

4 ORDINANCE NO. 2026-02

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6 **An Ordinance Creating § 335-21.2 Rm-3 Multiple-Family Residential District of the Elm**  
7 **Grove Code of Ordinances Accommodating Community-based residential facilities**  
8 **(CBRFs) and Residential Care or Assisted Living for Eligible Residents**  
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11 **THE VILLAGE BOARD OF THE VILLAGE OF ELM GROVE DO ORDAIN AS FOLLOWS:**  
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15 **SECTION 1: § 335-21.2. Rm-3 Multiple-Family Residential District of the Village of Elm**  
16 **Grove Ordinances is hereby created to read as follows:**  
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18 The Rm-3 Multiple-Family Residential District is intended to accommodate community-based  
19 residential facilities (CBRFs) and residential care apartment complexes (RCACs), as defined in  
20 Wis. Stat. chap. 50, providing supervised residential care, supportive services, or assisted living  
21 for eligible residents. Facilities within this district shall be fully served by municipal sanitary  
22 sewers.  
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24 A. Permitted principal uses.

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26 (1) Community-based residential facilities with densities not to exceed 12 residential  
27 units per net acre. An enhanced density of not more than 35 residential units per net  
28 acre may be granted at the discretion of the Board of Trustees if found to comply  
29 with all criteria listed under § 335-30F(3)(d). All residential units in a community-  
30 based residential facility allowable under this subsection shall consist of at least a  
31 single room with an attached bathroom that shall not be occupied by more than two  
32 residents.  
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34 (2) Residential care apartment complexes with densities not to exceed 12 residential  
35 units per net acre. An enhanced density of not more than 30 residential units per net  
36 acre may be granted at the discretion of the Board of Trustees if found to comply  
37 with all criteria listed under § 335-30F(3)(d).  
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39 B. Permitted accessory uses.

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41 (1) Off-street parking and loading areas.

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43 (2) Accessory structures and uses customarily incident to the above uses.  
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45 C. Lot area and width.

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47 (1) Lots shall be a minimum of 40,000 square feet in area.

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(2) Lots shall not be less than 100 feet in width at the front building line.

D. Building height and area.

(1) The principal structure may not exceed three stories in height.

(2) Maximum impervious surface: 65% of lot area.

(3) Maximum building footprint area: 65% of lot area.

E. Yards (principal and/or accessory buildings).

(1) There shall be a minimum building setback of 50 feet from the abutting street right-of-way.

(2) There shall be a side yard setback on each side of the principal structure not less than 30 feet in width.

(3) There shall be a rear yard setback of not less than 25 feet

**Section 2:** This ordinance shall take effect and be in full force from and after its passage and publication by posting.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

VILLAGE OF ELM GROVE

By: \_\_\_\_\_

Jim Koleski, Village President

ATTEST:

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Crystal Turner, Village Clerk/Deputy Treasurer