

ARTICLE 07 - SCENIC RESOURCE

Section 7.1 - Intent.

This district is designed to promote the use of the wooded area of the Village in a manner that will retain the basic attractiveness of the natural resources.

Section 7.2 - Uses Permitted By Right.

- (1) One-family dwellings.
- (2) Hunting and fishing cabins.
- (3) Farms and agricultural operations.
- (4) Golf courses.
- (5) Public parks, recreation areas and camping grounds.
- (6) Travel trailers and campers with a current vehicle license maintained in sound running condition, provided they do not occupy the property more than 30 days in any calendar year.
- (7) Public utilities, installed underground as per Village Ordinance.

Section 7.3 - Dimensional Requirements.

See Table 1 Page 56.

Section 7.4 - Special Land Uses and Activities Eligible for Approval Consideration

- (1) Civic buildings.
- (2) Nursery schools, preschool and day care centers, subject to State licensing requirements.
- (3) Planned Unit Developments.
- (4) Public and private utility facilities not approved as part of a subdivision plat.
- (5) Religious institutions.

Section 7.5 - Additional Setback.

All lots in this district which share a border with U.S. 31 are required to maintain an additional setback of 40 feet beyond that which is stipulated in Table 1. This additional

setback shall maintain not less than 80% of its area as natural vegetation and forest cover.

Section 7.6 - Clustering Density Bonus.

In order to maintain the inherently undeveloped overall nature of this district, a Density Bonus from .5 dwelling units per acre to .75 dwelling units per acre can be awarded for developments of at least 15 acres where over 50% of the land is deeded in perpetuity to open space or forest preservation. This calculation cannot include wetlands, river frontage, or any required setback or Greenbelt area.