

SECTION 8.8 S.E. BASS LAKE (BL-R)

8.801 Purpose. To provide zoning regulations for the S.E. Bass Lake area that are comparable with other lake properties, and to establish a standard by which development may be permitted. The standards set out in this section shall apply to this district.

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

8.810 Permitted Principal Uses. Except as provided in Section 27, single family housing is the only permitted principal use allowed in the BL-R District.

8.815 Permitted Principal Structures. Single family houses are the only permitted principal structures allowed in the BL-R District. The principal structure may have an attached garage, provided that:

- A. A garage attached to the principal structure shall not exceed the lesser of, one thousand (1,000) square feet or the main floor living area of the dwelling. (i.e. if the main floor living area of the dwelling unit is eight hundred (800) square feet, the attached garage may not exceed eight hundred (800) square feet.)
- B. The height of the attached garage does not exceed the height of the principal dwelling.

8.820 Permitted Accessory Uses. The following accessory uses are permitted in the BL-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 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.

8.825 Permitted Accessory Structures. The following accessory structures are permitted in the BL-R District, provided that the principal structure has been constructed first.

- A. Private storage garage, provided that:
 1. It does not exceed one thousand (1,000) square feet,
 2. The side walls do not exceed ten (10) feet when measured vertical from the slab,
 3. The ridge does not exceed twenty (20) feet in height when measured vertical from the slab,
 4. It is constructed on an approved concrete slab.

- B. Storage shed, provided that:
 - 1. It does not exceed one hundred forty four (144) 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, or tightly laid patio block)
- C. Gazebo, (decorative lawn shelter) provide that: it does not exceed one hundred forty-four (144) square feet, and does not exceed twelve (12) feet in height.
- D. Play house, provided that: it does not exceed one hundred forty four (144) square feet, and does not exceed eight (8) feet in height.
- E. Wood shed, (roof only, supported on posts, for the sheltered storage of fire wood). For the purpose of this section only, it is not considered an accessory structure.

8.830 Conditional Uses. The following conditional uses may be allowed in the BL-R District, provided that the requirements of Section 26 (Conditional Use Permits) are met:

- A. Single mobile homes on separate, individual lots,
- B. Low density multi-family residential.

8.835 Structures Allowed Under Conditional Use Permits. The following structures may be allowed in the BL-R District under the conditional use permit, issued pursuant to the provisions of Section 26 (Conditional Use Permits):

- A. Mobile homes,
- B. Duplexes and Quad-plexes.

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

- A. Yard requirements. 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 of 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.

8.845 Additional Requirements. The following regulations shall apply within the BL-R District.

- A. Section 29 as it pertains to parking,
- B. Section 30 as it pertains to the placement of signs,
- C. Section 33 as it pertains to modifications, exceptions, and special requirements.