§ 420-110. R-5 Urban Single-Family Residential District. [Amended 10-1-2007 by Ord. No. 07-4011-19-2007 by Ord. No. 07-50; 7-20-2009 by Ord. No. 09-44; 4-7-2014 by Ord. No. 14-08; 7-17-2017 by Ord. No. 17-32; 5-3-2021 by Ord. No. 21-07; 8-11-2025 by Ord. No. 25-25]

A. Purpose and characteristics. The R-5 Urban Single-Family Residential District is intended to provide for single-family residential development. No such district shall be established unless it is in compliance with the Village Comprehensive Plan, Neighborhood Plan and if more than five lots are created then in compliance with a Conceptual Plan.

B. Permitted uses/structures.

(1) Principal uses/structures. Only one principal use/structure is allowed per property.

(a) Community-based residential facility (CBRF) or adult family home (AFH) located in a single-family dwelling having a capacity of eight or fewer persons in conformance with all state statutory requirements.

(b) One single-family dwelling, which may include a private garage or carport attached to the dwelling.

(c) Commercial communication structures (per § 420-89).

(2) Accessory uses/structures.

(a) No more than a total of three detached structures: private garages; gardening, tool, and storage sheds; or gazebos incidental to the residential use (per § 420-86).

(b) Home occupations (per Article VII).

(c) Driveways (per § 420-46).

(d) Swimming pools/hot tubs (per Article XII).

(e) Fences (per Article XI).

(f) Decks (per § 420-87).

(g) Sport courts (per § 420-88).

(h) Residential communication structures (per § 420-90).

(i) Boathouses adjacent to Lake Michigan [per § 420-139B(1)(d)].

(j) Davits adjacent to Lake Michigan [per § 420-139B(1)(h)].

(k) Solar energy system for individual users (per § 420-88.2).

C. Conditional uses. Conditional uses are those uses that require a special review and approval process because of their potential impact upon adjacent properties (see Article XVIII for procedures and additional standards and requirements).

(1) Principal uses.

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(a) Community-based residential facility (CBRF) located in a single family dwelling having nine but not more than 15 persons.

D. Unclassified uses. Any use not specifically listed as a permitted principal use or conditional use shall be considered to be prohibited. It is recognized that it is neither possible nor practical to list all of the permitted accessory uses and structures that are compatible with those listed above in Subsection B, and therefore it is intended that said list of accessory uses and structures be only illustrative. Any individual aggrieved by a failure to list a permitted accessory use or structure in said subsection shall have the right to file a petition with the Village Zoning Administrator for determination. The Village Zoning Administrator, in making the determination, shall find that an accessory use or structure is subordinate to the permitted principal use of a structure, land or water, is located on the same lot or parcel and serves a purpose customarily incidental to the permitted principal use in said district.

E. Lot area, frontage and width.

(1) Lots shall have a minimum of 10,000 square feet.

(2) All lots shall have a minimum frontage of 75 feet unless located on a cul-de-sac or curve, in which case the lot frontage may be reduced to 40 feet, provided that there is at least 75 feet of width at the required building setback line.

F. Single-family dwelling standards.

(1) No building or parts of a building shall exceed 35 feet in height, except as provided in § 420-139A(5).

(2) The minimum floor area of a dwelling, excluding the garage, decks, porches and basement, shall be 1,200 square feet with a minimum first floor area of 900 square feet.

(3) The dwelling shall be set on a permanent enclosed foundation unless the soil-bearing capacity, as determined by a structural engineer, prohibits such foundation or if the dwelling is subject to the Coastal AE or AO Zone requirements of Chapter 430 of the Village Municipal Code that prohibits such foundation.

(4) Placement of the dwelling unit shall provide for proper drainage away from the foundation and shall accommodate drainage on and through the existing property by not negatively affecting the existing drainage patterns or the capabilities of draining the abutting properties.

(5) For all one-story dwellings, the length-to-width ratio of the dwelling unit (excluded are decks, porches, bay windows, chimneys and any projections less than 25 square feet), as measured at the foundation, shall not be greater than two to one (i.e., the length shall not be more than twice the width). The length of the dwelling unit is that side of the dwelling that is the longest, and the width is that side of the dwelling which is the shortest as shown in Illustration 5 in Appendix A.[1]

(6) The minimum width of the short side of a dwelling unit shall be 24 feet, as measured at

1. **Editor's Note: Said appendix is included as an attachment to this chapter.**

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the foundation (excluded are decks, porches, bay windows, chimneys and any projections less than 25 square feet). The width is that side of the dwelling which is the shortest as shown in Illustration 5 in Appendix A.[2]

(7) The main roof of the dwelling shall have a minimum roof pitch of 4:12, and the eaves on the main roof shall extend beyond the nearest vertical wall a minimum of one foot, or the roof pitch and/or eave length may be reduced as approved by the Village Zoning Administrator.

(8) Permitted roof surface materials (including accessory garages and carports) include wood or metal shakes; asphalt, fiberglass, composition, metal or wood shingles; clay, concrete, slate, or metal tiles; standing seam metal roof; or other appropriate roofing material as approved by the Village Zoning Administrator.

(9) Permitted exterior materials (including accessory garages and carports) include brick, stone, wood, masonry, concrete, stucco, aluminum or vinyl siding or other appropriate siding material as approved by the Village Zoning Administrator. The exterior siding shall extend to the top of the foundation and be within six inches above the final grade.

(10) The front facade of the structure shall be placed parallel to the street property line, unless otherwise approved by the Zoning Administrator.

G. Setbacks, unless otherwise specified, for all structures.

(1) Street setback: minimum of 65 feet from arterial streets or highways and a minimum of 30 feet from nonarterial streets or private roads, except as provided for in § 420-139B(2)(a).

(2) Shore setback: 50 feet minimum adjacent to Lake Michigan, 35 feet minimum adjacent to all other navigable waterways.

(3) Wetland setback: 25 feet minimum from any field delineated wetland on the property.

(4) Side setback: 10 feet minimum, except that if an attached garage is not constructed at the same time that the single-family dwelling is constructed, then a 15-foot side setback shall be required on at least one side.

(5) Rear setback: 25 feet minimum.

H. Authorized sanitary sewer system. See § 420-32 of this chapter.

I. Authorized water supply system. See § 420-33 of this chapter.

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2. Editor's Note: Said appendix is included as an attachment to this chapter.

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