

SECTION 4.4 - MU-1, MUNICIPAL UTILITIES DISTRICT

Section 4.4.1 -- STATEMENT OF PURPOSE: The MU-1 (Municipal Utilities) District is established as a district intended to include all properties involved in support of the municipal utilities system and provision of essential services to the residents of the Village.

Section 4.4.2 -- PRINCIPAL PERMITTED USES: The following provisions apply in the Municipal Utilities District. Any use not expressly permitted is prohibited.

1. Structures involved in provision of essential utility services, including municipal water wells, distribution facilities, and towers; electrical substations; telephone switching facilities; Department of Public Works buildings and material storage areas, and wastewater treatment facilities.
2. Government buildings.

Section 4.4.3 -- CONDITIONAL USES: The following uses shall be permitted subject to the conditions hereinafter imposed and subject to the review and approval of the Planning Commission in accordance with Section 5.3.

1. Communications Towers, including cellular communications, subject to the conditions set forth in Section 4.7.8.3.

Section 4.4.4 -- AREA, YARD, HEIGHT, AND BULK REQUIREMENTS:

1. Area, yard, height, and bulk requirements, unless otherwise specified shall follow the Schedule of Regulations below:

**TABLE 4.4.4
District Area, Yard, Height, and Bulk Requirements**

Zoning District	Lot Requirements			Min. Yard Requirements (ft.)			Min. Floor Area (Sq. Ft.)	Max. Building Height (F)	
	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Lot Coverage	Front	Side	Rear		Principal Buildings	Accessory Buildings (G)
MU-1Municipal Utilities	N/A	N/A	N/A	20	N/A (A)	N/A (A)	N/A	35 ft. or 2 ½ stories	35 ft.

2. Footnotes:

- A. When MU-1 developments abut residential districts, a 10 foot landscaping strip shall be provided. This strip shall contain a hedge at least 3 feet in height, or a berm 4 feet in height, or a combination thereof. The strip will also contain one tree for every 35 feet of its length. Trees shall be at least 2 ½ inch in caliper at root ball and shall be of a coniferous species which provides sufficient screening to neighboring areas. (Amended, effective May 20, 2009.)