

Chapter 17.16RESIDENTIAL A-1 DISTRICTSections:

- 17.16.010 Purpose.
- 17.16.020 Permitted uses.
- 17.16.030 Height.
- 17.16.040 Lot size.
- 17.16.050 Yards--Principal buildings.
- 17.16.060 Yards--Detached accessory structures.
- 17.16.070 Building coverage.
- 17.16.080 Habitable floor area.
- 17.16.090 Prohibited parking or storage.
- 17.16.100 Special uses.

17.16.010 Purpose. The residential A-1 district is intended to include those portions of the city recently developed, predominantly with one-family dwellings on individual lots, where it is deemed desirable to maintain and encourage this pattern of development, or those undeveloped portions of the city or contiguous areas seeking annexation and proposed for new residential development, where it is deemed desirable to encourage this pattern of predominant land usage and density of population. (Ord. 471 §5.1, 1976).

17.16.020 Permitted uses. No building, premises or land shall be used, and no building or structure shall be hereafter erected or altered, within any residential A-1 district, except for the following uses, unless otherwise provided for in this title:

- A. One-family detached dwellings;
- B. Libraries and public museums;
- C. Churches, temples and other places of public worship;
- D. Public or private schools offering general instruction between kindergarten and twelfth-grade levels, and public or private colleges offering courses leading toward an associate, baccalaureate or advanced degree in arts or science, or a comparable recognized degree;
- E. Parks, recreation areas and recreation buildings operated by a unit of government, and government buildings, but not including storage yards or buildings for the housing of trucks, contractor's equipment, poles, pipe, road building materials or similar materials;
- F. Farming, truck gardening and horticultural nurseries, but not including the raising, housing, pasturing or keeping of bees, fowl or livestock within three hundred feet of a lot line;

G. Temporary buildings, structures and uses incidental to construction on the site, for a period not to exceed one year;

H. Customary accessory uses, including private garages;

I. One nameplate sign, not exceeding one square foot in area, which may include the occupant's name, street address and profession or home occupation, if such is conducted on the premises. One sign advertising the sale or rental of the premises, and not exceeding five square feet in area, and including the zoning classification, may be displayed. (Ord. 471 §5.2, 1976).

17.16.030 Height. No building shall hereafter be erected or altered to exceed thirty-five feet in height if a main or principal building, nor to exceed fifteen feet if an accessory structure. (Ord. 471 §5.3, 1976).

17.16.040 Lot size. Every building hereafter erected shall be on a lot having an area not less than seven thousand five hundred square feet, if an interior lot, with a width of sixty-five feet measured along the front setback line; nor less than eight thousand eight hundred square feet in area, if a corner lot, with a width of eight-five feet measured along the front setback line parallel to the lesser street frontage. No lot shall be less than one hundred feet in depth. (Ord. 471 §5.4, 1976).

17.16.050 Yards--Principal buildings. No principal building shall hereafter be erected or enlarged to extend closer to any lot line than the following distances:

A. Sixty feet to the nearest right-of-way line of any federal or state highway;

B. Thirty feet to the nearest right-of-way line of any other street; but not less than sixty feet from the centerline of such street;

C. Ten feet to any interior side lot line;

D. Thirty feet to any rear lot line. (Ord. 471 §5.50, 1976).

17.16.060 Yards--Detached accessory structures. No detached accessory structure shall hereafter be erected or enlarged to extend closer to any lot line than the following distances:

A. Sixty feet to the nearest right-of-way line of any federal or state highway;

B. Thirty feet to the nearest right-of-way line of any other street, but not less than sixty feet from the centerline of such street;

C. Ten feet to any interior side lot line, except that within thirty feet of the rear lot line a detached accessory structure may be located five feet from any interior side lot line;

D. Five feet from any rear lot line. (Ord. 471 §5.51, 1976).

17.16.070 Building coverage. No building, with its accessory buildings, shall occupy in excess of thirty percent of the lot area. (Ord. 471 §5.6, 1976).

17.16.080 Habitable floor area. A. No one-story dwelling shall be erected hereafter with a habitable floor area of less than one thousand square feet.

B. No two-story dwelling shall be erected hereafter with a habitable floor area of less than one thousand three hundred square feet. (Ord. 471 §5.7, 1976).

17.16.090 Prohibited parking or storage. No semi-trailers of any type or nature nor any commercial vehicles required by the Illinois Department of Transportation to display a placard indicating the vehicle is carrying hazardous materials shall be parked or stored overnight on any lot in the residential A-1 district. (Ord. 692 §1(part), 1995).

17.16.100 Special uses. Within the residential A-1 district, a conversion of an existing single-family dwelling to a two-family residence and only a two-family residence may be permitted as a special use by the city council upon recommendation of the zoning board after public hearing. Such special use shall only be granted upon finding that its establishment will not have an adverse effect on adjoining residential uses; and upon further findings that the following requirements are met:

A. Height. Same as residential A-1 district requirements;

B. Lot Size. The lot shall have a minimum of twelve thousand five hundred square feet if an interior lot, and a minimum of fifteen thousand square feet if a corner lot. An interior lot shall have a minimum of one hundred twenty feet frontage along the street. A corner lot shall have a minimum of one hundred twenty feet frontage along the front set-back line parallel to the lesser street frontage. No lot shall be less than one hundred feet in depth;

C. Front, Rear and Side Yards. Same as residential A-1 district requirements;

D. Parking. A minimum of five off-street parking spaces with all weather surfaces. (Ord. 526 (part), 1979).