

ARTICLE 40: RESIDENTIAL DISTRICT

4001. Purpose

It is the intent of this district to provide for developed neighborhoods for residential and certain controlled immediate area retail and service businesses in certain parts of Onekama Village, to promote a compatible arrangement of land uses for homes, to keep neighborhoods relatively quiet and free from detrimental uses.

4002. Permitted Uses

Only the following uses shall be permitted, by permit, as specified in Section 8401 et. seq. of this Ordinance:

- A. Educational Services [82].
- B. Religious Organizations [866].
- C. Dwelling.
 - 1. In home occupations (including, but not limited to, bed and breakfast)
[Annotation: Subsection amended, effective June 14, 2002.]
 - 2. parking for currently licensed automobiles.
 - 3. storage of recreational vehicles, boats, boat trailers or trailers, kept for use by the dwelling occupant only.
 - 4. on lake front lots, one boat dock for private use.
- D. Parks
- E. Accessory Buildings.

4003. Special Uses

Only the following uses shall be permitted, by Special Use Permit, as specified in Section 8601 et. seq. of this Ordinance:

- A. U.S. Postal Service [43].
- B. Retail Trade [G; 52-5999].
- C. Finance, Insurance and Real Estate [H; 60-6799].
- D. Services [I; 70-8999], not listed in Section 4002.
- E. Duplex.
- F. Apartment Building.

4004. Regulations and Standards

The following regulations shall apply to permitted uses and special uses in Residential District.

- A. Parcel Area - No building or structure shall be established on any parcel less than twelve thousand (12,000) square feet in area.
- B. Parcel Width - The minimum parcel width shall be seventy-five (75) feet, except a parcel which is a lot in a subdivision created prior to the effective date of this Ordinance, and it shall front on a road.
- C. Yard and Setback Requirements - The following requirements shall apply to every parcel, building or structure.
 - 1. Front Yard: The minimum setback shall not be less than twenty-five (25) feet from front property line, or fifty-eight (58) feet from centerline of a road, whichever is greater.
 - 2. Side Yards: The minimum width of either yard shall not be less than ten (10) feet, so long as Section 1008 is complied with on corner parcels.

[Annotation: Section 4004.C-2. Changed by amendment, adopted September 24, 1992, effective October 1, 1992.]

3. **Rear Yard:** The minimum setback shall not be less than fifteen (15) feet.
[Annotation: Section 4004 C-3. Changed by amendment, adopted May 8, 1997, effective June 1, 1997.]

4. Setbacks are measured from the property line to the building or drip line around the building (including, but not limited to, awnings, eaves or gutters) and attached decks and porches with or without a roof and steps.

D. No dwelling hereafter erected shall have less than nine hundred (900) square feet of floor area and shall have a minimum width of twenty (20) feet.

[Annotation: Section 4004.D. added by amendment, adopted September 24, 1992, effective October 1, 1992.]

[Annotation: Section 4004.D. changed by amendment, adopted May 8, 1997, effective June 1, 1997.]

[Annotation: Subsection amended, effective June 14, 2002.]

E. Every dwelling hereafter erected shall have a roof slope of four (4) feet, or greater, vertical rise for each twelve (12) feet horizontal distance.

[Annotation: Section 4004.E. added by amendment, adopted September 24, 1992, effective October 1, 1992.]

[Annotation: Section 4004.E. changed by amendment, adopted May 9, 2002, effective June 14, 2002.]