

ARTICLE V
LAKESHORE RESIDENTIAL DISTRICT (R-1)
{Also see Article XXIV – Crystal Lake Watershed District}

It is the intent and purpose of the R-1 District to regulate land uses in the immediate vicinity of the shores of lakes. Generally the area available for development along the lake shores 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 smaller lot sizes frequently already exist. 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.

Sec. 5.1 Permitted Principal Uses

- A. Single Family Dwelling

Sec. 5.2 Permitted Accessory Uses

- A. Private Garage
- B. Green House
- C. Tool Shed
- D. Solar Collector
- E. Compatible Non-Commercial Recreational Facility
- F. Agricultural Uses Limited To Personal Gardens

Sec. 5.3 Permitted Conditional Uses

- A. Mobile Homes (Sec. 15.5)
- B. Model Homes (Sec. 15.4)
- C. Home Occupations (Sec. 15.2)
- D. Livestock And Pets (Sec. 15.6)
- E. Swimming Pools (Sec. 15.3)
- F. Antennas & Satellite Dishes (Sec. 15.8)

Sec. 5.4 Permitted Special Land Uses

- A. Institutional Structures (Sec. 16.12)
 - 1. Religious Institutions
 - 2. Educational And Social Institutions
 - 3. Public Buildings
- B. Other
 - 1. Bed & Breakfast (Sec. 16.3)
 - 2. WECS (Sec. 16.26)
 - 3. PRD (Sec. 16.19)

Sec. 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 not less than twelve thousand (12,000) square feet of area 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 lot of record prior to the adoption of this Ordinance (See Sec. 3.2).

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 (58) feet from the centerline of the traveled surface of the roadway or twenty-five (25) feet from the edge of the traveled portion of a private road or access, except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be fifteen (15) feet from the rear property line, or twenty-five (25) 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 area, and maximum allowable height is twenty-eight (28) feet.