

CHAPTER 8

R-4 LAKE RESIDENTIAL DISTRICT

SECTION 8.01 DESCRIPTION AND PURPOSE

This District is intended to preserve and enhance the water and scenic quality of the lakes and wildlife found in Decatur Township, the investment in lake property, the quality of lakefront living, and the natural environment. These regulations recognize that many lots were created and dwellings constructed before any local regulations were applied and that, as a result, there are lakefront lots that exist at a higher density than would be permitted if those lands were currently developing.

SECTION 8.02 PRINCIPAL PERMITTED USES

Buildings and structures permitted in this District may be used for the following purposes only:

- A. Single family dwellings
- B. Publicly owned and operated parks, playgrounds and other recreational areas without buildings
- C. Pump houses, provided that they do not exceed sixteen (16) square feet in area, not to exceed three (3) feet in height above grade level, and not be located closer than three (3) feet to any side lot line.
- D. Home occupations in accordance with Section 16.14.
- E. Adult foster care family homes for six (6) persons or less, in accordance with Section 16.33.
- F. Family Day Care Home, in accordance with Section 16.33.
- G. Foster Family Home, in accordance with Section 16.33.
- H. Foster Family Group Home, in accordance with Section 16.33.
- I. Accessory structures customarily incidental to the above permitted uses.

SECTION 8.03 USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted by the Township, subject to the conditions specified for each use in Chapter 16. Conditional uses shall be reviewed by the Planning Commission at a public hearing pursuant to the procedures in Chapter 16 and approved by the Township Board. Adoption may include special conditions which, in the opinion of the Planning Commission and or Township Board, are necessary to fulfill the purposes of this Ordinance.

- A. Churches
- B. Private schools
- C. Boat houses
- D. Marinas
- E. Bed and breakfast facilities
- F. Group Day Care Home, in accordance with Section 16.33.

SECTION 8.04 DEVELOPMENT STANDARDS

- A. **HEIGHT.** No residential building or accessory structure shall exceed thirty-five (35) feet in height.
- B. **FRONT YARD.** There shall be a front yard of not less than thirty (30) feet. The front yard shall be measured from the ordinary high mark on the lake side of waterfront lots.
- C. **SIDE YARD.** For residential buildings and structures, there shall be a side yard of not less than five (5) feet.
- D. **REAR YARD.** For residential buildings and structures, there shall be a minimum rear yard of twenty-five (25) feet.
- E. **LOT AREA.** For residential buildings and structures, no lot or building site may be less than six thousand (6,000) square feet.
- F. **LOT WIDTH.** No lot or building site may have a width of less than fifty (50) feet. The lot width shall be measured at the front yard setback line. For waterfront lots, the lot width shall be measured at the ordinary high watermark

and shall be measured as a straight line between the points where the ordinary high water mark crosses the side property lines.

- G. **MINIMUM FRONTAGE.** The minimum public street or private road frontage, unless specified elsewhere, shall be the same as the applicable minimum lot width.
- H. **MINIMUM FLOOR AREA.** Each dwelling unit, unless specified elsewhere, shall have a total minimum of nine hundred sixty (960) square feet of usable floor area on the main floor.
- I. **SITE PLAN REVIEW.** No change shall be made in the material grade of property within the R-4 District without the submission of a site plan in accordance with Chapter 17.
- J. **DOCKS AND WATERCRAFT.** For lakefront lots, one (1) dock per lot or building may be permitted, provided that it is less than six (6) feet in width and less than thirty-five (35) feet in length, unless necessary to reach a water depth of four (4) feet or more. No more than three (3) boats, not including personal water craft, shall be regularly moored at any dock serving a single residence.
- K. **RIPARIAN ACCESS LOTS.** See Section 16.30 for standards regarding riparian access lots.