

CHAPTER 7 L-R LAKES RESIDENTIAL DISTRICT

Section 7.1 Description and Purpose. The L-R Lakes Residential District is intended for residential development around certain lakes in the Township. The regulations are designed to control new development in an orderly manner which avoids the creation of development at densities which could lead to degradation of the surface water quality or overuse of the lake. At the same time, these regulations recognize that substantial development of lakefront property has already taken place, and recognize the value and desirability of existing lakefront lots and the desire of owners of existing lots to maintain and make improvements to existing structures.

Section 7.2 Permitted Uses. Land, buildings and structures in the L-R District shall be used only for the purposes stated in Table 7.2, as follows:

Table 7.2 Permitted Uses.	
Permitted Land Use	Regulation or Exception
1. Single-family detached dwellings	
2. Family child care home	As defined in Chapter 2; in private home only; must be state-licensed
3. Solar Energy Facility, Wind Energy Facility and Energy Storage Facility	Only those facilities which are eligible for, and which have been granted a certificate from the Michigan Public Service Commission under Part 8 of the Clean and Renewable Energy and Energy Waste Reduction Act, MCL 460.1221 et seq.

Section 7.3 Special Land Uses. The special land uses stated in Table 7.3 may be permitted if approved by the Planning Commission under Chapter 12:

Table 7.3 Special Land Uses.	
Special Land Use	Regulation or Exception
1. Personal storage building across street from dwelling	
2. Shared-access property on body of water	
3. Campgrounds	
4. Group child care home	As defined in Chapter 2; in private home only; must be state-licensed

Section 7.4 Other Land Uses. The other land uses stated in Table 7.4 may be permitted as follows:

Table 7.4 Other Land Uses.

Land Use	Regulatory Section of Ordinance
1. Accessory buildings and uses	Sections 4.6 and 4.7
2. Home occupation	Section 4.16
3. Outdoor lighting	Section 4.19
4. Signs	Chapter 14
5. Private roads	Section 4.20
6. Off-street parking and loading	Chapter 15
7. Essential services	Section 4.13
8. Condominiums; site condominiums	Chapter 13
9. Nonconforming structures and uses	Chapter 16
10. Wireless communication facilities	Section 4.26 (towers not exceeding 50 feet)
11. Temporary building	Section 4.32
12. Natural river district	Section 4.29

Section 7.5 Height, Yard, Buildings and Area Requirements.

Table 7.5.1 Minimum Lot Area, Lot Width; Required Building Setbacks	
Minimum lot area, lots of record as of 1/28/1997	5,000 square feet
Minimum lot area, lots of record after 1/28/1997	1 acre
Minimum lot width, lots of record as of 1/28/1997	50 feet measured at the ordinary high water mark of the abutting body of water
Minimum lot width, lots of record after 1/28/1997	150 feet measured at both the ordinary high water mark of the abutting body of water and the nearest right-of-way line of the abutting street

Minimum required building setbacks		
Lots of record as of 1/28/1997		
	Front yard, lakeside	35 feet
	Side yard	Two side yards of eight feet each
	Rear yard, street side	20 feet
Lots of record after 1/28/1997		
	Front yard, lakeside	35 feet
	Side yard	Two side yards of at least 10 feet each
	Rear yard, street side	25 feet

Table 7.5.2 Required Building Height

Maximum building height	35 feet
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Table 7.5.3 Minimum Floor Area of Dwelling

Single-family detached dwelling	850 square feet
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Section 7.6 Other L-R District Regulations.

Table 7.6 L-R District Land Uses.

Land Use	Regulation or Exception
1. Residential decks	Decks shall be set back at least eight feet from the side lot lines. Decks shall not cover more than 40% of the required building setback area on the lake side.

Section 7.7 Other Regulations. Other regulations as to certain land uses may apply, as stated in the respective section or chapter noted in Table 7.7, as follows:

Table 7.7 Other Regulations	
Land Use	Regulatory Provision in Ordinance
1. Existing parcels of land	Section 4.3
2. Height exceptions	Section 4.19
3. Minimum requirements for single-family dwellings	Section 4.14
4. Inoperable motor vehicles	Section 4.21
5. Trash and junk	Section 4.22
6. Flag lots	Section 4.27
7. Motor vehicle repair	Section 4.23
8. Corner lots	Section 4.10
9. Fences and walls	Section 4.25
10. Lot depth to width ratio	Section 4.15