ARTICLE 10

R-6 SINGLE-FAMILY RESIDENTIAL DISTRICT

10-100. PURPOSE:

The **R-6** Single-Family Residential District is mapped in those parts of the Village that developed before annexation to the Village or that developed with lots of less than 12,500 square feet. These regulations are meant to protect such development by relating bulk and density standards to the character of existing development. Because of the land subdivision regulations of the Village of Flossmoor, this district cannot be mapped in un-platted areas.

10-101. PERMITTED USES:

Uses permitted in the **R-1** Residential District.

10-102. SPECIAL USES:

Special Uses permitted in the **R-1** Residential District.

10-103. SITE AND STRUCTURE REQUIREMENTS (For Single-Family Dwellings):

10-103.1. Minimum lot area: 10,000 square feet.

10-103.2. Minimum lot width: 60 feet.

10-103.3. Minimum yards:

10-103.3.1. Front: 30 feet.

10-103.3.2. Rear: Fifteen (15) per cent of the depth of the lot, provided that such a required yard shall not be less than fifteen (15) feet, and need not exceed twenty five (25) feet.

10-103.3.3. Side: There shall be a side yard on each side of a building of a minimum of ten (10) per cent of the width of the lot, provided that such a required yard need not exceed fifteen (15) feet.

10-103.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

10-103.4. Maximum lot coverage for all buildings: 30 per cent. (***Ord. #803, 3/17/86***)

10-103.5. Maximum height: 35 feet.

10-104. SITE AND STRUCTURE REQUIREMENTS (For Accessory Uses):

10-104.1. Minimum yards:

10-104.1.1. Side: 5 feet.

10-104.1.2. Rear: 5 feet.

10-104.2. Maximum Lot Coverage for accessory buildings: Five (5) percent.

10-105. SITE AND STRUCTURE REQUIREMENTS (For Other Permitted Uses):

10-105.1. Minimum lot area: 45,000 square feet.

10-105.2. Minimum lot width: 150 feet.

10-105.3. Minimum yards:

10-105.3.1. Front: 30 feet.

10-105.3.2. Rear: Twenty (20) per cent of the depth of the lot.

10-105.3.3. 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.

10-105.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

10-105.4. Maximum lot coverage for all buildings: 25 per cent.

10-105.5. Maximum height: 40 feet.

10-106. SIGN REQUIREMENTS:

In accordance with Article 22.

10-107. OFF-STREET PARKING REQUIREMENTS:

In accordance with Article 23.