

## CHAPTER 5

### R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

#### SECTION 5.1 INTENT

This District is intended to provide areas primarily designed for residential use consisting of low density single-family dwellings to foster stable, high quality neighborhoods. The intent of the district is to provide for one-family, low density dwelling sites and residentially related uses in keeping with the Comprehensive Plan for residential development in the Village. The Principal Permitted Uses and Special Land Uses are intended to promote a compatible arrangement of land uses for homes, with the intent to keep neighborhoods relatively quiet and free of unrelated traffic noises.

#### SECTION 5.2 PERMITTED USES

No land and/or buildings in the R-1 Single Family Residential District shall be used, erected, altered or converted, in whole or in part, except for the following purposes by right:

- A. Accessory buildings, structures, and uses
- B. Adult & child care facilities in accordance with *Section 3.2, Adult and Child Care Facilities*
- C. Home Occupations
- D. Single-family dwellings
- E. Keeping of small animals specifically associated with 4-H activity, provided such activity is managed to prevent noise, odor or runoff from impacting nearby residences.

#### SECTION 5.3 SPECIAL LAND USES

Land and/or buildings in the R-1 Single Family Residential District may be used for the following purposes when approved by the Village in accordance with the requirements of *Chapter 19, Special Land Uses*:

- A. Accessory dwelling units within an existing building (e.g., carriage house)
- B. Adult & child care facilities in accordance with *Section 3.2, Adult and Child Care Facilities*
- C. Cemeteries
- D. Churches and other places of worship Private, non-commercial, social, fraternal, service clubs not operated for profit
- E. Golf courses or country clubs (including uses such as restaurants without drive-through windows, lounges, pro shops, lodging facilities, and similar uses when accessory to and operated as an integral part of the golf course or country club)

- F. Outdoor Recreation and Entertainment Uses
- G. Public and private K-12 schools
- H. Site condominium developments for single-family homes
- I. Non-commercial Wind Energy Conversion Systems (WECS)

**SECTION 5.4 SITE DEVELOPMENT REQUIREMENTS**

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

A. Supplemental Regulations

Setbacks, Height, Area, & Lot Dimension Requirements	See Chapter 13
Site Plan Review	See Chapter 14
Landscaping	See Chapter 15
Parking	See Chapter 16
Signs	See Chapter 17
Special Land Uses	See Chapter 19

- B. New residential subdivisions, site condominiums and residential developments shall be required to install sidewalks along the frontage of all public streets, in accordance with Village standards. The Village Council may authorize an alternate walkway or pathway, if deemed appropriate.
- C. All improved lots or parcels shall be served by public water and sewer.
- D. Outdoor common areas and associated amenities for employees, customers and/or residents shall be provided as appropriate and may include public trash receptacles, bike racks, seating areas, recreation areas, shade trees, bus stop turn-outs, and similar facilities.
- E. In order to ensure public safety, special pedestrian measures such as crosswalks, and other such facilities may be required for a development. The site circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area as appropriate.