

⁵SECTION 5.6. "LDSF" LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

Subsection 1. Purpose. The purpose of this district is to provide a transition between very low density development in the township and higher density subdivisions in the City by limiting development to larger lots.

Subsection 2. Permitted Uses. Permitted uses in the "LDSF" District include:

- (A) Single family detached dwellings.
- (B) Family day care.
- (C) Playgrounds and parks.
- (D) Essential services.
- (E) Agriculture.

Subsection 3. Accessory Uses. Permitted accessory uses include: private garages, parking spaces and carports, fences, decorative landscape features, recreational equipment (including swimming pools and tennis courts), and tool houses or sheds for storage of domestic supplies.

Subsection 4. Conditional Uses. The following are conditional uses in a LDSF District and require a conditional use permit based upon procedures set forth in and regulated by Section 20.3 of this Chapter:

¹³ (A) Conditional uses in this district include:

- (1) Cemeteries.
- (2) Public or semi-public recreational or community buildings.
- (3) Religious institutions, conditioned on access being provided only off of a collector road.
- (4) Bed and breakfast facilities.
- (5) Planned Unit Developments (PUDs).

¹¹ Subsection 5. Performance Standards. The following minimum requirements shall be observed in an "NRSF" District:

- (A) Lot Area: One(1) acre.
- (B) Lot Width: One hundred (100) feet.
- (C) Full Basement: All residential structures.
- (D) Setbacks:

- (1) Front Yards: Not less than thirty-five (35) feet. In the case of corner lots, two front yards will be required.
- (2) Side Yards: Not less than fifteen (15) feet on each side.
- (3) Rear Yards: Not less than thirty (30) feet.
- (4) Wetlands: Not less than thirty (30) feet from the ordinary high watermark.
- (E) Impervious surface coverage shall not exceed ten (10) percent of the lot area.
- (F) Street address, visible from street, on front of structure.

¹³ Subsection 6. Interim Uses. The following are interim uses in a LDSF District and require an interim use permit based upon procedures set forth in and regulated by Section 20, Subsection 7 of this Chapter:

- (A) Interim uses in this district include:
 - (1) Home occupations, as regulated by Section 4.5 of this Ordinance.