

§ 151.084 RUC - MARVIN RESIDENTIAL UNION COUNTY.

(A) *Generally.* The RUC District is established to allow for the single-family residential development within existing subdivisions developed under R-40 Union County zoning regulations that have been annexed into the village.

(B) *Permitted uses.*

- (1) Single-family dwellings;
- (2) Mobile homes, classes A and B;
- (3) Family care home for up to six clients;
- (4) Essential services, class I;
- (5) Customary home occupations in accordance with § 151.045;
- (6) Day care centers, small group;
- (7) Village government buildings and facilities; and
- (8) Yard sales.

(C) *Conditional uses.* The following uses may be permitted by the Village Council in accordance with §§ 151.100 through 151.109.

- (1) Public parks and recreational facilities;
- (2) Public safety stations;
- (3) Lighting for proposed or existing sports fields or sports fields proposed as an accessory use; and
- (4) Essential services, class II and III.

(D) *Yard regulations.*

- (1) *Minimum lot area.*

<i>Use</i>	<i>Minimum Lot Area</i>
<i>Use</i>	<i>Minimum Lot Area</i>
Customary home occupations in accordance with § 151.045	Varies as shown on the recorded final plat
Day care centers, small group	Varies as shown on the recorded final plat
Essential services, class I	Varies as shown on the recorded final plat
Family care home for up to 6 clients	Varies as shown on the recorded final plat
Mobile homes, classes A and B	Varies as shown on the recorded final plat
Single-family dwellings	Varies as shown on the recorded final plat
All other uses	43,560 square feet

- (2) *Minimum front yard setback.*

<i>Use</i>	<i>Minimum Front Yard Setback</i>
All essential services, class III uses; television and	300 feet

communication towers	
Telecommunication tower setbacks are as listed in § 151.065(H)	
Single-family dwellings and mobile homes	Varies as shown on the recorded final plat
All other uses	50 feet

(3) *Minimum lot width.* Varies as shown on the recorded final plat.

(4) *Minimum side yard setback.*

<i>Use</i>	<i>Minimum Side Yard Setback</i>
All essential services, class III uses; television and communication towers	100 feet
Telecommunication tower setbacks are as listed in § 151.065(H)	
Single-family dwellings and mobile homes	Varies as shown on the recorded final plat
All other uses	20 feet, except 25 on corner lots

(5) *Minimum rear yard setback.*

<i>Use</i>	<i>Minimum Rear Yard Setback</i>
All essential services, class III uses; television and communication towers	100 feet
Telecommunication tower setbacks are as listed in § 151.065(H)	
Single-family dwellings and mobile homes	Varies as shown on the recorded final plat
All other uses	40 feet

(6) *Maximum building height.* Except as permitted in § 151.053.

<i>Use</i>	<i>Maximum Building Height</i>
All uses	35 feet
The finished grade along the front of the building shall be no greater than 2 feet above the highest adjacent grade prior to construction without prior approval by the village	

(Ord. OR-1996-02-01, passed 2-13-1996; Ord. passed 8-8-2006; Ord. passed 4-17-2007; Ord. passed 4-21-2009)