

**111.800**

**LAKE RESIDENTIAL DISTRICT “LR”**

**111.801**

**Permitted uses.** This district is intended for detached single family residential use, year-round lake resort dwellings and the safe and healthful development of the lake shores and streams of Porter Township. The following uses are permitted:

- (a) The uses permitted in the Residential “R-1” District.
- (b) **Pump houses**, provided that they shall not exceed sixteen square feet in area and not be of a height exceeding three feet above ground level and that they shall be located not closer than five feet to any side lot line.
- (c) **Sheds** - where the lot is located on a lake or stream shall not be:
  - 1. situated closer than 20 feet to the lake or stream.
  - 2. closer than 3 feet to any side lot line;
  - 3. not of a height exceeding 10 feet; and
  - 4. not over 100 square feet floor area.
- (d) **Gazebos** are considered accessory buildings and shall be treated as same except:
  - 1. said gazebo shall not exceed 12 feet in height; and
  - 2. shall not exceed 150 square feet of floor area.(Amended: No. 1, 11-8-83; 2-11-92; 7-12-94)
- (e) **Decks** meeting the following regulations are permitted:
  - 1. Decks attached to a residential dwelling are not considered a part of that dwelling and can not be included when calculating residential floor area.
  - 2. Decks shall not extend into the front, rear, or side yard set backs beyond that specified for the district.
  - 3. Unattached, free standing decks shall not exceed 30 inches floor height.
  - 4. Decks shall not unreasonable restrict the view of roads and lakes from neighboring property.
  - 5. A Zoning Compliance Permit is required for all decks.

**111.802**

**Prohibited uses.** The following uses are prohibited:

- (a) All uses prohibited in the Residential “R-1” district are prohibited in the Lake Residential “LR” District.
  - (b) The use of watercraft as living quarters while on land or water.
  - (c) Beach houses, except as provided for in 111.102.
  - (d) Boat Houses, except as provided for in 111.102
- (Approved: 3-9-93) Amended 08/14/07

**111.803 Limited waterfront use/keyhole developments. (Also see Riparian Waterfront Use Regulations - Keyhole or Funnel Waterfront Access Ordinance Number 53.000).**

(a) Where a parcel of land contiguous to a body of water is used for residential purposes involving more than one dwelling unit; a recreational park bordering on said body of water may be dedicated for the purposes of swimming, fishing, and picnicking, the privileges of which are to be reasonably enjoyed by the owners and occupants of the contiguous lots; provided however, that in said recreational park there is dedicated at least fifty (50) lineal feet of water frontage for each dwelling unit; provided further that no recreational park so created shall have less than two hundred (200) feet of water frontage. The launching and docking of power boats exceeding 10 H.P. from said recreational park shall not be permitted. No use shall be made of any such recreational land or water for public or commercial beaches or recreational use operated for profit. This applies to lots platted from the effective date of this ordinance and October 10, 1989.

(b) Any individual owning a lake front lot and a row of platted back lots on the effective date of this Ordinance may use this lot for access for not more than one row of platted back lots; provided however, that there are at least 20 lineal feet of water frontage for each dwelling unit. (Amended: No., 6-C, 10-10-89)

(Amended: No. 1, 11-8-83; No. 5-C, 8-11-87; 1-8-91; 5-14-96; 2-08-2000)

**111.804 Height and area.** The following Height and Area regulations shall apply:

(a) **Height:** No building shall exceed a maximum height of two and one-half stories or 35 feet, whichever is the lesser.

(b) **Front yard:** There shall be a front yard of not less than 35 feet depth. Where the lot is located on a lake or stream, the water frontage shall be considered the front yard, and no boat houses and accessory buildings, except as provided for in SECTION 1, (c), and (d) are permitted. (Amended 11-17-83)

(c) **Side yard:** There shall be two side yards totaling at least 20 feet and no side yard shall be less than six feet, provided however, that when a side lot line adjoins a street a minimum yard of 15 feet is required. This applies to lots platted before February 8, 2000 and having a lot width of less than 100 feet. All lots exceeding 100 feet shall have two side yards totaling at least 30 feet and no side yard shall be less than 10 feet, provided however, that when a side lot line adjoins a street a minimum yard of 20 feet is required. (Amended 11/13/2006)

(d) **Rear yard:** There shall be a rear yard of at least 30 feet, except that where the lot is located on a lake or stream, and the water frontage is considered the front yard, the rear yard setback may be established by 40% of the dwellings in the immediate area, but in no case less than 15 feet. Both residential and accessory buildings must conform to this requirement.

(e) **Minimum lot size** shall be twenty four thousand square feet (24,000 sq ft) unless said lot (s) are located within a municipal sanitary sewer district. Lot (s) located within such a district shall be a minimum of twenty thousand square feet (20,000 sq ft). (Amended 02-08-2000, 11/08/2005)

(f) **Lot width:** The minimum width for lots platted after February 8, 2000 shall be 100 feet at the waterfront. For the purpose of computing the length of frontage, the measurement shall be along the water's edge in a straight line from lot line to lot line at the normal high water mark as determined by the Department of Natural Resources, or if the department has not made such a finding, the normal high water mark location shall be determined at the discretion of the Township. (Amended 02-08-2000, 09/11/07)

(g) **Floor area:** There shall be a minimum floor area of 1,200 square feet.

(h) A lot in single ownership at the effective date of this Ordinance which contains less than the 80 percent of the Zone District width and area requirements and is not adjacent to lots owned by the same person, family, partnership or corporation may be sold and /or utilized for a single home.

(i) Front and rear yard requirements must be met, but in order to encourage maximum use of such land, the side yards may be reduced to 80 percent of the Zone District requirements.

(j) Where any of the existing side or rear yard setbacks for a residence to be demolished, including foundation, and replaced with a new residence that do not meet current requirements of section 4 above, the owner may request to build the new structure within the existing side and /or rear setbacks. Such setbacks must not cause a safety, drainage or encroachment problem in the opinion of the Zoning Administrator. Front yard setbacks must comply with current zoning regulations. The Zoning Administrator may issue a Zoning Compliance Permit granting the existing setbacks or may deny it and require the parcel owner to go before the Zoning Board of Appeals for a variance. (Amended 6-01-03)