

5.08 R-5 SINGLE FAMILY ATTACHED (TOWNHOME) RESIDENCE DISTRICT (Planned Unit Development)

5.08.01 Description of District: This District provides for certain Medium-density residential areas within the community. It is the intent of this District to create a predominantly residential environment of Planned Developments containing single family attached and detached, and two-family homes, plus certain additional uses such as schools, parks, churches, and certain public facilities which serve the residents of the District. General commercial or industrial uses, except certain enumerated uses, are prohibited.

5.08.02 Uses Permitted: Developments in the R-5 District must be developed under the Planned Unit Development guidelines as stated in this ordinance. No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

- A. Single family attached (townhome) dwellings of 3 to 6 units.
- B. Single family detached dwellings.
- C. Two-family dwellings.

The following uses are permitted independently or collectively in the R-4 District as part of a Planned Unit Development or may, if they are the sole use of the property, be permitted without need of a Planned Unit Development:

- A. Public Parks, playgrounds, forest preserves and public recreational areas.

5.08.03 Special Uses Permitted:

Special uses permitted in the G-R District.

5.08.04 Temporary Uses Permitted:

Temporary uses permitted in the G-R District.

5.08.05 Accessory Uses Permitted

Accessory uses permitted in the G-R District.

5.08.06 Prohibited Uses:

Prohibited uses in the G-R District.

5.08.07 Site and Structure Requirements:

- A. **Minimum Lot Area:** A separate ground area of not less than ten thousand (10,000) square feet for a single family detached use, twelve thousand (12,000) square feet for a two-family use, with the minimum lot area per dwelling unit being not less than six thousand (6,000) square feet, and twenty thousand (22,000) square feet for a single family attached use, with the minimum lot per area dwelling unit being not less than seven thousand two hundred and fifty (7,250) square feet.
- B. **Minimum Lot Width:** A minimum lot width shall be provided for each lot used for a permitted or special use as provided in the following table:

Single family detached	75'
Two-family attached	80'

Single family attached 120'

C. *Yards:*

1. *Front Yard:* All structures shall be set back at least twenty five feet (25') from the front lot line.

2. *Side Yard:* All structures shall be set in from the side lot line a distance of not less than ten feet (10') for one or one and one-half (1½) story structures; the least side shall be increased by two feet (2') and the sum of the two (2) sides by three feet (3') for each additional story.

3. *Rear Yard:* All structures shall be set in a distance of not less than twenty five feet (25') from the rear lot line for one or one and one-half (1½) story structures; the rear yard shall be increased by four feet (4') for each additional story.

D. *Maximum Height:* No principal structure shall exceed three (3) stories or forty feet (40') in height, and no accessory structures shall exceed two (2) stories or twenty five feet (25') in height.

F. *Minimum Size of Dwelling:* Each dwelling unit shall contain the following minimum square footage requirements:

1. Each single story, single-family, detached dwelling shall contain at least one thousand two hundred (1,200) square feet of livable floor area, exclusive of basement or garage space.

2. Each two (2)-story, single family detached dwelling shall contain a minimum of one thousand (1,000) square feet of livable floor area on the first level and a total minimum of one thousand five hundred (1,500) square feet of livable floor area exclusive of basement or garage space.

3. Each unit in a two-family dwelling shall contain a minimum of one thousand (1,000) square feet of livable floor area, exclusive of basement or garage space.

4. Each unit in an attached single-family building shall contain a minimum of seven hundred fifty (750) square feet of livable floor area, exclusive of basement or garage space.

H. *Number of Dwelling Units Per Structure:* There shall be no more than six (6) dwelling units attached in a single-family attached structure.

G. An attached garage with a minimum capacity of two (2) cars is required to be constructed at the time of construction of each residential unit.

5.08.08 Special Provisions:

A. "Off-street Parking and Loading" - (Section 9)

B. "Signs" - (Section 10)