

SECTION 14 - RS-100 SINGLE FAMILY RESIDENTIAL DISTRICT (10,000 sq. ft.)

This district is designed to permit a low density of population within areas where it may be served with a limited amount of community facilities necessary for the welfare of the inhabitants within the area.

14.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the Single Family Residential District (RS-100):

- 14.1.1 Publicly-owned and operated parks, forest preserves, playgrounds, fire stations, community centers, libraries, and auditoriums; golf courses, tennis clubs, country clubs, and swimming clubs;
- 14.1.2 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings, towers, or similar public service uses.
- 14.1.3 Religious facilities, including residences for teachers and religious leaders.
- 14.1.4 Single family dwellings.

14.2 PERMITTED SPECIAL USES

The following special uses are permitted in the Single Family Residential District (RS-100) with the issuance of a special use permit:

- 14.2.1 Cemeteries, provided mausoleums, columbariums, cinerariums, crematories, and other similar structures shall be located at least 100 feet from all property lines.
- 14.2.2 Private schools, colleges, and universities and colleges, hospitals, and charitable institutions.
- 14.2.3 Private clubs operated by non-profit organizations.
- 14.2.4 Radio, television and communication towers and transmitters.
- 14.2.5 In-Home Child Care Facility
- 14.2.6 Wind Energy Generation Systems
- 17.2.7 Home Occupations requiring licensure from an agency, department or similar governing body.

14.3 ACCESSORY USES

The following accessory uses are permitted in the Single Family Residential District (RS-100):

14.3.1 Buildings and uses customarily incidental to the permitted uses.

14.3.2 Home occupations.

14.3.3 Accessory buildings shall not exceed the ground floor coverage of the principal dwelling.

14.4 HEIGHT AND LOT REQUIREMENTS

14.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 35:

	Lot Area	Lot Width	Front	Side Yard	Street Side	Rear	Maximum Height
Dwelling	10,000 sq ft	80'	25'	10'	15'	25'	35'
Other Permitted Use	10,000 sq ft	80'	25'	10'	25'	25'	65'
Accessory Buildings	-----	-----	50'	5'	25'	8'	17'