

CHAPTER 1143
R-2 TWO FAMILY RESIDENTIAL DISTRICT

1143.01	Intent.	1143.05	Yard Requirements.
1143.02	Permitted Principal Uses.	1143.06	Building Height Regulations.
1143.03	Accessory Uses.	1143.07	Accessory Parking.
1143.04	Conditional Uses.	1143.08	Signs.

CROSS REFERENCES

Two family dwelling defined- see P. & Z. 1131.02 (24)
District established- see P. & Z. Chap. 1139
General provisions- see P. & Z. Chap. 1167

1143.01 INTENT:

This District recognizes the existence of older residential areas of the Village where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of those structures and allow the owners to justify the expenditures for repairs and modernization. This District also allows the construction of new two-family residences where slightly greater densities are permitted.

1143.02 PERMITTED PRINCIPAL USES:

The following are permitted principal uses in any R-2 District:

- (a) Two family dwellings.
- (b) Those uses permitted in R-1 Districts.
- (c) Nursery schools, provided there is at least 200 square feet of outdoor play area for each child, such space having a minimum width of at least twenty feet and being enclosed by a fence or wall thirty-six to forty-two inches high.

1143.03 ACCESSORY USES:

Accessory uses in any R-2 District are those uses and buildings customarily incidental to the principal uses permitted in this District.

1143.04 CONDITIONAL USES:

Conditional uses in any R-2 District are:

- (a) Those conditional uses permitted in R-1 Districts.

1143.05 YARD REQUIREMENTS

For yard requirements in R-2 Districts, see Section 1147.05, schedule of yard and lot requirements.

1143.06 BUILDING HEIGHT REGULATIONS

In any R-2 District no building shall be erected in excess of two and one-half stories or thirty feet in height.

1143.07 ACCESSORY PARKING:

In R-2 Districts:

- (a) There shall be provided three parking spaces for each two family dwelling.
- (b) There shall be provided two parking spaces for each one family dwelling.
- (c) For all other uses, see Section 1167.16.

1143.08

SIGNS: For size and location of permitted signs in R-2 Districts, see Section 1167.20.