

## "R" Residential Districts

1. The regulations set forth in this article, or set forth elsewhere in this ordinance when referred to in this article, are the district regulations in the "R" Residential District
2. **Use regulations: A building or premise shall be used only for the following purposes:**
  - A. **Single family dwelling.**
  - B. Parks, playgrounds, community buildings owned and operated by the Village of Cedarville.
  - C. Accessory buildings, including a private garage and accessory uses, customarily incident to the above uses (not involving the conduct of a business) including home occupations and the use of a lot or portion thereof for formal vegetable or flower garden. Any accessory building that is not a part of the main structure shall be located not less than thirty feet from the front line and not less than ten feet from any portion of the main building. Accessory buildings shall also include public building bulletin boards and temporary signs appertaining to the lease, hire or sale of a building or premise, not exceeding ten square feet in area.
  - D. A building or premises shall obtain a Special Use Permit from the Village prior to being used as a trailer or mobile home.
  - E. Lot Coverage. Buildings and/or structures including accessory buildings shall not occupy more than twenty percent (20%) of the lot area of a Lot designated as "R Residential" and not more than thirty percent (30%) of the lot area of a Lot designated as R-2 Multiple Residence
3. Height Regulations: No building or structure shall exceed two and one-half stories nor shall it exceed thirty-five feet in height, except as is provided in the article therein relating to Community Unit Plans.
4. Area Regulations:
  - A. Front Yard:
    - (1) There shall be a front yard having a depth of not less than twenty feet under forty percent or more of the frontage on the same side of the street between two intersecting streets improved with buildings that have observed a front yard line with greater or less depth and the front yards of such buildings have a variation of depth of not more than ten feet, in which case no building shall project beyond the average front yard so established, but this regulation shall not be interpreted to require a front yard of more than sixty feet.
    - (2) Where lots have a double frontage, the required front yard shall be provided on both streets.

(3) Where a lot is located at the intersection of two or more streets there shall be a front yard on each street side of a corner lot, provided, however, that the buildable width of such lot need not be reduced to less than thirty-five feet, except where necessary to provide a yard along the side street with a depth of not less than five feet. No accessory building shall project beyond the front line on either street.

B. Side Yard:

(1) Except as hereinafter provided in the article dealing with Exceptions and Variations, there shall be a side yard on each side of a building, having a width of not less than seven feet.

(2) Whenever a lot of record existing at the time of the passage of this Ordinance has a width of fifty feet or less, the side yard on each side of a building may be reduced to a width of not less than ten percent of the width of the lot, but in no instance shall it be less than three feet.

C. Rear Yard: Except as hereinafter provided in the article dealing with Exceptions and Variations, there shall be rear yards having a depth of not less than thirty-five feet or twenty percent of the lot, whichever amount is smaller.

D. Intensity of Use: Every lot or tract of land shall have an area of not less than 6,500 square feet.

5. Each single family residence within this "R" district shall have a minimum square footage of 1,200 square feet on the first floor thereof.