

**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 I (Major).

**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 II (Minor).

**14.4 HEIGHT AND LOT REQUIREMENTS**

14.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 34:

	<b>Lot Area</b>	<b>Lot Width</b>	<b>Front</b>	<b>Side Yard</b>	<b>Street Side</b>	<b>Rear</b>	<b>Maximum Height</b>
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'