

## **SECTION 8.5 LEGEND LAKE RESIDENTIAL (LL-R)**

8.501 Purpose. To provide zoning regulations for the Legend Lake Development that are compatible with other lake properties and to establish a standard by which development may be permitted. The standards set out in this section shall apply in this district.

8.505 Properties Included In This District. (see Section 19 “assignment of properties to a district”)

8.510 Permitted Principal Uses. Except as provided in 8.517 and Section 27, Single family housing is the only permitted principal use allowed in the (LL-R) District.

8.515 Permitted Principal Structures. Except as provided in 8.518, Single family houses are the only permitted principal structures allowed in the (LL-R) District. Except as provided in 8.518, the following restrictions shall apply to all principal structures in the (LL-R) District:

- A. A minimum of seven hundred sixty (760) square feet must be provided in the main floor living area,
- B. The dwelling, exclusive of attachments and roof overhangs, shall have a minimum of four (4) horizontal dimensions of twenty-four (24) feet or greater,
- C. Structure must be placed on a frost free, full perimeter foundation,
- D. Attached Garage Limitations:
  1. Maximum size shall not exceed the lesser of, one thousand two hundred (1,200) square feet or the main floor living area of the dwelling. (i.e. if the main floor living area of the dwelling is eight hundred (800) square feet, the attached garage may not exceed eight hundred (800) square feet.)
  2. The height of the attached garage may not exceed that of the dwelling.

8.517 Additional Permitted Use. Recreational camping shall be an additional permitted use. The following restrictions shall apply:

- A. Seasonal camping shall be permitted from April 16 - Oct 14 provided that:
  1. The property used for seasonal camping has an approved septic system, well, and electrical service,
  2. All camping units and any accessory equipment be removed from the property from October 15 - April 15,
  3. All the setback and yard requirements of Section 8.540, D, are maintained.
  4. Guest camping is permitted provided that:
    - a. There are not more than two (2) additional camping units on site,
    - b. Unit(s) must be self-contained or provided with septic hook-up,
    - c. The property owner shall be on site, or easily accessible,
    - d. A guest may camp not more than ten (10) consecutive days and no more than twenty (20) days in a calendar year.
- B. Short term camping shall be permitted for a maximum of ten (10) consecutive days provided that:
  1. Campers are totally self-contained or connected to an approved septic system, (Note: A portable toilet, provided and serviced by a licensed sanitary pumper, is approved as an alternate septic system, and may be on site while the property is in use for short term camping.)
  2. All camping units and any accessory equipment are removed from the property for a minimum of five (5) days before returning to the property,
  3. The maximum number of days of use shall not exceed thirty (30) days in a

- calendar year,
- 4. The property owner shall be on site or easily accessible,
- 5. All the setback and yard requirements of Section 8.540, D, are maintained,
- 6. Guest camping as provided in Section 8.517, A, 5.

8.518 Temporary Permitted Structures. The following may be used as temporary structures in the LL-R District: motor homes, travel trailers (excluding mobile homes), fold-down campers and tents.

8.520 Permitted Accessory Uses. The following accessory uses are permitted in the LL-R District.

- A. Private storage of vehicles, that are titled to the property owner.
- B. Home occupations: Customary home occupations are permitted provided that:
  - 1. The space required does not exceed twenty five percent (25%) of the living area,
  - 2. There is no increase in traffic or parking,
  - 3. Home occupations, outside of the living area, are prohibited.
- C. Guest camping: this permitted accessory use shall allow for temporary use of recreational camping equipment on improved (with a permitted principal structure) property, provided that:
  - 1. The property owner is on site, or easily accessible,
  - 2. Those using the recreational camping equipment have free access to the principal dwelling.

8.525 Permitted Accessory Structures. Except for a storage shed, no accessory building may be constructed prior to the permitting of the principal structure. When permits have been issued for the principal structure and an accessory structure, the accessory structure may be constructed first for storage purposes during construction. The principal structure shall be constructed in its entirety before the permits expire.

In the event that a property owner(s) has multiple lot parcels in the LL-R district, an accessory structure may be permitted on a lot without a principal structure provided that one parcel has a principal structure, the parcels are in identical ownership, and the lots are deed restricted together with documentation to be recorded in the County Register of Deeds Office. The deed restriction shall show that the owner cannot sell either parcel separate from the other or separate the parcels from restriction unless another principal structure is constructed on the parcel with the accessory structure. Once a principal structure is permitted and constructed on the parcel with the accessory structure, the deed restriction may be removed from the parcels in the County Register of Deeds Office. This provision has the following restrictions:

- A. It shall only be exercised one (1) time per principal structure,
- B. The property on which the accessory garage is to be permitted shall be within one half (1/2) mile of the lot with the principal structure.

Structures erected prior to the principal structure shall be located on the property in such a manor so as not to conflict with future placement of a principal structure or septic system. Accessory structures shall not be used for human habitation. Not more than two (2) accessory structures shall be permitted on a lot. The following accessory structures are permitted in the LL-R District.

- A. One (1) private garage, provided that:

1. It does not exceed one thousand two hundred (1,200) square feet,
  2. The side walls do not exceed ten (10) feet when measured vertical from the slab,
  3. The height at the ridge does not exceed twenty (20) feet when measured vertical from the slab,
  4. It is constructed upon an approved concrete slab.
- B. Storage shed, provided that:
1. It is not be less than sixty (60) square feet, and not more than one hundred twenty (120) square feet,
  2. The side walls do not exceed eight (8) feet when measured vertical from grade,
  3. The height at the ridge does not exceed twelve (12) feet when measured vertical from grade,
  4. The floor is rodent proof. (Concrete, blacktop, tightly laid patio block, or have a solid constructed floor and placed upon a packed gravel or other solid base)
- C. Gazebo, (decorative lawn shelter) provided that: it does not exceed one hundred twenty (120) square feet, and not more than twelve (12) feet high.
- D. Play House, provided that it does not exceed one hundred twenty (120) square feet, and not more than eight (8) feet high.
- E. Wood shed, (roof only supported on posts, for the sheltered storage of fire wood). For the purposes of this section only, it is not considered an accessory structure.

8.530 Conditional Uses. There is no provision for conditional uses in this district.

8.535 Structures Allowed Under Conditional Use Permits. There is no provision for conditional use structures in this district.

8.540 Dimensional Requirements. Except as provided in the Menominee County Shoreland Protection Ordinance (#68), the following lot, height, and yard requirements are established for the LL-R District:

- A. Yard Requirements. Lot Area: Lot area shall be a minimum of twenty thousand (20,000) square feet.
- B. Maximum lot coverage by structures shall not exceed twenty five percent (25%) of the lot area
- C. Maximum height. The maximum height for the principal structure shall be thirty five (35) feet as measured from the lowest point of grade.
- D. Setbacks,
  1. The minimum highway setback shall be regulated under Section 20 (Highway Access and Setbacks).
  2. The minimum side yard setback for all structures shall be ten (10) feet.
  3. The minimum rear yard setback for principal structures shall be twenty five (25) feet, and ten (10) feet for any accessory structure.

8.545 Additional Requirements. The following regulations shall apply within the LL-R District.

1. Section 29 as pertaining to parking,
2. Section 30 as pertaining to the placement of signs,
3. Section 33 as pertaining to modifications, exceptions and special requirements.