

CHAPTER 7

M-F MULTIPLE FAMILY RESIDENTIAL

SECTION 7.1 INTENT

This District is intended to provide a moderate to high density residential living environment and to foster stable, high quality, livable neighborhoods while providing for additional variety in housing opportunities and choices. Non-residential uses are only allowed to the extent that they serve to further the creation of stable residential neighborhoods.

SECTION 7.2 PERMITTED USES

No land and/or buildings in the M-F Multiple Family Residential District shall 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. Multiple-family dwellings
- D. Publicly-owned and operated parks, playfields and other recreational facilities
- E. Two-family dwellings

SECTION 7.3 SPECIAL LAND USES

Land and/or buildings in the M-F Multiple Family 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. Boarding houses
- D. Cemeteries
- E. Churches and other places of worship
- 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. Manufactured Home Communities or Parks
- H. Outdoor Recreation and Entertainment Uses

- I. Public and private K-12 schools
- J. Non-commercial Wind Energy Conversion Systems (WECS)

SECTION 7.4 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

- B. 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.
- C. All improved lots or parcels shall be served by public water and sewer.
- D. A maximum of ten (10) dwelling units per net acre shall be permitted. Net acreage shall be the total site area, exclusive of any dedicated public right-of-way for either interior or abutting streets. No building shall exceed an overall length of one hundred eighty (180) ft. There shall be a minimum distance between ends of contiguous buildings equal to the height of the taller building or twenty-five (25) ft., whichever is greater.
- E. 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.
- F. 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.
- G. A greenbelt shall be required within the front setback for sites containing parking lots with ten (10) spaces or more. A minimum of one (1) tree per twenty (20) linear feet or fraction of street frontage shall be planted. Detention/retention areas shall be permitted within required greenbelts provided they do not hamper the screening intent of the greenbelt or jeopardize the survival of the plant materials.

