

ARTICLE VIII. LAKE RESIDENTIAL DISTRICT “LR-1”

Section 801. INTENDED PURPOSES

It is the intent of this Ordinance to designate certain portions of the Township for single-family dwellings. Recognizing that residential development already exists and is likely to occur in the lake areas that are not in full accordance with the “R- 1” and “R-2” Districts, it is further the intent of this Ordinance that uses within this area be located to protect the water quality, fish and wildlife resources, scenic and aesthetic qualities, and recreational values.

Section 802. PERMITTED USES

The following uses of land and structures shall be permitted in a Lake Residential District:

- A. Any use permitted in the “R-1” District
- 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 803. USES PERMITTED AS SPECIAL LAND USES

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

- A. Churches, parish houses, schools, educational and philanthropic institutions
- B. 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.
- C. Boat liveryes
- D. Community facilities and public utility uses directly related to and necessary for essential services within the district or Township.

Section 804. LOT AREA WIDTH AND YARD REQUIREMENTS

The following lot area, width and yard requirements apply to the “LR- 1” District:

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|--------------------------------|--------------------|
| Minimum Lot Area: | 10,000 square feet |
| Minimum Lot Width: | 75 feet |
| Minimum Front/Waterfront Yard: | 20 feet |

Minimum Side Yard: 15 feet
Minimum Rear Yard: 25 feet
**Waterfront lot owners should also see Section 1804.
Corner lot owners should also see Section 1814.**

Section 805. BUILDING HEIGHT AND AREA REGULATIONS

The following building height and floor area requirements apply to the “LR-1” 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 806. VISION CLEARANCE

Vision clearance requirements will be in accordance with the provisions of Article XVIII, Section 1807 and 1818 of this Ordinance.

Section 807. OFF-STREET PARKING

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

Section 808. SIGNS

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

Section 809. SUPPLEMENTAL 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. The following provisions apply to all lots with at least one (1) lot line bordering a lake within this District.
 - 1. As of the effective date of this Ordinance, no dwelling or other main building, accessory building, or septic system shall be constructed, erected, installed, or enlarged within a minimum of twenty-five (25) feet, as measured from the ordinary high water mark of the lake. A dwelling or

other main building, accessory building, or septic system at the time of the effective date of this ordinance not meeting the requirements of this subsection shall not for a period of twelve (12) months be prevented from reconstructing, repairing or maintaining their facilities in the event of destruction by a fire or Act of God. If the reconstruction of the structure does not occur within a twelve (12) month period, the structure will be required to meet all ordinance regulations set forth in the district.

2. The following additional setbacks, as measured from the ordinary high water mark of the lake, shall apply to the following specific uses or activities:

The storage of liquid petroleum above or below ground (except fuel oil tanks) in excess of forty (40) gallons or the storage of any other hazardous substances in excess of fifteen (15) gallons: one hundred and fifty (150) feet.

3. No dwelling shall be constructed or placed on lands which are subject to flooding or on banks where a minimum of four (4) feet between the finished grade level and high water line cannot be met. Land may be filled to meet the minimum requirement of four (4) feet between the finished grade level and ordinary high water mark of the lake only under the following conditions:
 - a. No material is allowed to enter the water either by erosion or mechanical means.
 - b. Fill material is of a pervious material such as gravel or sand.
 - c. Any and all permits have been acquired as required by the laws of the State of Michigan and the rules and regulations of the State of Michigan, provided that it shall be unlawful to alter the shoreline of any watercourse, lake or reservoir in the Township by soil removal or fill.
 - d. All filling or grading work shall be accomplished so as not to alter the natural drainage of adjoining land.