

**ARTICLE 7**  
**“R-2” MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT**

**7.01 DESCRIPTION OF DISTRICT**

Medium density residential areas are characterized as fully developed neighborhoods with paved streets and sidewalks and typically served by public water or sewer. This district includes residential areas in the Village where residential development has historically occurred and where infill development appears likely. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a safe and suitable environment for family life. To these ends, new development is intended to retain the character of the existing neighborhood. Within the R-2 District, no structure or premises shall hereafter be used, erected, converted, or altered externally in whole or in part unless herein provided, for any other than one or more of the following uses.

**7.02 PRINCIPAL USES ALLOWED BY RIGHT**

1. Single-family dwellings.
2. Two-family dwellings.
3. Churches, schools, and related educational and recreational facilities.
4. Essential Services.
5. Publicly owned and operated buildings such as municipal offices, police and fire stations, museums or libraries.

**7.03 ACCESSORY STRUCTURES AND USES**--These are uses customarily incidental to the preceding list of uses allowed by right and are allowed without a special land use permit.

1. Antennae/satellite dishes.
2. Children’s play equipment.
3. Family Day Care.
4. Household pets.
5. Private gardens and/or greenhouses when plants, flowers, or produce is not offered for sale.

6. Storage Sheds.
7. State Licensed Residential Facilities for six persons or less.
8. Swimming pools.
9. Temporary display or sale of used household goods originating from the premises if the size of any such stand does not exceed 400 square feet of floor area and may not operate for more than ten consecutive days every six months.

**7.04 SPECIAL LAND USES**--the following uses may be permitted upon approval by the Planning/Zoning Commission.

1. Bed and breakfasts.
2. Group day care home.
3. Multi-family dwellings such as apartments, townhouses, etc.
4. Public utility buildings and structures necessary for the service of the community for utilities not located within public streets or public rights-of-way, such as lift stations, well and pump enclosures, telephone exchanges, transformer stations and substations, but not including garages, outdoor storage facilities, maintenance buildings, or activities of an industrial character such as repair and maintenance yards, or activities that generate electronic interference.
5. State Licensed Residential Facilities for seven persons or more.
6. Home occupations

**7.05 PROHIBITED USES**

1. The outdoor storage, parking, display, accumulation or placing of material, equipment, waste, machinery, vehicles in inoperable condition, unlicensed vehicles, furnishings, or parts thereof.
2. Exotic Animals.
3. Farm Animals.

**7.06 LOT REQUIREMENTS**

Each lot shall be not less than 120 feet in width through its length and not less than 30,000 square feet in area. Lots having public water may be reduced to 15,000 square feet and be not less than 100 feet in width through its length. Lots served with both public water and sanitary sewers may be reduced to 10,000 square feet and be not less than 70 feet in width through its length.

#### **7.07 SETBACK REQUIREMENTS**

1. Front Setbacks: Each setback shall have a front setback of not less than 20 feet in depth.
2. Side Setbacks:
  - a. No side setback shall be less than 10 feet in width.
  - b. The width of a side setback of a corner lot abutting on a street or highway shall not be less than 20 feet.
3. Rear Setbacks: Every dwelling or other main building hereafter erected shall have a rear setback not less than 30 feet in depth.

#### **7.08 SIZE OF DWELLING**

1. No single-family dwelling shall be less than 1,000 square feet of floor area exclusive of attached garages, unenclosed porches, or other accessory structures.
2. A dwelling shall have a width of not less than 22 feet throughout 75 percent of its length, exclusive of attached garages, porches, or other accessory structures.
3. No dwellings, buildings, or structures or parts thereof shall be hereafter erected, altered, or moved on any land or premises in this district that shall exceed a height of 35 feet from the ground level.

#### **7.09 DISTRICT STANDARDS**

All principal uses, accessory uses, and special uses in the R-2 District will be subject to area, height, and location regulations as specified on the accompanying schedule, and off-street parking regulations according to this Ordinance.

1. Maximum Density - Three dwelling units per acre.
2. Dwelling Width - 22 feet (through 75% of the buildings length).

3. Lot Coverage - Not to exceed 40%.