



**STAFF REPORT**

OCRPC

Meeting Date: October 15, 2024

Zoning Commission

Meeting Date: November 6, 2024

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**Case #:** ZC-2024-253 **Address:** 5542 E. Bayshore Road  
**Applicant:** Dale E. Parker, Owner **Acreage:** 10 ac.  
**Request:** **Request for a Map Amendment from “A” Agricultural to “R-C” Recreational Commercial** of Section 4, Lot 20, PIN# 0141159815529000 consisting of 10 ac.

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**DESCRIPTION:**

The applicant is proposing to rezone the 10 ac. property from “A” Agricultural to “R-C” Recreational Commercial. The applicant purchased the property in May 2024 and would like to split the existing single-family home and shed onto a lot of its own and leave the remaining vacant portion of the property undeveloped for the time-being.

In order to split the property under the “A” Agricultural zoning district that the property is currently zoned, the house lot and remaining property would both have to have 150’ of road frontage and there is only 190’ available. This would result in needing a variance for one or both of the new parcels. One of the decision criteria the Board of Zoning Appeals (BZA) considers is if the applicant can “*Obviate the matter through some other method than a variance*”. This specific criterion puts the applicant in a catch-22 situation because the BZA could deny them for not exhausting their other administrative options of requesting a rezoning to a zoning district that would permit a smaller lot split/ lot frontage. If the BZA denies them a variance, due to the quasi-judicial nature of that Board, ‘res judicata’ prevents the applicant from making the same request twice, which may force the Zoning Commission into a rezoning. If this Commission denies the applicant a rezoning request, then the applicant can either request a different zoning district or go to the BZA and honestly explain that they exhausted their other administrative options and have no choice but to request a variance.

Should this rezoning be approved, when a residence is in a commercial zoning district, and it is serviced by public water & sewer, the residence is subject to the “R-3” lot standards, which would require 60’ lots. Due to the placement of the house on the property, the house lot would end up with roughly 110’ of frontage leaving the remaining land with 80’ of frontage and compliant with the “R-C” and “R-3” district requirements without needing any variances.

**SURROUNDING ZONING:**

North:	“C-2” General Commercial & “R-3” High Density Residential	Commercially zoned farmland & Single-family homes
East:	“A” Agricultural & “R-C” Recreational Commercial	Single-family homes Multi-Family
SE:	“A” Agricultural & “R-3” High Density Residential	Wooded LaFarge land Marblehead Estates Subd. Single-family homes
South:	“A” Agricultural	Wooded LaFarge land & vacant railroad bed
West:	“A” Agricultural & “C-2” General Commercial & “R-C” Recreational Commercial	Single-family homes & wooded land Rose Hotel/Motel & Marine Mobile Storage Marine Mobile Storage Facility

**LAND USE PLAN:**

The Danbury Township Land Use Plan was adopted in 2017. The Land Use Plan calls for the property to be a mix of “Recreational & Marine” and “Neighborhood 3: High Density Residential”. The boundaries

to these classifications should not be viewed as a hard line stopping or starting point, but more as a generality that can cross property lines or extend further than depicted if it makes good planning sense.

“Recreational & Marine” is defined as an area that consists of developments that cater to recreation, camping, water recreation and tourism within the Township. Typified with campgrounds, boating activities, fishing and marine services. Uses include single-family, two & multi-family, civic and neighborhood commercial, waterfront & recreational businesses.

“Neighborhood 3; High Density Residential” consists of urban development including detached single-family homes on smaller lots which may also include some multi-family and mixed-use type development. Typically, narrow streets, some alley use, walkable and compact neighborhoods. Uses include single-family, two & multi-family, civic and neighborhood commercial.

Staff would encourage Commission Members to review the Land Use Plan, between pages 13 & 17 to have a better understanding of the existing conditions of the Township and also review the goals, objectives & strategies that begin on page 22.

**AGENCY REVIEWS:**

Ottawa County Regional Planning Commission (OCRPC) was forwarded the proposed amendments on September 30, 2024, and held a hearing on October 15, 2024. Attached is OCRPC’s decision letter recommending **Approval**.

The Danbury Township Zoning Commission’s Decision Criteria for considering this request includes:

**Section 7.7.3.E.ii Map Amendments**

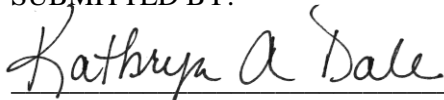
- i. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- ii. The proposed amendment will make the map conform more closely with the Land Use Plan.
- iii. There has been a substantial change in area conditions that necessitates the amendment.
- iv. There is a legitimate need for additional land area in the zoning district that will be expanded.

**STAFF RECOMMENDATION:**

None.

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SUBMITTED BY:



Kathryn A. Dale, AICP  
Danbury Township Zoning Inspector

*Date Prepared: October 16, 2024*



# OTTAWA REGIONAL PLANNING COMMISSION

COUNTY COURTHOUSE - ROOM 107 • 315 MADISON STREET • PORT CLINTON, OHIO 43452  
Phone (419) 734-6780 • Ottawa County Residents 1-800-788-8803  
mmessa@co.ottawa.oh.us

October 16, 2024

Susan Dress  
179 Elizabeth Drive  
Marblehead, Ohio 43440  
RE: Danbury Township Zoning Change

Dear Ms. Dress:

At the regular meeting of the Ottawa Regional Planning Commission held on October 15, 2024 a rezoning request that was initiated Dale Edward Parker from "A" Agricultural to "R-C" Recreational Commercial was reviewed. The Commission considered the following items in reaching its recommendation.

1. The applicant is requesting to rezone 10 acre parcel.
2. The parcel is located in Section 4, Lot 20 of Danbury Township
3. The parcel address is 5542 E Bayshore Road.
4. The parcel currently consists of a single-family home and vacant ground.
5. The applicant would like to split the house off and leave the rest undeveloped for the time being.
6. There is not enough frontage to complete a lot split under the current zoning. Should the rezoning request be approved the house split parcel would be held to the R-3 standards which would only require 60' of frontage.
7. The adjoining parcels are as follows: the parcels to the north consist of vacant ground and single family homes zoned "C-2" General Commercial and "R-3" High density Residential

The parcels to the east consist of single-family and multi-family homes and are zoned "A" agricultural and "R-C" Recreational Commercial.


The parcels to the south consist of a wooded area owned by LaFarge and vacant ground owned by Cove on the Bay LLC zoned "A" agricultural and "R-C" Recreational Commercial.

The parcels to the west are the Rose Motel and Marine Mobile Storage Zoned "C-2" General Commercial and "R-C" Recreational Commercial. As well as single family home and vacant ground zoned "A" agricultural.

8. The current land use plan identifies the area as "Recreational Marine" and "Neighborhood 3, High Density Residential". "Recreational Marine" typically consists of developments that cater to recreation activities such as camping, water recreation and tourism.. "Neighborhood 3, High Density Residential" consists of urban developments such as homes on smaller lots consisting of single family and multi-family homes and mixed use developments

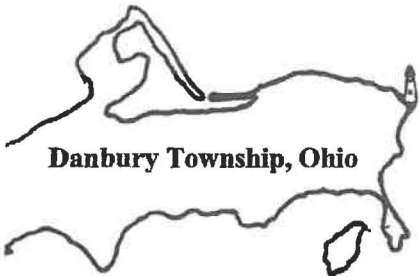
The Commission voted to recommend approval of the rezoning case based on the Danbury Township Land Use Plan. Should you have any questions, please feel free to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Messa', written in a cursive style.

Mark Messa  
Director

Cc: Brinkley Paul  
Kathryn Dale  
Bryan Baugh  
Dale Edward Parker  
file



Danbury Township, Ohio

5972 E. Port Clinton Rd.  
Marblehead, Ohio 43440  
☎: (419) 734-6120 F: (419) 734-3137  
🌐: [www.danburytownship.com](http://www.danburytownship.com)

## ZONING MAP AMENDMENT APPLICATION

Date Filed: 9/30/24 Application #: 2024-253

Action: \_\_\_\_\_

Resolution #: \_\_\_\_\_

**1. Property Location:** 5542 E Bayshore

Parcel ID# 0141159815529000 Zoning District : From: AG To: rec/com

Section 4 Lot 20 Block \_\_\_\_\_ Total Acreage 10

Existing Use AG Proposed Use \_\_\_\_\_ Homes/Storage \_\_\_\_\_

SF Home / Ag land

**2. Agent** \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Email: \_\_\_\_\_

**3. Owner** Dale E. Parker Address 2586 Hankinson Rd

City Granville State OH Zip 43023 Phone 740-819-0304

Email: ed@ohiotempheat.com

*Use an additional application if there is more than one owner making the request.*

**4. Legal Description:** *Attach Deed For Complete Legal Description*

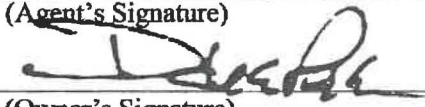
Attached

**5. Respond to the following questions on a separate sheet of paper:**

- A. What is the relationship of the proposed zone change to the Danbury Township Land Use Plan? Does it make the zoning map conform more closely with the Land Use Plan?
- B. How will the zone change affect the neighborhood in which the property is located? Briefly describe any impacts of the change as proposed.
- C. How will the zone change affect public facilities such as sewer and water service, drainage, schools and roads, if applicable?
- D. What mitigating actions might be suggested to offset problems resulting from adverse impacts on private property and public facilities (e.g., landscape screening, drainage improvements, changes in traffic signalization, provision of additional turn lanes).

- E. Why is the current zoning classification of the property no longer appropriate?
- F. Is there an error on the Official Zoning Map or in the delineations between districts thereon?
- G. Has there been a substantial change in area conditions that necessitates the amendment?
- H. Is there a legitimate need for additional land area in the zoning district that will be expanded? Provide copies of any studies prepared that support this statement.

*An application is hereby made for a zoning map amendment (rezoning) to the Official Danbury Township Zoning Map . It is understood and agreed to by the applicant(s) and owner(s) that the subject property shall comply with the zoning district regulations of the Danbury Township Zoning Resolution, upon adoption for the district which is being applied for and the laws of the State of Ohio, and; furthermore hereby certify that the information and statements given on this application, drawings and specification are to the best of their knowledge, true and correct.*

(Agent's Signature) 	(Date) 9/30/24
(Owner's Signature)	(Date)

Filing Fee = \$200.00    Legal Ad Fee \$ \_\_\_\_\_    Postage Fee \$ \_\_\_\_\_    Total Fees Paid \$ \_\_\_\_\_    Cash/ Check # 1111  
 Amount Invoiced \$ \_\_\_\_\_  
 List of neighboring property owners provided?  Yes    No    Map of proposed amendment included?  Yes    No

**PLEASE REFER TO THE ZONING COMMISSION SUBMISSION CALENDAR.**  
**INCOMPLETE OR LATE APPLICATIONS WILL NOT BE ACCEPTED.**

Do not write below this line

**ZONING SUMMARY**

Map Amendment Application #: 24-253

Date application sent to OCRPC: 9/30/24    OCRPC Hearing Date: 10/15/24  
 (Ottawa County Regional Planning Commission)

OCPRC Recommendation: \_\_\_\_\_

ZC Hearing Date: 11/6/24    Notice Sent to Newspaper: 10/21/24    Published: 10/26/24  
 (Zoning Commission)

Notice Sent to Neighboring Property Owners: 10/21/24

ZC Action:            Approved            Denied            Approved w/ Conditions            Vote: \_\_\_\_\_

Trustee's Hearing Date: \_\_\_\_\_    Notice Sent to Newspaper: \_\_\_\_\_    Published: \_\_\_\_\_

Notice Sent to Neighboring Property Owners: \_\_\_\_\_

Trustee's Action:            Approved            Denied            Approved w/ Conditions            Vote: \_\_\_\_\_

Resolution #: \_\_\_\_\_    Effective Date: \_\_\_\_\_

## Applicant's Narrative Statement & Response to Decision Standard's

5542 E. Bayshore Road  
0141159815529000  
Parker

### Scope of Work:

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#### Decision Standards:

- A. What is the relationship of the proposed zone change to the Danbury Township Land Use Plan? Does it make the zoning map conform more closely with the Land Use Plan? The property is already split Residential/ Commercial and Mixed Use right down the middle. We are not asking to change the County Zoning Plan
- B. How will the zone change affect the neighborhood in which the property is located? Briefly describe any impacts of the change as proposed. The west and north sides of the property are already zoned Commercial. The east side has been operating cabins as rentals, effectively meaning it is Commercial as well. The south side has no impact due to the natural barrier created by the abandoned railroad.
- C. How will the zone change affect public facilities such as sewer and water service, drainage, schools and roads, if applicable? There are public utilities available, but we have no intentions of expanding them at this time.
- D. What mitigating actions might be suggested to offset problems resulting from adverse impacts on private property and public facilities (e.g., landscape screening, drainage improvements, changes in traffic signalization, provision of additional turn lanes). It's understood that we will follow Zoning, and any driveway requirements as prescribed by the County Engineer.
- E. Why is the current zoning classification of the property no longer appropriate? It is no longer used as farmland and it is surrounded by Commercial properties.
- F. Is there an error on the Official Zoning Map or in the delineations between districts thereon? No
- G. Has there been a substantial change in area conditions that necessitates the amendment? Refer to question E – it is no longer appropriate for farming. We would someday like to split the existing home off from the property.
- H. Is there a legitimate need for additional land area in the zoning district that will be expanded? Provide copies of any studies prepared that support this statement. N/A

Contiguous Property Owners

Jeffrey & Laurette Fox  
6986 E Long Point Cir  
Lakeside Marblehead, OH 43440

Marine Mobile Inc  
5506 E Bayshore Rd  
Lakeside Marblehead, OH 43440

Ferris Real Estate  
2131 S Danbury Rd  
Port Clinton, OH 43452

Keith & Kristy Fullenkamp  
2225 S Danbury Rd  
Port Clinton, OH 43452

Landrums Landings LLC  
318 Linden St  
Port Clinton, OH 43452

Kelly & Carolyn Monroe  
5562 E Bayshore Rd  
Lakeside Marblehead, OH 43440

Standard Slag Co  
6211 N Ann Arbor Rd  
Dundee, MI 48131





thence north 90°00' west, 156.00 feet to an iron pin;

thence north 0°00' west, 540.81 feet to the place of beginning, containing 10.00 acres but subject to all legal highways.

All bearings are based on the assumption that the east line of Lot No. 20 bears north 0°00' east.

Reserving unto the grantors, their heirs and assigns, an easement for an existing tile main across the southerly part of the above described premises, including the rights to maintain and repair the same.

Parcel No. 014-11598-15529-000  
Property Address: 5542 E. Bayshore Rd., Marblehead, OH 43440

Prior Instrument Reference: Volume 255, Page 316 and Volume 320, Page 265, of the Deed Records of Ottawa County, Ohio.

Executed this 20th day of May, 2024.

Eduardo Cuevas, Executor of  
the Estate of Lee Cuevas, aka Librado  
Cuevas

State of Ohio            )  
                                  ) SS.  
County of Ottawa        )

The foregoing instrument was acknowledged before me this 20th day of May, 2024, by Eduardo Cuevas, Executor of the Estate of Lee Cuevas, aka Librado Cuevas.

  
NOTARY PUBLIC

GEORGE C. WILBER, Attorney-at-Law  
Notary Public - State of Ohio  
My commission has no expiration date  
Section 147.03 R.C.

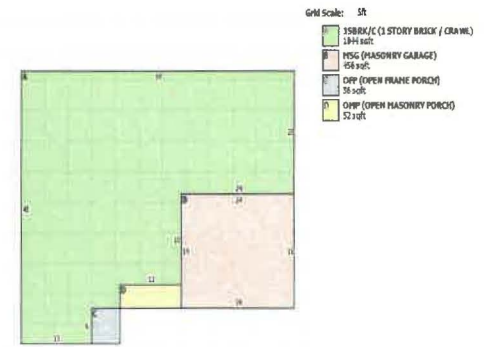
This Instrument Prepared by  
Wilber and Wilber  
211 E. Second Street  
Port Clinton, Ohio 43452

COPY

Ottawa County, Ohio - Property Record Card  
 Parcel 0141159815529000  
 Card 1

**GENERAL PARCEL INFORMATION**

Owner DALE E PARKER  
 Property Address 5542 E BAYSHORE RD  
 Mailing Address 2586 HASKINSON RD  
 GRANVILLE, OH 43023  
 Land Use AGRICULTURE - 111-CASH-GRAIN OR GENERAL FARM  
 Deed "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"  
 Legal Description CURRENT DEED VOLUME/PAGE: 1990/708  
 20 4



**VALUATION**

	Appraised	Assessed
Land Value	\$101,500.00	\$35,530.00
Improvements Value	\$146,120.00	\$51,140.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$86,670.00	
Net Annual Tax	\$2,618.70	

**RESIDENTIAL**

Building Style	Full Baths	2
Year Built	Half Baths	0
Stories	Basement	CRAWL
Finished Area	Finished Basement Area	
First Floor Area	Heating	GAS
Half Floor Area	Cooling	
Upper Floor Area	Exterior Wall	
Rooms	Attic	NONE
Bedrooms	Number of Fireplace Openings	1
Family Rooms	Number of Fireplace Stacks	1

**LAND**

Land Type	Acreage	Depth	Frontage	Depth	Value
A1-HOMESITE	0	0	0	1	\$17,973.00
A2-TILLABLE	0	0	0	1	\$17,553.00
A9-RIGHT OF WAY 0	0	0	0	1	\$0.00

**ADDITIONS**

Description	Area	Year Built	Value
MSG-MASONRY GARAGE	456	1979	\$7,843.00
OFP-OPEN FRAME	36	1979	\$841.00
OMP-OPEN MASONRY	52	1979	\$1,372.00

**IMPROVEMENTS**

Description	Year Built	Dimension	Area	Value
RS2-MTL SHED	2011	12x21	252	\$1,980.00

**AGRICULTURAL**

**SALES**

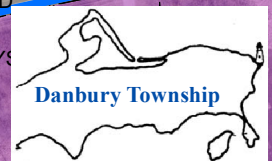
Date	Buyer	Seller	Price
5/21/2024	DALE E PARKER	CUEVAS LIBRADO	\$420,000

**COMMERCIAL**

Grid Scale: 5ft

- A** 15BRK/C (1 STORY BRICK / CRAWL)  
1844 sqft
- B** MSG (MASONRY GARAGE)  
456 sqft
- C** OFF (OPEN FRAME PORCH)  
36 sqft
- D** OMP (OPEN MASONRY PORCH)  
52 sqft





### 5542 E. Bayshore Map Amendment "A" to "R-C"

**Danbury Zoning Districts**

	A Agricultural
	R-1 Rural Residential
	R-2 Suburban Residential
	R-3 High Density Residential
	L Lakeside
	LBO
	LMO
	C-1 Limited Commercial
	C-2 General Commercial
	C-3 Entertainment Commercial
	R-C Recreational Commercial
	M-1 Light Manufacturing
	M-2 Heavy Manufacturing
	MHP Manufactured Home Park
	PUD Planned Unit Development

Subject Property  
Map Amendment  
"A" Agricultural to  
"R-C" Recreational-  
Commercial  
5542 E. Bayshore Road  
10 Acres  
PIN# 0141159815529000



202400003076 05/21/2024 02:39 PM  
 Filed for Record in OTTAWA County, Ohio  
 Nathan J. Daniels Rec Fees: \$34.00  
 OR Vol 1990 Pgs 708 - 709

This conveyance has been examined and the grantor complied with section 319-202 of the revised code.  
 FEES \$ 1,680.00  
 EXEMPT \_\_\_\_\_  
 Jennifer J. Widmer, County Auditor

TRANS 5-21-2024  
 of 1000 Dup

FIDUCIARY DEED

TCT 312584

# Know All Men By These Presents,

That Eduardo Cuevas, Executor of the Estate of Lee Cuevas aka Librado Cuevas, Case No. 20221063, Ottawa County Probate Court, by the power conferred by the Last Will and Testament, and every other power, for One Dollar (\$1.00) and other valuable considerations paid, grants, with fiduciary covenants, to Dale E. Parker, whose tax-mailing address is 2586 Hankinson Road, Granville, Ohio 43023, the following **REAL PROPERTY**:

Situated in the Township of Danbury, County of Ottawa and State of Ohio, being a parcel of land in Lot No. 20, Section No. 4, Firelands Survey, lying south of Bayshore Road in Danbury Township, Ottawa County, Ohio, and described as follows:

Commencing at a masonry nail on the intersection of the east line of Lot No. 20 with the centerline of Bayshore Road;

thence south 79°32' west, 240.25 feet along said centerline to a point;

thence south 77°15' west along said centerline, 298.13 feet to a point and the place of beginning;

thence south 77°15' west along the centerline, 190.74 feet to a point;

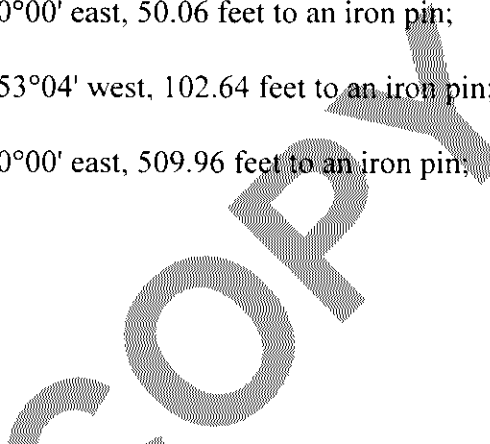
thence south 0°00' west, 1684.18 feet to a point on the south, line of the Grantors herein;

thence north 36°56' east along said south line of the Grantors, 705.76 feet to a point;

thence north 0°00' east, 50.06 feet to an iron pin;

thence north 53°04' west, 102.64 feet to an iron pin;

thence north 0°00' east, 509.96 feet to an iron pin;



thence north 90°00' west, 156.00 feet to an iron pin;

thence north 0°00' west, 540.81 feet to the place of beginning, containing 10.00 acres but subject to all legal highways.

All bearings are based on the assumption that the east line of Lot No. 20 bears north 0°00' east.

Reserving unto the grantors, their heirs and assigns, an easement for an existing tile main across the southerly part of the above described premises, including the rights to maintain and repair the same.

Parcel No. 014-11598-15529-000

Property Address: 5542 E. Bayshore Rd., Marblehead, OH 43440

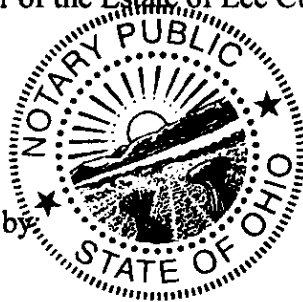
Prior Instrument Reference: Volume 255, Page 316 and Volume 320, Page 265, of the Deed Records of Ottawa County, Ohio.

Executed this 20th day of May, 2024.

Eduardo Cuevas, Executor of the Estate of Lee Cuevas, aka Librado Cuevas

State of Ohio )  
                          ) SS.  
County of Ottawa )

The foregoing instrument was acknowledged before me this 20th day of May, 2024, by Eduardo Cuevas, Executor of the Estate of Lee Cuevas, aka Librado Cuevas.

  
NOTARY PUBLIC

**GEORGE C. WILBER, Attorney-at-Law**  
Notary Public - State of Ohio  
My commission has no expiration date  
Section 147.03 R.C.

This Instrument Prepared by  
Wilber and Wilber  
211 E. Second Street  
Port Clinton, Ohio 43452

COPY

## SECTION 3.4 USE MATRIX

Below is a table that summarizes the Permitted and Conditional uses for each zoning district. Uses below are generalized. Consult [Section 2.2 Definitions](#).

### 1. Permitted Uses:

A “P” in a cell indicates that a use is allowed by-right in the respective zoning district and can be approved administratively provided all other applicable regulations of this resolution are met.

### 2. Conditional Uses:

A “C” in a cell indicates that the use may be permitted if approved through the Conditional Use Review before the Board of Zoning Appeals as outlined in [Section 7.11](#). Conditional Uses may be subject to use-specific standards outlined in [Article 4](#).

### 3. Permitted with Conditions:

A “P & C” in a cell indicates that the use may be allowed by-right and approved administratively provided the use-specific standards are met listed in [Article 4](#). These may be more restrictive requirements than the underlying District Requirements.

### 4. Prohibited Uses:

A blank and/or shaded cell indicates that the use is prohibited in the respective zoning district.

### 5. Unlisted Uses:

If an application is submitted for a use that the Zoning Inspector determines is not defined or established in the Use Matrix below, the applicant may choose to take one of the following actions:

- The applicant may Appeal the determination of the zoning inspector to the Board of Zoning Appeals as stipulated in [Section 7.9.2.A](#).
- The applicant may file an application to the Board of Zoning Appeals to request a Use Variance in accordance with [Section 7.9.2.C.ii](#).
- The applicant may initiate a Text Amendment pursuant to [Section 7.7](#).
- The applicant may present their case to the Board of Trustees to request that the Township initiate a text amendment to address the proposed use and applicable standards.

P = Permitted Use  
C = Conditional Use  
P & C = Permitted w/  
Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs
Accessory buildings and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§5.2
Adult oriented sexual business										C					§4.17
Agriculture	P	P	P	P				P	P	P	P	P	P		
Airports	C							C	C			C	C		§4.1
Automobile parts manufacturing and assembly													P		
Automotive repair									P			P	P		
Automotive Salvage or Wrecking													P		§4738
Automotive service stations								P	P		P	P	P		
Automotive, manufactured home, recreational vehicle, and farm implement sales and service									P			P	P		
Banks & Financial Institutions								P	P		P				



P = Permitted Use  
 C = Conditional Use  
 P & C = Permitted w/  
 Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs
Banquet Hall							P		P		P				
Bar, saloon, tavern/night club								P	P		P				
Beaches, commercial swimming pools							P	P	P		P				
Bed and breakfast	C	C	C	C	C	C					C				§4.2
Brewery												P	P		
Building material storage yards, sales												P	P		
Cement or cinder block mfg.													P		
Cemeteries	P	P	P	P	P		P	P	P	P	P	P	P		
Churches or other places of worship	P	P	P	P	P	P	P	P	P		P				
Child day-care centers	C	C	C	C				P	P		P&C				§4.3
Clubs	C								C		C				§4.4
Cluster housing communities			C	C											§4.5
Commercial Amusement Enterprises											C				§4.6
Commercial shipping and docking facilities												P	P		
Composting facility	P												P		
Continuing Care Retirement communities, nursing homes			C	C				C	C						§4.8
Contractors establishments including construction firms												P	P		
Distillery												P	P		
Distribution or Logistic Center												P	P		
Drive-in restaurants									P						
Drive-in theaters									C	P					§4.9
Entertainment facility						P	P								
Fishing, private or commercial and related business									P		P				
Flea markets							P	C	C		C				§4.10
Funeral Home									P		P				
General businesses									P						
Golf courses	C										P				§4.4
Golf driving range and miniature golf						P			P		P				
Government buildings	P	P	P	P	P			P	P		P				
Grocery Stores						P			P		P				
Historic sites	P	P	P	P	P	P	P	P	P		P				
Home Occupations	P	P	P	P				P	P		P				§4.11

P = Permitted Use  
 C = Conditional Use  
 P & C = Permitted w/  
 Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs	
Hospitals								C	C							§4.12
Hotel, motel						P	P		P		P					
Indoor theaters						P			P	P						
Industrial establishments manufacturing or assembling: small metal products, clothing, drugs and medicines, electrical equipment, glass products, furniture and wood products, the assembly of finished equipment												P	P			
Industrial parks												P				
Kennels, Veterinary Clinic, Animal Hospital	C								C							
Laboratory (Research & Development)									P		P	P	P			
Landing strip	C							C	C			C	C			
Limited home-based business	C	C	C	C				C	C		C					§4.11
Manufactured home park															P	
Manufactured homes	P	P	P	P				P	P		P					§4.13
Marinas, boat launching, docking facilities											P					
Medical marijuana, cultivation, processing and dispensaries																
Micro Brewery								P	P		P					
Micro Distillery								P	P		P					
Mini-warehousing									P			P	P			
Multi-family including condominiums			C	C				P*	C	C		C				§4.7
Neighborhood business						P	P	P			P					
Nurseries or greenhouses	P											P	P			
One-family dwellings	P	P	P	P	P	P	P	P	P		P					
Parking area, lot					P	P	P									
Personal services						P	P	P	P		P					
Printing shops/publishing									P			P				

P = Permitted Use  
 C = Conditional Use  
 P & C = Permitted w/  
 Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs
Professional activities including doctors, dentist, attorney, etc.						P		P	P		P				
Propane storage facility												P			
Public community facilities	P	P	P	P	P			P	P		P				
Public parks and playgrounds	P	P	P	P	P	P	P	P	P		P				
Quarrying													P		
Recreation facility, outdoor						P* Not subject to §4.14	P* Not subject to §4.14		C		C	P			§4.14
Recreation facility, indoor						P	P		P		P	P			
Recreational businesses						P	P		C		C				
Recreational camp							P* Not subject to §4.15				C				§4.15
Resorts							P* Not subject to §4.16				C				§4.16
Restaurant						P	P	P	P		P				
Riding stable	P										P				
Roadside stands for the sale of agriculture and related products	P							P	P		P				
Rock crushers													P		
Schools, public and private	P	P	P	P	P	P	P	P	P		P				
Solar Farm or Field	C								C			C	C		§4.18
Storage areas on property being used for boat sales and service									P		P	P	P		
Storage areas, which includes buildings just for storage or in relation to repair, and services									P		P	P	P		
Telecommunication Towers	C	C	C	C										C	§4.19
Temporary building/structure/use	P & C	P & C	P & C	P & C	P & C	P&C	P&C	P & C	P & C		P&C	P&C	P&C		§4.20

P = Permitted Use  
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 P & C = Permitted w/  
 Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs
Two-family dwellings		C	P	P	C	C	P	C	C		P				§4.7
Wholesale business and warehousing activities									P			P	P		
Wind Farm, Small	C												C		§4.21
Windmill, high impact												C	P		§4.22
Windmill, low impact	P	C						C	C			C	P		§4.23

**SECTION 3.5**

**DISTRICT REQUIREMENTS**

**\*\* REFER ALSO TO SECTION 5.1.7 REGARDING LOTS OF RECORD**

District	Minimum Lot Size	Min. Lot Width	Min. Lot Depth	Max. Lot Coverage	Setbacks **			Max. Bldg. Height	Min. Bldg. Width
					Front	Side	Rear		
A Agricultural	1 acre	150'	120'	30%	50'	20'	40'	35' (30' to eaves)	20'
R-1 Rural Residential	20,000s.f. (one family)	100'	120'	35%	40'	15'	35'	35' (30' to eaves)	20'
	25,000s.f. (two family)								
R-2 Suburban Residential	12,000s.f. (one family)	80' (one family)	120'	40%	35'	10'	35'	35' (30' to eaves)	20'
	16,000s.f. (two family)	100' (two family)							
R-3 High Density Residential	7,000s.f. (one family)	60' (one family)	120'	40%	25'	5' (one family)	25'	35' (30' to eaves)	20'
	8,400s.f. (two family)	70' (two family)				8' (two family)			
L Lakeside	Existing lots of record	Existing lots of record	Existing lots of record	55% up to 3,320s.f. lot	Inside the Gates			30' (25' to eaves)	20'
				45% over 3,320s.f. lot	0'	0'	0'		
LBO Lakeside Business Overlay	Existing lots of record	Existing lots of record	Existing lots of record	55%	0'	0'	0'	45' 40' to eaves)	20'
					Adjoining Residential				
LMO Lakeside Municipal Overlay	Existing lots of record	Existing lots of record	Existing lots of record	75%	0'	0'	0'	70' for LM Bldgs. All else 45'	20'
					Adjoining Residential				
C-1 Limited Commercial	Not specified	Not specified	120' (for Residential)	60%	40'	10'	15'	35' (30' to eaves)	20' (for Residential)
					Adjoining Residential				
C-2 General Commercial	Not specified	Not specified	120' (for Residential)	60%	50'	10'	15'	35' (30' to eaves)	20' (for Residential)
					Adjoining Residential				
C-3 Entertainment Commercial	20,000s.f.	100'	100'	60%	70'	10'	25'	35' (30' to eaves)	Not specified
					Adjoining Residential				
R-C Recreational Commercial	Not specified	Not specified	120' (for Residential)	60%	40'	10'	25'	35' (30' to eaves)	20' (for Residential)
					Adjoining Residential				

District	Minimum Lot Size	Min. Lot Width	Min. Lot Depth	Max. Lot Coverage	Setbacks **			Max. Bldg. Height	Min. Bldg. Width
					Front	Side	Rear		
M-1 Light Industrial	1 acre	150'	120'	75%	75'	15'	25'	40'	Not specified
					Adjoining Residential				
						25'	40'		
M-2 Heavy Industrial	1 acre	150'	120'	75%	100'	20'	25'	40'	Not specified
					Adjoining Residential				
						40'	40'		
MHP	10 acres	200'		Not specified	Not specified	Not specified	Not specified	30'	Not specified