

Article 6
LFR or MDR Lake Front or Medium Density District

Section 6.01 - Purpose

It is the purpose of lake front (LFR) or medium density (MDR) residential districts to provide for single family residential uses at reasonable non-pollutional densities in areas adjacent to lakes and in areas not having direct frontage on waterbodies. It is further the purpose to require lot areas large enough to protect Township lakes and groundwaters from excessive pollution due to an over-concentration of septic tank systems, particularly in areas adjacent to waterbodies and in inland areas where groundwaters need to be protected because of on or off-site human use.

Section 6.02 - Permitted Principal Uses

- A. Single family dwellings of conventional or manufactured construction on lots which meet the requirements of Section 6.06A or 6.06B.
- B. Existing types of agricultural land, building, and structural uses, provided they meet the AR District requirements.
- C. Residential foster care facilities housing six (6) or less persons.

Section 6.03 - Permitted Principal Special Uses with Conditions

The following special uses of land, buildings, and structures are permitted subject to the provisions of Article 13, "Special Uses":

- A. Permitted uses:
 - 1. Public buildings
 - 2. Public recreational playgrounds
 - 3. Non-profit recreation areas
 - 4. Religious institutions
 - 5. Educational and social institutions
 - 6. Golf courses and country clubs
 - 7. Child care centers
- B. Above permitted principal special uses subject to the following conditions:
 - 1. The proposed site for any of the uses permitted herein shall have at least one (1) property line abutting an impervious hard surface paved road, and the site shall be so planned as to provide all access directly to said road.
 - 2. Front, waterfront, side, and rear yards shall be set back at least one hundred (100) feet, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to screen the use from abutting residential lots and parcels.
 - 3. Shall meet all other applicable requirements of this Zoning Ordinance.

Section 6.04 - Permitted Accessory Uses

- A. Normal existing accessory uses to single family housing and existing agricultural uses, and those additional normal waterfront accessory uses and activities, such as docks, decks, wharves, beaches, beach equipment and apparatus, boat houses, boat moorings, beach shelters, cabanas or small bathhouses and other existing or typical waterfront accessory uses, with the additional approval of the Michigan Department of Natural Resources or other public agency when required.
- B. Normal accessory uses to permitted and approved “Special Uses”, and those additional normal, typical and existing types of waterfront accessory uses and activities specific to approved “Special Uses”, with the additional approval of the Michigan Department of Natural Resources or other public agency when required.
- C. Customary home occupations, as conditioned by Section 16.21. required.

Section 6.05 - Permitted Accessory Uses with Conditions

- A. Private swimming pools for use as a part of single family dwellings in conformance with the provisions of Section 16.20.

Section 6.06 - Dimensional Regulations

- A. **Lot Area:** minimum of 10,000 square feet with public or common sewer and water.
- B. **Lot Area:** minimum of 20,000 square feet, if lot or parcel does not have public sewer or water available and on-site water supply and wastewater disposal systems are both permitted and approved by the County Health Department.
- C. **Lot Width:** minimum of 100 feet for A. above and 150 feet for B. above.
- D. **Lot Coverage:** maximum of 30%.
- E. **Floor Area:** the minimum first floor area of a one (1) story dwelling 960 square feet, and for a two (2) story dwelling 700 square feet and a minimum total of 960 square feet for both stories.
- F. **Yard and Setback Requirements:**
 - 1. **Front Yard:** minimum of fifty (50) feet from the road right-of-way line, and shoreline of any surface water feature, except as otherwise required in Section 6.03B.2. and unless a greater setback from the waterline is required by the Michigan Department of Natural Resources or other public agency when required.
 - 2. **Side Yards:** minimum of twenty (20) feet for each side yard, except where a side yard abuts a road right-of-way line, the minimum shall be fifty (50) feet.
 - 3. **Rear Yard:** minimum of fifty (50) feet.
- G. **Height Limitations:** maximum of thirty-five (35) feet for residential structures; a maximum of twenty-five (25) feet for all residentially related accessory structures.