

- railroad rights-of-way unless otherwise indicated.
- (c) Where a lot held in one (1) ownership and of record on the effective date of this Chapter is divided by a district boundary line, the entire lot shall be construed to be within the less-restricted district, provided that this construction shall not apply if it increases the less- restricted frontage of the lot by more than twenty-five (25) feet.

SEC. 13-1-23 ZONING OF STREETS, ALLEYS, PUBLICWAYS, WATERWAYS, AND RIGHTS-OF-WAY.

All streets, alleys, public ways, waterways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, public ways, or waterways and railroad rights-of-way. Where the center serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

SEC. 13-1-24 SINGLE-FAMILY RESIDENTIAL LAKESHORE DISTRICT (R).

- (a) **Principal Use.** Single-family dwellings, except mobile homes. No building may cover more than twenty-five percent (25%) of the lot area, and no more than fifty percent (50%) of the lot area may be covered by an impermeable surface. This District is intended to provide a quiet, pleasant and spacious area along Green Lake, protected from traffic hazards and the intrusion of incompatible land uses.
- (b) **Conditional Uses.** (See also Article E).
- (1) Churches, public recreational and community center buildings and grounds, including playgrounds and parks for public use.
 - (2) Existing motels, cabins, etc., are permitted and are not considered nonconforming uses. Said motels and cabins may maintain signs designating their name and location as approved by the City Plan Commission, but not to exceed four (4) feet in area.
 - (3) Detached garage and accessory building.
 - (4) Uses customarily incident to any of the above uses provided that no such use generates traffic or noise that would create a public nuisance.
 - (5) Riparian property owners shall not provide docking or mooring facilities for more than one (1) boat not owned by the property owner or tenant of the property.
- (c) **Lot Size.**
- (1) Width. Minimum one hundred (100) feet.
 - (2) Area. Minimum twenty thousand (20,000) square feet.
- (d) **Principal Building.**
- (1) Minimum Living Area. Two thousand five hundred (2,500) square feet; or a minimum surface area of one thousand two hundred (1,200) square feet.
 - (2) Height. Maximum thirty-five (35) feet.

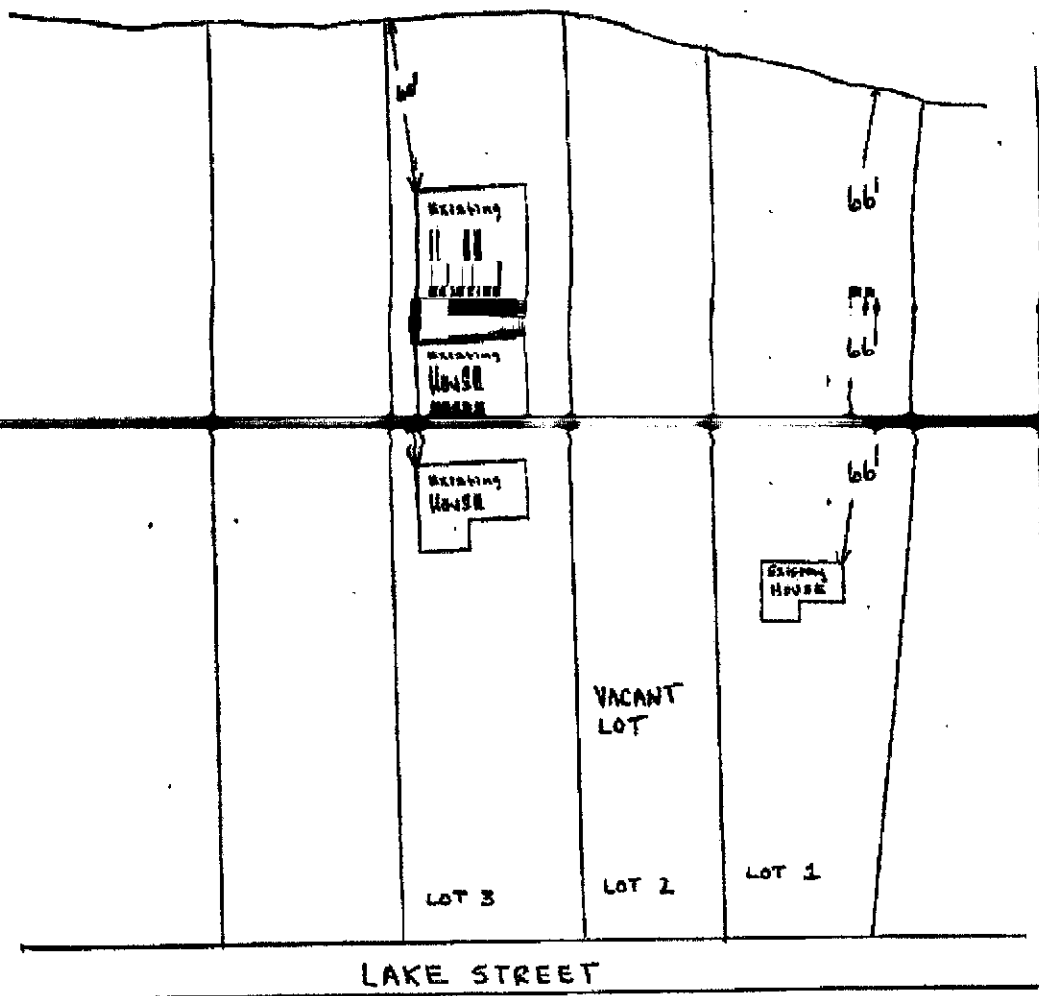
- (e) **Principal Building Yard Setbacks.**
 - (1) Street. Minimum twenty-five (25) feet.
 - (2) Side. Minimum fifteen (15) feet.
- (f) **Shore Yard Setback.** All principal buildings shall be not less than seventy-five (75) feet measured horizontally, from an ordinary highwater mark. (See Exhibits No. 1, & 2).
 - (1) Increased Shore Yard Setback:
 - a. Where there is a principal building on each side of the proposed site, the shore yard setback for the proposed principal building shall be the average of the shore yard setbacks of the existing principal buildings. (See Exhibits No. 3 & 4).
 - b. If there is an existing principal building on only one side, the shore yard setback for the proposed principal building shall be the average of the required (75 foot) shore yard setback and the existing principal building's shore yard setback (See Exhibits 5 & 6).
- (g) **Accessory Building Yard Setbacks and Building Requirements, Except Piers and Hoists.**
 - (1) Number Limits. In addition to the principal building, a detached garage or attached garage and one (1) additional accessory building may be placed on a lot.
 - (2) Attached Accessory Buildings. All accessory buildings that are attached to the principal building shall comply with the setback requirements of the principal building. (See Exhibit 7).
 - (3) Detached Accessory Buildings.
 - (a) Building Height. Maximum fifteen (15) feet.
 - (b) Street Setback. Minimum twenty-five (25) feet.
 - (c) Side Setback. Minimum three (3) feet.

If however, the detached accessory building is entirely or any part thereof in the side yard, attached or not, it is considered an integral part of the principal building and the principal building side yard requirements apply.
 - (d) Shore Yard Setback. Detached accessory buildings shall comply with the shore yard setback requirements of the principal building.
 - (e) Alley Line. Minimum five (5) feet.
 - (f) (f) Detached accessory buildings shall not be closer than ten (10) feet to the principal building.
 - (g) Detached accessory buildings shall not occupy more than thirty percent (30%) of the street or side yard area.

EXHIBIT A

SCALE
1" = 50'

LAKE



HOW TO DETERMINE SHORE YARD SETBACK FOR LOT 2.

Lot 1 Principal Building Setback 66 feet

Lot 3 Principal Building Setback + 60 feet

126 feet ÷ 2 = 63 feet Average shore yard setback

SECTION 13-1-24(f)

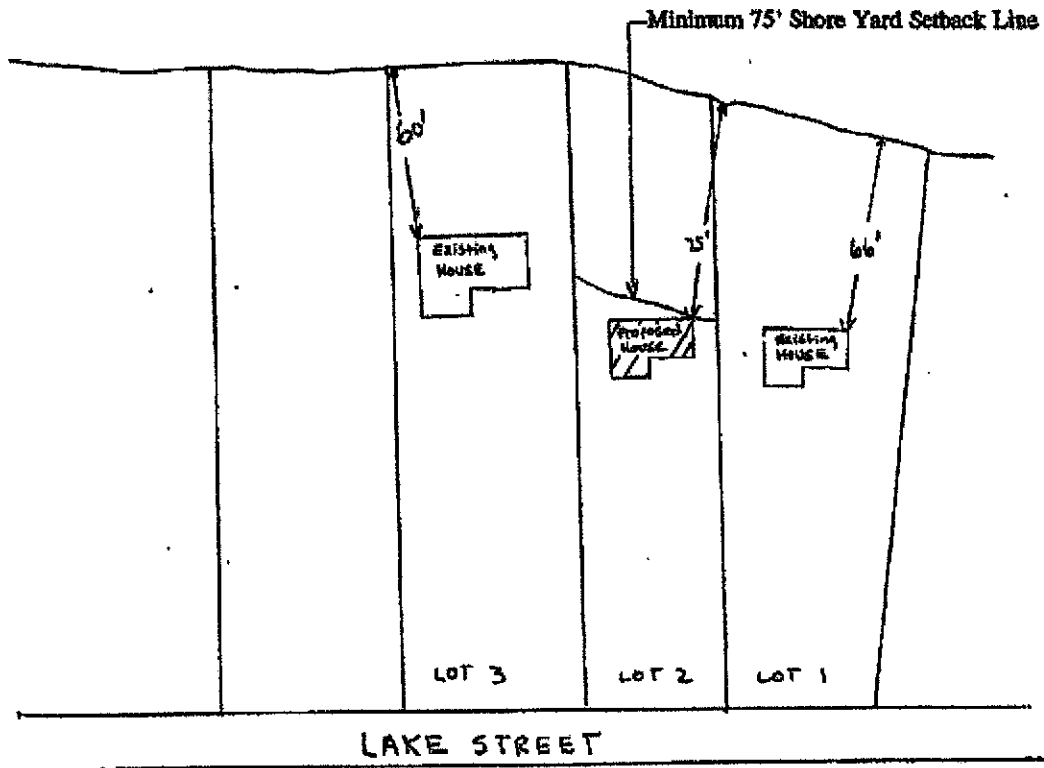
All principal buildings shall not be less than 75 feet measured horizontally from an ordinary high water mark. Any proposed principal building constructed on Lot 2 must be set back a minimum of 75 feet from an ordinary high water mark.

SEE EXHIBITS 1 THROUGH 7 DESCRIBING & DIAGRAMMING HOW TO
DETERMINE SHORE YARD SETBACKS FOR PRINCIPAL BUILDINGS
LOCATED IN A SINGLE FAMILY LAKESHORE DISTRICT (R) .
THIS REFERS TO SECTION 13-1-24(f) (1) a & b.

EXHIBIT B ²

SCALE
1" = 50'

LAKE



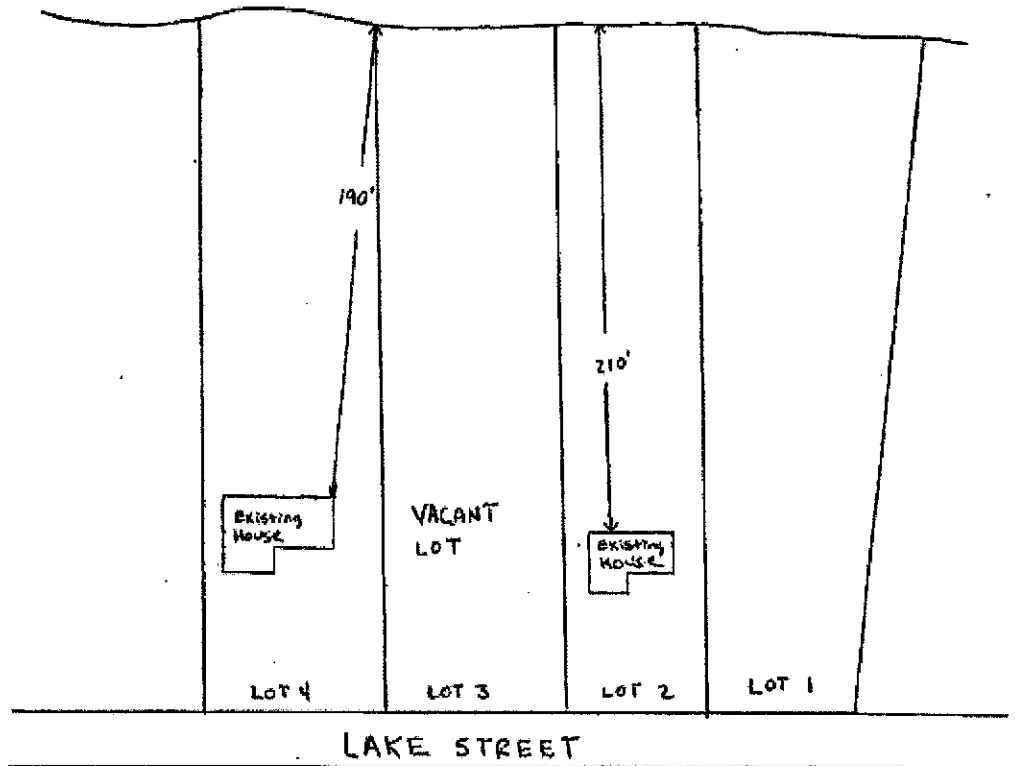
Site plan showing proposed house on Lot 2 compared to existing houses on Lots 1 and 3.

EXHIBIT C ³

SCALE

1" = 60'

LAKE



Lot 2 Principal Building Setback 210 feet

Lot 4 Principal Building Setback + 190 feet

$400 \text{ feet} \div 2 = 200 \text{ ft.}$ Average shore yard setback

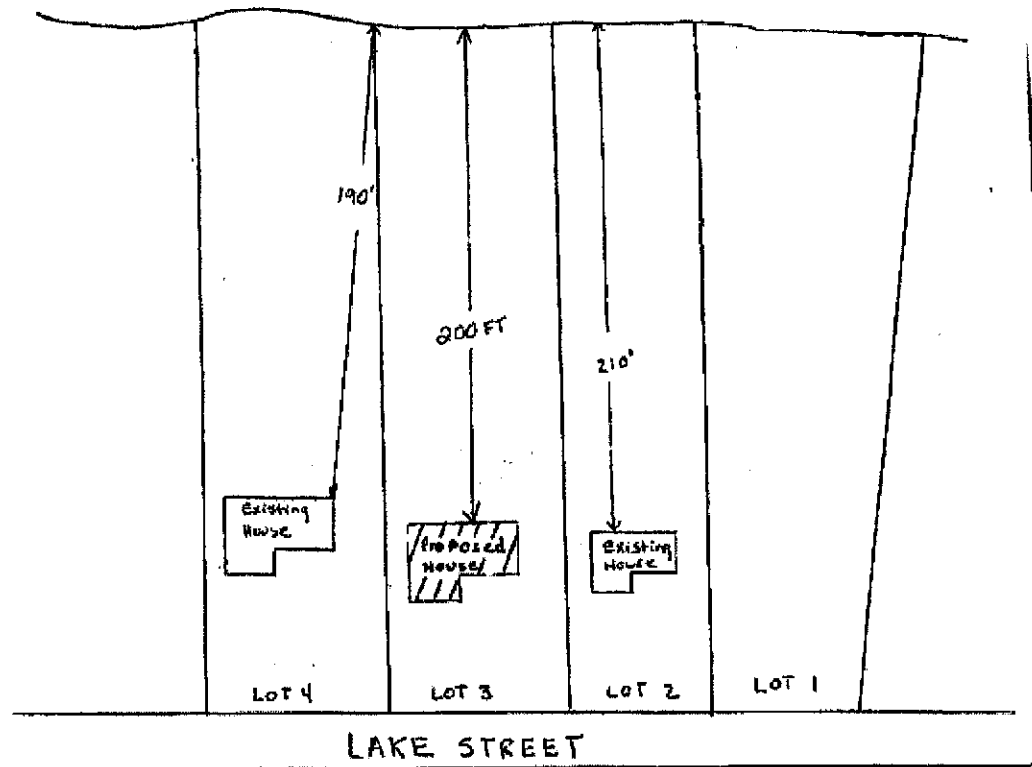
SECTION 13-1-24(f)(1)a.

If there is an existing principal building on each side of the proposed site, the shore yard setback for the proposed principal building shall be the average of the shore yard setbacks of the existing principal buildings. Any proposed principal building constructed on Lot 3 must be set back a minimum of 200 feet from an ordinary high water mark.

EXHIBIT D 4

SCALE
1" = 60'

LAKE



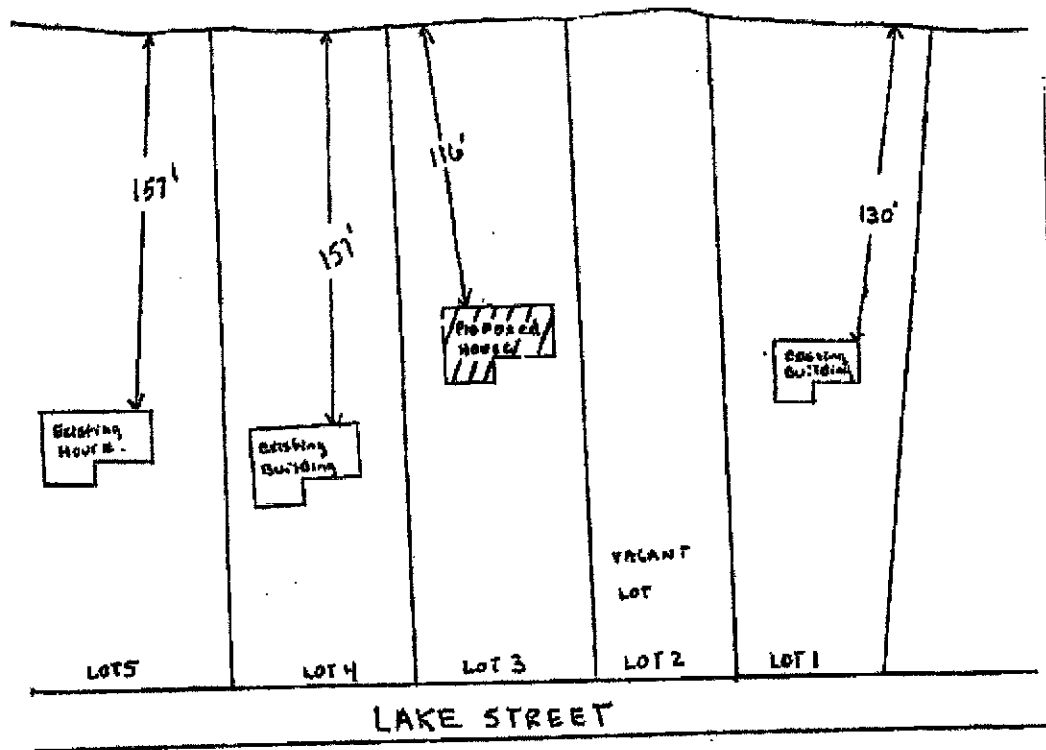
Site plan showing proposed house on Lot 3 compared to existing houses on Lots 2 and 4.

EXHIBIT F 5

SCALE

1" = 60'

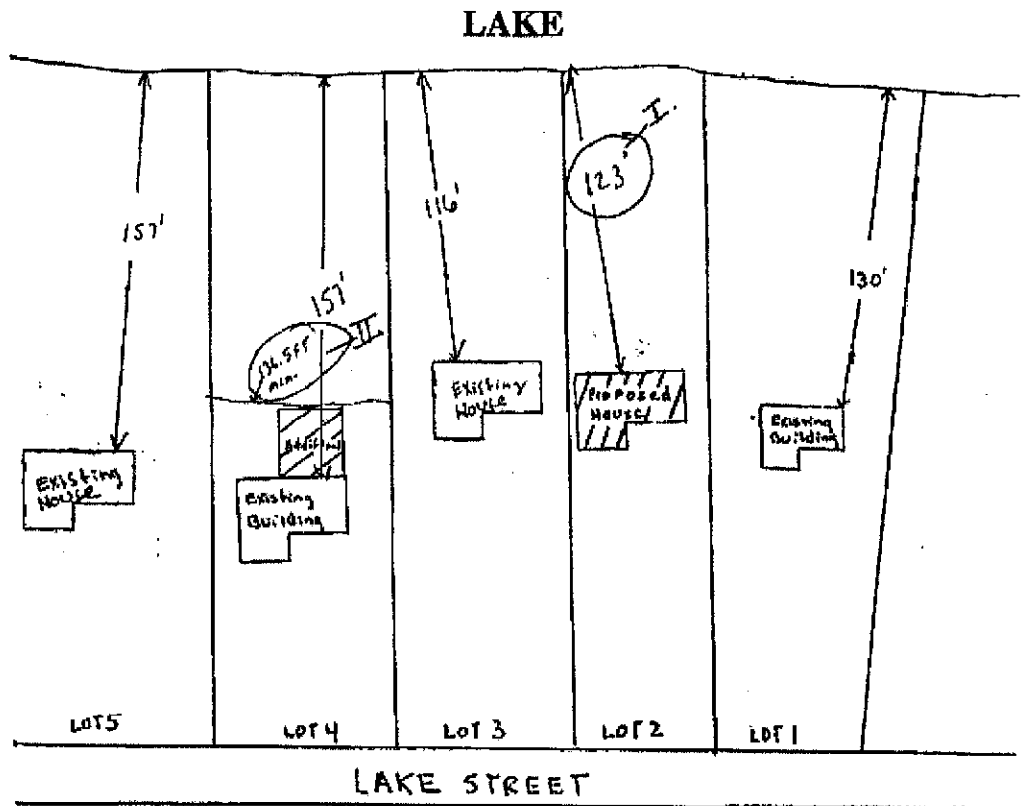
LAKE



Site plan showing proposed house on Lot 3 using the requirement of Section 13-1-24(f)(1)b.

EXHIBIT G ?

SCALE
1" = 60'



BUILD OUT ANALYSIS

I. Shore Yard Setback for Lot 2:

Lot 3 Principal Building Setback 116 feet

Lot 1 Principal Building Setback + 130 feet

$246 \text{ feet} \div 2 = 123 \text{ ft.}$ Average shore yard setback

II. Shore Yard Setback for Lot 4:

Lot 5 Principal Building Setback 157 feet

Lot 3 Principal Building Setback + 116 feet

$273 \text{ feet} \div 2 = 136.5 \text{ ft.}$ Average shore yard setback