

5.02 GR GENERAL RESIDENTIAL DISTRICT

5.02.01 Description of District - The intent is to provide for an environment of low density single unit dwelling plus certain other facilities which serve the residents living in the district.

5.02.02 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;

5.02.03 Special Uses Permitted

- A. Churches, Temples, Synagogues or other places of religious worship on a lot of not less than two (2) acres;
- B. Cemeteries on a lot of not less than ten (10) acres in area and provided no building shall be located less than three hundred (300) feet from a lot line;
- C. Colleges, universities and accessory uses thereto, provided on a lot of not less than forty (40) acres in size;
- D. Golf courses, public, but not including "Par 3" courses, commercially operated driving ranges, or miniature golf courses; and provided no clubhouse or accessory building shall be located less than 200 feet from a property line;
- E. Hospitals;
- F. Planned Unit Developments;
- G. Public Libraries;
- H. Public Utility and Governmental Service Uses on lots having areas, widths, yards and other conditions as approved by the Village Board. Including, but not limited to:
 - 1. Electrical Substations and booster stations
 - 2. Filtration Plant, pumping station, well and water reservoir
 - 3. Police and Fire Station
 - 4. Sewage Treatment Plant
 - 5. Telephone Exchange and Microwave relay tower
 - 6. Other Government and Utility uses
- I. Schools, public or private, elementary, junior high, or high school;

5.02.04 Temporary Permit Uses Permitted: Upon application to and issuance by the Building Commissioner of a permit therefor, the following uses may be operated as temporary uses:

- A. Temporary office building or yard for construction materials and/or equipment, both incidental and necessary for the sale or rental of real property or construction in the zoning district. Each permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than six

(6) calendar months and shall not be renewed for more than four (4) successive periods at the same location.

- B. Real estate subdivision sign not to exceed one hundred (100) square feet for each face. Sign shall be nonilluminated. Each permit shall specify the location of the sign. Each such permit shall be valid for a period of not more than one year and shall not be renewed for more than five (5) successive periods at the same location.

5.02.05 Accessory Uses Permitted: Accessory uses, buildings or other structures customarily incidental to and commonly associated with a principal or special permitted use may be permitted; provided, that they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, trade or industry. Such uses are subject to supplementary regulations outlined in Section 6.05, Accessory Buildings, Structures and Uses of Land. Accessory uses may include, but are not limited to:

- A. Gardening (the raising of vegetables and fruits) and keeping of household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes.
- B. Home occupations.
- C. Real estate signs, not exceeding twelve (12) square feet for each face and setback from every property line at least ten feet (10').
- D. Roomers and boarders, not to exceed two (2).
- E. Swimming pools, exclusively for the use of the residents and their guests.
- F. Storage sheds.

5.02.06 Prohibited Uses: All uses not expressly authorized including but not limited to:

- A. Commercial uses.
- B. Hotels and motels.
- C. Industrial uses.
- D. Mobile homes.
- E. Mobile home parks.
- F. Signs and billboards.

5.02.07 Site and Structure Requirements

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

Single-Family Detached Dwelling	15,000 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 GR General Residence District shall be as follows:

Single-Family Detached Dwelling
Non-Residential Uses

90 feet
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 back at least ten feet (10') on the least side with the sums of the two (2) sides not less than 25 feet.
3. *Rear Yard:* All structures shall be set back at least forty feet (40') from any rear lot line.

D. *Maximum Height:* No principal structure shall exceed two and one-half (2 ½) stories or thirty-five feet (35') in height and no accessory structure shall exceed one story or fifteen feet (15') in height.

E. Floor to area ratio (FAR) - not to exceed .5

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.

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.

5.02.08 Other Development Regulations

1. "Off-Street Parking and Loading" - (Section 9)
2. "Signs" - (Section 10)