

# **ARTICLE V**

## **LDR LOW DENSITY RESIDENTIAL DISTRICT**

### **SECTION 5.01 INTENT AND PURPOSE**

This District is intended for residential and other associated uses, including certain related non-residential uses. The purpose of this District is to preserve the residential character of the lands within this District, while allowing a greater density of development yet minimizing public service costs, lessening urban influence, and preserving some degree of open space. Careful consideration is given to environmental concerns related to groundwater quality, which might be threatened by excessive development, high water tables, or other conditions, and other related issues pertaining to development in areas with limited public services. The requirements of the Ordinance are in addition to other ordinance provisions including but not limited to the “Shorelands Protection and Management Act,” the Sand Dune Protection and Management Act, the “Wetlands Protection Act” and the “Clean Water Act”, as amended.

### **SECTION 5.02 USES PERMITTED BY RIGHT**

Land and/or buildings in the LDR District may be used for the following purposes as Uses Permitted by Right:

- A. Single-family dwellings.
- B. Family child care home.
- C. Home Occupations in accordance with the General Provisions requirements of this ordinance.
- D. Accessory buildings, structures and uses, as regulated by the General Provisions of this ordinance.
- E. On Site Use Wind Energy System 65 feet or less in total height.
- F. Wireless Communication towers and antennas which do not exceed a height of fifty feet as regulated by Section 3.35 of this ordinance and;
- G. Existing Wireless Communication towers and antennas exceeding a height of fifty feet as regulated by Section 3.36 of this ordinance.

### **SECTION 5.03 USES PERMITTED BY SPECIAL LAND USE**

Land and/or buildings in the LDR District may be used for the following purposes following review by the Planning Commission as a Special Land Use as regulated by this ordinance.

- A. Group child care home.
- B. Public parks, playgrounds, and cemeteries.
- C. Bed and Breakfast establishments.
- D. Schools, churches, libraries, and Community Center buildings.
- E. Golf courses and riding stables.
- F. Radio, telephone, and television transmitting buildings, and related towers, and/or towers for Commercial Wireless Telecommunication facilities, Wireless Communications equipment and Wireless Communications support structures, exceeding fifty feet in height.
- G. Greenhouses and Nurseries.
- H. Any Wind Energy System which is greater than 65 feet in height.

- I. Met Tower.
- J. Ponds exceeding one (1) acre of surface area.

**SECTION 5.04 SITE DEVELOPMENT STANDARDS**

No main building or principle structure, nor the enlargement of any main building or principle structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Front Yard Setback	One-hundred (100) feet on arterial streets on and fifty (50) feet on residential streets or less if the average setback requirements apply. See General Provisions (Average Setback Lines).  For corner lots, the side setback facing the street shall be seventy-five (75) feet.
Side Yard Setback	Twenty-five (25) feet as measured to the foundation.
Rear Yard Setback	Fifty (50) feet except on lakefront lots then see General Provisions (Average Setback Lines).
Maximum Building Height	Thirty-five (35) feet measured from the average grade.
Lot Coverage	Fifteen (15%) percent.
Minimum Lot Area	Two and a half (2 ½) acres.
Minimum Lot Width	One hundred sixty-five (165) feet.
Minimum Dwelling Unit Floor Area and maximum garage size	1120 square feet GFA/ 960 square feet GFA on ground floor. In addition to the accessory buildings and structures permitted herein, each single-family and each two-family dwelling may provide one garage for use by the occupants of each dwelling unit. The garage may be attached to the dwelling or detached from the dwelling. The maximum size of such garage shall not exceed 1,000 square feet.
Streams, Creeks and Lakes	No buildings shall be permitted within one hundred (100) feet from the normal ordinary high-water mark of any streams, creeks, lakes or similar bodies of water. Also, no septic tanks, tile fields or similar waste facility shall be permitted within one hundred (100) feet from the normal ordinary high-water mark of any streams, creeks, lakes or similar bodies of water unless specifically mandated by the County Environmental Health Officer.