

ZONING DISTRICTS AND USES

415 Attachment 1

City of Lake Lotawana

Exhibit 415-A Lot Development Standards

[Ord. No. 849, 10-16-2007; Ord. No. 911, 3-16-2010; Ord. No. 14-10, 7-15-2014; Ord. No. 15-05, 3-17-2015; Ord. No. 23-06, 3-21-2023]

Zoning District	Maximum Density (dwelling units per acre)	Minimum Lot Size (per dwelling unit)		Minimum Setbacks				Maximum Height ¹ (feet)	Maximum Impervious Surface
		Lot Area	Lot Width (feet)	Front (feet)	Side (feet)	Rear ¹ (feet)	Side (corner) (feet)		
ER	1 DU per 5 acres	5 acres	300	50	25	50/20	50	35/25	10%/20% ³
LDR	1 DU per acre	1 acre	200	50	25	50/20	50	35/25	20%
MDR	2 DUs per acre	0.5 acre	100	35	25	35/20	35	35/25	30%
LR	2 DUs per acre	6,000 square feet	50	25 ⁵	5	20 ⁶	20	35	65%
THR Single-family detached	4 DUs per acre	10,000 square feet	75	25	15	20	20	35	30%
THR Single-family attached	8 DUs per acre	5,000 square feet	100	25	25 ²	25 ²	20	35	30%
NC	N/A	20,000 square feet	150	25	25	25	25	35	50%
HC	N/A	50,000 square feet	150	50	25	25	25	35	80% ⁴
OTC	N/A	100,000 square feet	300	50	50	50	50	35	50%
A	0.1 DU per acre	10 acres	330	50	50	50	50	40	10%

NOTES:

N/A Not applicable.

¹ Principal use/accessory use.

² A minimum of twenty-five (25) feet must be provided between multi-family structures. Side yard setbacks for attached, multi-family homes are zero (0) feet where a party wall is used.

³ Lots 1 to 4.99 acres limited to twenty percent (20%); lots five (5) acres or more limited to 10%.

⁴ The Planning and Zoning Commission and the Board of Alderman may modify the allowable Maximum Impervious Surface for HC Zoning (either up or down) when considering such proposed features as parking area, landscaping and buffer yards. In any case, stormwater detention must be sized to accommodate discharge.

⁵ Sundecks may extend into the setback but may not be closer than fifteen (15) feet to the property line (all property tiers).

⁶ The following applies to lakefront properties only:

- (1) If the paved edge of the roadway is beyond the rear property line, then the rear setback is twenty (20) feet from the edge of the paved roadway or rear property line, whichever is closer.
- (2) If the paved edge of the roadway is inside the rear property line, then the rear setback is twenty (20) feet from the edge of the roadway.