

## Current Ordinance and Proposed Update

### CHAPTER 5: SUPPLEMENTAL REGULATIONS:

#### SECTION 5.02: SUPPLEMENTAL WATERFRONT, LAKE, STREAM, FLOOD PLAIN, AND WETLANDS REGULATIONS

##### 5.02.01 – Private Water Front Access (Vacant)

###### Current Ordinance

- A. All private accesses will conform to a minimum width of 100 feet at the front yard setback line and a minimum lot area of 20,000 square feet.
- B. No buildings, structures, or dwellings shall occupy a private designated waterfront access.
- C. All private waterfront accesses can support two non-waterfront dwelling units.
- D. Any additional two non-waterfront dwelling units may be added to the above use density provided all of the following are complied with:
  - 1. Application is made to the Planning Commission for Special Use Permit, pursuant to Chapter 6.
  - 2. An environmental impact study accompanies the application with the environmental impact study considering any adverse effect the use would have on: the lake shore; the greenbelt; and water quality.
  - 3. The Planning Commission approves the application and, in addition to finding that the standards in Chapter 6 are met, considers:
  - 4. (a) lot sizes greater than 100 feet but less than two normal 100 foot 'R-1' zone lots; and (b) carefully considers the environmental impact in light of the environmental impact study.

###### Updated Ordinance Language

- A. *All private accesses will conform to a minimum width of 100 feet at the front yard setback line and a minimum lot area of twenty thousand (20,00) square feet.*
- B. *No buildings, structures, or dwellings shall occupy a private designated waterfront access.*
- C. *All private waterfront accesses can support two (2) contiguous non-waterfront dwelling units.*

⇒ August 7, 2025 – proposed update to Ordinance