

**ARTICLE 13.00
LAKE/ PARK DISTRICTS**

Section 13.01. "LP" Lake-Park District

Purpose

The Lake-Park District is established to provide for orderly low residential and recreational development, together with certain public facilities, customary home occupations, and certain recreation oriented commercial establishments, along lake shores.

Area Contained in "LP" District

All land, unless otherwise zoned, within one thousand (1,000) feet of the normal high water line of a designated lake shall be contained in Lake-Park Districts and usage shall conform to the regulations for this District.

Permitted Uses

1. Single-family residential usage;
2. Public parks;
3. Agriculture and horticulture uses;
4. Manufactured or modular homes. (See Minimum Mobile/ Manufactured Home Requirements, Sections 18.01 and 18.02).
5. Home occupations.
6. Accessory buildings, must be of new construction, maximum of 10' side-walls and 1000 square feet or less and meet the required setbacks. Accessory buildings of 120 square feet or less are not required to have a building permit. (Ord. 2006-02, 3-28-2006).

Conditional Uses

1. Twin homes;

2. Private parks and camp grounds;
3. Resorts;
4. Restaurants;
5. Boat houses adjacent to lake shore;
6. Accessory building with a side-wall greater than ten (10) feet or more than 1000 square feet.
7. The County Zoning Commission may permit other uses which in its opinion are not detrimental to other uses and are in the general character of other uses in the LP District. (Ord. 2004-01, 9-28-2004)

Density, Area and Yard Regulations (Lake Front)

The Lake Park (lake front) district regulations shall be as follows:

	Per Unit Density Sq. Ft.	Min.Lot Area Sq. Ft.	Min. Shoreline Frontage	Min. Road Frontage	Min. Front Yard	Min. Side Yard	Lake Side Yard
Single Family Dwelling	20,000'	20,000'	75'	50'	25'	8'	75'
Other Allowable Uses	20,000'	20,000'	75'	50'	25'	8'	75'

1. A corner lot will have two front yards.
2. For lakes or ponds: No structure except piers and docks shall be placed at an elevation such that the lowest floor, including basement, is less than three (3) feet above the highest known water level. In those instances where sufficient data on known high water levels are not available, the elevation line of permanent terrestrial vegetation shall be used as the estimated high water elevation. when fill is required to meet this elevation, the fill shall be required to stabilize before construction is begun.
3. Sealed holding tanks for individual cabins and homes are required for all lots containing less than twenty thousand (20,000) square feet.

Density, Area and Yard Regulations (Non-Lake Front)

The Lake Park (non-lakefront) district regulations shall be as follows:

	Per Unit Density Sq. Ft	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard
Single Family Dwelling	20,000'	20,000'	60'	50'	8'	50'
Other Allowable Uses	20,000'	20,000'	60'	50'	8'	50'

1. A corner lot will have two front yards.

Shoreline Alterations

These regulations are deemed necessary along the shores of natural waters to protect scenic beauty, control erosion and reduce effluent and nutrient flow from the shore land.

1. Removal of Shore Cover:

Tree and shrub cutting in a strip paralleling the shoreline and extending thirty five (35) feet inland from all points along the normal high water mark of the shoreline shall be limited in accordance with the following provisions:

- a. Cutting shall leave sufficient cover to screen cars, dwellings, and accessory structures, except boathouses, as seen from the water, to preserve natural beauty and to control erosion.
- b. Natural shrubbery shall be preserved as far as practicable, and where removed it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty.
- c. The removal of natural shrubbery and its replacement shall require the granting of a permit by the Zoning officer. Petition for such permit shall be accompanied by a plan showing the work to be accomplished. The

granting of such Conditional Use shall be conditional upon a contract requiring the petitioner to give to the Zoning officer, within one (1) year after the date of grant, satisfactory evidence of compliance with such plan or pay for the cost of such compliance by the County.

Filling, Grading, Lagooning and Dredging

1. Filling, grading, lagooning or dredging which would result in substantial detriment to natural waters by reason of erosion, sedimentation or impairment of fish and aquatic life is prohibited.
2. A permit shall be required for any filling or grading. This requirement does not apply to soil conservation practices such as terraces, runoff diversions and grassed waterways, which are used for sediment retardation.
3. Building permits shall be required for all retaining walls or structures.