

R-I RESIDENTIAL DISTRICT

§ 153.081 USES PERMITTED IN THE R-I RESIDENTIAL DISTRICT.

(A) Single-family dwelling structure, including attached Accessory Dwelling Units;

(B) Church, school, library, college building (including residence halls, maintenance buildings and sports facilities), public park, playground and/or buildings pertaining to the use thereof. Buildings and permanent structures shall be located not less than 25 feet from any other lot in any R-I Residential District;

(C) Farming, truck gardening or nursery, provided however, that any such use permitted shall not be construed to permit the sale, trading or dealing in the commodities or products thereof, other than as to those transactions which are completely of a casual or incidental nature; and

(D) Accessory buildings and uses.

(Ord. 16-79, passed 10- -1979)

§ 153.082 CONDITIONAL USES; WITH APPROVAL BY THE VILLAGE ZONING AND BUILDING BOARD OF APPEALS AFTER A PUBLIC HEARING.

(A) Country clubs, private clubs or lodges, golf courses and similar uses and facilities. Buildings and structures shall be located not less than 75 feet from any other lot;

(B) Utility substations and pump houses providing that such structures will not detract from the general appearance of the area nor adversely affect the comfort, safety or welfare of the residents of the area;

(C) Two-family dwelling structures, including detached Accessory Dwelling Units;

(D) Home occupations: customary home occupations, such as handicrafts, dressmaking, millinery, laundry, preserving and home cooking; provided that such occupations shall be conducted exclusively by resident occupants, that not more than one-quarter of the area of one floor of said residence shall be used for such purpose, that no structural alterations involving features not customarily found in dwellings are required, and that the entrance to the space devoted to such use shall be from within the dwelling. An unlighted sign of not over one square foot in area and attached flat against the building shall be permitted;

(E) Funeral home;

(F) Essential services; and

(G) Bed and breakfast (B&B).

(Ord. 16-79, passed 10- -1979; Ord. 2-99, passed 2-8-1999)

R-II RESIDENTIAL DISTRICT

§ 153.100 PURPOSE.

The purpose of the R-II Residential District is to provide an area for low density single- and multiple-family residential and associated land uses normally considered an integral part of the neighborhood they serve. In an R-II Residential District, no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following specified uses.

(Ord. 16-79, passed 10- -1979)

§ 153.101 USES PERMITTED IN THE R-II RESIDENTIAL DISTRICT.

- (A) Any uses permitted in the R-I District;
- (B) Multiple-family dwelling structures , including all Accessory Dwelling Units (153.110), for occupancy by not more than three families living independently of each other;
- (C) Church, school, library, college building, public park playground and/or buildings pertaining to the use thereof. Buildings and permanent structures shall be located not less than 25 feet from any other lot in any R-II Residential District; and
- (D) Accessory buildings and uses.

(Ord. 16-79, passed 10- -1979)

R-III RESIDENTIAL DISTRICT

§ 153.121 USES PERMITTED IN THE R-III RESIDENTIAL DISTRICT.

- (A) Any uses permitted in the R-II District, except Accessory Dwelling Units

C-I COMMERCIAL DISTRICT

§ 153.142 CONDITIONAL USES WITH APPROVAL BY THE VILLAGE BOARD OF ZONING AND BUILDING APPEALS AFTER A PUBLIC HEARING.

- (A) Single-, two-, three- and multi-family residential structures, except Accessory Dwelling Units

C-II COMMERCIAL DISTRICT

§ 153.161 USES PERMITTED IN THE C-II COMMERCIAL DISTRICT.

- (A) Any uses permitted in the residential districts; except residential structures
- (B) Any uses permitted in the C-I Commercial District

§ 153.162 CONDITIONAL USES; WITH APPROVAL BY THE VILLAGE ZONING AND BUILDING BOARD OF APPEALS AFTER A PUBLIC HEARING.