

**ARTICLE V
LAKESHORE RESIDENTIAL DISTRICT (L/R)**

Section 5.1 Intent - It is the purpose of the L/R District to regulate land uses in the immediate vicinity of the shores of the Platte Lakes, Crystal, Long and Rush Lakes. Generally the area available for development along the lake shore is limited by the natural characteristics of the land, i.e.: bluffs, swamps, etc. This district recognizes the high scenic and economic values of lake shore properties, establishing land uses and development standards which are intended to allow the reasonable use of the lake shore. The district recognizes that small lot sizes are traditional. It also recognizes that undersized lots in the district have uses, especially along the lake edge, which give them value even if not suited to the construction of a residential use. Such uses may include beach access, parking, storage of beach equipment, etc.

Section 5.2 Permitted Uses

- Single Family Dwelling
- Two Family Dwelling
- Model Homes (See Section 3.38)
- Family Child Care Home
- Accessory Uses Customarily Associated with the Above Uses
 - Antennas & Satellite Dishes (See Section 3.7)
 - Decks & Patios
 - Garage, Private
 - Solar Collector
 - Swimming Pool (See Section 3.52)
 - Tool Shed

Section 5.3 Permitted Uses with Site Plan Approval

- Group Child Care Home
- Home Occupations (See Section 3.27)
- Home Based Business (See Section 3.27)
- Bed and Breakfast Establishment (See Section 3.27)
- Short Term Rental (See Section 3.27)
- Compatible Non-Commercial Recreational Facility
- Planned Residential Developments (See Section 3.43)
- Site Condominium Developments (See Section 3.50)
- Small Household WECS (See Section 3.57)

Section 5.4 Permitted Uses with Special Use Permit

- Institutional Structures (See Section 3.29)
- Religious Institutions
- Educational and Social Institutions

Public Buildings
Foster Care Facilities (See Section 3.21)

Section 5.5 Lot and Building Requirements - All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than one hundred (100) feet at the building line and contain an area not less than twelve thousand (12,000) square feet unbroken by a public road or right-of-way. However this shall not prevent the use of a building lot or parcel of land of lesser size that was a legal lot of record prior to the adoption of this Ordinance.

Any structure or part thereof shall have a minimum front yard setback of twenty-five (25) feet from the front property line or fifty-eight from the centerline of the traveled surface of the roadway, whichever is less, or twenty five (25) feet from the edge of the traveled portion of a private road or access.

Minimum rear yard setback shall be fifteen (15) feet from the rear property line or twenty-five feet when the property abuts a lake or stream or thirty-five (35) feet when the property abuts Crystal Lake. Minimum side yard setback shall be ten (10) feet.

No building or structure in this district shall be erected or altered or used so as to occupy more than thirty (30) percent of the lot areas, and maximum height is twenty-eight (28) feet.