

CHAPTER XI

117.1100

"V" VILLAGE ZONE

117.1101 Purpose.

Sec. 11.01. Within the Township there may be unincorporated villages or growth areas which are designated as Village Zone on the Zoning Map. Because of the existing density of residential and other structures within the zone, the practical application of regulations set forth for the individual zones described in this Ordinance may be impractical. For this reason, it is deemed necessary to establish certain modified regulations to the zones otherwise applicable in this Ordinance when the same are applied to land and uses located within the Village Zone.

117.1102 Applicable regulations.

Sec. 11.02. Except as hereinafter described in this Section, any uses permitted in the R-1, R-2 and Commercial Zones shall be allowed in this zone in accordance with the provision of said zones.

A. Residential One- and Two-Family Uses

1. For unplatted single-family residential lots the following shall apply:
 - a. Each dwelling unit shall have a minimum floor area of nine hundred sixty (960) square feet and a minimum of twenty (20) feet wide throughout the length of the dwelling.
 - b. All lots shall have a minimum width of one hundred (100) feet continuous throughout and a minimum lot area of twenty thousand (20,000) square feet.
2. For unplatted two-family residential lots the following shall apply:
 - a. Each dwelling unit shall have a minimum floor area of eight hundred (800) square feet and a minimum of twenty (20) feet wide throughout the dwelling.
 - b. All lots shall have a minimum width of one hundred (100) feet continuous throughout and shall have a minimum lot area of ten thousand (10,000) square feet per unit.
3. For platted single-family residential lots the following shall apply:

- a. Each dwelling unit shall have a minimum floor area of nine hundred sixty (960) square feet and a minimum of twenty (20) feet wide throughout the length of the dwelling.
 - b. All lots shall have a minimum width of one hundred (100) feet continuous throughout and a minimum lot area of fifteen thousand (15,000) square feet.
- 4. For platted two-family residential lots the following shall apply:
 - a. Each dwelling unit shall have a minimum floor area of eight hundred (800) square feet and a minimum of twenty (20) feet wide throughout the length of the dwelling.
 - b. All lots shall have a minimum width of one hundred (100) feet continuous throughout and shall have a minimum lot area of ten thousand (10,000) square feet per dwelling unit.
- B. *Commercial uses.* Commercial uses as described in Chapter XIII shall be permitted in this zone upon approval as a special exception by the Planning Commission in accordance with Section 18.07.