

Sec. 10-921. Lake Talquin recreational/urban fringe.

(a) *Purpose and intent.* The purpose and intent of the Lake Talquin recreational urban fringe district is to allow the same density as the urban fringe district through required clustering to protect environmentally sensitive areas. This area has unique characteristics in that it has developed to a large extent with weekend or vacation homes along the lake. In the future, a critical areas study will be performed for this area to ascertain the environmental impacts of future development as well to produce a strategy to provide services. Once this study has been completed the provisions of this district will be reassessed and this article will be amended as appropriate.

(b) *Allowable uses.* For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the land use development standards of this article, the comprehensive plan and schedules of permitted uses.

- (1) Minor commercial.
- (2) Neighborhood commercial.
- (3) Highway commercial.
- (4) Minor office.
- (5) Low-density residential.
- (6) Passive recreation.
- (7) Active recreation.
- (8) Community services.
- (9) Light infrastructure.
- (10) Heavy infrastructure.
- (11) Postsecondary.

(c) *List of permitted uses.* See schedules of permitted uses, section 10-1211(a). Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed.

(d) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-922); buffer zone standards (section 10-923); the parking and loading requirements (division 7); and the land use development criteria as specified in section 10-1211.

Sec. 10-1211. Lake Talquin recreation urban fringe district.

(a) Allowable uses, appropriate permit level and applicable development and locational standards in the Lake Talquin recreation urban fringe district are as follows:

P = Permitted use R = Restricted use S = Special exception

Legend	
Ag = Agricultural	PR = Passive recreation
MC = Minor commercial	AR = Active recreation
NC = Neighborhood commercial	CS = Community services
HC = Highway commercial	PS = Postsecondary
LR = Low-density residential	

SIC Code	Name of Use	Development and Locational Standards									
		Ag	MC	NC	HC	LR	PR	AR	CS	PS	
	RESIDENTIAL										
	Dwelling, one-family					P					
	Dwelling, two-family					P					
	Dwelling, mobile home					P					
	AGRICULTURE, FORESTRY, AND FISHING										
02	Agricultural production--Livestock	P									
074	Veterinary services		R	S							
	TRANSPORTATION AND PUBLIC UTILITIES										
43	Postal service		P	S					S		
	RETAIL TRADE										
521	Lumber and other building materials		P	P							

SIC Code	Name of Use	Development and Locational Standards								
		Ag	MC	NC	HC	LR	PR	AR	CS	PS
523	Paint, glass, and wallpaper stores		P	P	S					
525	Hardware stores		P	P	S					
526	Retail nurseries and garden stores		R	R						
539	Misc. general merchandise stores		P	P						
541	Grocery stores		P	P						
542	Meat and fish markets		P	P						
543	Fruit and vegetable markets		P	P						
544	Candy, nut and confectionery stores		P	P						
545	Dairy products stores		P	P						
546	Retail bakeries		P	P						
553	Auto and home supply stores		P	P						
554	Gasoline service stations		P	R	S					
	Convenience store		P	S	S					
56	Apparel and accessory stores		P	P						
571	Furniture and homefurnishings stores		P	P						
572	Household appliance stores		P	P						
573	Radio, television, and computer stores		P	P						
5736	Musical instrument stores		P	P						
581	Eating and drinking places		P	P						
591	Drugstores and proprietary stores		P	P						
592	Liquor stores		P	P						
593	Used merchandise stores		P	P						

SIC Code	Name of Use	Development and Locational Standards								
		Ag	MC	NC	HC	LR	PR	AR	CS	PS
5941	Sporting goods and bicycle shops		P	P						
5942	Bookstores		P	P						
5943	Stationery stores		P	P						
5944	Jewelry stores		P	P						
5945	Hobby, toy, and game shops		P	P						
5946	Camera and photographic supply stores		P	P						
5947	Gift, novelty, and souvenir shops		P	P						
5948	Luggage and leather goods stores		P	P						
5949	Sewing, needlework, and piece goods		P	P						
5961	Catalog and mail-order houses		P	P						
5983	Fuel oil dealers				S					
5984	Liquefied petroleum gas dealers				S					
5992	Florists		P	P						
5993	Tobacco stores and stands		P	P						
5994	News dealers and newsstands		P	P						
5995	Optical goods stores		P	P						
	SERVICES									
703	Camps and recreational vehicle parks							R		
722	Photographic studios, portrait		P	P						
723	Beauty shops		P	P						
724	Barber shops		P	P						

SIC Code	Name of Use	Development and Locational Standards									
		Ag	MC	NC	HC	LR	PR	AR	CS	PS	
725	Shoe repair and shoeshine parlors		P	P							
7334	Photocopying and duplicating services		P	P							
7335	Commercial photography		P	P							
7336	Commercial art and graphic design		P	P							
753	Automotive repair shops		R	R							
754	Automotive services, except repair		R	R							
762	Electrical repair shops		P	P							
763	Watch, clock, and jewelry repair		P	P							
764	Reupholstery and furniture repair		P	P							
784	Video tape rental		P	P	P						
791	Dance studios, schools, and halls		P	P							
793	Bowling centers		P	P							
794	Commercial sports		P	P							
7997	Membership sports and recreation clubs		P	P							
821	Elementary and secondary schools								S		
822	Colleges and universities									S	
823	Libraries--Less than 7500 sq. ft.		P	P							
823	Libraries--7500 sq. ft. or more								S		
824	Vocational schools								S		
841	Museums and art galleries								S		
842	Botanical and zoological gardens								S		
864	Civic and social associations		P	P					S		

SIC Code	Name of Use	Development and Locational Standards									
		Ag	MC	NC	HC	LR	PR	AR	CS	PS	
	PUBLIC ADMINISTRATION										
922	Public order and safety									S	
9221	Police protection									S	
9223	Correctional institutions									S	
9224	Fire protection									S	
	RECREATION										
	Hiking and nature trails							P			
	Picnicking							P			
	Canoe trails							P			
	Bicycle trails							P			
	Horseback riding trails							P			
	Tot lots								P		
	Court sports								P		
	Field sports								P		
	Boat landings								P		
	Archaeological historical sites							S			

(b) The maximum allowable floor area in the Lake Talquin urban fringe district is as follows:

COMMERCIAL LAND USE TYPE	LAKE TALQUIN RECREATION URBAN FRINGE
MINOR*	
Total location	20,000
Single site or quadrant	10,000
Single structure	5,000
NEIGHBORHOOD**	
Total location	100,000
Single site or quadrant	100,000
Single structure	50,000

* Maximum 10,000 gross square feet, if located on a local street.

** Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

(c) The minimum development standards in the Lake Talquin urban fringe district are as follows:

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
MINIMUM SETBACKS (FEET)							
Front yard							
Building	30	30*	30	25*	50	30	25
Parking	-	-	40	40*	50	40	--
Corner yard							
Building	30	30*	30	25*	50	30	25
Parking	-	-	40	40*	50	40	--
Side yard							
Building	20	20*	40	20*	50	40	15
Parking	-	-	40	20*	50	40	--
Rear yard							
Building	50	50*	50	30*	50	50	50
Parking	-	-	40	10*	50	50	50
Adjoining lower intensity use							
Building	-	-	-	-	100	--	--
Parking	-	-	-	-	100	--	--
Maximum percent impervious surface area	30	25**	30	25**	30	--	30
Heights (feet)							
Maximum height at building envelope perimeter	35	35	35	35	35	35	35
Maximum additional height/additional zoning setback	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'
Total maximum height	-	-	45	45	45***	45	--
Minimum lot frontage	15	15	40	40	100	-	15
Minimum lot area (acres)	3.0	0.5	3.0	0.5	10.0	-	0.5

* This number applies to the perimeter setback only.

** Maximum percent impervious of developable portion of site.

*** This height applies to habitable portion of an industrial structure.