

MULTI-FAMILY RESIDENTIAL - MF

Residential District

Adoption Date: March 18, 2015

Amended Date: January 23, 2019

Print Date: July 16, 2019

Purpose:

The MF district accommodates a range of housing types, including multiple family residences (e.g., townhouses, apartment buildings, and multiplexes), two family residences, and single family detached residences, along with compatible institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The MF district is intended for areas planned for multiple family residential development, or portions of areas planned for neighborhood development at the Village's discretion, within the Comprehensive Plan. (Predecessor district: R-3 Multiple Family and R-4 Multiple Family)

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Two Family Residence
- Multi-family Residence (3-8 units/building)
- Multi-Family Residence (9-32 unit/building)
- Multi-Family Residence (33+ unit building)
- Community Garden
- Passive Outdoor Public Recreation
- Indoor Institutional-General
- Public Service or Utility
- Community Living Arrangement (1-8 residents)
- Community Living Arrangement (9-16 residents)
- Community Living Arrangement (16+ residents)
- Bed and Breakfast

Accessory Uses:

- Detached Accessory Unit (non-residential use)
- Detached Accessory Unit (residential use)
- Family Day Care Home (4-8 children)
- In-home Suite
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

Conditional Uses:

Primary Uses:

- Mixed Use Dwelling Unit
- Active Outdoor Public Recreation
- Indoor Institutional-Intensive
- Outdoor Institutional
- Institutional Residential
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Bed and Breakfast
- Boarding House
- Tourist Rooming House
- Personal Storage Facility
- Off-site Parking
- Communication Tower

Accessory Uses:

- Intermediate Day Care Home (9-16)
- Home Occupation
- Accessory Dwelling Unit
- Large Exterior Communications Device
- Private Lake (Pond)
- Donation Drop-off Box or Vending Machine

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Minimum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
3,000 ft ² / Dwelling unit	100 ^b	40	40%	10% of Lot Area	30%

^a Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).

^b For zero lot line structures, each separate lot must be at least 50 feet in width.

^d Single-Family Detached Residences within the MF district shall comply with the SF-S district requirements. Two-family Residences within the MF District shall comply with 2F district requirements.

Minimum Setbacks (ft) ^{b,f}								Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building	
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
30	30	8	20	6	6	6	10	10	40	3	15	1

^a See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings and other standards associated with detached accessory structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).

^c Minimum street side yard setbacks are equal to the minimum street side yard setbacks for principal structure.

^d Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

^f Single-family detached residences shall comply with requirements of the SF-S district. Two-family residences shall comply with requirements of the 2F district.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 12 ft ² Max	Type: Arm/Post or Monument Max Area: 12 ft ² Max Height: 8 ft	ONE On Building or Freestanding sign per lot with setback equaling the height of the sign, no less than 3ft

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.

