

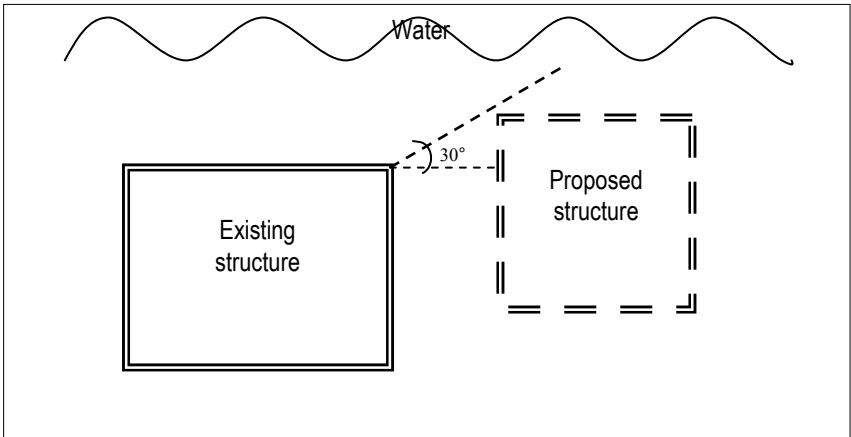
**SECTION 705. DIMENSIONAL REQUIREMENTS**

**705.1 MINIMUM LOT SIZE.**

Each lot shall contain a minimum of twelve thousand (12,000) square feet. Each lot shall have a minimum width of one hundred (100) feet of frontage on a public or private road.

**705.2 MINIMUM YARD REQUIREMENT.**

- A. Each front yard shall be a minimum of twenty-five (25') feet from road right-of-way.
- B. Each side yard shall be a minimum of at least six (6') feet, with total minimum side yards of sixteen (16') feet from the property line.
- C. On lots abutting on water such as lakes, streams, rivers and bays, no building or structure shall be erected less than thirty-five (35') feet from the ordinary high water mark as determined by survey, or if not established, then the highest known water level.
- D. The building setback on the lakeside of a waterfront property shall be such that from an adjoining property structure, by using a measurement from the front face corners of the existing principal structure (not including decks or porches, covered or uncovered) as a baseline to the proposed structure and/or addition, there shall be no more than a thirty (30°) degree angle. In addition, no trees or shrubs shall be planted within this thirty (30°) degree angle which will block the view from (of) existing neighboring properties.



The purpose being that new residences or additions should not obstruct the view from (of) existing neighboring properties. A special variance shall be required where the existing structure is setback more than fifty (50') feet from the front (waterfront) property line.

### **705.3. MAXIMUM LOT COVERAGE.**

~~Twenty five (25%) percent of the property may be covered by buildings and structures.~~  
Thirty-five (35%) percent of the property may be covered by buildings and structures.  
*Amended 8.17.09*

### **705.4 MAXIMUM BUILDING HEIGHT.**

In this District maximum height shall be as listed below:

- A. Residential dwelling unit ~~twenty-eight (28')~~ thirty-five (35') feet or two (2) stories in height above the average grade of adjacent properties. In addition, site plan review will take into consideration existing structures on adjacent properties in order to maintain harmony. *Amended 8.17.09*
- B. Detached accessory structure twenty-one (21') feet, ten (10') feet wall height.
- C. The wall height of any structure in the same footprint or on the same foundation of the principal dwelling, whether above or below the average grade, the bottom story, basement, garage, etc., is limited to ten (10') feet sidewalls. If the story or basement is converted to a garage, the garage floor area cannot be larger than six hundred seventy-two (672') feet in ground floor area. *Amended 9.17.12*

### **705.5 ACCESSORY STRUCTURES.**

Accessory structures are permitted in the R-1 district, subject to the following and additional structure regulations as contained in Chapter 12:

- A. One (1) garage (attached or detached) plus one (1) accessory building shall be permitted on any one parcel.
- B. An accessory or garage building, whether attached or unattached, shall not exceed ~~six hundred seventy-two (672)~~ eight hundred sixty-four (864) square feet. *Amended 11.19.2012*
- C. No two combined accessory structures shall exceed one thousand two hundred (1,200) square feet in area.
- D. When a garage is structurally attached to a main building, it shall be subject to and must conform to all regulations applicable to the main or principal building.

- E. No garage, accessory building or portion thereof shall be erected or extended into the required front and waterfront yard setback areas. An attached garage building of fireproof construction may be erected to extend beyond the front line of the house except that such garage shall not encroach upon the minimum front yard setback area as required by this ordinance. No garage or accessory building shall be permitted in the waterfront yard.
- F. Setbacks for Accessory Structures are as follows:
1. For all attached garages, the structure is subject to the same setback regulations as the principal structure.
  2. For all detached structures, the structure must be located a minimum of ~~ten (10)~~ five (5) feet from the nearest point of ~~the principal structure~~ any adjacent building and conform to all other setback regulations as the principal structure. *Amended 8.06.2015*

#### **705.6 BOAT HOISTS AND DOCK LOCATIONS.**

All boat hoists, watercraft hoists or docks placed in the waters abutting waterfront property shall be located in the center of said property. No more than three (3) hoists shall be allowed per waterfront residence.