

**SEC. 17.1.26 R-2 RESIDENTIAL DISTRICT**

(a) **Purpose.** This District is intended to provide residential development limited to single-family homes set individually on separate lots in older areas of the Village.

(b) **Requirements.**

(1) Lot Size. Minimum area (in square feet): eight thousand (8,000); minimum width (in feet): sixty-six (66).

(2) Setbacks. The requirements shall be as prescribed for the R-1 Residential District.

(3) Height. The requirements shall be as prescribed for the R-1 Residential District.

(4) Building Size. The requirements shall be as prescribed for the R-1 Residential District.

(c) **Permitted Uses.** A building or premise shall be used only for the following purposes:

(1) Single-family dwellings.

(2) Publicly owned or operated park, playground or community building provided that any building shall be located not less than thirty-five (35) feet from any side lot line.

(3) Church or other place of worship or Sunday School, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.

(4) Public school, kindergarten, elementary and high, or private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than thirty-five (35) feet from any side lot line.

(5) Farming, provided no livestock is included, truck gardening, nursery and/or horticulture.

(6) Home occupation and professional offices.

(7) Accessory building or use, including a private garage, carport and paved parking areas customarily incident to the above uses, but not involving the conduct of a business.

(8) Temporary buildings for construction purposes, not to exceed a one (1) year period.

(9) Nursing homes.

(d) **Conditional Uses.** A building or premise shall be used only for the following purposes when approved as a conditional use:

(1) Dental and medical clinics.

(2) Private lodges and clubs.

(3) Public utility offices and installations, including transmission lines and substations.