

10.26 R-5 LAKESHORE RESIDENCE DISTRICT

- A. Purpose:  
 The purpose of this district is to protect designated riparian lands, while allowing limited, environmentally sensitive development.
- B. Boundaries of District:  
 The boundaries of the Lakeshore Residence District shall be the boundaries of the Town of Lyndon Sanitary District No. 1, also known as the Lake Ellen Sanitary District.
- C. Permitted Uses:  
 In such district, no building or premises shall hereafter be erected or structurally altered, unless otherwise provided in this Ordinance, except for one or more of the following uses:
  - 1. Single-family residences
  - 2. Home occupations, provided all the requirements in Chapter 9, Section 26 – Home Occupations are met
  - 3. Public recreational, and Community center buildings and grounds
  - 4. General farming, except farms operated for disposal of garbage, rubbish, offal, or sewerage
  - 5. Solar energy systems (SES) small-scale
- D. Area, Height, and Setback Requirements:

Lot:	Area	Minimum 10,000 square feet , having a minimum of 66' road frontage
	Width	Minimum 65 feet * In the case of irregularly-shaped lots having four (4) or more sides, the lot width shall be the sum of the length of two (2) lines, drawn perpendicular to one (1) side line at the widest and narrowest portions of the lot, divided by two (2). See Section 9.20 Definitions, Lot Width, for diagram of calculation.
Building:	Height	Maximum 35 feet
Setbacks	Rear	Minimum 25 feet
	Side	Minimum 15 feet
	Street	Minimum 30 feet from the right-of-way

- 1. Lots that do not meet the standards in subsection D are considered conforming to this district's dimensional requirements if said lots existed and were developed prior to January 1, 2017.
- 2. A legally-created lot or parcel that met minimum area and minimum average width requirements when created but does not meet current lot size requirements may be used as a building site if all of the following apply:
  - a. the substandard lot or parcel was never reconfigured or combined with another lot or parcel by plat, survey, or consolidation by the owner into one parcel

- b. the substandard lot or parcel has never been developed with one or more of its structures placed partly upon an adjacent lot or parcel
- c. the substandard lot or parcel is developed to comply with all other Town Zoning and County Shoreland Ordinance requirements

E. Sheboygan County Shoreland and Sanitary Ordinances Apply:  
 The Sheboygan County Shoreland and Sanitary Ordinances are adopted by reference herein and shall be complied with in this district.

**10.27 R-6 PLANNED MOBILE HOME PARK RESIDENCE DISTRICT**

No property within the Town may be rezoned to R-6 Planned Mobile Home Park Residence District after January 1, 2018.

- A. Permitted Uses:
  - 1. Single-family detached residences
  - 2. Home occupations, provided all the requirements in Chapter 9, Section 26 are met
  - 3. Solar energy systems (SES) small-scale
- B. Conditional Uses:
  - 1. Mobile home dwellings
  - 2. Play lots and tot lots

The above Conditional Uses are subject to the provisions established in Chapter 9, Section 24 – Conditional Uses and Chapter 12, Section 6 – General Requirements for Design and Improvements of this Ordinance.

- C. Development Density:  
 There shall be a maximum of 5 dwelling units per net developable acre.
- D. Sewerage Requirements:  
 All mobile home park developments must be served either by a public sanitary sewerage system owned, operated, and maintained by a county, city, village, town, town sanitary district, town utility district, or metropolitan sewerage district, or by a private sanitary sewerage system, including a sewage treatment plant approved by the Department of Natural Resources. NO new mobile home park development and no expansion of an existing mobile home park development shall be approved where such development is to be served by an on-site septic tank soil absorption sewage disposal system, whether publicly or privately owned, operated, and maintained.
- E. Area, Height, and Setback Requirements:

Site Development	Area	Minimum 10 acres, having a minimum of 66’ road frontage
	Width	Minimum 450 feet * In the case of irregularly-shaped lots having four (4) or more sides, the lot width shall be the sum