

CHAPTER 6

R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

SECTION 6.1 INTENT

This District is intended to provide a medium density residential living environment comprised mainly of single family dwellings, and to foster stable, high quality neighborhoods in older areas of the Village. At the same time, the regulations for this District recognize the need to preserve existing housing stock, allow infill development within older subdivisions, and provide housing that is affordable for the present and future residents of Maybee. Non-residential uses are only allowed to the extent that they serve to further the preservation of stable residential neighborhoods.

SECTION 6.2 PERMITTED USES

No land and/or buildings in the R-2 Single Family Residential District may be used, erected, altered or converted, in whole or in part, except for the following purposes by right:

- A. Accessory buildings, structures, and uses
- B. Adult & child care facilities in accordance with *Section 3.2 Adult and Child Care Facilities*
- C. Publicly-owned and operated parks, playfields and other recreational facilities
- D. Single-family dwellings
- E. Two-family dwellings
- F. Keeping of small animals specifically associated with 4-H activity, provided such activity is managed to prevent noise, odor or runoff from impacting nearby residences.

SECTION 6.3 SPECIAL LAND USES

Land and/or buildings in the R-2 Single Family Residential District may be used for the following purposes when approved by the Village in accordance with the requirements of *Chapter 19, Special Land Uses*:

- A. Adult & child care facilities in accordance with *Section 3.2 Adult and Child Care Facilities*
- B. Bed and breakfast establishments
- C. Cemeteries
- D. Churches and other places of worship
- E. Dwelling units within an existing accessory building

- F. Golf courses or country clubs (including uses such as restaurants without drive-through windows, lounges, pro shops, lodging facilities, and similar uses when accessory to and operated as an integral part of the golf course or country club)
- G. Outdoor Recreation and Entertainment Uses
- H. Public and private K-12 schools
- I. Non-commercial Wind Energy Conversion Systems (WECS)

SECTION 6.4 SITE DEVELOPMENT REQUIREMENTS

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

A. Supplemental Regulations

Setbacks, Height, Area, & Lot Dimension Requirements	See Chapter 13
Site Plan Review	See Chapter 14
Landscaping	See Chapter 15
Parking	See Chapter 16
Signs	See Chapter 17
Special Land Uses	See Chapter 19

- A. New residential subdivisions, site condominiums and residential developments shall be required to install sidewalks along the frontage of all public streets, in accordance with Village standards. The Village Council may authorize an alternate walkway or pathway, if deemed appropriate.
- B. All improved lots or parcels shall be served by public water and sewer.
- C. Outdoor common areas and associated amenities for employees, customers and/or residents shall be provided as appropriate and may include public trash receptacles, bike racks, seating areas, recreation areas, shade trees, bus stop turn-outs, and similar facilities.
- D. In order to ensure public safety, special pedestrian measures such as crosswalks, and other such facilities may be required for a development. The site circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area as appropriate.