

**Sec. 18-80. RS-1 Single-Family Residential District.**

This district is intended to preserve and provide for low-density, estate-type or lakefront neighborhoods.

(a) *Permitted uses by right.*

1. One single-family dwelling.
2. Foster family homes having less than four foster children and not exceeding eight total occupants, which shall be in conformance with all state statutory requirements.
3. Community living arrangements having a capacity of eight or fewer persons, which shall be in conformance with all state statutory requirements.
4. Public utility transmission lines and local service transformers.
5. Public parks and recreation areas of an open space nature, including appropriate service buildings and facilities normally incident to such use, except that facilities for organized athletics, public swimming pools, and buildings such as field houses or natatoriums shall be permitted only as a conditional use.

(b) *Permitted accessory uses.*

1. Private garages, carports, and paved parking areas, when located on the same lot and not involving the conduct of a business, except as a permitted home occupation or conditional use, provided that no such garage shall be erected prior to the erection of the principal building to which it is accessory.
2. Greenhouses, sheds, or other similar structures.
3. Home occupations.
4. Private residential indoor or outdoor recreation facilities.
5. Satellite dish antennas.
6. Any other use normally accessory to a permitted use.

(c) *Permitted uses by conditional grant (conditional uses).*

1. Private commercial and private noncommercial group outdoor recreational facilities.
2. More than one principal building on a lot, provided that the buildings comply with the density regulations set forth in section 18-79.
3. Buildings closer than 50 feet to the ordinary high water line of a pond or natural surface water drainage channel or watercourse.
4. Buildings with less than the required minimum floor area.
5. Accessory buildings not meeting the building location, height, or open area requirements of the district.
6. Solar collectors.
7. Reduced parking area requirements.
8. Public facilities for organized athletics, field houses, natatoriums, swimming pools, and similar major recreational facilities.
9. Golf courses.
10. ~~Quarters for household employees or caretakers, provided that such quarters shall be occupied only by individuals employed full time on the premises and their families, and provided that the quarters comply with the density regulations set forth in section 18-79.~~ Accessory living quarters, provided that such quarters comply with the regulations set forth in section 18-27(b)(4).
11. Clear cutting of parcel in accordance with section 18-28 of the Municipal Code of the Village of Fontana-on-Geneva Lake.

(d) *Area regulations.*

TABLE INSET:

Residential Density Factor	Minimum Lot Area	Minimum Average Lot Width
40,000 SF/dwelling unit	30,000 SF	100 feet

(e) *Building location and height.*

TABLE INSET:

Minimum Setback	Minimum Offset		Height	
25 feet	Principal building	20 feet	Principal building	35 feet
	Accessory building	10 feet	Accessory building	15 feet

See subsection 18-18(a) for minimum setbacks and offsets for structures other than principal or accessory buildings.

(f) *Building size.*

TABLE INSET:

	Minimum Residential Floor Area	
Maximum Lot Area Coverage	First Floor	Total
30%	1,500 SF	1,800 SF

(g) *Distance between buildings.* Subject to performance standards and subsection 18-21(e).

(Ord. of 2-7-2000, § 18.0505; Ord. No. 10-7-02-2, §§ 1--4, 10-7-2002; Ord. No. 02-07-06-03, § I, 2-7-2006)