

Section 603 R-S Single Family Residential District

The regulations of this district are intended to insure opportunity for primarily residential development, protected from disruptive commercial or agricultural influences; and to insure that development not having access to public water supplies or public sewage disposal will occur at sufficiently low densities to provide a healthful environment.

603.1 The following uses are permitted:

Accessory buildings or structures, with a square footage of no more than one thousand (1000) square feet, provided such shall be permitted only in a side or rear yard and shall be not less than fifteen (15) feet from any property line. Further, provided, that in the case of corner lots, such buildings or structures shall be set back at least twenty-five (25) feet from any side street right-of-way line. These structures include home recreational facilities such as swimming pools and tennis courts.

Churches and their customary related uses, excluding cemeteries, provided that all buildings be set back at least twenty (20) feet from any property line.

Greenhouses and gardens which are incidental to the residential use and conducted on a non-commercial basis only, provided that no greenhouse heating plant shall be located within sixty (60) feet from any front property line or within thirty (30) feet of any property line.

Home Occupation, Customary (Refer to Article IV, Section 411)

Mobile Homes on Individual Lots of two (2) acres or more, Class A only (Refer to Article XIII, Section 1302.23)

Nursery Schools, Child Development Centers and Kindergartens provided they meet all state regulations.

Public Safety Facilities such as fire and police stations, rescue headquarters, ambulance service, and civil defense centers, provided that all vehicles are stored indoors, with the exception of Police Department Vehicles.

Public Works and Public Utility Facilities, such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

- (A) Such facilities are essential to the service of the immediate area;
- (B) No vehicles or materials shall be stored on the premises, and no offices shall be permitted;
- (C) All buildings shall (except public utility cabinets) be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to

blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum 30 foot front, zero side, and zero rear setback as measured from the street right of way or property line;

(D) All dangerous apparatus shall be enclosed by a chain link fence at least eight (8) feet in height.

(E) Provided that it is reviewed and approved by the Planning Board and Village Council

Recreational Uses: Community Centers, Golf Courses, Libraries, Parks, Playgrounds, Swimming Pools and Tennis Courts.

Schools including public elementary and secondary schools, and private schools having curricula approximately the same as ordinarily given in such public schools.

Single-Family Dwellings, either site-built or modular