

### **1151.09 PURPOSE OF LS-D DISTRICT.**

The purpose of the LS-DD Lake Shore Development District is to establish areas for commercial and appropriate residential development which focus and build on the City's unique marina, lakefront and river attributes.

Specifically, the LS-DD is intended to achieve the following objectives:

- (a) To encourage high quality commercial and residential development which support and complement the existing marina and water related recreational activities;
- (b) To encourage a mix of appropriate commercial and residential development along Lake Shore Boulevard in accordance with the Comprehensive Plan; and
- (c) To achieve development standards which reinforce Lake Shore Boulevard as a scenic corridor. (Ord. 1996-021. Passed 2-12-96.)

### **1151.10 PERMITTED USES IN LS-D DISTRICT.**

In the LS-D District, the following uses enumerated in this section are either main uses permitted by right, conditional uses permitted only upon obtaining a conditional use permit, or accessory uses permitted in association with a principal or conditional use.

(a) Main Uses. The following uses are permitted as main uses in the LS-D District:

- (1) Any main use permitted in the B-I District;
- (2) Any marina-related commercial activities not already permitted in the B-I

District, such as boat sales, rental and repairs, provided that outdoor storage or display and sales of inventory, equipment, and/or vehicles (except accessory off-street parking) is prohibited;

(3) Townhouses;

(4) Trailer parlors, existing at the time of the adoption of this Zoning Code, which shall be developed, used and occupied subject to the regulations of Section 1151.12. No new trailer parks shall be permitted.

(b) Conditional Uses. Any use conditionally permitted in the B-1 or R-MF District may be permitted as a conditional use in the LS-D District subject to the provisions of Sections 1161.02 through 1161.04.

(c) Accessory Uses. Accessory uses shall be permitted in association with a principal or conditional use subject to the regulations in the respective B-1 and R-MF Districts. Accessory uses permitted in association with a trailer park shall include public or private recreational facilities, storage sheds, carports and administrations buildings incident to the management of a trailer park.

(Ord. 1996-021. Passed 2-12-96.)

### **1151.11 DEVELOPMENT STANDARDS FOR LS-D DISTRICT.**

Permitted main uses in the LS-D District, as specified in Section 1151.10(a), may be erected, reconstructed, enlarged, moved or structurally altered, only in compliance with the regulations and requirements of this section.

(a) Minimum Lot Area and Width. The area of any lot in the LS-D District shall be not less than one acre, and the width of such lot shall be not less than 150 feet.

(b) Maximum Lot Coverage. In the LS-D District, a main building shall cover no more than thirty percent (30%) of the area of the lot.

(c) Maximum Density. In the LS-D District, the maximum density of residential dwelling units shall be five units per acre. The total number of units permitted shall be calculated by multiplying the total

land area being devoted to residential purposes, exclusive of public streets existing at the time the plan is submitted, by the maximum density allowable per acre.

(d) Yard and Parking Requirements.

(1) Yards and parking setbacks on lots in the LS-D District containing commercial uses shall comply with the requirements of Section 1147.04, except that the minimum front parking setback of lots with frontage on Lake Shore Boulevard shall be forty feet.

(2) Yards on lots in the LS-D District containing multi-family residences shall comply with the requirements of Sections 1145.03 and 1145.04 for an R-MF District except that the minimum front parking setback of lots with frontage on Lake Shore Boulevard shall be forty feet.

(e) Landscaping and Maintenance of Yards. Required yards and all other portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material, which at all times shall be maintained in good and healthy condition, so as to assure adequate screening of parking and loading areas, as well as absorption of rainfall, and to prevent erosion from rapid run-off of surface water.

(f) Screening When Lot Abuts Residential District. When a lot in the LS-D District abuts any residential district, screening or buffering of parking and storage areas shall be provided in accordance with the following regulations, and shall be approved as part of the development plan required by Section 1161.11.

(1) Screening shall consist of one or a combination of the following:

A. A dense vegetative planting incorporating trees and/or shrubs of a variety which shall be equally effective in winter and summer.

B. A nonliving opaque structure such as a solid masonry wall, solidly constructed decorative fence, or louvered fence.

C. A landscaped mound or berm.

(2) The height of screening shall be in accordance with the following:

A. Visual screening walls, fences, or mounds and fences in combination shall have a minimum height of five feet in order to accomplish the desired screening effect.

B. Vegetation shall be planted with such minimum height to assure that the required five feet screening effect shall be achieved not later than twelve months after the initial installation.

(3) All screening shall be free of advertising or other signs, except for directional signs and other signs for the efficient flow of vehicles.

(4) The required landscaping shall be maintained in healthy condition by the

current owner or property owners' association, and replaced when necessary. Replacement material shall conform to the original intent of the landscape plan.

(g) Height Regulations.

(1) The height of buildings and structures in the LS-D District shall comply with Schedule 1151.11(g).

Schedule 1151.11(g)

MAXIMUM HEIGHT REGULATIONS IN THE LS-D DISTRICT

Use	Building Classification	Maximum Height
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Commercial	Principal	35 ft.
	Accessory	15 ft.
Residential	Principal	35 ft.
	Accessory	15 ft.

(2) The height of chimneys, church spires, ornamental towers, flagpoles, antennas, aerials, water tanks, street lighting and other permitted mechanical appurtenances are limited to a height not exceeding seventy-five feet above the finished grade nor more than ten feet above the roof of the building, whichever is greater. (Ord. 1996-021. Passed 2-12-96.)

**1151.12 DEVELOPMENT STANDARDS FOR TRAILER PARKS IN LS-D DISTRICT.**

Trailers and buildings, structures or land associated with trailer parks shall be used and trailers and buildings or structures associated with trailer parks shall hereafter be parked, erected, altered or enlarged, or designed to be used, in whole or in part, only in accordance with Chapter 1345.

(Ord. 1996-021. Passed 2-12-96.)

**1151.13 DEVELOPMENT PLAN REVIEW FOR LS-D DISTRICT.**

Any new construction of multi-family, business, institutional or recreational uses or existing or previously approved developments which propose to increase the number of dwelling units in a multi-family development, expand the floor area of commercial, institutional or recreational uses, or change a use which requires a modification in the amount of parking or the circulation on the site requires submission and approval of a development plan pursuant to Section 1161.11. (Ord. 1996-021. Passed 2-12-96.)

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