

SEC. 13-1-24 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

- (a) **Permitted Uses and Structures.** ~~Single family dwellings excluding all mobile homes as defined in Section 13-1-151(j) and their accessory structures or uses. Manufactured homes as defined in Section 13-1-151(b) are included in the definition of single family dwellings.~~
- (1) **Single-family dwellings, including twin-homes and related accessory structures.**
 - a. ~~Manufactured homes as defined in Section 13-1-151(b) are included in the definition of single-family dwellings. Single Dwelling Manufactured Homes shall meet the standards in Sec. 13-1-24(d).~~
 - b. ~~Mobile homes as defined in Section 13-1-151(j) and their accessory structures or uses are not permitted in the R-1 zoning district.~~
 - c. ~~Accessory Structures shall meet the standards in Sec. 13-1-24(e) and 13-1-140.~~
 - (2) **Two-Family dwellings.**
- (b) **Conditional Uses and Structures.** Parks, greenways and open spaces, playgrounds, public and private schools, hospitals, cemeteries, governmental and community service buildings and functions, utility lines, pumping stations, golf courses, churches, single-family planned residential developments, mobile home parks, home occupations, agricultural uses, and funeral homes.
- (c) **Area Requirements.**
- (1) Lot Size for single-family and two-family residential dwellings.
 - a. Width. Ninety (90) feet minimum.
 - b. Area. Twelve thousand one hundred fifty (12,150) square feet minimum.
 - (2) Lot Size for twin home residential dwellings.
 - a. Width. Forty-Five (45) feet minimum per lot.
 - b. Area. Six thousand (6,000) square feet minimum per lot.
 - (3) Building Height. Thirty-five (35) feet maximum.
 - (4) Yards for single-family and two-family residential dwellings.
 - a. ~~Street.~~ **Front.** Thirty (30) feet minimum.
 - b. Rear. Thirty (30) feet minimum.
 - c. Side. Fifteen (15) feet minimum.
 - d. **Street Side.** Twenty (20) feet minimum.
 - (5) Yards for twin home residential dwellings.
 - a. Front. Thirty (30) feet minimum.
 - b. Rear. Thirty (30) feet minimum.
 - c. Side. Fifteen (15) feet minimum.
 - d. Attached Side. Zero (0) feet minimum.
 - e. Street Side. Twenty (20) feet minimum.
- (d) **Single Dwelling Manufactured Homes Standards.**
- (1) The home shall be a double wide of at least twenty-four (24) feet in width and thirty-six (36) feet in length.
 - (2) Have a non-metallic, wood shake, asphalt, or fiberglass shingle roof with a minimum slope of 3:12.
 - (3) Have a minimum six (6) inch eave attached to the entire perimeter of the roof.
 - (4) Have exterior wall coverings consisting of any of the following materials or combination thereof:
 - a. Aluminum, steel or vinyl siding;
 - b. Wood or simulated wood; or
 - c. Brick or stone.
 - (5) Have a permanent foundation meeting the requirements of the State Uniform Dwelling

Code and approved by the Zoning Administrator, which surrounds the entire perimeter of the structure and completely encloses the space between the siding and the finished grade.

- (6) Are permanently affixed to the foundation. Manufactured homes must have the running gear and towing hitch removed and have an anchoring system that is totally concealed under the structure.
 - (7) Are constructed and installed pursuant to a building permit and subject to all required inspections to insure that the foundation and all on-site work is constructed to minimum standards and that a manufactured home is assembled on-site to assure that it is in compliance with standards regulating the anchoring of the structure to its foundation and other building requirements. Permit fees shall be as provided in Section 15-1-15 of the Village Building Code. All manufactured homes shall comply with Section 13-1-151(b) of the Village Building Code, and with all erosion control requirements of the State Uniform Dwelling Code.
 - (8) Comply with all other applicable requirements of the zoning district in which the manufactured home is located, such as, but not limited to, lot size and setback requirements.
- (e) **Accessory Structures.** An attached accessory structure shall be similar in material and design as that of the single-family dwelling. Accessory structures, additions to single family dwellings, and all on-site improvements shall meet Zoning Code and State Uniform Dwelling Code standards.

SEC. 13-1-25 R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT.

- (a) **Permitted Uses and Structures.** ~~Single-family residential uses and structures conforming at least to the minimum and maximum requirements of the R-1 District.~~
- (1) **Single-family dwellings, including twin-homes and related accessory structures.**
 - a. Manufactured homes as defined in Section 13-1-151(b) are included in the definition of single-family dwellings. Single Dwelling Manufactured Homes shall meet the standards in Sec. 13-1-24(d).
 - b. Mobile homes as defined in Section 13-1-151(j) and their accessory structures or uses are not permitted in the R-2 zoning district.
 - c. Accessory Structures shall meet the standards in Sec. 13-1-24(e) and 13-1-140.
 - (2) **Two-Family dwellings.**
- (b) **Conditional Uses and Structures.** Parks, greenways and open spaces, playgrounds, public and private schools, cemeteries, governmental and community service buildings and functions, utility lines, pumping stations, golf courses, churches, libraries, single-family planned residential development, home occupations, funeral homes and mobile home parks.
- (c) **Area Requirements.**
- (1) Lot Size for single-family and two-family residential dwellings.
 - a. Width. Seventy (70) feet minimum.
 - b. Area. Seven thousand three hundred fifty (7,350) square feet minimum.
 - (2) Lot Size for twin home residential dwellings.
 - a. Width. Forty (40) feet minimum per lot.
 - b. Area. Five thousand (5,000) square feet minimum per lot.
 - (3) Building Height. Thirty (30) feet maximum.
 - (4) Yards for single-family and two-family residential dwellings.
 - a. ~~Street.~~ **F r o n t.** Twenty-five (25) feet minimum.
 - b. Rear. Twenty (20) feet minimum.

- c. Side. Ten (10) feet minimum.
- d. Street Side. Twenty (20) feet minimum.
- (5) Yards for twin home residential dwellings.
 - a. Front. Twenty-five (25) feet minimum.
 - b. Rear. Twenty (20) feet minimum.
 - c. Side. Ten (10) feet minimum.
 - d. Attached Side. Zero (0) feet minimum.
 - e. Street Side. Twenty (20) feet minimum.

SEC. 13-1-26 R-3 MULTI-FAMILY RESIDENTIAL DISTRICT.

(a) **Permitted Uses and Structures.**

~~(1) Single-family residential uses and structures conforming at least to the minimum and maximum requirements of the R-2 District.~~

~~(2) Multi-family uses provided they conform to the regulations below.~~

(1) Single-family residential uses dwellings, including twin-homes and related accessory structures.

- a. Manufactured homes as defined in Section 13-1-151(b) are included in the definition of single-family dwellings. Single Dwelling Manufactured Homes shall meet the standards in Sec. 13-1-24(d).
- b. Mobile homes as defined in Section 13-1-151(j) and their accessory structures or uses are not permitted in the R-3 zoning district.
- c. Accessory Structures shall meet the standards in Sec. 13-1-24(e) and 13-1-140.

(2) Two-Family and Multi-family dwellings.

(b) **Conditional uses and Structures.** Parks, greenways and open spaces, playgrounds, public and private schools, hospitals, nursing homes, cemeteries, governmental and community service buildings and functions, utility lines, pumping stations, golf courses, churches, libraries, single-family planned residential development home occupations, funeral homes, community living arrangements/group homes, and multi-family planned unit residential development.

(c) **Area Requirements.**

(1) Lot Size for single-family, two-family, and multi-family residential dwellings.

- a. Width. Seventy (70) feet minimum.
- b. Area. Ten thousand (10,000) square feet **minimum.**

(2) Lot Size for twin home residential dwellings.

- a. Width. Forty (40) feet minimum per lot.
- b. Area. Five thousand (5,000) square feet **minimum per lot.**

(3) Building Height. Maximum forty-eight (48) feet or four (4) stories, whichever is the least.

(4) Yards for single-family, two-family, and multi-family residential dwellings.

- a. ~~Street. F r o n t.~~ Twenty (20) feet minimum.
- b. Rear. Twenty (20) feet minimum.
- c. Side. Ten (10) feet minimum.
- d. **Street Side. Twenty (20) feet minimum.**

(5) Yards for twin home residential dwellings.

- a. Front. Twenty (20) feet minimum.
- b. Rear. Twenty (20) feet minimum.
- c. Side. Ten (10) feet minimum.
- d. Attached Side. Zero (0) feet minimum.

e. **Street Side. Twenty (20) feet minimum.**

(d) **Other Requirements.**

- (1) **Recreational Space Ratio.** The recreational space ratio, defined as the minimum square footage of recreation space required for each square foot of floor area, is not less than fourteen one-hundredths (.14).
- (2) **Floor Area Ratio.** The floor area ratio, defined as the maximum square footage of total floor area permitted for each foot of land area, is not more than thirty-two one-hundredths (.32).
- (3) **Open Space Ratio.** The open space ratio, defined as the maximum square footage of open space required for each square foot of floor area, is not less than two and two-tenths (2.2).
- (4) **Living Space Ratio.** The living space ratio, defined as the minimum square footage of non-vehicular outdoor space required for each square foot of floor area, is not less than one and four-tenths (1.4).

Sec. 13-1-200 DEFINITIONS.

~~(22) Corner Lot. On corner lots, the setback shall be measured from the street line on which the lot fronts. The setback from the side street shall be equal to seventy-five percent (75%) of the setback required on residences fronting on the side street—but the side yard setback shall in no case restrict all buildable width to less than thirty (30) feet. Said corner lots shall be consisting of a parcel of property abutting on two (2) or more streets at their intersection providing that the interior angle of such intersection is less than one hundred thirty-five degrees (135°).~~

~~(57) Lot, Corner. A lot abutting two (2) or more streets at their intersection provided that the corner of such intersection shall have an angle of one hundred thirty-five degrees (135° or less, measured on the lot side.~~

Lot, Corner. A lot abutting upon two or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than 135 degrees. The point of intersection of the street lines is the “corner.” On a corner lot, the shorter street line shall typically be deemed to be the front lot line, regardless of the location of the principal entrance or approach to the main building and the longer street line shall typically be deemed the street side lot line. For existing development where the standard front or rear yards do not meet the required setbacks, alternative front yards, street side yards, or rear yards may be considered provided they meet the required setbacks.

Dwelling, Duplex. A housing configuration that allows for two separate residential units within one structure on the same lot.

Dwelling, Twin-Home. These dwelling unit types consist of a single-family dwelling which is attached on one side to another single-family residence. The two residences are located on separate lots, but connected by a common or party wall, and the separate lots may also be referred to as zero lot line lots. The twin-home is distinguished from the duplex by having each unit located on an individual lot or within a group development.

Yard, Street Side. For corner lots, the area extending between the front lot line and the rear lot line and extending from the side street right-of-way to a depth required in the yard regulations for the district in which the lot is located.

Yard, Front. A yard extending along the full width of the front lot line between side lot lines and extending from the front street right-of-way line to a depth required in the yard regulations for the district in which the lot is located.

Yard, Attached Side. The interior lot line that divides the twin home structure into two units.