

CHAPTER 5

300.500 R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

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300.501 Statement of intent.

Sec. 5.01. The intent of the R-1 Suburban Residential District is primarily for single family residential uses, but also allows institutional and public uses where deemed appropriate by the Village Planning Commission. In addition, Planned Unit Developments may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines of Chapter 13 [300.1300].

300.502 Permitted principal uses.

Sec. 5.02. In the R-1 District, no uses shall be permitted except the following:

- (a) Single family detached dwelling units.
- (b) Home Occupations, subject to the provisions of Chapter 18 [300.1800].
- (c) Uses or structures accessory to the above, subject to the provisions in Chapter 18 [300.1800], including but not necessarily limited to one private garage, a private swimming pool for the exclusive use of residents and their guest, temporary use of a residence as a model during selling of homes in a subdivision, permitted signs, private off-street parking facilities, fences, walls, or privacy screens.

300.503 Uses permitted after special approval.

Sec. 5.03. The following uses may be permitted by the Village Council, subject to the conditions specified for each use; review and approval of the Planning Commission; the imposition of special conditions which, in the opinion of the Planning Commission or Village Council, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 20 [300.2000]:

- (a) Churches, synagogues, and other religious buildings and facilities customarily incidental thereto, subject to the provisions in Chapter 18.
- (b) Public, parochial and other private elementary, intermediate or high schools subject to the provisions of Chapter 18 [300.1800].
- (d) Cemeteries, subject to the provisions of Chapter 18 [300.1800].
- (e) Municipal, county, regional and state buildings and service facilities when in character with the surrounding residential area.
- (f) Publicly-owned and operated parks, parkways, and recreational facilities, subject to the provisions of Chapter 18 [300.1800].
- (g) Accessory buildings and uses customarily incidental to any of the above permitted uses, subject to the provisions of Chapter 18 [300.1800].
- (h) Group Day Care and Foster Family Homes, subject to the provisions of Chapter 18 [300.1800].
- (i) Essential services.

- (j) Planned Unit Developments.

300.504 Development standards for the R-1 District.

Sec. 5.4.

- (a) *Site plan review.* Site plan review and approval is required for all uses except detached single family residential uses in accordance with Chapter 19 [300.1900].
- (b) *Area, height, bulk, and placement requirements.*
 - (1) *Height:* No residential structure shall exceed a maximum of 2½ stories or 35 feet in height, which ever is the lesser.
 - (2) *Front yard:* There shall be a front yard of not less than 30 feet.
 - (3) *Side yard:* There shall be two side yards totaling at least 40 feet and no side yard shall be less than 15 feet, provided that when a side lot line adjoins a street, a minimum yard of 20 feet is required. For all other types of principal buildings, minimum side yards of 25 feet on each side are required.
 - (4) *Rear yard:* There shall be a rear yard of at least 25 feet.
 - (5) *Lot area:* There shall be a lot area of at least 18,000 square feet provided that where Village sewer or water are provided a lot size of at least 15,000 square feet may be provided. Where both public sewer and water are provided a minimum lot size of 13,000 square feet may be provided.
 - (6) *Lot width:* The minimum width at the front setback line shall be 100 feet.
 - (7) *Floor area:* There shall be a minimum floor area of 1,000 square feet. Dwellings having more than one story shall have a ground floor area of at least 800 square feet.
- (c) *Planned development.* Subdivision Open Space Developments may be permitted in the R-1 Single Family Residential District, subject to the standards and approval requirements set forth in Chapter 13 [300.1300].
- (d) *General development standards.* Buildings and uses in the Residential Districts shall be subject to all applicable standards and requirements set forth in this Ordinance.