

Chapter 6 Residence District Regulations "R-1"

6.01 **Purpose:** The purpose of the R-1 zoning district is to designate land for low density single family development.

6.02 **Permitted Uses:**

- A. **Single Family Dwellings:** See Chapter 19, Schedule of Regulations
- B. Home occupations and professional activities.

6.03 **Conditional Uses:**

- A. Community Fire House, provided:
 - 1. Front yard, side yard and rear yard requirements for the zone are met.
 - 2. Main building shall be at least minimum residential size.
 - 3. Enough area is set aside for future parking spaces, for a minimum of forty (40) cars, with a parking space provided at any given time for each member of the fire company. If an assembly hall is included in the building, additional parking spaces shall be provided in accordance with Chapter 20, Zoning Code.
- B. Schools, public and private, from nursery schools through colleges having curriculum equivalent to public school curricula.
- C. Church, Sunday school and other places of worship, shall be 100 feet from any property line except the front line, and buildings shall be at least minimum residential size.
- D. Publicly owned or operated properties including parks, playgrounds and community centers.
- E. Clubs, including country clubs, community swimming and tennis clubs, provided that any structure, except fences, shall be at least fifty (50) feet from, and any parking areas shall be at least one hundred (100) feet from, any adjoining residential zone. The setback from the street or streets shall be the same as for an adjoining residential zone.

6.04 **Height Regulations:** See Chapter 19, Schedule of Regulations.

6.05 **Yards:** See Chapter 19, Schedule of Regulations.

6.06 **Intensity of use:** See Chapter 19, Schedule of Regulations.

6.07 **Minimum Size:** See Chapter 19, Schedule of Regulations.

6.08 **Large Lots:** See Chapter 19, Schedule of Regulations.

6.09 **Parking Requirements:** See Chapter 20, Parking and Loading Regulations.

6.10 **Design Standards:**

- A. **Orientation:** All dwelling units shall be orientated toward the street. Access, where possible, shall be provided through rear alleys or a single-loaded front street.
- B. **Roof Pitch:** The pitch of the main roof shall have a minimum vertical rise of one (1) foot for each four (4) feet of horizontal run, and the minimum distance from the eaves to the

ridge shall be ten (10) feet, except where the specific housing design dictates otherwise (such as, French provincial, Italianate.)

- C. **Foundation:** Dwelling units shall be permanently attached to a perimeter foundation, with the same perimeter dimensions as the dwelling.
- D. **Architectural Features:** The front door shall be the architectural focus of the dwelling unit. Permanent steps, porches or barrier free access ramps shall be provided where there is a difference in elevation between the doorway and the grade level. Windows and vertical architectural elements should be used to break up blank facades.
- E. **Garages:** A garage door shall not occupy more than 50 percent of the linear frontage of the dwelling unit.

6.11 **Sidewalks, Paths and Trails:**

Sidewalks, where proposed or required, shall be subject to the following regulations:

- A. **Location and Width:** Required sidewalks shall be a minimum of five (5) feet in width and shall be located one (1) foot off the property line in the road right-of-way, except where the planned right-of-way is greater in width than the existing right-of-way, in which case the sidewalk shall be located one (1) foot inside the planned right-of-way. The Planning Commission or Building Official may modify this requirement in consideration of the location of utilities, existing landscaping, or other site improvements.
- B. **Design Standards:** Sidewalks shall be constructed of concrete in accordance with established engineering standards for the Village and shall be compliant with State and ADA Federal requirements.
- C. **Alignment with Adjacent Sidewalks:** Sidewalks shall be aligned horizontally and vertically with existing sidewalks on adjacent properties. The Planning Commission may modify this requirement if existing adjacent sidewalks are not constructed in conformance with the standards set forth herein.
- D. **Maintenance:** The owner of the property that fronts on the sidewalk shall be responsible for maintenance of the sidewalk, including patching cracked or deteriorated pavement, snow removal, and removal of glass and other debris. The property owner shall be liable for damages in the event that a person is injured while using a sidewalk that said property owner has not properly maintained.
- E. **Permits:** It shall be the responsibility of the owner or developer to secure any required permits from Village, County, or State agencies to allow sidewalk construction in the road right-of-way.
- F. **Construction:** Construction of sidewalks shall be in accordance with Ordinance 2001-09, Sidewalk Construction.

6.12 **Driveway Approaches:** Driveway approaches shall be subject to the following regulations:

- A. **Design Standards:** Driveway approaches shall be constructed of concrete in accordance with established engineering standards for the Village.
- B. **Maintenance:** The owner of the property shall be responsible for maintenance of the driveway approach, including patching cracked or deteriorated pavement, snow removal, and removal of glass and other debris.

- C. **Permits:** It shall be the responsibility of the owner or developer to secure any required permits from Village, County, or State agencies to allow driveway construction in the road right-of-way.
 - D. **Construction:** Construction of driveway approaches shall be in accordance with Ordinance 2001-09, Sidewalk Construction.
- 6.13 **Landscaping Standards for Residential Developments:** See Chapter 29.