

ARTICLE IV - DISTRICT REGULATIONS

CHARTER 406 CF Community Facilities District

SECTION 406.1 PURPOSE

The CF Community Facilities District is established to accommodate the development of necessary facilities in the proper and convenient locations within the Village so as to promote the general safety, convenience, comfort and welfare. The following regulations are established in order to protect such public and semi-public facilities and institutions from the encroachment of certain other uses, and to make such uses compatible with adjoining residential uses.

SECTION 406.2 PERMITTED USES

In a CF Community Facilities District, land and structures may be used or occupied only for a principle use specified, or an accessory use to a permitted principle use as regulated herein.

- a. The categories of principle uses permitted in the CF Community Facilities District are as follows:
1. Government administration facilities, including Village Hall and community center buildings;
 2. Public safety facilities, including police and fire station;
 3. Educational facilities, public and private, including primary, secondary, post secondary schools; technical and vocational schools; and day care centers;
 4. Health and welfare facilities, including public and private general and special hospitals, nursing homes, rest homes, convalescent homes, welfare services and group homes;
 5. Religious facilities churches, temples and other places of worship and places of worship and assembly;
 6. Outdoor recreational facilities such as golf courses and parks.
- b. Accessory uses clearly incidental to a permitted principle use are permitted in the CF Community facilities District and may include, but are not limited to the following:
1. Off-street parking and loading;
 2. Signs as regulated in Chapter 602
 3. Recreational facilities for use by employees or persons using the facility clearly incidental to principle use;
 4. Living quarters for caretakers or staff of a principle use;
 5. Incidental retail or service facilities such as snack bar, lunch room, pharmacy, gift shop or other limited sales area, when wholly enclosed within an otherwise permitted

principle use, clearly designed for the exclusive use and benefit of the users of the principle use, and, provided that such use has no outside identification or customer entrance.

SECTION 406.3 PRINCIPLE BUILDING REGULATIONS

Principle uses and buildings permitted in the CF Community Facilities District shall be located only on a lot that complies with the following specified area and yard requirements and which comply with the specified height regulations.

- a. Each zoning lot shall maintain the following minimum area and width requirements.
 1. The minimum lot area shall be 1 acre.
 2. The minimum lot width at the building line shall be 150 feet.
 3. The maximum lot coverage shall be 25%.
- b. Each zoning lot shall maintain the following front, side and rear yards.
 1. The minimum front yard shall be 35 feet.
 2. The minimum side yard shall be 10 feet plus one foot for each additional foot of building height over 35 feet.
 3. On a corner lot, the side yard adjacent to the side street shall not be less than 35 feet.
 4. The minimum rear yard shall be 35 feet plus one foot for each additional foot of building height over 35 feet.
 5. The minimum side and rear yard adjacent to a residential district shall be 50 feet plus two (2) feet for each additional foot of building height over 35 feet.
- c. The maximum building height shall be 35 feet, with the exception of education, health and welfare, and religious facilities whose maximum height shall be 45 feet.

SECTION 406.4 ACCESSORY USE REGULATIONS

Accessory uses, buildings, and structures permitted in this district shall conform to the following requirements.

- a. Accessory buildings shall be permitted in compliance with the yard requirements for the principle building and shall not exceed 15 feet in height.
- b. Off-street parking and loading shall be located on the property according to the following standards.
 1. The minimum distance from the front property line shall be 20 feet.
 2. The minimum distance from the side and rear property line shall be 5 feet.
 3. On a corner lot, a minimum distance of 20 feet from the side property line adjacent to the side street shall be maintained.
 4. The minimum distance from the side and rear property line adjacent to a residential district shall be 20 feet.

- c. Every part of a lot not occupied by accessory structures, including off-street parking and loading, shall be open to the sky, and the ground area shall be landscaped with grass or similar ground cover, and appropriate plant material.

SECTION 406.5 SITE PLAN REVIEW

Uses in the CF District shall only be permitted after review and approval of the site plans by the Planning Commission according to the standards, criteria and regulations of Section 802.3.