residence if its license or certification, or the operator's license or certification to operate community residences, is revoked. A certificate of occupancy is not transferable to another operator or to another location. (***Ord. #1027, 5/5/92***)

5-102. SPECIAL USES PERMITTED (in accordance with **Section 26-108**):

Places of public worship, community centers and accessory buildings and uses thereto.

Non-public preschool and elementary school buildings or uses.

Railroads and railways or electric right-of-way or passenger stations, but not including yard tracks or switch tracks.

Golf courses and country clubs, and concessions incidental thereto.

Permanent sport and recreational facilities, including but not limited to platform tennis courts, tennis courts and swimming pools as accessory uses to single-family dwellings.

Planned Unit Development in accordance with **Section 20**.

Gas regulator stations, telephone exchanges and electric substations operated by quasi-public utilities.

Satellite Receivers. (***Ord. #717, 7/26/82***)

Family community residences that fail to meet all requirements for a certificate of occupancy, excluding family community residences or operators denied a required local or state license. (***Ord. #1027, 5/5/92***)

Group community residences. (***Ord. #1027, 5/5/92***)

Halfway houses. (***Ord. #1027, 5/5/92***)

Hospices. (***Ord. #1027, 5/5/92***)

5-103. **SITE AND STRUCTURE REQUIREMENTS** (For Single-Family Dwellings):

5-103.1. Minimum lot area: 45,000 square feet.

5-103.2. Minimum lot width: 150 feet

5-103.3. Minimum yards:

5-103.3.1. Front: 60 feet.

5-103.3.2. Rear: Twenty (20) per cent of the depth of the lot.

5-103.3.3. Side: There shall be a side yard on each side of a building of a minimum of fifteen (15) per cent of the width of the lot, provided that such a required yard need not exceed twenty-two and one-half (22.50) feet. (***Ord. #726, 1/17/83***)

5-103.3.4. Except that building setback lines shall also observe the standards contained in **Section 25**.

5-103.4. Maximum lot coverage for all buildings: 30 per cent (***Ord. #803, 3/17/86***)

5-103.5. Maximum height: 40 feet.

5-104. **SITE AND STRUCTURE REQUIREMENTS** (For Accessory Uses):

5-104.1. Minimum yards:

5-104.1.1. Side: 15 feet.

5-104.1.2. Rear: 15 feet

5-104.2. Maximum Lot Coverage for accessory buildings: Five (5) percent.

5-105. **SITE AND STRUCTURE REQUIREMENTS** (For Other Permitted and Special Uses):

5-105.1. Minimum lot area: 45,000 square feet.

5-105.2. Minimum lot width: 150 feet.

5-105.3. Minimum yards:

5-105.3.1. Front: 60 feet.

5-105.3.2. Rear: Twenty (20) per cent of the depth of the lot.

5-105.3.3. Side: There shall be a side yard on each side of a building of a minimum of twenty (20) per cent of the width of the lot, provided that such a required yard need not exceed thirty (30) feet.

5-105.3.4. Except that building setback lines shall also observe the standards contained in **Section 25**.

5-105.4. Maximum lot coverage for all buildings: 25 per cent.

5-105.5. Maximum height: 40 feet.

5-106. **SIGN REQUIREMENTS:**
In accordance with Article 22.

5-107. **OFF-STREET PARKING REQUIREMENTS:**
In accordance with Article 23