

ARTICLE IX. MEDIUM DENSITY LAKE RESIDENTIAL DISTRICT “LR-2”

Section 901. INTENDED PURPOSES

The intended purpose of establishing the “LR-2” District is the same as that of the “LR-1” District, with additional consideration for the areas where, because of smaller lot sizes, higher densities of existing development, and other consideration certain standards and regulations must be adopted.

Section 902. PERMITTED USES

The following uses of land and structures shall be permitted in a Medium Density Lake Residential District.

- A. Any use permitted in the “R-1” District, except for home occupations.
- B. Pump Houses - provided they shall not exceed sixteen (16) square feet in area and not be of a height exceeding three (3) feet above ground level; and they shall be located not closer than ten (10) feet to any side lot line.

Section 903. USES PERMITTED AS SPECIAL LAND USES

The following uses of land and structures may be permitted in a Medium Density Lake Residential District upon issuance of a special land use permit in accordance with the procedures and criteria contained in Article XIII.

- A. The use of open lands and waters for privately owned and operated parks, picnic groves, golf courses and similar facilities for outdoor exercise and recreation but not including racetracks or miniature golf courses.
- B. Boat liveryes
- C. Community facilities and public utility uses directly related to and necessary for essential services within the district or Township.

Section 904. LOT AREA WIDTH AND YARD REQUIREMENTS

The following lot area, width and yard requirements apply to the “LR-2” District:

Minimum Lot Area:	5000 square feet
Minimum Lot Width:	50 feet
Minimum Front/Waterfront Yard:	20 feet
Minimum Side Yard:	10 feet
Minimum Rear Yard:	20 feet

**Waterfront lot owners should also see Section 1804.
Corner lot owners should also see Section 1814.**

Section 905. BUILDING HEIGHT AND AREA REGULATIONS

The following building height and floor area requirements apply to the “LR-2” District:

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|--------------------------|-----------------------------------------------------------------------------------------------------|
| Minimum Floor Area: | a. 1,000 square feet
b. 600 square feet for ground floor of dwellings having more than one story |
| Maximum Building Height: | 35 feet |

Section 906. VISION CLEARANCE

Vision clearance requirements will be in accordance with the provisions of Article XVIII, Section 1818 of this Ordinance.

Section 907. OFF STREET PARKING

Off-street parking requirements will be in accordance with the provisions of Article XVI of this Ordinance.

Section 908. SIGNS

Sign requirements will be in accordance with the provisions of Article XVII of this Ordinance.

Section 909. SUPPLEMENTARY STANDARDS

- A. All uses shall comply with the supplemental provisions of Article XVIII as applicable.
- B. A Site Plan review shall be submitted in accordance with the requirements of Article XIV.
- C. All lots with at least one (1) lot line bordering a lake within this District shall comply with the provisions of Section 809, paragraph C.