

CHAPTER 6

300.600 R-2 MEDIUM DENSITY ONE FAMILY RESIDENTIAL DISTRICT

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300.601 Statement of intent.

Sec. 6.01. The intent of the R-2 Residential District is primarily for single family residential uses, but also allows two family, institutional and public uses where deemed appropriate by the Village. In addition, Planned Unit Developments may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in Chapter 13 [300.1300].

300.602 Permitted principal uses.

Sec. 6.02. In the R-2 District, no uses shall be permitted except the following:

- (a) Single family detached dwelling units.
- (b) Home Occupations, subject to the provisions of Chapter 18 [300.1800].
- (c) Uses or structures accessory to the above, subject to the provisions in Chapter 17 [300.1700], including but not necessarily limited to one private garage, a private swimming pool for the exclusive use of residents and their guest, temporary use of a residence as a model during selling of homes in a subdivision, permitted signs, private off-street parking facilities, fences, walls, or privacy screens.

300.603 Uses permitted after special approval.

Sec. 6.03. The following uses may be permitted by the Village Council, subject to the conditions specified for each use; review and approval of the Planning Commission; the imposition of special conditions which, in the opinion of the Planning Commission or Village Council, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 20 [300.2000]:

- (a) Churches, synagogues, and other religious buildings and facilities customarily incidental thereto, subject to the provisions in Chapter 18 [300.1800].
- (b) Public, parochial and other private elementary, intermediate or high schools subject to the provisions of Chapter 18 [300.1800].
- (c) Two family attached dwelling units including condominiums and duplexes.
- (d) Cemeteries, subject to the provisions of Chapter 18 [300.1800].
- (e) Municipal, county, regional and state buildings and service facilities when in character with the surrounding residential area.
- (f) Publicly-owned and operated parks, parkways, and recreational facilities, subject to the provisions of Chapter 18 [300.1800].
- (g) Accessory buildings and uses customarily incidental to any of the above permitted uses, subject to the provisions of Chapter 18 [300.1800].
- (h) Group Day Care and Foster Family Homes, subject to the provisions of Chapter 18 [300.1800].

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- (i) Essential services.
- (j) Planned Unit Development.

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Development standards for the R-2 District.

Sec. 6.04.

- (a) *Site plan review.* Site plan review and approval is required for all uses except detached single family residential uses in accordance with Chapter [Section] 19.01 [300.1901].
- (b) *Area, height, bulk, and placement requirements.*
 - (1) *Height:* No residential structure shall exceed a maximum of 2½ stories or 35 feet in height, which ever is the lesser.
 - (2) *Front yard:* There shall be a front yard of not less than twenty-five (25) feet.
 - (3) *Side yard:* There shall be two side yards totaling at least 20 feet and no side yard shall be less than six feet, provided that when a side lot line adjoins a street, a minimum yard of 20 feet is required. For non-residential principal buildings, minimum side yards of 25 feet on each side shall be required.
 - (4) *Rear yard:* There shall be a rear yard of at least 25 feet.
 - (5) *Lot area:* There shall be a lot area of at least 7,500 square feet for single family uses. All other uses shall require a minimum of 10,000 square feet.
 - (6) *Lot width:* The minimum width at the front setback line shall be 66 feet for single family uses. All other permitted uses shall have a minimum of 85 feet of width.
 - (7) *Floor area:* There shall be a minimum floor area of 900 square feet. Dwellings having more than one story shall have a ground floor area of at least 700 square feet.
- (c) *Planned development.* Subdivision Open Space Developments may be permitted in the R-2 Residential District, subject to the standards and approval requirements set forth in Chapter 13 [300.1300].
- (d) *Public water and sewer.* Residential developments in the R-2 One and Two Family Residential District shall be served by public sanitary sewer and public water supply systems.
- (e) *General development standards.* Buildings and uses in the R-2 Residential District shall be subject to all applicable standards and requirements set forth in this Ordinance.