

R1

Single Family District

4.01 Intent: The R1 Single Family District is established to protect, promote and maintain the development of *single family dwellings*, as well as provide for limited public and institutional *uses* that are compatible with a residential neighborhood.

4.02 Permitted Uses:

- *Dwelling, Single Family*
- *Passive Park*
- *Religious Facilities*
- *Residential Facility for the Developmentally Disabled or Mentally Ill*

4.03 Special Exception Uses:

- *Active Park*
- *Bed & Breakfast*
- *Civic Facilities*
- *Dwelling, Two Family*
- *Group Residence*
- *Institutional*
- *Public Facilities & Utilities*

4.04 Development Standards

- (A) **Minimum Lot Width:** 50'
- (B) **Minimum Lot Area:** 5,500 sq.ft.
- (C) **Minimum Building Setback:**
 - (1) **Front:** Average setback of the *Block Face* or 20', whichever is less
 - (2) **Side:** 5'; 10' if accessing an alley
 - (3) **Rear:** 5'; 10' if accessing an alley
 - (4) **Residential Buffer:** 25'
- (D) **Minimum Parking Setback:** 20' (For uses other than Single Family and Two Family Residential)
- (E) **Building Height (Maximum):**
 - (1) **Single Family Residential:** 35'
 - (2) **Other than Single Family Residential:** 40'
 - (3) **Accessory:** 19'
- (F) **Accessory Uses, see Article 5.01**
- (G) **Temporary Uses, see Article 5.02**
- (H) **Landscaping, see Article 8**
- (I) **Lighting, see Article 9**
- (J) **Signs, see Article 10**
- (K) **Parking & Loading, see Article 11**

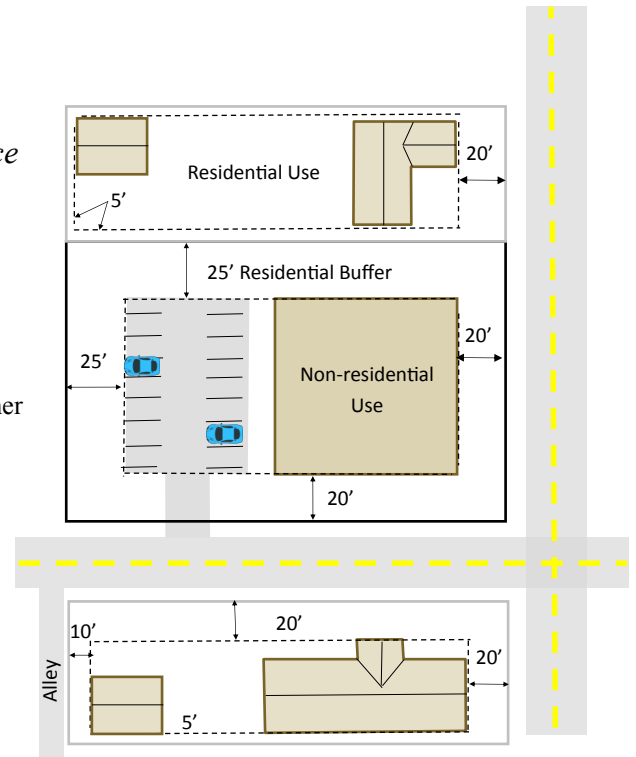


Figure: Example of Single Family Residential Use



Single Family District

Reserved



4.11 Intent: The R2 Multi-Family District is established to protect, promote and maintain the development of single family dwellings and multi-unit dwellings, including apartments, townhouses or row house style developments, as well as to provide for limited public and institutional uses that are compatible within a residential neighborhood setting.

4.12 Permitted Uses:

- *Dwelling, Multi-family*
- *Dwelling, Single Family*
- *Dwelling, Two Family*
- *Passive Park*
- *Religious Facilities*
- *Residential Facility for the Developmentally Disabled or Mentally Ill*

4.13 Special Exception Uses:

- *Active Park*
- *Bed & Breakfast*
- *Civic Facilities*
- *Group Residence*
- *Institutional*
- *Mobile Home Park*
- *Public Facilities & Utilities*

4.14 Development Standards

- (A) **Minimum Project Width:** 50'
- (B) **Minimum Project Area:** 7,000 sq.ft.
- (C) **Minimum Building Setback:**
- (1) **Front:** Average setback of the *Block Face* or 20', whichever is less
 - (2) **Side:** 15'
 - (3) **Rear:** 15'
 - (4) **Residential Buffer:** 25'
- (D) **Building Separation:** Minimum 10' separation between buildings
- (E) **Minimum Parking Setback:** 20' (For uses other than Single Family or Two Family residential)
- (F) **Building Height (Maximum):**
- (1) **Primary Structures:** 40'
 - (2) **Accessory Structures:** 19'
- (G) **Accessory Uses,** see Article 5.01
- (H) **Temporary Uses,** see Article 5.02
- (I) **Landscaping,** see Article 8
- (J) **Lighting,** see Article 9
- (K) **Signs,** see Article 10
- (L) **Parking & Loading,** see Article 11

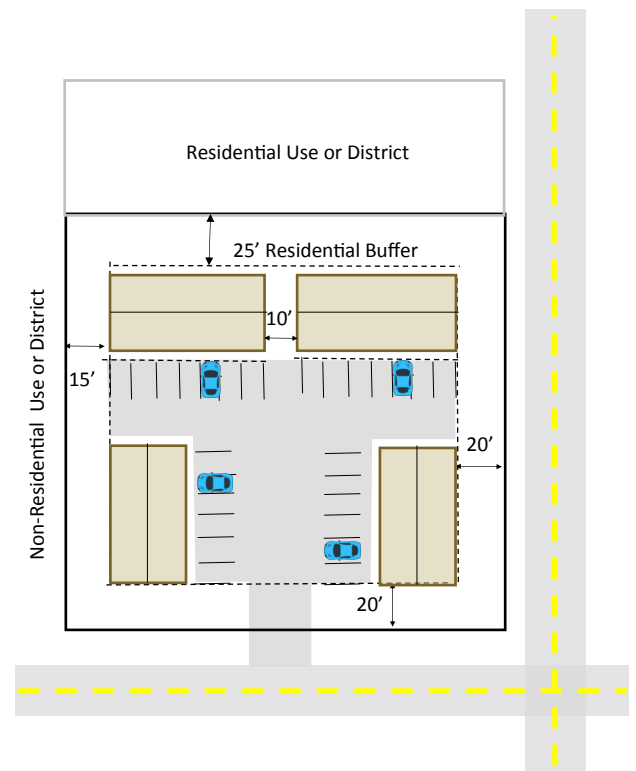


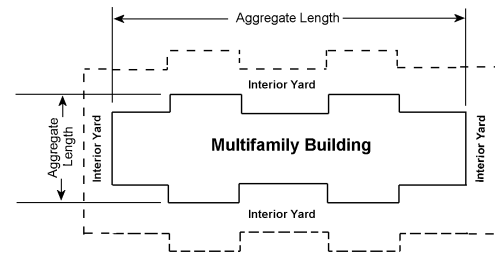
Figure: Example of Multi-family Residential Use

4.15 Additional Development Standards

(A) Minimum *Interior Yards*:

(1) In projects containing two or more *buildings*, *interior yards* shall be provided around all buildings at the greater of:

- a) 10'; or
- b) 5' plus 1' for each 10' of aggregate length of any wall of a building .



INTERIOR YARDS AROUND BUILDINGS

(2) *Interior yards* shall be measured perpendicular to the *building* or *structure* at all points.

(3) The distance between *buildings* or *structures* shall be the sum of each applicable minimum *interior yard*.

(4) *Interior yards* may not overlap any required perimeter *yards*.

(5) *Interior yards* may be used for interior access drives, open space, foundation landscaping, walkways, open balconies, or uncovered porches and patios

(B) Individual *buildings* and dwelling units located within a multifamily dwelling project may be served by *private streets*, *interior access driveways* and interior access *drives* developed in compliance with the standards set forth in Section 1.23 Requirements for All Private Streets and Private Alleys, of this Ordinance.

4.21 Intent: The OB Office Buffer District is established to serve as a buffer between residential *districts* and the more intense commercial and industrial *districts* by permitting the development of small scale professional, business, governmental and quasi-governmental office uses, while continuing to allow residential uses. The OB District serves as a gradual and reasonable transition between major thoroughfares and residential *districts*. Uses in the OB District are typically less commercial in appearance, and are architecturally more harmonious with residential structures. The OB District *development standards* are established to assure appropriate landscaping and buffering elements are implemented to protect the residential district.

4.22 Permitted Uses:

- Dwelling, Single Family
- Dwelling, Two Family
- Office
- Passive Park
- Personal Service
- Religious Facilities
- Residential Facility for the Developmentally Disabled or Mentally Ill

4.23 Special Exception Uses:

- Active Park
- Bed & Breakfast
- Civic Facilities
- Dwelling, Multi-family
- Group Residence
- Institutional
- Public Facilities & Utilities

4.24 Development Standards

- (A) **Minimum Lot Width:** 50'
- (B) **Minimum Building Setback:**
- (1) **Front:** Average setback of the *Block Face* or 20', whichever is less
 - (2) **Side:** 15'
 - (3) **Rear:** 15'
 - (4) **Residential Buffer:** 25'
- (C) **Minimum Parking Setback:** 20' (For uses other than Single Family and Two Family Residential)
- (D) **Building Height (Maximum):**
- (1) **Primary Structures:** 40'
 - (2) **Accessory Structures:** 19'
- (E) **Maximum Building Area:** 3,000 sq.ft.
- (F) **Accessory Uses,** see Article 5.01
- (G) **Temporary Uses,** see Article 5.02
- (H) **Landscaping,** see Article 8
- (I) **Lighting,** see Article 9
- (J) **Signs,** see Article 10
- (K) **Parking & Loading,** see Article 11

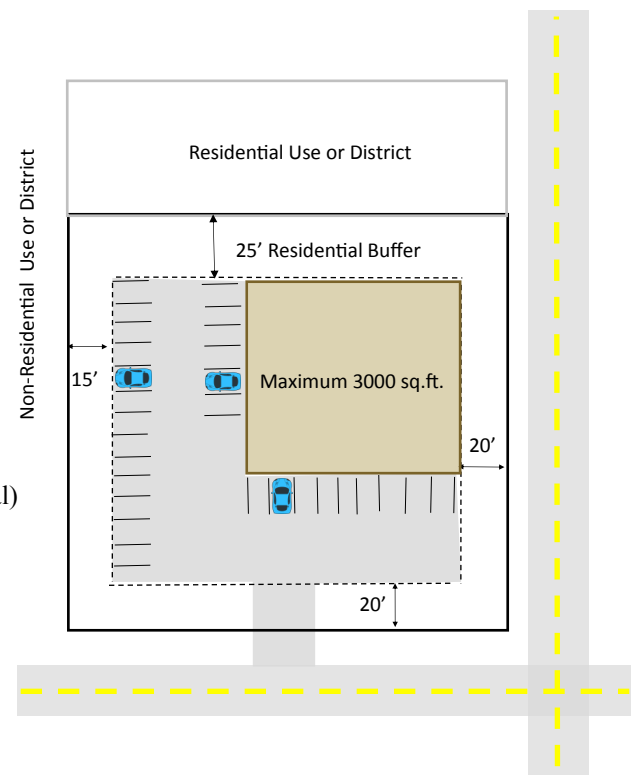


Figure: Example of Office-Buffer Use



4.25 Architecture

(A) Applicability

All new non-residential construction, additions to existing construction and exterior remodeling for any facade visible from a public street, sidewalk, trails or parking area, and shall meet the provisions of this ordinance.

(B) Design Review

- (1) The Council shall designate an advisory committee to the zoning administrator to review all development required to meet the architectural standards of this section.
- (2) Renderings and a materials schedule shall be a part of the application for an improvement location permit.
- (3) The action of the advisory committee is a recommendation to the zoning administrator. Appeals from the decision of the zoning administrator may be made per section 14.03 Board of Zoning Appeals.

(B) Prohibited Building Materials & Design elements:

- (1) Exposed, plain concrete or un-textured concrete block
- (2) Plain CDX or OSB plywood
- (3) Corrugated asphalt or corrugated plastic roofing

(C) Design Standards:

- (1) Buildings shall provide at least two (2) architectural features, details or elements, such as but not limited to: quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, archways, colonnades, cornices, peaked roof lines, hip returns, operable window shutters, transoms, gas lights, exposed timber beams, and stone accents to add interest.
- (2) Building entrances shall utilize windows, canopies, or awnings; provide unity of scale, texture and color; and clearly identify entry.

(D) Site Elements

- (1) Mechanical equipment shall be screened
- (2) Sign bases shall be constructed of a material which is consistent with the principal building.

4.31 Intent: The Town Center District is established to promote the development of the original core of the Town of Lakeville. The regulations are intended to encourage all the elements of a traditional town center. The development standards in this district are designed to encourage a pedestrian oriented design throughout the district and maintain an appropriate pedestrian scale, massing and relationship between buildings and structures within the district.

4.32 Permitted Uses:

- *Automotive Uses*
- *Civic Facilities*
- *Dwelling units*, if located above the ground floor of the building or behind another permitted non-residential use
- *Institutional Uses*
- *Office*
- *Passive Park*
- *Personal Service Establishment*
- *Recreational Facility, Indoor*
- *Religious Institutions*
- *Residential Facility for the Developmentally Disabled or Mentally Ill*
- *Retail-Commercial*

4.33 Special Exception Uses:

- *Active Park*
- *Drive-through facilities*
- *Dwelling (all types)*, without a ground floor non-residential use
- *Group Residence*
- *Public Facilities & Utilities*
- *Recreational Facility, Outdoor*

4.34 Development Standards

- (A) **Minimum Lot Width:** 30'
- (B) **Building Setback:**
 - (1) **Front:** 15' Maximum. At least 50% of the building facades facing a street shall be located within the maximum setback.
 - (2) **Side:** If a side yard is provided, the setback shall not be less than 5'
 - (3) **Rear:** 10'
 - (4) **Residential Buffer:** 15'
- (C) **Minimum Parking Setback:** 15' Front Setback
- (D) **Building Height:** 20' Minimum
- (E) **Accessory Uses,** see Article 5.01
- (F) **Temporary Uses,** see Article 5.02
- (G) **Landscaping,** see Article 8
- (H) **Lighting,** see Article 9
- (I) **Signs,** see Article 10
- (J) **Parking & Loading,** see Article 11

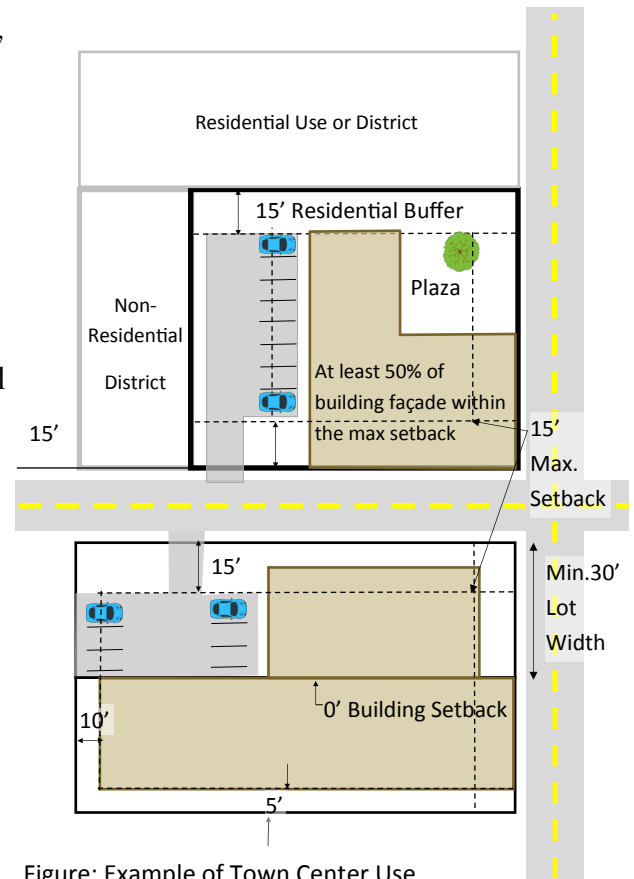


Figure: Example of Town Center Use





4.35 Architecture

(A) Applicability

All new construction, additions to existing construction and exterior remodeling for any facade visible from a public street, sidewalk, trails or parking area, and shall meet the provisions of this ordinance.

(B) Design Review

- (1) The Council shall designate an advisory committee to the zoning administrator to review all development required to meet the architectural standards of this section.
- (2) Renderings and a materials schedule shall be a part of the application for an improvement location permit.
- (3) The action of the advisory committee is a recommendation to the zoning administrator. Appeals from the decision of the zoning administrator may be made per section 14.03 Board of Zoning Appeals.

(C) Prohibited Building Materials & Design Elements

The following materials are generally prohibited:

- (1) Exposed, plain concrete or un-textured concrete block
- (2) Plain CDX or OSB plywood
- (3) Corrugated asphalt or corrugated plastic roofing

(D) Design Standards

- (1) **Primary Building Material:** The primary building material shall be either: brick; stone (limestone, granite, fieldstone, etc.); wood siding panels or shingles; stone or brick veneers; fiber cement siding, or exterior insulation and finish system (E.I.F.S.) or equivalent, and shall constitute a minimum of fifty (50) percent of each applicable façade.
- (2) **Secondary Building Material:** The secondary building material, provided from the list under subsection A., above, shall constitute a minimum of ten (10) percent of the façade.
- (3) At least two (2) architectural features, details or elements, such as but not limited to: quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, archways, colonnades, cornices, peaked roof lines, hip returns, operable window shutters, transoms, gas lights, exposed timber beams, and stone accents to add interest.
- (4) Building walls over on-hundred (100) feet long shall be broken up with varying building lines, vertical architectural features, windows, or architectural accents.





Town Center District

- (5) Building entrances shall utilize windows, canopies, or awnings; provide unity of scale, texture and color; and clearly identify entry.
 - (6) Plazas, strip malls, or similar types of commercial or office developments where multiple businesses are located within the same building shall provide at least one
 - (1) dormer, archway, or similar feature per business or store front.
- (E) Site Elements
- (1) Mechanical equipment shall be screened and be located behind the building line.
 - (2) Sign bases shall be constructed of a material which is consistent with the principal building.





Reserved



C

Commercial District

4.41 Intent: The C Commercial District is intended to provide for a full range of office and retail businesses and uses, including outdoor uses and activities such as merchandise displays, sales and storage, outdoor seating, and customer drive-up windows. This *district* also permits a mix of uses in support of place-making principles for a strong *Town*.

4.42 Permitted Uses:

- *Active Park*
- *Automotive Uses*
- *Civic Facilities*
- *Dwelling, (all types)*
- *Group Residence*
- *Institutional Uses*
- *Office*
- *Passive Park*
- *Personal Service Establishment*
- *Recreational Facility, Indoor*
- *Religious Facilities*
- *Residential Facility for the Developmentally Disabled and Mentally Ill*
- *Retail-Commercial*

4.43 Special Exception Uses:

- *Controlled Uses*
- *Industrial Uses without outdoor operations or outdoor storage*
- *Mobile Home Park*
- *Public Facilities & Utilities*
- *Recreational Facility, Outdoor*

4.44 Development Standards

- (A) **Minimum Lot Width:** 30'
- (B) **Minimum Building Setback:**
 - (1) **Front:** 15'
 - (2) **Side:** 10'
 - (3) **Rear:** 10'
 - (4) **Residential Buffer:** 25'
- (C) **Minimum Parking Setback:** 15' Front Setback
- (D) **Building Height (Maximum):** 60'
- (E) **Minimum Open Space:** 15%
- (F) **Accessory Uses,** see Article 5.01
- (G) **Temporary Uses,** see Article 5.02
- (H) **Landscaping,** see Article 8
- (I) **Lighting,** see Article 9
- (J) **Signs,** see Article 10
- (K) **Parking & Loading,** see Article 11

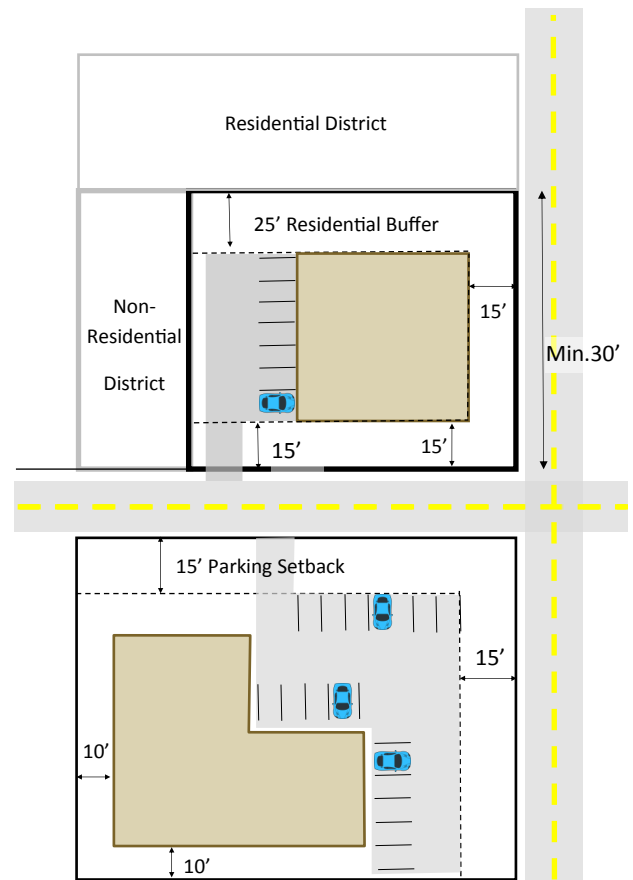


Figure: Example of Commercial Use





4.45 Architecture

(A) Applicability

All new construction, additions to existing construction and exterior remodeling for any facade visible from a public street, sidewalk, trails or parking area, and shall meet the provisions of this ordinance.

(B) Design Review

- (1) The Council shall designate an advisory committee to the zoning administrator to review all development required to meet the architectural standards of this section.
- (2) Renderings and a materials schedule shall be a part of the application for an improvement location permit.
- (3) The action of the advisory committee is a recommendation to the zoning administrator. Appeals from the decision of the zoning administrator may be made per section 14.03 Board of Zoning Appeals.

(C) Prohibited Building Materials & Design Elements

The following materials are generally prohibited:

- (1) Exposed, plain concrete or un-textured concrete block
- (2) Plain CDX or OSB plywood
- (3) Corrugated asphalt or corrugated plastic roofing

(D) Design Standards

- (1) **Primary Building Material:** The primary building material shall be either: brick; stone (limestone, granite, fieldstone, etc.); wood siding panels or shingles; stone or brick veneers; fiber cement siding, or exterior insulation and finish system (E.I.F.S.) or equivalent, and shall constitute a minimum of fifty (50) percent of each applicable façade.
- (2) **Secondary Building Material:** The secondary building material, provided from the list under subsection A., above, shall constitute a minimum of ten (10) percent of the façade.
- (3) At least two (2) architectural features, details or elements, such as but not limited to: quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, archways, colonnades, cornices, peaked roof lines, hip returns, operable window shutters, transoms, gas lights, exposed timber beams, and stone accents to add interest.
- (4) Building walls over one-hundred (100) feet long shall be broken up with varying building lines, vertical architectural features, windows, or architectural accents.





Commercial District

- (5) Building entrances shall utilize windows, canopies, or awnings; provide unity of scale, texture and color; and clearly identify entry.
 - (6) Plazas, strip malls, or similar types of commercial or office developments where multiple businesses are located within the same building shall provide at least one
 - (1) dormer, archway, or similar feature per business or store front.
- (E) Site Elements
- (1) Mechanical equipment shall be screened and be located behind the building line.
 - (2) Sign bases shall be constructed of a material which is consistent with the principal building.





Reserved



4.51 Intent: The GI General Industrial District is established to provide for development of office/warehouse/distribution, wholesale, assembly and manufacturing or processing facilities which transform previously manufactured or blended materials or substances into new products or into a useable form. Permitted uses in this district tend to generate heavy traffic, require extensive community facilities, require outdoor storage, and generate varying amounts of hazardous or objectionable elements such as noise, odor, dust, smoke or glare.

4.52 Permitted Uses:

- *Agricultural*
- *Automotive Uses*
- *Civic Facilities*
- *Industrial Uses without Outdoor Operations*
- *Institutional*
- *Office*
- *Passive Park*
- *Personal Service Establishment*
- *Public Facilities & Utilities*
- *Recreational Facilities*
- *Religious Facilities*
- *Retail-Commercial*

4.53 Special Exception Uses:

- Controlled Uses
- Outdoor Storage in excess of 50% of lot area
- Outdoor operations
- Salvage Yard

4.54 Development Standards

- (A) **Minimum Lot Width:** 30'
- (B) **Minimum Building Setback:**
 - (1) **Front:** 30'
 - (2) **Side:** 15'
 - (3) **Rear:** 25'
 - (4) **Residential Buffer:** 50'
- (C) **Parking Setback:** 15' Front Setback
- (D) **Building Height (Maximum):** 60'
- (E) **Minimum Open Space:** 15%
- (F) **Accessory Uses,** see Article 5.01
- (G) **Temporary Uses,** see Article 5.02
- (H) **Landscaping,** see Article 8
- (I) **Lighting,** see Article 9
- (J) **Signs,** see Article 10
- (K) **Parking & Loading,** see Article 11

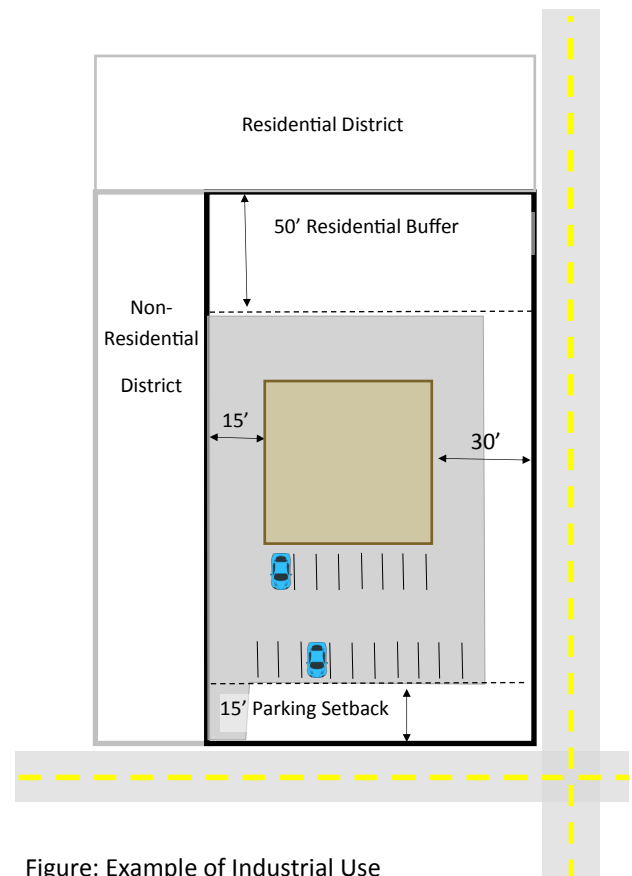


Figure: Example of Industrial Use





Reserved

