ARTICLE 6

R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

6-100. PURPOSE.

The **R-2** Single-Family Residential District is to be mapped in newly developing parts of the Village. In particular this district is suitable for developments containing larger than average structures, and for areas with large parcels that can be divided into additional lots.

6-101. PERMITTED USES:

6-101.1. Uses permitted in the **R-1** Residential District.

6-102. SPECIAL USES:

6-102.1. Special uses permitted in the **R-1** Residential District.

6-103. SITE AND STRUCTURE REQUIREMENTS (For Single-Family Dwellings):

6-103.1. Minimum lot area: 30,000 square feet.

6-103.2. Minimum lot width: 150 feet.

6-103.3. Minimum yards:

6-103.3.1. Front: 40 feet.

6-103.3.2. Rear: Twenty (20) per cent of the depth of the lot.

6-103.3.3. Side: There shall be a side yard on each side of a building of a minimum of fifteen (15) per cent of the width of the lot, provided that such a required yard need not exceed twenty-two and one-half (22.50) feet. (***Ord. #726, 1/17/83***)

6-103.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

6-103.4. Maximum lot coverage for all buildings: 30 per cent. (***Ord. #803, 3/17/86***)

6-103.5. Maximum height: 40 feet.

6-104. SITE AND STRUCTURE REQUIREMENTS (For Accessory Uses):

6-104.1. Minimum yards:

6-104.1.1. Side: 15 feet.

6-104.1.2. Rear: 15 feet.

6-104.2. Maximum Lot Coverage for accessory buildings: Five (5) percent.

6-105. SITE AND STRUCTURE REQUIREMENTS (For Other Permitted and Special Uses):

6-105.1. Minimum lot area: 45,000 square feet.

6-105.2. Minimum lot width: 150 feet.

6-105.3. Minimum yards:

6-105.3.1. Front: 40 feet.

6-105.3.2. Rear: Twenty (20) per cent of the depth of the lot.

6-105.3.3. Side: There shall be a side yard on each side of a building of a minimum of twenty (20) per cent of the width of the lot, provided that such a required yard need not exceed thirty (30) feet.

6-105.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

6-105.4. Maximum lot coverage for all buildings: 25 per cent.

6-105.5. Maximum height: 40 feet.

6-106. SIGN REQUIREMENTS:

In accordance with Article 22.

6-107. OFF-STREET PARKING REQUIREMENTS:

In accordance with Article 23.