

SECTION 15 - RS-72 SINGLE FAMILY RESIDENTIAL DISTRICT (7, 200 sq. ft.)

This district is created to permit a medium density concentration of population in areas near supporting uses and with adequate community facilities to promote a desirable county growth pattern.

15.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the Single Family Residential District (RS-72):

- 15.1.1 Golf courses, tennis clubs, and swimming clubs.
- 15.1.2 Publicly-owned and operated parks, forest preserves, playgrounds, fire stations, community centers, libraries, and auditoriums.
- 15.1.3 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings, towers, or similar public service uses.
- 15.1.4 Religious facilities, including residences for teachers and religious leaders.
- 15.1.5 Single family dwellings.

15.2 PERMITTED SPECIAL USES

The following special uses are permitted in the Single Family Residential District (RS-72) with the issuance of a special use permit:

- 15.2.1 Nursing homes, rest homes, sanitariums, convalescent homes, or other similar uses.
- 15.2.2 Private schools, hospitals, colleges and universities, and charitable institutions.
- 15.2.3 Radio, television and communication towers and transmitters.
- 15.2.4 In-Home Child Care Facility
- 15.2.5 Wind Energy Generation Systems
- 15.2.6 Home Occupations requiring licensure from an agency, department or similar governing body.

15.3 ACCESSORY USES

The following accessory uses are permitted in the Single Family Residential District (RS-72):

- 15.3.1 Buildings and uses customarily incidental to the permitted uses.
- 15.3.2 Home occupations.
- 15.3.3 Accessory buildings shall not exceed the ground floor coverage of the principal dwelling.

15.4 **HEIGHT AND LOT REQUIREMENTS**

15.4.1 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	7,200 sq ft	60'	25'	5'	15'	25'	35'
Other Permitted Use	7,200 sq ft	60'	25'	10'	25'	25'	65'
Accessory Buildings	-----	-----	50'	5'	25'	8'	17'