

- b. The proposed use will not contribute to, create, enlarge and/or encourage a blighted or deteriorated area.
- c. All applicable regulations of this Ordinance will be observed.
- d. There is no other reasonable location in the County at which the use is suited.

**(b) Common Use Riparian/Lake Access Lots**

- (1) The intent of this provision is to minimize the impacts of Back lot Development on the Shoreline. Further, it is the intent of this provision to:
  - a. discourage the funneling of lake access for multiple residences through narrow access points,
  - b. establish a balanced and orderly relationship between development and the amount of Shoreline available for use by residents, and
  - c. assure responsible “lake access” for Lakefront Development.
- (2) This section shall apply to lakefront or back lot development, including, lake front access points, lake front recreational areas, beaches, parks, playgrounds that have been designated as a common area or access point, in all zoning districts. This section shall apply to common areas lakefront or back lot developments created as part of a residential subdivision, multiple family development, condominium cooperative, retirement community, mobile home park, mobile home subdivision, camp ground, mixed-use development with a residential component, residential development under the horizontal property regime, neighborhood association, organization, or club.
- (3) Where a parcel of land contiguous to a natural body of water is proposed for residential development, a commonly owned area bordering on the body of water may be dedicated for recreational purposes.
  - a. The lake access lot must be contiguous (being part of the same parcel or adjacent parcels having a common boundary) with the development being served and platted as part of the same subdivision.
  - b. The common area shall be dedicated for the use of owners and occupants of dwellings contained in the development.
  - b. Deed restrictions and bylaws must specify the lots that are permitted to utilize the lake access lot and moor, store, or launch boats. Deed restrictions detailing what lots have access to the common waterfront area shall be submitted for approval by the Plan Director prior to recording. Verification that the deed restrictions have been recorded shall be required prior to issuance of any improvement location permit or building permit.
- (4) Common use waterfront lots shall not be used for public marinas, public beaches or commercial recreational use operated for profit.
- (5) The design, operation and use of the common waterfront lot shall not impair the natural appearance of the land, overcrowd the lake surface or produce unreasonable noise or annoyance to surrounding properties.
- (6) The lake access lot shall have a minimum lot depth of one hundred (100) feet, measured as the minimum distance between the water's edge and the lot line which is opposite the water's edge.
- (7) The maximum number of lots that can have access to a common waterfront lot shall not exceed the following:

First Residential Unit	100 feet of Shoreline
Second Residential Unit	50 feet of Shoreline
Each Additional Residential Unit	20 feet of Shoreline

- a. Shoreline length shall be measured along the lake shoreline, as shown on the parcel survey, but shall not include the shoreline length of any artificially created shoreline, such as harbors, boat wells or canals.

**(d) Marinas and boat clubs**

- (1) The minimum front, side and rear yard building setbacks shall be forty (40) feet.
- (2) All areas used for dry-dock boat storage shall be screened from any adjacent residential district or public road with landscaping consisting of evergreen trees space no more than fifteen (15) feet on center.

**(e) Outdoor Commercial Amusement**

- (1) The minimum front, side and rear yard building setbacks shall be forty (40) feet, which shall apply to all buildings, recreation activity areas, spectator seating and any other structural appurtenances.
- (2) The use and parking area shall be screened from adjacent major thoroughfares with berms and other approved landscaping.
- (3) Devices for the transmission of broadcasting of voices or music shall be so directed as to prevent said sound from being audible beyond the lot lines of the site.
- (4) Whenever any such use abuts a residential district or use, a transitional buffer area shall be provided between all operations, buildings and structures, including fences, and the residential property. Landscaping, walls and/or fences shall be required as part of this buffer as determined by the Plan Director based upon the nature of the use and the noise impact that the use may have on surrounding uses.
- (5) Storage buildings, restroom facilities, facilities for the sale and consumption of food, beverages and refreshments and other similar accessory uses shall comply with all standards of the County.

**(f) Public Camp/Recreational Vehicle Park**

- (1) The minimum lot area shall be five (5) acres.
- (2) Lots for tents and tent campers must be a minimum of two thousand five hundred (2,500) square feet, and also must have modern restrooms that will be approved by local and state health departments.
- (3) The minimum front yard setback shall be one hundred (100) feet.
- (4) The minimum side and rear yard setback shall be seventy five (75) feet.
- (5) A minimum buffer/setback of twenty five (25) feet shall be provided between the parking lot and any adjacent residential use.
- (6) Residency shall be limited to temporary seasonal/vacation occupancy. Use of any recreational vehicle, motor home or any other structure within a public camp or recreational area as a permanent dwelling shall be prohibited.

### **Section 09.11 Religious, Civic, Social and Similar Organizations**

The following requirements shall be complied with for the specified use:

**(a) Churches, Temples and Similar Places of Worship**

- (1) The minimum front, side and rear yard building setbacks shall be forty (40) feet.
- (2) Off-street parking spaces and circulation aisles shall not be located within twenty (20) feet of the front lot line.
- (3) There shall be no outside loudspeaker or amplified sound outside of a totally enclosed building.
- (4) Accessory child day care shall be permitted subject to the requirements of Section 09.09(a).