

CHAPTER 4

D-1 FAMILY RESIDENCE DISTRICT

SECTION:

- 5-4-1: Purpose
- 5-4-2: Permitted Uses
- 5-4-3: Minimum Requirements
- 5-4-4: Accessory Buildings and Uses
- 5-4-5: Fences

5-4- PURPOSE: Family Residence Districts are hereby established to provide locations for and maintain values of residential developments. 1. Boarding houses.

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| 5-4-2: PERMITTED USES: | 5-4-3: MINIMUM REQUIREMENTS: |
| A. Single-family dwellings; | erected or enlarged unless the are met: |
| B. Apartment houses; | customary improvements and |
| C. Two-family dwellings; | |
| D. Parks and playgrounds with facilities; | |
| E. Day-care homes; | for local service to the |
| F. Customary home occupations; | |
| G. Utility facilities necessary adjacent residential area; | |
| H. Professional offices; | |

No building shall be following minimum requirements

	Single-Family Dwelling	Two-Family Dwelling	Multi-Family Dwelling
Lot Area:	13,000 sq. ft.	13,000 sq. ft.	4500 sq. ft. per dwelling unit but no less than 19,500 sq. ft. for the total buildings structure
Front Yards:	30 feet	30 feet	30 feet
Side Yards:	10 feet	10 feet	10 feet
Rear Yards :	30 feet	30 feet	30 feet
Side Yards on Corner Lots:	30 feet	30 feet	30 feet
Lot Width:	100 feet	100 feet	120 feet

Maximum Height: No building shall be erected or enlarged to exceed three (3) stories or thirty-five feet (35 ') in height.

B.

Minimum Floor Area: Ground floor area in squarefeet per family unit:

One-family dwellings	1,000sq. ft.
Two-family dwellings	900sq. ft.
Multi-family dwellings	900sq. ft.

C.

Lot Coverage: An existing dwelling may be converted into no more than four (4) dwelling units after approval by the Village Board as a special use as follows:

1. The lot upon which the conversion requested shall not be less than ten thousand eight (10,800) sq. feet for three (3) units and fourteen thousand four-hundred (14,400) sq. feet for four (4) units.

2. . The building shall be structurally sound.
3. Each dwelling unit shall have at least nine hundred (900) square feet of livable area without expanding the building except for outside stairs or fire escapes.
- 4 . The conversion shall meet all the requirements of the Building Code, existing or hereinafter enacted.
- 5 . Toilet and bath shall be provided for each unit.
- 6 . Front, side and rear yard requirements of the district shall be met.
7. One off-street parking space is provided for each dwelling unit.

5-4-4 : ACCESSORY BUILDINGS AND USES:

A.

Accessory buildings and uses are permitted including, but not limited to the following and meeting the specified restrictions :

1. Home occupations, as defined in Section 5-2-2.

- 2 . Detached private automobile garages, provided that garages accessory to single-family dwellings shall be limited in width to three (3) parking stalls, and garages accessory to two-family dwellings shall be limited in width to four (4) parking stalls. Garage dimensions shall not exceed thirty feet by thirty feet (30' x 30')

- 3 Swimming pools, provided that they are located only in the buildable portion of the lot or in a required rear yard and are not closer than ten feet (10') to any lot line and meet other applicable Village ordinances. A permit must be obtained from the Village Board for any swimming pool with a water depth of twenty-four inches (24") or more and/or a diameter of twelve feet (12') or more. All in ground swimming pools must be fenced in.

4 . Private playhouses and greenhouses .

5 . Sheds and utility buildings.

B.

Location of Accessory Buildings : No accessory building may be located in a required front or side yard . Accessory buildings may be located in a required rear yard, provided:

1 . No accessory building may exceed twenty feet (20') in height.

2. No accessory building may exceed thirty percent (30%) of the rear yard area.

3 . No accessory building line is located closer than seven feet (7 ') to a side or rear lot line, nor shall the eaves of any accessory building be located closer than four feet (4 ') to a lot line.

4 . No detached accessory building is closer than five feet (5') to the principal building.

5-4-5: FENCES: The following shall apply in all residential districts:

A. A Building Permit is required to construct any fence over three (3') in height, which permit must be approved prior to construction.

B. The Village shall not be responsible for locating property lines. The owner is solely responsible for determining property lines prior to requesting a permit application. Provided, the Village may require, at its sole option, a survey, corner pin location, or other similar proof of location of the property prior to issuance of a Building Permit.

C. Fences in required rear and side yards may not exceed six feet (6') in height.

D. Fences in required front yards may only be decorative in nature, may not be used as part of an enclosure, and shall no exceed four feet (4') in height.

E. Fences shall be installed with the finished side facing the neighboring property.

- F. Fences constructed along property lines shall not be placed closer than two feet (2') from any property line, public right of way or permanent easement.
- G. Fences shall be uniform height and of a uniform material.
- H. Allowed fence materials include wood, chain link, vinyl, composite, and wrought iron. Wooden pallets, barbed wire, electric charge and agricultural fencing are not allowed.
- I. All fences shall be safely maintained by the owner and shall be kept clear of obnoxious weeds and rubbish.
- J. No fence shall be constructed in such a manner that visibility is obstructed within the intersection of the street centerlines.
- K. Temporary fences for planting, protection or construction hazards shall be visibly marked. The issuance of a permit is not necessary for a temporary fence. Temporary fences shall not be erected for more than 180 days in any 365 day period.
- L. Height of any fence, where a restriction is established, shall be measure from the ground to the top of the topmost fence rail. No portion of the fence shall exceed the maximum height specified in this Section at any point along its run.
- M. Variances to the requirements of this Section may granted by the Village Board in the same manner as provided in these Codified Ordinances for other Variations to provisions of the Zoning Code.