

DRAFT

**Table 2.3
Warren Village Historic Residential District (WVR)**

(A) Purpose. The purpose of the Warren Village Historic Residential District is to maintain the residential character and historic settlement pattern of Warren Village, while allowing for appropriate home-based business enterprises and civic uses in a central location well served by community services and facilities, and support the Village’s function as a community center.

(B) Permitted Uses

- (1) Accessory Dwelling [(see Section 4.1(A)(1)]
- (2) Accessory Use or Structure
- (3) Agriculture (see Section 9.2)
- (4) Forestry (see Section 9.2)
- (5) Group Home (see Section 4.7)
- (6) Home Child Care (see Section 4.5)
- (7) Home Occupation (see Section 4.8)
- (8) Single Family Dwelling

(C) Conditional Uses

- (1) Accessory Dwelling [see Section 4.1(A)(2)]
- (2) Accessory Use or Structure (to a conditional use)
- (3) Adaptive Re-use (see Section 4.2)
- (4) Bed & Breakfast (see Section 4.10)
- (5) Boarding House
- (6) Cemetery
- (7) Community Care Facility
- (8) Cottage Industry (see Section 4.8)
- (9) Cultural Facility
- (10) Day Care Facility (see Section 4.5)
- (11) Duplex
- (12) Educational Facility (see Section 4.14)
- (13) Gallery/Artist Studio
- (14) Multi-Family Dwelling
- (15) Outdoor Recreation Facility
- (16) Place of Worship (see Section 4.14)
- (17) Public Facility (closed; see Section 4.14)
- (18) Public Facility (open; see Section 4.14)
- (19) PUD (See Article 8, Sec (G) Village Standards)
- (20) Wastewater Treatment/Collection Facility

(D) Dimensional Standards: The following standards shall apply to all development within the Warren Village Historic Residential District

Minimum Lot Size:	1 acre 1/4 acre	Minimum Front Setback	
Max Density (single-family dwelling):	1 unit/ 1/4 acre	(porches & entry ways)	10 feet
Max Density (multi-family dwelling):	4 units/acre	Minimum Side Setback	20 15 feet
Minimum Front Setback:	20 feet	Minimum Rear Setback	20 feet
		Maximum Building Height	35 feet

(E) Supplemental Development Standards:

- (1) Land development on land with a slope gradient of 15% or greater shall prepare and implement an erosion control plan, to be approved by the Development Review Board, in accordance with Section 3.4.
- (2) Notwithstanding the dimensional standards set forth in Subsection (D), structures in excess of the 35' height requirement, and structures located within the setback area, may be permitted as a conditional use in accordance with the procedures and standards set forth in Article 5 and Section 3.6.