17.26 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-l Residential District.

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

(4) Building Size. The requirements shall be as prescribed for the R-l 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, horticulture or manure spreading.

(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.