

### 5.03 R-1 SINGLE-FAMILY RESIDENCE DISTRICT

**5.03.01 Description of District:** This District is composed of low-density residential areas plus certain areas where similar residential development appears likely to occur. It is the intent of this District to provide for an environment of predominantly low-density single unit dwellings plus certain additional uses such as schools, parks, and certain public facilities which serve the residents living in the District. All commercial activities are prohibited.

**5.03.02 Uses Permitted:** 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 detached dwellings;
- B. Agriculture on a tract of land ten (10) acres or more in area;
- C. Public parks, playgrounds, forest preserves and public recreational areas;

#### **5.03.03 Special Uses Permitted**

- A. Special uses permitted in the G-R General Residential District.
- B. Elderly Housing Unit - Construction of an accessory building for the purpose of special housing needs of elderly, infirm and disabled relatives of families living in the Village under the following conditions:
  - 1. Where the construction and occupancy of an accessory building will not be detrimental to the neighborhood property values or injurious to persons or property;
  - 2. The owners of the one (1) family lot upon which the accessory building is located shall reside on that lot;
  - 3. The principal residential unit to the accessory unit must have been occupied by the current owner for a minimum of twelve (12) calendar months preceding the date of application;
  - 4. The accessory unit is to be occupied only by a person or persons related by blood or marriage to the owner and no more than two (2) qualified occupants shall reside in the unit;
  - 5. Adequate provisions must be made for off-street parking of motor vehicles in such a manner as is consistent with the character of a single-family residential area;
  - 6. Only one (1) accessory unit per lot shall be permitted;
  - 7. The special use permit shall be revoked once the accessory unit is no longer occupied by a qualified occupant;
  - 8. Minimum floor area for an accessory dwelling shall be no less than three hundred (300) square feet, nor shall it exceed twenty-five percent (25%) of the area of the principal dwelling unless, in the opinion of the Village Board, a greater or lesser amount of floor area is warranted by the

specific circumstances of the particular building or lot;

9. The applicant for this special use permit shall comply with all building codes for the Village of Elwood;
10. On at least an annual basis, the property owner granted the special use shall be obligated to furnish an Affidavit to the Zoning Enforcement Officer for the Village of Elwood verifying that the accessory unit will continue to be occupied by a qualified occupant during the forthcoming year.
11. No new address will be created.

**5.03.04 Temporary Permit Uses Permitted**

Temporary uses permitted in the G-R General Residential District;

**5.03.05 Accessory Uses Permitted**

Accessory uses permitted in the G-R General Residential District;

**5.03.06 Prohibited Uses**

Prohibited uses in the G-R General Residential District;

**5.03.07 Site and Structure Requirements:**

- A. **Minimum Lot Area:** The minimum lot size for permitted and special land uses in the R-1 Single-Family Residence District shall be as follows:

Single-Family Detached Dwelling	12,000 sq. ft.
Non-Residential Uses	Five (5) acres, unless otherwise specified

- B. **Minimum Lot Width:** The minimum lot width for permitted and special land uses in the R-1 Single-Family Residence District shall be as follows:

Single-Family Detached Dwelling	80 feet
Non-Residential Uses	300 feet unless otherwise specified

- C. **Yards:**

1. **Front Yard:** All structures shall be set back at least thirty feet (30') 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').

3. **Rear Yard:** All structures shall be set in a distance of not less than forty feet (40') from the rear lot line.

- D. **Maximum Height:** No principal structure shall exceed two and one-half (2½) stories or thirty five feet (35') in height, and no accessory structure shall exceed one story of fifteen feet (15') in height.

- E. **Floor Area Ratio:** Not to exceed .4.

- F. **Minimum Size of Dwelling:** Each single-family detached dwelling and any other structure occupied in whole or in part for residential purposes shall contain the following minimum square footage requirements:

1. Each single story shall contain at least one thousand five hundred (1,500) square feet of livable floor area, exclusive of basement or garage space.
  2. Each two(2)-story, single family dwelling shall contain a minimum of one thousand (1000) 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. The provisions of A. and B. shall not apply to any plot or site which is of public record on the adoption date of Ordinance 530 (2-21-1994) and which has a width of less than sixty-six feet (66') and contains less than ninety-nine hundred (9,900) square feet in area for single family residences.
- 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.

**5.03.08 Special Provisions:**

- A. "Off-street Parking and Loading" - (Section 9)
- B. "Signs" - (Section 10)