

Sec. 8 – Zoning Schedule.

The schedule of area, lot and bulk requirements enclosed herein is made part of this ordinance. The regulations included in said schedule are hereby established as minimum regulations of this ordinance. Municipal facilities deemed necessary and appropriate by the village board are hereby exempted from such area and bulk requirements.

Zone District	Use	Minimum Lot Size		Yards, Principal Building			Yards Accessory Building		Maximum Building Height		Maximum Building Coverage	
		Area (sq. ft. or acres)	Width (feet)	Front and Side Front (feet)	Each Side (feet)	Rear (feet)	Side (feet)	Rear (feet)	Principal (feet)	Accessory (feet)	Principal % of Lot	Accessory % of Rear Yard
R-1	Single-family dwellings	22,000 sq. ft.	125	40	27	40	15	20	30	15	30	20
	***Cluster residential	5 acres										
	Religious, public and quasi-public	22,000 sq. ft.	125									
	*Public utility uses	22,000 sq. ft.	125	40	27	40	15	20				
R-1a	Single-family dwellings	6,500 sq. ft.	66	20	10	20	5	5	30	15	30	20
	***Cluster residential	5 acres										
	Religious, public and quasi-public	22,000 sq. ft.	125									
	Public utility uses	22,000 sq. ft.	125	40	27	40	15	20				

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R-2	Single-family dwellings	6,500 sq. ft.	66	20	10	20	5	10	30	15	30	20
	Two-family dwellings	8,500 sq. ft.	66	20	10	20	5	10	30	15	30	20
	***Cluster residential	5 acres										
	Religious, public and quasi-public	10,000 sq. ft.	80	30	10	30	5	10	35	30	30	20
	*Public utility uses	10,000 sq. ft.	80	30	10	30	5	10				
	*Private clubs	10,000 sq. ft.	80	30	10	30	5	10	30	15	30	20
	Hospitals, charitable, philanthropic	2 acres	200	40	40	40	40	15	20	35	30	20

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R-3	Single-family dwellings	6,000 sq. ft.	66	20	10	20	5	10	30	15	30	20
	Two-family dwellings	8,000 sq. ft.	66	20	10	20	5	10	30	15	30	20
	***Apartment or townhouse developments	1 acre	150	40	40	40	15	20	35	15	30	20
	***Cluster residential	5 acres	60	20	10	20	5	10	30	15	30	20
	Religious, public and quasi public	10,000 sq. ft.	80	30	10	30	5	10	36	30	30	20
	*Public utility uses	10,000 sq. ft.	80	30	10	30	5	10				
	*Tourist homes	8,000 sq. ft.	66	20	10	20	5	10	30	15	30	20
	Hospital, Charitable, Philanthropic	2 acres	200	40	40	40	15	20	35	30	20	20

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R-4	(All uses set forth in R-3 with same numerical restrictions in balance of schedule.)											
	*, ***Professional offices	10,000 sq.ft.	80	20	10	20	5	5	30	15	30	20
R-5	Single-family dwellings	22,000 sq. ft.	125	40	27	40	15	20	30	15	30	20
	*, ***Townhouse residential dwellings	½ acre	150	(As determined to be necessary by board of trustees upon issuance of permit)								

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B-1 ***	Retail and service establishments			20 Maximum	**	15	10	10	35	20	50	
	*Public utility uses				**	15	10	10			50	
	Hospitals, charitable, philanthropic						10	10	35	20	50	
	*Private clubs				**15	15	10	10	35	20	50	
	*Gasoline stations and motor vehicle repair shops	10,000 sq. ft.	100		**15	15	10	10	18	18	50	
	*Hotels and motels											
	*Townhouses				**15	15	10	10	35	20	50	

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RB-1 ***	Retail and service establishments				**	15	10	10	35	20	50	
	*Public utility uses				**	15	10	10			50	
	Hospitals, philanthropic and charitable activity				**	15	10	10	35	20	50	
	*Private clubs				**15	15	10	10	35	20	50	
	*Restaurants				**	15	10	10	35	20	50	
	*Banks and funeral homes				**	15	10	10	35	20	50	
	*Townhouses				**15	15	10	10	35	20		*
RB-2	Retail and service establishments			20 Maximum		15	10	10	35	20	50	

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W-D	Uses dependent upon proximity, access or utilization of water	10,000 sq. ft.	75	10	15	15	15	15	35	20	50	(As determined by village board)
	Uses enhanced by waterfront location			(Waterside—40 ft.)			(Waterside—40 ft.)					

;le=2;\*Special use permit required.

;le=2;\*\*Where abutting any other district, side yards are required equal to the minimum required in the abutting district if greater.

;le=2;\*\*\*Development plan required.

;le=2;**Note:** All parcels of land located in the above districts are subject to the restrictions and regulations of the Nondevelopment District [see Section 10.A.7] where a part or all of the parcel contains an area having a natural slope of 20 percent or greater.

(Code 1978, app. B, § 8; L.L. No. 1-1973; L.L. No. 6-1979, § 9; L.L. No. 8-1983; L.L. No. 3-1984, § 3; L.L. No. 3-1987, § 3; L.L. No. 9-1987, § 1; L.L. No. 1-1991, § 1; L.L. No. 01-2005; L.L. No. 02-2013)