

§ 152.033 DOWNTOWN FRINGE DISTRICT (C-4).

(A) *Purpose.* The Downtown Fringe District is intended to establish a transition area between the C-3 District and adjacent Residential Districts.

(B) *Permitted uses.*

(1) *General.* All permitted uses of the C-3 District with commercial buildings not to exceed 3,000 square feet in gross floor area.

(2) *Residential.* Condominiums, cooperatives, duplexes, single-family dwellings, townhouses, and multi-family dwellings not to exceed 35 feet in height.

(C) *Conditional uses.*

(1) All permitted uses of the C-3 District with commercial buildings not to exceed 5,000 square feet in gross floor area.

(2) Churches and philanthropic institutions.

(3) Educational: daycare centers, nursery schools, and public and private schools.

(4) Residential: multi-family dwellings not to exceed 60 feet in height, nor less than four units per structure and apartments over commercial units.

(5) Services: automobile service stations and repair garages, printing, and wholesale outlets.

(D) *Accessory uses.* All accessory uses permitted in the R-2 District and C-3 District.

(E) *Yard requirements.*

(1) *General yard requirements.*

	<i>One-Family</i>	<i>Two-Family</i>	<i>Multi-Family</i>	<i>Permitted and Conditional Uses</i>	<i>Accessory Uses</i>
Lot area, minimum sq. ft.	7,000	12,000	18,000	7,000	
Lot frontage, min. at front yard setback	50 feet	75 feet	75 feet	50 feet	
Lot frontage for shoreland, min. at front yard setback					
Sewered lots	75 feet	115 feet	175 feet	50 feet	
Unsewered lots	100 feet	150 feet	225 feet	100 feet	
Front yard setback	25 feet	25 feet	25 feet	25 feet	25 feet
Rear yard setback	35 feet	35 feet	35 feet	35 feet	20 feet
Side yard					
Interior	7 feet	10 feet	10 feet	7 feet	5 feet
Corner	10 feet	15 feet	15 feet	15 feet	15 feet
Shoreland setback					
Sewered lots	50 feet	50 feet	50 feet	50 feet	50 feet
Unsewered lots	100 feet	100 feet	100 feet	100 feet	100 feet
Sewage treatment system					75 feet

(2) *Nongeneral yard requirements.* The above general yard requirements shall apply, except as follows:

(a) The rear yard setback for private garages shall not be less than ten feet from the rear lot line;

(b) Buffers and essential services shall have no setback requirements, and parking lots shall have no setback requirements except in shoreland;

(c) Multi-family:

1. *Lot area.* Not less than 6,000 square feet of lot area for each dwelling unit in a multiple-family structure having four dwelling units or less and an additional 750 square feet for each dwelling unit over four dwelling units, except this shall not apply to apartments over commercial units;

2. *Recreational area.* Each multiple-family development containing four or more dwelling units shall have a recreation area. The size and equipment provided shall be determined with the assistance of the Parks and Recreation Division. This shall not apply to apartments over commercial units;

(d) Signs: additional yard requirements for signs are set forth in this Chapter; and,

(e) Setbacks for the following uses located within the shoreland shall not be less than:

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| 1. | Bait and fish houses: | 10 feet. |
| 2. | Boat docks: | 0 feet. |
| 3. | Detached decks: | 10 feet. |
| 4. | Fences: | 0 feet. |
| 5. | Gazebos and screen houses: | 10 feet. |
| 6. | Parking lots: | 30 feet. |
| 7. | Pumphouses: | 5 feet. |
| 8. | Recreational equipment: | 10 feet. |
| 9. | Satellite dishes: | 30 feet. |
| 10. | Signs: | 5 feet. |

(F) *Additional restrictions.* Performance standards and supplemental restrictions are set forth in this Chapter.