

# 1400 ZONING PROVISIONS

## 1401 LOT AREA AND WIDTH STANDARDS

### 1401.1 Lakes

The lot and buildable area standards (in square feet) and lot width standards (in feet) for single family residential lots created after the date of enactment of this Ordinance for general development, recreational development, and natural environment lake classifications shall be as specified in tables A through C below:

A. General Development						
	Riparian Lots			Non-Riparian Lots		
	Lot Area	Buildable Area	Width	Lot Area	Buildable Area	Width
Single	20,000	12,000	100	40,000	20,000	150
With Guest Quarters	40,000	27,000	180	80,000	40,000	265

### 1401.2 Rivers and Streams

The lot area standards (in square feet) and width standards for single family lots created after the date of enactment of this Ordinance for the six river/stream classifications shall be as specified in the following tables:

#### A. Riparian River Lot Areas, Buildable Areas, and Widths\*

The standards of 1401.1A are to be adhered to for these areas.

#### B. Non-riparian River Lot Areas, Buildable Areas, and Widths

The standards of 1401.1A are to be adhered to for these areas.

### 1401.3 Impervious Surface Coverage

The total area of all structures and impervious surfaces proposed on a lot will not equal more than 30 percent of the lot area.

### 1401.4 Increased Density

OMITTED

### 1401.5 Guest Cottages

One guest cottage may be allowed on lots meeting or exceeding all guest quarters lot requirements in section 1401.1 and 1401.2, provided the following standards are met:

- A. A guest cottage must not cover more than twelve hundred (1200) square feet of land surface and must not exceed 20 feet in height; and

- B. A guest cottage must be located or designed to reduce its visibility as viewed from Protected Waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.
- C. The Planning Commission shall determine the appropriate location for the guest cabin on the lot so that if, in the future, the lot could be subdivided and a new lot created, the guest cabin would be located on the newly created lot.

#### **1401.6 Controlled Access Lots**

Controlled access lots are a prohibited use within the City of Chickamaw Beach.