

## **Chapter 19**

### **Lake Residential (LR) District**

#### **Section 19.00 – Purpose**

Lands in this District are characterized by uses which are strongly oriented toward the residential and recreational experience and enjoyment of the surface waterways and shorelines of Cato Township. It is the intent of the District to provide regulations on lands located along the lakefront and shoreline areas of the Township. The purpose of these regulations is to recognize the unique physical, economic, and social attributes of lakefront and shoreline properties and to ensure that the structures and uses in this district are compatible with and protect these unique attributes along the lakefront and shoreline areas of the Township and lands within the boundaries of the District.

#### **Section 19.01 – Permitted Uses**

No land or buildings in the LR District shall be used, erected, altered or converted, in whole or in part, except for the following purposes by right as Permitted Uses:

1. Single Family detached dwellings
2. State licensed residential child, family, family day care, and adult care facilities
3. Accessory buildings, structures and uses customarily incidental to a Permitted Use
4. Parks, playground areas and other passive open space areas.
5. Camping, temporary or short-term subject to section 3.42

#### **Section 19.02 – Special Land Uses**

Land and/or buildings in the LR District may be used for the following Special Land Uses subject to review by the Planning Commission as a Special Land Use.

1. Bed and Breakfast establishments
2. Golf courses and country clubs
3. Boat launches
4. Cemeteries
5. Churches
6. Private schools
7. Municipal buildings
8. Attached residential dwellings up to four (4) units per acre
9. Public and Private Campgrounds

**Section 19.03 – Schedule of LR District Regulations**

No building, structure, or use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement.

<b>SETBACK/DIMENSIONAL ITEM</b>	<b>STANDARD/REQUIREMENT</b>
LAKESIDE SETBACK	25 feet
SIDE YARD	Single Lot: 5 feet Double Lot: 10 feet
ROAD SIDE SETBACK	15 feet
BUILDING HEIGHT	35 feet or 2 ½ stories [least one]
LOT COVERAGE	50%
MINIMUM LOT AREA	7,200 square feet

MINIMUM LOT WIDTH	60 feet
MINIMUM DWELLING UNIT FLOOR AREA	Ground Floor (Single Story): 600 square feet Ground Floor (Multi-Story): 750 square feet
REAR YARD SETBACK	5 feet

Garage and utility building permits will be issued only to those who have an existing dwelling that meets or exceeds all subdivision requirements or a valid building permit from Honeymoon Heights, Cato Township and all required Montcalm County permits for a permanent residence. Permits issued only to those who own a minimum of two lots.

**Section 3.42 Camping, Temporary or Short-Term**

The incidental use of land for temporary or short-term camping activities outside of a designated recreational vehicle park or campground, as allowed as an accessory use in the LR district, shall be subject to the following:

1. **General Standards.** The following general standards shall apply to all camping activities outside of a designated recreational vehicle park or campground:
  - a. **Allowable Vehicles.** Recreational vehicles for camping activities shall be limited to motor homes, pick-up campers attached to the pick-up truck, folding tents and tent trailers, and travel trailers.
  - b. **Minimum setback distances.** The location of the tent, recreational vehicle or similar shelter, and all associated camping equipment and appurtenances, shall comply with the minimum yard setback requirements for principal buildings in the zoning district.
  - c. **Maximum number of recreational vehicles.** A maximum of one (1) recreational vehicle shall be permitted at one time on a vacant lot.
  - d. **Legally operable.** The recreational vehicle shall be owned by the owner of the lot or the owner's guests, shall be legally operable on the

highways of the State of Michigan, and shall have a current and valid registration and license plate.

- e. **Campfires.** Campfires shall be allowed within a protected pit area located outside of the minimum required yard setbacks for principal buildings in the zoning district, and a minimum of 30 feet from all structures. Campfires may be prohibited on any lot or in any area of the Township for a specified period of time, upon a determination of unsafe weather or site conditions by the Fire Chief.
- f. **Waste disposal.** All waste shall be emptied at an approved recreational vehicle dump station.
- g. **Use limitation.** Allowable camping-activities under this Section shall be limited to the owner of the lot and the owner's guests.
- h. **Riparian access.** The requirements and limitations of Section 3.25 (Riparian Access) shall apply to use of any lot for temporary or short-term camping activities.
- i. **Maximum time limit.** Temporary or short-term camping activities on a lot shall be limited to a maximum total of 14 days per calendar year.
- j. **Permit Requirement.** Camping permit approval shall be required for camping activities in accordance with Section 17.02 (Zoning Compliance Permits) and the following:
  - i. The Zoning Administrator may establish and maintain a separate "camping permit" form and submittal process for this purpose. The camping permit fee shall be set by Township Board resolution.
  - ii. One permit application may be used for an entire season of camping activities, based on a list of dates and time periods submitted with the application, or a separate application may be submitted for each event.
  - iii. Any violation of a camping permit forfeits camping for the rolling calendar year.
  - iv. Approved permits shall be visibly posted on the premises at all times during camping activity.

**2. Camping on a Vacant Lot.** The following additional standards shall apply to camping activities on a vacant lot (a lot that is not legally or currently occupied and/or does not have a building or structure) outside of a designated recreational vehicle park or campground:

- a. Seasonal limitations.** Camping activities on vacant lots shall be limited to between May 15 and September 30 of each calendar year.
- b. Minimum setback distances.** The location of the tent, recreational vehicle or similar shelter, and all associated camping equipment and appurtenances, shall comply with the minimum yard setback requirements for principal buildings in the zoning district.
- c. Maximum number of recreational vehicles.** A maximum of one (1) recreational vehicle shall be permitted at one time on a vacant lot.
- d. Unattended recreational vehicles.** Storage of a recreational vehicle on a vacant lot shall be prohibited. Any recreational vehicle left unattended on a vacant lot for a period of 14 calendar days shall remove said vehicle within 48 hours of the end of the 14<sup>th</sup> day.
- e. Accessory structures on Lakeside vacant lots.** With the exception of a waterfront dock and one (1) accessory structure up to 120 square-feet in floor area for incidental storage of camping equipment and appurtenances, no other accessory structures shall be allowed on a vacant lot for camping activities. The structure shall be within 40 feet of the rear lot line.
- f. Generators.** No generator(s) shall be allowed.
- g. Toilet facilities.** Temporary camping on vacant lots shall be prohibited where adequate toilet facilities have not been provided on the same lot. Adequate toilet facilities shall consist of a bathroom with a sink and toilet in a recreational vehicle.
- h. Removal of camping equipment and appurtenances.** With the exception of a protected pit area for campfires, all tents, camping equipment, and appurtenances shall be promptly dismantled and stored away when not in use.

**3. Camping on a Lot Occupied by a Principal Dwelling.** The following additional standards shall apply to camping activities on a lot occupied by a principal dwelling outside of a designated recreational vehicle park or campground:

- a. A recreation vehicle parked or stored on a lot occupied by a principal dwelling in accordance with Section 3.28 (Residential Parking Standards) may be used for temporary or short-term camping activities in accordance with this Section.
- b. Temporary or short-term camping activities may also include use of tents or similar shelters in accordance with this Section.

### **Section 2.03 C – Definitions**

**Campground or Recreational Vehicle Park.** An organized facility or designated area set aside for camping purposes and consisting of open spaces where a camper can pitch a tent or park a recreational vehicle.

**Camping.** Incidental use of land for transitory living quarters that includes lodging in a sleeping bag, tent, recreational vehicle or other means of shelter.

**Lakefront (or Lakeside).** A lot which fronts on a navigable waterway, as defined in State Law.