

~ 305-10. Zoning districts.

The city is divided into the districts stated in this chapter as shown by the district boundaries on the Zoning Map. This district is:

LP Lake Protection

~ 305-12. District descriptions.

- E. Lake Protection District. The LP Lake Protection District is an environmentally sensitive area surrounding Webster Lake and in which development activities must be closely regulated to preserve the water quality of the lake.

~ 305-14. Lot and yard requirements. [Amended 7-15-1998 by Ord. No. 98-5; 12-20-2000 by Ord. No. 00-7; Amended July 2004; Amended 04-03-06 by Ord. No. 07-06]

- A. The minimum lot area, minimum lot area per dwelling unit, minimum frontage of lot, minimum depth of front yard and minimum width of each side yard for each district shall be as shown on the following table: [Amended 8-2-2004 by Ord. No. 01-05]

District----->	LP
Minimum Lot Area (sq. ft. in thousands & in acres)	
City Water and Sewer	108.9 sq. ft 2.50 acres
City Water or Sewer (has either well or septic)	108.9 sq. ft 2.50 acres
Has both a Well and Septic on the lot	108.9 sq. ft 2.50 acres

Minimum Lot Area Per Add. Dwelling Unit (sq. ft. in thousands and in acres)	
City Water and Sewer	NOT ALLOWED
City Water or Sewer (has either well or septic)	NOT ALLOWED
Has both a Well and Septic on the lot	NOT ALLOWED

Minimum Lot Frontage (Feet) ¹	200
Minimum Front Yard Depth (Feet)	50
Minimum Side Yard Width (Feet)	50
Minimum Depth from Building to Rear Lot Line (Feet)	50

~ 305-13. Permitted uses and special exceptions.

The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in Article III.

Uses designated "P" on the table shall be permitted as a matter of right.

Uses designated "SE" shall be permitted only as a special exception granted by the Board of Adjustment in accordance with the provisions of ~ 305-4.

A use with no letter designation shall not be allowed in that district.

Permitted and Special Exceptions Use Table

District ----->	LP
Residential Uses	
Single-Family Dwelling	P
Family Apartment	SE
Seasonal Conversion	SE
COMMERCIAL USES	
Home Occupation- See Section 305-25	SUP
Essential Services	P
Bed and Breakfast	SUP

See Zoning Ordinance Section 305-13 for all use categories.

Any other use, not portrayed above, would need a variance from the Zoning Board of adjustment, as it is not an allowed use.

Please also review the Webster Lake Overlay District, found in Section 305-29.3.