

**CHAPTER 8**  
**LR LAKE RESIDENTIAL DISTRICT**

**Section 8.01. Description and Purpose.** This district is intended to promote and encourage the proper use and development of lands abutting lakes and waterways and to avoid land development at building densities which could lead to the unnecessary degradation of the quality of surface waters and associate lake and waterway environment.

**Section 8.02. Permitted Uses.** Land, buildings and structures in this district may be used for the following purposes only:

- (a) Single family dwellings.
- (b) Family daycare homes with no more than six minor children.
- (c) State licensed adult foster care family homes with no more than six adults.
- (d) Accessory buildings, structures and uses customarily incidental to any permitted use or special land use.

**Section 8.03. Special Land Uses.** The following uses may be permitted as a special land use subject to the requirements of Chapter 15:

- (a) Public and private non-commercial parks, play grounds, athletic fields and community center buildings.
- (b) Private and public schools, libraries, museums, and similar uses, when owned and operated by a governmental agency or nonprofit organization.
- (c) Bed and breakfast establishments.
- (d) Family daycare homes for more than six minor children.
- (e) State licensed adult foster care family homes for more than six adults.

**Section 8.04. District Regulations.**

- (a) Where no public or community sewer system is provided, there shall be a minimum lot area of at least 20,000 square feet and a minimum lot width of not less than 100 feet.
- (b) Where a public or community sewer system is provided, there shall be a minimum lot area of at least 5,000 square feet and a minimum lot width of not less than 50 feet.
- (c) Minimum Required Building Setbacks.
  - (1) Front Yard. Fifty feet.
  - (2) Side Yard. A total of 20 feet, provided that no side yard shall be less than ten feet.

- (3) Rear Yard. Twenty five feet.
- (d) Maximum Building Height. Thirty five feet.

**Section 8.05. Minimum Floor Area.** Each dwelling shall have a minimum of 980 square feet of usable floor area.

**Section 8.06. Other Regulations.** The following additional regulations shall be complied with:

- (a) No private sewage disposal system, drainfield, septic tank or similar device for the disposal of household or human wastes shall be located in any side yard or between the principal structure and the waterfront unless a completely enclosed water tight container permitting no discharge into surrounding soil or water seepage into said container is used.
- (b) Accessory structures located between the waterfront and the principal dwelling shall comply with the side yard requirements for the principal building. Docks, wharves, boat houses, boat landings and similar structures shall be considered accessory structures and shall not extend into any lake or other body of water further than a distance equal to the distance of such structures from the nearest side lot line, and shall not extend more than 10 percent of the width of a stream or river into said stream or river, measured horizontally from the water line. Seasonal docks, boat houses, boat landings and similar structures in lakes or other bodies of water shall not be longer than is required to reach a water depth of four and one-half feet. Seasonal accessory structures located in rivers or streams shall not be longer than 10 percent of the width of the river or stream, as measured at the point of location of such structures.
- (c) Site plan approval is required for all non-residential uses and structures, and for all parking areas with more than four parking spaces.
- (d) Any use or structure which singly or in combination with neighboring uses or structures pollutes or otherwise adversely affects the water quality, cleanliness or safe and healthy use of lakes, streams, or other bodies of water or water supply within the Township is hereby declared a violation of this Ordinance.