

Article 42: Single Family Waterfront Areas (SFWFA)

4201 Building Types and Uses Allowed by Right:

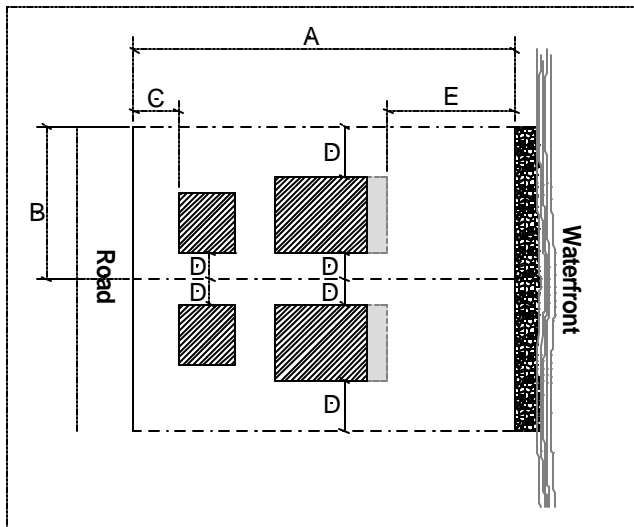
- A. Single-**Family** residences.
- B. Other related accessory types of **Buildings**
- C. are also allowed, provided that they can be sited without need for modification of the following Dimensional, Bulk and Additional standards.
- D. A single attached or detached Accessory **Dwelling** a maximum of 600 sq. ft. in area may be located on the **Parcel** provided it can comply with the following standards without modification and provided the owner of the **Parcel** resides on the property.

4202 Dimensional and Bulk Standards

Single Family Dwellings shall meet all of the following dimensional and bulk standards:

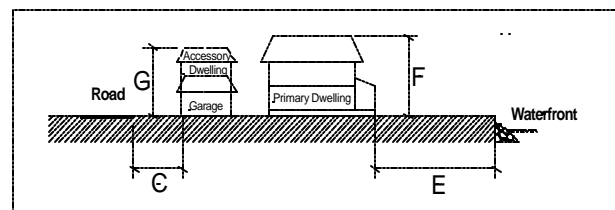
(See illustrations below)

- A. **Parcel Depth** (A) - 200' min. for newly created **Parcels**.
- B. **Parcel Width** (B) - 100' min. for newly created **Parcels**.
(Parcel Depth & Width for Pre-Existing **Parcels** -200' minimum or width or depth of parcel at the date of Ordinance Adoption, whichever is less.)
- C. **Street Setback** (C) - 25' min. from existing public **Street** edge and not within the road



Single Family Waterfront Area

(Note: Unless otherwise stated, all area boundaries shall follow **Property Lines** or street/alley centerlines.)

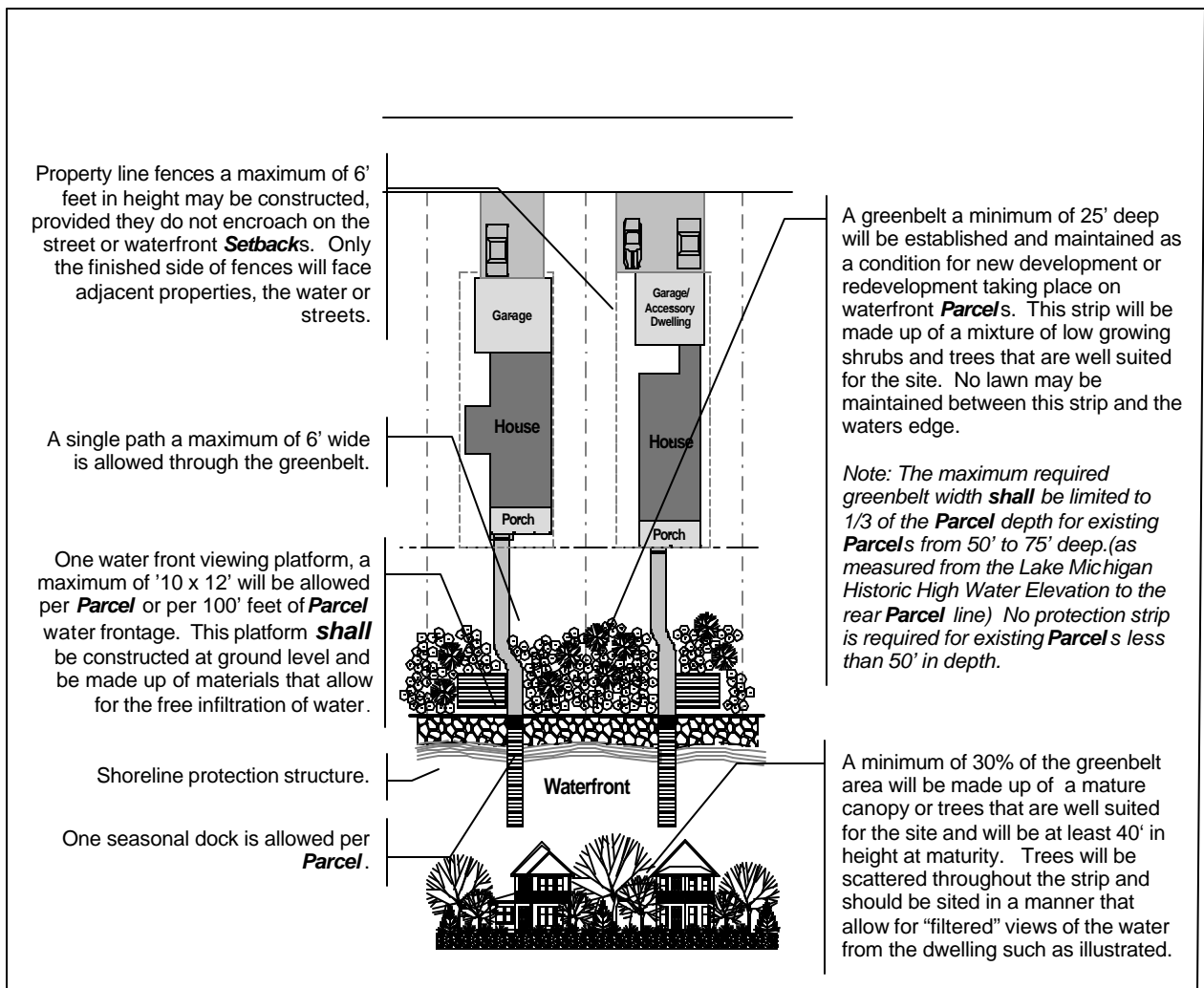


Dimensional and Bulk Standards

right of way.

- D. **Side Parcel Line Setbacks (D)** - 15' min.
- E. **Lake Michigan Setback (E)** - All new **Buildings** and other **Structures** (except as otherwise noted) will be set back a minimum of 50 feet inland and upland of the Lake Michigan historic high water elevation (581.6 feet IGLD55).
- F. **Primary Dwelling Height (F)** - 30' max. with a minimum of 1 stories to a maximum of 2 stories.
- G. **Accessory Building Height (G)** - 25' or the height of the primary **Dwelling** whichever is less.
- H. **Maximum Building Coverage** - 30% of the **Parcel Area** or 2,500 sq. ft (whichever is greater).
- I. **Maximum Impervious Surface Coverage** - 30% of the **Parcel Area** or 2,500 sq. ft (whichever is greater). Note: **Impervious Surfaces** include all areas which prevent the free infiltration of water.
- J. **Off-Street Parking** - 2 spaces minimum per Primary **Dwelling** plus one additional space if an Accessory **Dwelling** is constructed.

4203 Additional Development Standards



***Developments within the Single Family Waterfront Areas (SFWFA) shall meet all of the above development and siting standards**

4204 Special Considerations

Home occupations are allowed as a land use within a dwelling or accessory structure when all of the following conditions, if applicable, are met:

- A.** All business activities shall take place inside the dwelling or accessory structure and shall be accessory to the principal dwelling use
- B.** Only residents of the structure may be employed in the business;
- C.** Any retail use shall be incidental to the home occupation;
- D.** The maximum bedrooms for Bed and Breakfast use shall be three;
- E.** Permanent signage shall be limited to a single 1' x 2' non-illuminated sign attached to the dwelling or accessory structure.

