

Article 44: Waterfront Condominium Area (WFC)

4401 *Uses and Building Types Allowed by Right*

Single-**Family** and multiple/ **Family Dwelling Structures** (limited to 8 **Dwelling** units per **Structure**) along with other **Buildings** and **Structures** normally considered accessory (e.g. garages, storage sheds, decks, swimming pools and other recreation **Buildings**).

4402 *Dimensional and Bulk Standards*

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

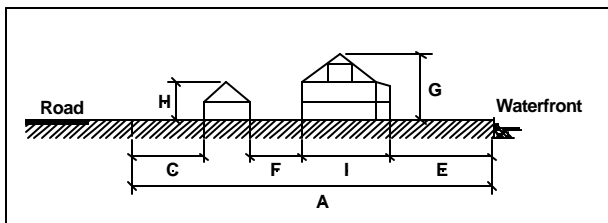
(See illustrations to the right and below)

- A. **Lot Depth (A)** - 150' min. as measured from the **Street** right of way to the historic high water elevation (581.6 IGLD55).
- B. **Lot Width (B)** - 200' min.
- C. **Street Setback (C)** - 35' min from the **Street** right of way.
- D. **Side Lot Line Setbacks (D)** - 35' or the height of the **Building**.
- E. **Water front setback (E)** - 50' upland measured from the historic high water elevation (581.6 IGLD55).
- F. **Space Between Buildings (F)** - 25' min.
- G. **Building Height (G)** - 35' max
- H. **Accessory Building Height (H)** - 25' as measured from the lowest exposed point of the **Structure**.
- I. **Building Width (I)** - 60' max.
- J. **Building Length (J)** - 100' max.
- K. **Maximum Building Coverage** - 25% of the **Parcel Area**.
- L. **Maximum Impervious Surface Coverage** - 40% of the parcel area.
- M. **Off-Street Parking** - 2 spaces minimum per **Dwelling**.

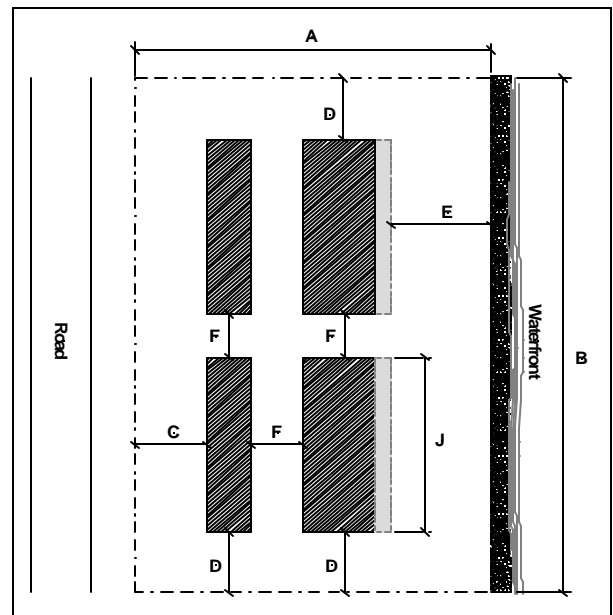


Waterfront Condominium Area

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

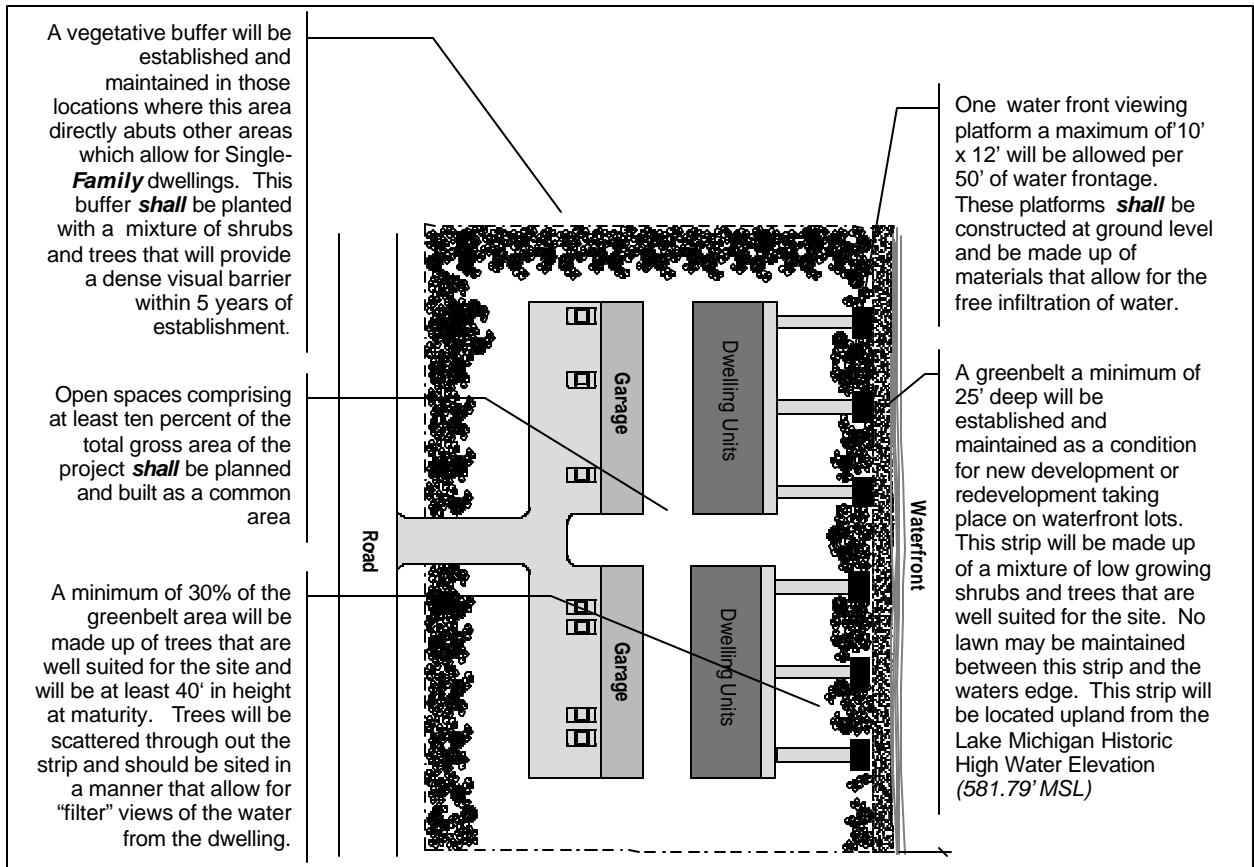


Dimensional and Bulk Standards



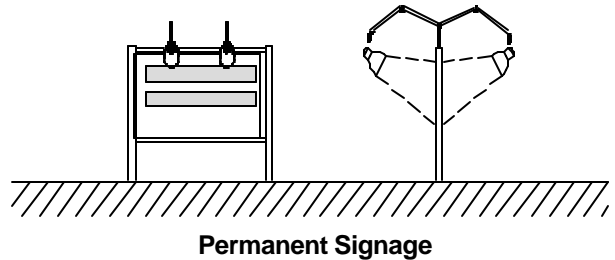
4403 Additional Development/Redevelopment Standards

Developments within the Waterfront Condominium Area (WFC) shall meet all of the above development and siting standards



4404 Permanent Signage

A single permanent ground mounted **Sign** a maximum of 24 sq. ft. in area may be located at the entrance of each condominium project. Ground mounted signs shall be a maximum of 6' in height. All illuminated **Signage** shall be externally lighted with fixtures oriented to direct light downwards and only onto the **Sign** face



4405 Other Standards

In addition to the requirements of this **Article** the provisions of **Article** 10 of this Ordinance shall also apply.

