

- F. Off-Street Loading and Parking - There shall be no requirements for off-street loading and parking facilities in the Agricultural District except that loading and parking space incidental to these activities shall not take place on a highway.

7.2.006 R-1 Single Family Dwelling District.

- A. General Description - This is the most restrictive residential district. The principal use of land is for single family dwellings and related recreational and religious facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from encroachment of uses which are not appropriate to residential area. The provisions contained in this section are intended to provide for adequate light, open space, air, and related facilities.
- B. Uses Permitted - Property and buildings in an R-1 Single Family Dwelling District shall be used only for the following purposes:
1. Single Family dwelling provided a public or private sewage system is provided.
 2. Park or playground.
 3. Agricultural crops, but not the raising of farm animals or poultry.
 4. School or public institution.
 5. Transportation and utility easements, alleys, and rights-of-way.
 6. A church bulletin board or temporary sign pertaining to the lease, hire, or sale of a building or premises, which shall not exceed twelve (12) square feet in area.
 7. Parking area required to serve the uses permitted.
 8. Accessory uses or buildings, including a private garage customarily incident to the above uses, but not involving the conduct of business. When an accessory use or building is located in the rear yard behind the principal use of a building, such accessory use or building shall not be located less than five (5) feet from any rear or side yard lines.

Garages and pole buildings may cover no more than 25% of the lot, and must meet existing set-back requirements.

- C. Uses Permitted on Review - The following uses may be permitted on review of the Board of Appeals in accordance with the provisions contained herein:
1. Golf Course, except miniature or driving range courses for commercial purposes.
 2. Church or temple.
 3. Home Occupation.
- D. Height Regulations - No Buildings shall exceed two and one-half (2 1/2) stories in height or thirty-five (35) feet in height except as herein provided.

Garages and pole buildings shall not exceed a maximum height to the peak of the building of 18 feet.

- E. Area Regulations - All buildings shall comply with the following yard requirements:
1. Intensity of Use - Every lot shall have an area of not less than nine thousand (9,000) square feet and an average width of not less than seventy-five (75) feet, except as provided herein, or such a lot shall be recorded before the adoption date of this Chapter.
 2. Front Yard - There shall be a front yard having a depth of not less than thirty (30) feet from the street line. The required front yard shall be provided on both streets where a lot is located at the intersection of two (2) streets, and where other platted lots front upon the street lines.
 3. Side Yard - a. For Dwellings located on interior lots, there shall be a side yard on each side of the main building of not less than five (5) feet for dwellings of one (1) story, and of not less than ten (10) feet for dwellings of more than one (1) story.
 - a. For dwellings and accessory buildings located on corner lots there shall be a side yard building line from the intersecting street of not less than fifteen (15) feet in case such lot is back

to back with another corner lot, and twenty-five (25) feet in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.

4. Rear Yard - There shall be a rear yard having a depth of not less than thirty (30) feet.
- F. Off-Street Parking - Off-street parking space shall be provided in accordance with the following:
1. Single family dwelling - Two (2) parking spaces either enclosed or unenclosed.
 2. Church and temple - One (1) parking space for every eight (8) seats in the main auditorium.
 3. School and public institution - one (1) parking space for every ten (10) seats in the main auditorium, stadium or other place of public assembly.

7.2.007 R-2 General Residential District.

03-03

- A. General Description - This is a residential district to provide for medium and high population density. The principal use of land may range from single family to multiple family dwelling units, including duplex and fourplex unit. Certain uses are permitted which are more compatible functionally with intensive residential uses than with commercial uses. The recreational, educational, and religious facilities normally required to provide for orderly and attractive residential area are included. The uses included and the regulations applying to these uses are arranged so as to provide for an orderly and attractive environment by encouraging adequate light, air, and open space for the dwellings and related facilities.
- B. Uses Permitted - Property and buildings in R-2 General Residential District shall be used only for the following purposes:
1. Single family dwelling.
 2. Two-family dwelling.
 3. Multiple family dwelling.
 4. Transportation and utility easements, alleys, and rights-of-way.

5. Boarding House.
6. A church bulletin board or temporary sign pertaining to the lease, hire, or sale of a building or premises which shall not exceed twelve (12) square feet in area.
7. Parking area required to serve the uses permitted.
8. Accessory uses or buildings, including a private garage customarily incident to the above uses, but not involving the conduct of business. When an accessory use or building is located in the rear yard behind the principal use or building, such accessory use or building shall be located not less than five (5) feet from any rear or side yard lines.

Garages and pole buildings may cover no more than 25% of the lot and must meet existing set-back requirements.

9. Park or recreation center not commercial in nature.
 10. Any permitted use in R-1.
 11. Low traffic, predominantly non-retail businesses with the recommendation of the planning commission and approval of the Village Board.
- C. Uses Permitted on Review - The following uses may be permitted on review of the Board of Appeals in accordance with the provisions contained herein:
1. Any use permitted on review in an R-1 single family dwelling district.
 2. Private clubs or lodges excepting those the chief activity of which is a service customarily carried on as a business.
 3. Clinics.
 4. Mobile home parks.
 5. Off-street parking for the above mentioned uses permitted on review.
 6. Mortuary.