

LAKE FRONT PROPERTY - SPECIAL REGULATIONS

802.10 LAKE FRONT PROPERTY - SPECIAL REGULATIONS

The following regulations apply to all properties, regardless of Zoning District classification, which have a common border with the easement that surrounds Penn Lake. The land areas of such properties shall not be altered or extended by any means, including but not limited to, the use of fill material and/or excavation, nor shall the grade or contours of such properties be altered by any means. A principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to State or Federal regulations and supplementary regulations contained in Article 8 of this Ordinance.

- A. Minimum Lot Area: Four thousand (4,000) square feet for an existing lot of record when serviced by central sewers or by an existing on-lot system which is properly functioning.
- B. Minimum Lot Width: Forty (40) feet.
- C. Lakeside Yard Areas: Any property which has a yard area oriented toward the lake shall have a setback of not less than forty (40) feet from the lake front line which shall be noted as the point of intersection between the property line and any easement of record which borders the lake.
- D. Roadside Yard Areas: The yard shall be not less than forty (40) feet in depth as measured from the rear lot line.
- E. Side Yard: The side yard shall be not less than fifteen (15) feet on each side.
- F. Lot Coverage: Not more than twenty-five (25%) percent of a lot shall be covered by buildings. Total impervious cover shall not exceed thirty-five (35%) percent.
- G. Building Height: The maximum height of any building shall not exceed two and one-half (2.5) stories or thirty-five (35') feet.