

ARTICLE 12A

LOD – LAKE OVERLAY DISTRICT

SECTION 12A.01 PURPOSE

The purpose of this overlay district is to provide for some relief from the site development regulations within the underlying residential zoning district where such lots are riparian in nature, having frontage onto a lake. The intent is to consider that most properties subject to this overlay district are lots of record, having been established prior to adoption of this zoning ordinance. Toward this end, such lots are deemed to have established lot area and lot width and shall only be regulated as to lot coverage and required yard setbacks. Based upon this legal nonconforming status, they may otherwise be subject to request for variance when any instance of alteration or expansion is proposed. This overlay district is only directed at providing relief for single family dwellings, and is limited to reductions in yard setbacks and increased lot coverage. A review of prior variance requests has been utilized in developing this overlay district.

SECTION 12A.02 PERMITTED USES

The following building and structures, and uses of parcels, lots, buildings, and structures are permitted in this district:

- A. One-family dwelling.

SECTION 12A.03 REGULATIONS

The following regulations shall apply in all LOD – Lake Overlay Districts:

- A. The maximum lot coverage shall not exceed forty (40) percent
- B. Yard Requirements:
 - 1. Front Yard: Not less than seventeen (17) feet from the street right of way line, or fifty (50) feet from the center of the road, whichever is greater.
 - 2. Side Yards: Least width of either yard shall not be less than ten (10) feet, or a total of twenty (20) feet for both side yards provided the minimum side yard is not less than five (5) feet.
 - 3. Rear (Riparian) Yard: Not less than fifty (50) feet, or the average setback of the two adjoining properties, whichever is greater.