

622. **Village 10,000 Square Feet Residential District (VR-10).** *(Amended Ord 2008-38)*

Intent. It is the intent of this district to provide areas for single family residential development, low to moderate density, and to encourage local or neighborhood businesses so as to provide nearby residential areas with convenient service and small retail facilities. The regulations which apply within this District are designed to reduce traffic congestion, avoid the development of “strip” business districts and to discourage industrial and other development capable of adversely affecting the localized residential character of the Village.

622.1 **Permitted Uses.** The following uses shall be permitted in a VR-10 Residential District:

- 622.101 Single-family dwellings, (including mobile homes);
- 622.102 Stores retailing antiques, art, books, newspaper, flowers, gifts, hardware, hobby and craft supplies, jewelry, leather goods, notions and supplies, paint and wallpaper, seeds and feeds,
- 622.103 Barber and beauty shops;
- 622.104 Laundromats;
- 622.105 Day care centers;
- 622.106 Dressmaker, seamstress or tailor;
- 622.107 Public buildings, facility or land;
- 622.108 Accessory uses, including telephone booths associated with non-residential uses;
- 622.109 Bus stops and shelters; and,
- 622.110 Commercial production and harvesting of timber and any activities normally associated with such operation.

622.2 **Conditional Uses.** The following uses shall be allowed in any VR-10 Residential District on a conditional basis, subject to the conditions set forth:

- 622.201 Restaurants excluding drive-ins and drive-thrus, provided that:
 - 622.2012 The size of the building does not exceed 3,000 square feet.
 - 622.2013 No outdoor entertainment is permitted.

- 622.202 The combination of one residential structure with a commercial use herein permitted provided that the dwelling unit has direct access to an abutting street. The connection of two (2) buildings by means of an open porch, breezeway, carport or other such open structure, with or without a roof, shall not be deemed to constitute one building.
- 622.203 Utility substations or subinstallations including water towers, provided that:
- 605.2031 Such uses is enclosed by a fence or wall at least six (6) feet in height above finished grade;
- 605.2032 There is neither office nor commercial operation nor storage of vehicles or equipment on the premises; and,
- 605.2034 A landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
- 622.204 Clustered housing, including assisted living facilities, provided That: *(Amended Ord 2010-06)*
- 622.2041 Only single family houses are allowed;
- 622.2042 Only four (4) houses are allowed per acre; and,
- 622.2043 All setbacks must be met and a minimum of twenty (20) feet must be maintained between all principal structures.
- 622.205 Bed and breakfast provided that: *(Amended Ord. 2016-21)*
- 622.2051 Any bed and breakfast must be located on a lot not less than 32,670 square feet in area; and,
- 622.2052 One sign is permitted, either a wall sign or a monument sign. A wall sign shall not exceed twenty (20) square feet in area. A monument sign shall not exceed twelve (12) feet in height and forty (40) square feet in area.
- 622.206 One accessory dwelling unit shall be allowed on a parcel with a principal use if the total parcel area is at least 12,000 square feet and the habitable space of the accessory unit does not exceed nine

hundred (900) square feet. Additionally, an accessory dwelling unit shall not be permitted as an accessory to a mobile home;
(Amended Ord. 2018-05)

622.3 Other Requirements.

- 622.301 All allowed uses shall be required to conform to the standards set forth in Article VII.
- 622.302 Uses allowed in this district shall meet all standards set forth in Article XI, pertaining to off-street parking, loading and other requirements.
- 622.303 Signs permitted in VR-10 Districts, including the conditions under which they may be located, are set forth in Article X.