

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 6 RB TWO-FAMILY RESIDENTIAL DISTRICTS

Section 600 INTENT:

The RB Two-Family Residential Districts are designed to afford a transition of use in existing housing areas by permitting new construction or conversion of existing structures between adjacent residential and commercial, office, thoroughfares or other uses which would affect residential character. This district also recognizes the existence of older residential areas of the Village where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. This district also allows the construction of new two-family residences where slightly greater densities are permitted.

Section 601 PRINCIPAL USES PERMITTED:

In a RB Two-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. All uses permitted by right and as regulated in the One-Family Low Density Residential District. The standards of the SCHEDULE OF REGULATIONS applicable to the RA-1 One-Family Residential District, shall apply as minimum standards when one-family detached dwellings are erected.
2. Two-family dwellings.
3. Accessory buildings and uses customarily incidental to any of the above permitted uses.
4. Dogs are allowed, but limited to three (3) adult dogs per household, and one (1) litter of puppies can be kept not longer than six (6) months. No kennels are permitted.

Section 602 AREA AND BULK REQUIREMENTS:

See ARTICLE 17 — SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.

Section 603 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. Planned Unit Developments, subject to the conditions of Section 2502.20.
2. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Village. Such review shall consider abutting property and uses as they relate to easements, rights-of-way, and overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the Village. Essential services primarily for residents of the Village of Caro shall be subject to the provisions of Section 1901.