

TITLE IV. AGRICULTURAL AND RESIDENTIAL DISTRICTS

Section 4.01 Intent and Purpose.

- A. **A, Agricultural District:** The general character of the Agricultural (A) Zoning District is to accommodate the transition of rural areas around, and in some cases, within, Cedar Lake, from rural-agricultural uses to more intense uses as development proceeds. Large areas of vacant land can be preserved for future development according to economic and physical needs. It is not the intent of this district to support new or expanded animal confinement or large-scale agricultural business operations.
- B. **R-1, Single Family District:** The purpose of this District is to provide for relatively low density, suburban style single family home development and recognize this existing development pattern in the community. Development in this district is of a density less than three units per acre, with some areas having a density below one unit per acre where public sanitary sewer is unavailable. Setbacks are large enough to contribute to the open character of the area. Development should respect the natural environment, and cluster development is encouraged to meet that need. Non-residential uses in the district are intended to be limited to those compatible with the character of the residential development.
- C. **R-2, Single Family District:** The general character of this District is to provide for the creation of sound single family neighborhoods at a medium density (four or more units per acre). It is not the intent of this District to create residential developments of any less quality or desirability than those in other Residential Districts. Non-residential uses would be of similar character as those in Residential (R-1) District.
- D. **RT, Two-Family District:** This District is primarily intended to serve as a buffer or transition zone between less intensive single-family districts and more intensive multi-family or commercial districts. It permits two family dwellings at moderate density and provides for limited conversions of single family homes to two-family dwellings. Single family dwellings are also permitted.
- E. **RM, Multiple Family District:** The purpose of the RM District is to accommodate the existing multiple-family development in the community and provide for additional multi-family development in locations supported by appropriate infrastructure. This district is intended for residential (renter or owner occupied) buildings with four or more units, typically having multiple buildings served by common driveways and parking areas on the same site. The district provides for amenity uses that support the multiple-family residential environment. For new development in this District, connectivity within complexes, to commercial and employment areas, and to public transportation are highly valued. This district may serve as a transition between lower intensity residential uses and commercial uses.
- F. **MHC, Manufactured Home Community District:** The purpose of this District is to allow for the establishment of manufactured (mobile) home communities and related accessory uses and amenities within a planned, cohesive setting.

Section 4.02 Table of Uses.

- A. The Table of Uses identifies those uses permitted within each of the respective zoning districts. Uses not specifically permitted are prohibited.

B. The following abbreviations apply to the Table of Uses:

1. P: Land and/or buildings in this District may be used for this purpose by right, subject to all other applicable regulations of this Ordinance.
2. SU: Land and/or buildings in this District may be used for this purpose, only if Special Use approval is granted by the Board of Zoning Appeals.

Use	District					
	A	R-1	R-2	RT	RM	MHC
Agricultural Uses						
Agriculture, including general farming, orchards, and forestry	P					
Equine stable and training facility	P					
Farm market	P					
Livestock on parcels greater than ten(10) acres, excluding confined animal feeding operations	SU					
Nurseries and greenhouses	P					
Raising and keeping of farm animals	P					
Riding stables	P					
Veterinary clinic	SU					
Public and Institutional Uses						
Cemetery	SU	SU	SU	SU	SU	SU
Child Care	SU	SU	SU	SU	SU	SU
Child Care Ministry	SU	SU	SU	SU	SU	SU
Children's home	SU	SU	SU	SU	SU	SU
Convalescent or nursing homes				SU	SU	
Elementary, middle, and high schools	SU	SU	SU	SU	SU	SU
Flood control or stormwater management	SU	SU	SU	SU	SU	SU
Places of worship	SU	SU	SU	SU	SU	SU
Public buildings, including offices, libraries, museums, police, and fire	SU	SU	SU	SU	SU	SU
Water and wastewater treatment facilities	SU					
Recreational Uses						
Campgrounds, public or private	SU					
Golf course or country club	SU	SU	SU	SU	SU	SU
Private non-commercial recreation	SU	SU	SU	SU	SU	SU
Public parks, playgrounds, ball fields	SU	SU	SU	SU	SU	SU
Residential Uses						
Bed & breakfast establishment	SU	SU	SU	SU	SU	
Child Care Home	SU	SU	SU	SU	SU	SU
Manufactured homes	P	P	P	P	P	P
Multiple family dwellings					P	
Single family dwellings	P	P	P	P		
Two family dwellings				P	P	
Other Uses						
Airports	SU					

Use	District					
	A	R-1	R-2	RT	RM	MHC
Bio-solids reuse and composting facilities	SU					
Commercial extraction and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.	SU					
Commercial kennel	SU					
Wind energy conversion systems	SU					
Wireless communications <u>antenna</u> when attached to a lawful existing telecommunications tower, water tower, or other structure	P	P	P	P	P	P
Wireless communications towers	SU	SU	SU	SU	SU	SU
Accessory Uses						
Accessory buildings, subject to Sec. 2.09	P	P	P	P	P	P
Fences and walls, subject to Sec. 2.08	P	P	P	P	P	P
Gardening	P	P	P	P	P	P
Pools, subject to Sec. 2.10.F	P	P	P	P	P	P
Ponds, subject to Sec. 2.10.A	P	P	P	P	P	P
Home Occupations, subject to Sec. 2.10.B	P	P	P	P	P	P
Keeping animals, subject to Sec. 2.10.C	P	P	P	P	P	P
Outdoor Parking & Storage, subject to Sec. 2.10.D	P	P	P	P	P	P
RV Storage and Use, subject to Sec. 2.10.E	P	P	P	P	P	P
Roadside Stands	P					
Temporary Uses subject to Sec. 2.11	P	P	P	P	P	P

Section 4.03 Dimensional Requirements.

All lots, parcels, buildings, and structures shall meet the dimensional requirements shown in the following Table, as applicable for the respective Agricultural and Residential Zoning Districts. Requirements are the minimum necessary to comply, unless otherwise noted.

Requirement		Districts						
		A	R-1	R-2	RT	RM	MHC	
Lot Requirements	Area (square feet)	1 acre ¹	13,500	10,000	6,000 ²	³	4	
	Width (feet)	125	90	80	90 ⁵	None		
	Depth feet	300	150	125	100	N/A		
	Lot coverage (maximum percent)	20	25	25	35	40		
Setbacks	Front ⁶ (feet)	Principal arterial	75	75	75	75		75
		Minor arterial	75	50	40	40		75
		Collector	40	40	35	35		50
		Other	40	40	30	30		50
	Side (feet)	20	10	8	10	20		
Rear (% of lot depth)	20%	25%	25%	25% ⁷	30 ft.			
Building Requirements	Height (maximum feet/stories)	35/2½	35/2½	35/2½	35/2½	45/3		
	Floor area ⁸ (square feet)	1 story	1,250	1,500	1,200	1,000 ⁹	10	
		More than 1 story	1,350	2,200	1,800	1,400		

Section 4.04 Additional Regulations.

- A. Land uses within these Districts may also be subject to other regulations which may include, but are not limited to, General Provisions, Title II.
- B. Development Plan Review, Title VII.
- C. Standards for All Dwelling Units, section 8.01.
- D. Off-street Parking and Loading, sections 8.02 and 8.03.

¹ If the lot is served by public sanitary sewer, the minimum area shall be 20,000 square feet and minimum width 100 feet.

² Minimum required for each unit in a two family dwelling; minimum area for single family dwellings shall be 8,000 square feet.

³ Two family dwellings shall meet the minimum area and width requirements of the RT District. A minimum area of one acre shall be required for any multiple family building and the total density of multiple family dwellings shall not exceed twelve (12) units per acre.

⁴ Manufactured home communities shall conform to the rules, regulations and requirements of Town Ordinance #281, as amended.

⁵ Minimum lot width for two family dwellings shall be a total of 90 feet; minimum width for single family dwellings shall be 80 feet.

⁶ Front setback requirements vary by type of street on which the property is located. Street classifications are as defined in the Title XIII of this Ordinance and identified in Cedar Lake Comprehensive Plan.

⁷ The rear yard setback shall be the greater of 25 percent of the depth or 35 feet.

⁸ Porches, accessory structures, basements, and attics shall not be included as part of the required floor area.

⁹ These minimum requirements apply to each unit in a two family dwelling. In addition, each unit in a two-family dwelling shall provide a garage in accordance with Section 8.01 C.

¹⁰ Minimum floor area for multiple family dwelling units shall be based on number of bedrooms, as follows: efficiency and one bedroom – 500; two bedroom – 800; three bedroom – 1,000; four bedroom – 1,200 square feet.

- E. Signs, section 8.04.
- F. Landscaping, section 8.05.
- G. Screening, section 8.06.
- H. Lighting, section 8.07.
- I. Building Design Requirements, section 8.08.
- J. Special land use, Title IX.
- K. Overlay districts, Title VI.