

**CHAPTER 6
RESIDENTIAL DISTRICTS
LAKE DISTRICT (R-LD)**

TYPE OF DISTRICT: TRADITIONAL

ARTICLE 7: LAKE DISTRICT (R-LD)

SECTION 6-7.01: PURPOSE

This District is designed to permit the safe and healthful development of seasonal and year-round single-family dwellings on lake shores in the Fremont Community and to provide for other uses customarily associated with lake development. Its regulations are designed to avoid contamination or destruction of lakes and to protect the riparian rights of lakefront property owners.

It is the intent of this District that any development with over ten (10) dwelling units must be processed as a Planned Unit Development. The more detailed process of design review for such developments will help maintain the rural character and minimize the impacts of large developments.

SECTION 6-7.02: USES

Table of Uses		R-LD
Residential Uses	State licensed residential family facilities provided the facility shall not be within 1,500 feet of another State licensed residential facility.	Permitted Use
	State licensed residential group facilities provided the facility shall not be within 1,500 feet of another State licensed residential facility	Special Land Use
	Open space cluster development of up to	Special Land Use

Table of Uses		R-LD
	twenty (20) dwelling units	
	Any residential development of over ten (10) dwelling units	Planned Unit Development
	Single-family detached dwelling	Permitted
	Two-family dwelling	Planned Unit Development
	Bed and breakfast home or inn	Special Land Use
Institutional Uses		
	Place of religious worship	Special Land Use
Non-Residential Uses	Campgrounds, public or private	Special Land Use
Accessory Uses	Accessory buildings and uses as allowed in Chapter 3	Permitted
	Golf course or country club	Special Land Use
	Home occupation	Permitted
	Municipal and public service activities	Special Land Use
	Roadside stands	Permitted
	Small excavations	Permitted
	Ponds	Permitted
	Utility substation, transmission line and switching station	Special Land Use
	Wireless communications antenna when attached to a lawful existing telecommunications tower, water tower, or other structure	Permitted
	Wireless communication tower of under 75 feet in height	Permitted

SECTION 6-7.03: DEVELOPMENT REQUIREMENTS

A. Lot, Yard and Building Requirements

Requirement	R-LD
Minimum lot area*	w/sewer 20,000 sq. ft.; w/o sewer 30,000 sq. ft.
Maximum lot area	none
Minimum lot width	100 ft.
Width to depth ratio	1:4
Minimum front yard**	50 ft.
Rear yard	25 ft.
Side yards***	5 ft.
Maximum lot coverage	50%
Maximum bldg. height	35 ft.
Minimum floor area per dwelling unit	1,000 sq. ft.

- * Open space cluster developments may reduce the lot size to ¾ of an acre.
- ** Front yard setback in all residential districts shall be seventy-five (75) feet on those roads designated as County Primary routes.
- ** Streetside setback for lake frontage lots shall be the same.
- ** Lots platted prior to 1985 may have a front setback of 25 feet after Zoning Administrator review.
- ** Note additional front setbacks of Access Management Overlay District. Parcels fronting on M-82 are subject to additional setbacks and the access management provisions.
- *** Zero lot line provisions may be used for main buildings provided:
 - It is part of a development proposal (i.e., a planned unit development or cluster development, not a single-lot development) and approved by the Joint Planning Commission.
 - The building has an approved fire rating for zero lot line development under the building code.
 - The building has adequate fire access preserved pursuant to fire code requirements.
 - The zero lot line side is not adjacent to a street.
 - A maintenance access easement among properties is approved by the Zoning Administrator and recorded with the County Register of Deeds.

B. Agricultural Buffer

Any side or rear yard of any parcel used for non-farming use and abutting land in an Agricultural District shall be a minimum of fifty (50) feet and shall contain an agricultural buffer. In lieu of a natural open space area, fencing, densely planted vegetation or other similar barrier compliant with Chapter 3 “General Provisions” may be used to reduce the agricultural buffer, but the buffer shall not be less than twenty-five (25) feet in width.

C. Waterfront and Wetland Setback

1. A one hundred (100) foot waterfront setback shall be required for septic systems on lots adjacent to a lake, river, creek or stream. Such setback shall be measured from the ordinary high water mark of the body of water to the nearest point of the structure.
2. Within this waterfront setback, a minimum twenty-five (25) foot natural vegetative buffer shall be maintained parallel and immediately adjacent to the bank or ordinary high water level. Within the greenbelt, the Zoning Administrator may approve clearing of a space of no greater than ten (10) feet in width, selectively trimmed and pruned to allow for the placement of walkways, and/or for a view of the waterway. The walkway shall be perpendicular to the water. Individual trees may also be removed which are in danger of falling and damaging structures or blocking a navigable waterway.
3. Grading or removal of vegetative cover shall not be permitted within twenty-five (25) feet of a wetland.

D. Location of parking and parking area requirements

1. Required off-street parking facilities shall be located on the same lot as the building they are intended to serve. In the Lake District parking is limited to the garage and driveway only.
2. See also Chapter 3 “General Provisions” for general parking requirements.

3. The amount of required off-street parking spaces for individual uses shall be determined in accordance with the following table and shall meet the applicable requirements of Chapter 3 "General Provisions" for lighting, loading spaces and landscaping.

Use	Parking Requirement
Residential	
State licensed residential care facilities	1 per each 3 individuals computed on the basis of the licensing limits of the facility.
Single-family detached and two-family dwellings	2 per dwelling unit
Bed and breakfast establishment	2 plus 1 per guest room
Non-Residential	
Campgrounds, public or private	1 – 10' x 30' spaces for every campsite
Cemeteries	2 spaces plus 1 space for each 400 sq. ft. of UFA for office spaces, plus that required for a caretaker's residence
Institutional Uses	
Place of religious worship	1 for each three (3) seats in the main worship unit
Accessory Uses	
Golf course or country club	2 per each hole for a par 3 course; 6 per hole for other courses
Roadside stands	1 space
Municipal and public service activities	1 space for each service vehicle
Utility substation, transmission line and switching station	1 space for each service vehicle
Wireless communications antenna when attached to a lawful existing telecommunications tower, water tower or other structure	1 space per service vehicle

E. Signs

1. The following signs are permitted in all residential districts:
 - a. Entranceway monument signs are permitted for residential developments of up to sixteen (16) square feet. One sign for each major public road frontage may be provided. Signs shall not exceed eight (8) feet in height.
 - b. Internally illuminated monument signs of up to twenty four (24) square feet for lawful institutional uses such as churches, schools, parks and all other authorized uses. Signs shall not exceed eight feet in height. One (1) non-illuminated wall sign of up to twenty four (24) square feet may also be permitted.
 - c. One (1) sign of up to eight (8) square feet for a bed and breakfast home/ inn or roadside stand.
 - d. One (1) wall sign up to two (2) sq. ft. for a home occupation.
 - e. Political campaign signs of up to six (6) square feet.
 - f. Non-illuminated real estate signs, of up to six (6) square feet provided they are removed within 10 days after consummation of lease or sale of property.
 - g. Non-illuminated trespassing, safety, directional, caution or announcement signs each not exceeding two (2) square feet in area or signs announcing the sale of produce each not exceeding six (6) square feet in area.
 - h. Name plates of under two (2) square feet.
 - i. Road name signs and signs established by state, county or township units of government when necessary for giving proper directions or otherwise safeguarding the public.
 - j. Non-advertising signs erected by an organization, firm or corporation that are needed to warn the public of dangerous conditions and unusual hazards including: caving ground, drop-offs, high voltage, fire danger, explosives, severe visibility limits, etc., of under two (2) square feet.
2. Standards
 - a. Signs shall be set back from the road right-of-way and from side property lines a minimum of ten (10) feet.
 - b. Sign design shall respect the rural character of the district. As examples, sign colors should be natural and subdued and sign materials should be natural looking (e.g., wood and field stone vs. glossy metals and plastics).
3. See Chapter 3 “General Provisions” for prohibited signs.