

Section 5.05 – Walloon Lake District (W)

Evangeline Township

W

Section 5.05.1 – Intent

The intent in this district is to ensure that new development and redevelopment is in keeping with the residential cottage/resort character of the district.

Section 5.05.2 – Allowable Buildings and Structures

The following uses are allowed by right in this district:

- A. Single-family dwellings
- B. Home Occupation
- C. Buildings and other structures normally considered accessory to single-family dwellings
- D. Accessory dwelling unit (1) provided the property is owner-occupied
- E. Shoreline Protection structures, with MDEQ and Army Corps of Engineers permit. Standard sheet piling or concrete seawalls are prohibited except where the applicant can demonstrate to the Planning Commission that no other practical alternative exists. (Amended: May 30, 2013)



Walloon Lake District

Section 5.05.3 – General Development Standards

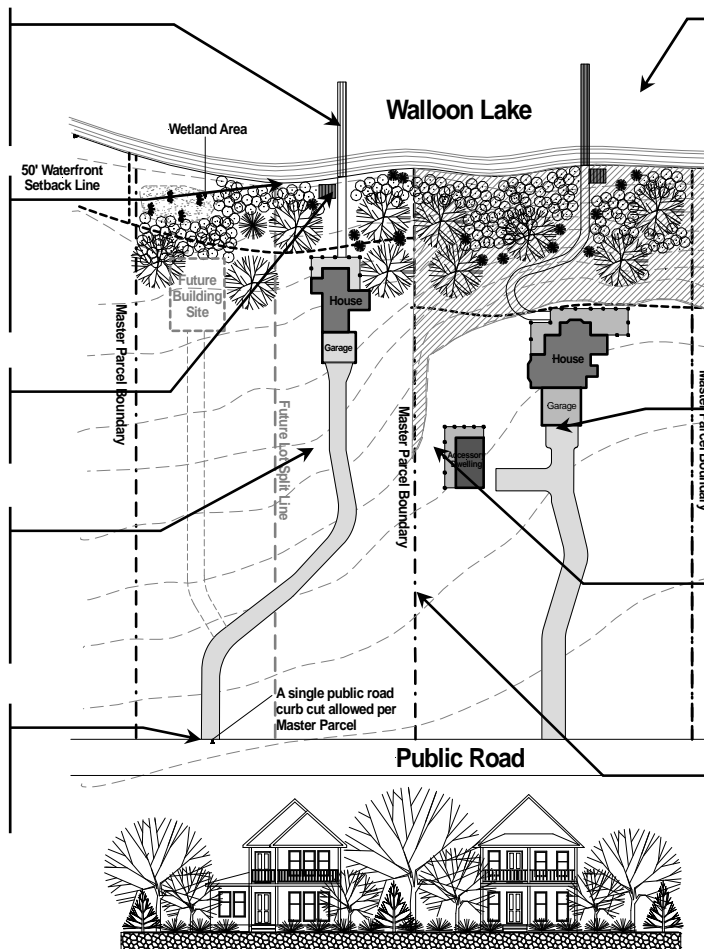
A. One seasonal dock is allowed per primary residence or lot. The length of the dock shall be limited to 150 ft. or the length necessary to extend out to a water depth of 4 ft, whichever is greater.

B. A single waterfront viewing platform a maximum of 120 sq. ft. will be allowed per lot. This platform must be constructed at ground level and be made up of materials that allow for the free infiltration of water.

C. A single path a maximum of 6 ft. wide is allowed through the natural vegetation strip.

D. No more than 15% or 3,000 sq. ft. (whichever is greater) of the total lot area may be impervious surface, of which no more than 15% of the area located within 200 ft. of the waterfront may be impervious surface.

E. A single curb cut shall be allowed per Master Parcel, any additional splits shall be provided access via the single curb cut.



F. A Natural Vegetation Waterfront Buffer Strip meeting the requirements of Section 3.06 will be established and maintained as a condition for new development or redevelopment taking place on waterfront lots. Trees shall be scattered throughout the strip and sited in a manner that allows for "filter" views of the water from the dwelling, as illustrated.

G. A minimum of two off street parking spaces are required per lot. Interior garage parking spaces may be counted toward this standard. Parking areas for newly created structures shall not encroach into side or waterfront setback areas.

H. A single attached or detached accessory dwelling, maximum of 800 sq. ft. in area, is allowed per lot, provided that said lot is served by adequate septic or sewer, and the lot owner resides on property. One additional parking space shall be provided for the accessory dwelling unit.

I. Fences, meeting the requirements of Section 3.18 may be constructed, provided they do not encroach on the road or waterfront setbacks. Only the finished side fences will face adjacent properties.

Section 5.05.4 – Specific Development Standard

(See Figure 5.05-1) Amended: August 4, 2009

- A. **Water Frontage (A)**..... 100' min.
- B. **Water Front Setback (B)**..... 50' min.**
all buildings will be setback a minimum of 50' feet (** 100' for areas identified on the Evangeline Township Shoreline Steep Slopes map in **Section 3.07**) upland from a point which is the high water level elevation. For Walloon Lake this level is the elevation of the outlet dam or as set by the courts, plus one half foot.
- C. **Road Setback (C)** 20' min.
from road right-of-way (50' minimum for Shadow Trails Road, see **Section 5.05A**) (see **Schedule of Regulations**).
- D. **Road Frontage (D)**..... 75' min.
- E. **Side Yard Setback (E)**..... 10' min.
the two side yard setbacks shall be no less than 25' minimum. (see **Section 5.11 - Schedule of Regulations**).
- F. **Primary Dwelling Building Height (F)**
30' max. with a maximum of two stories, except as allowed in the schedule of regulations.
- G. **Accessory Building Height (G)**..... 25' or the height of the Primary Dwelling, whichever is less.

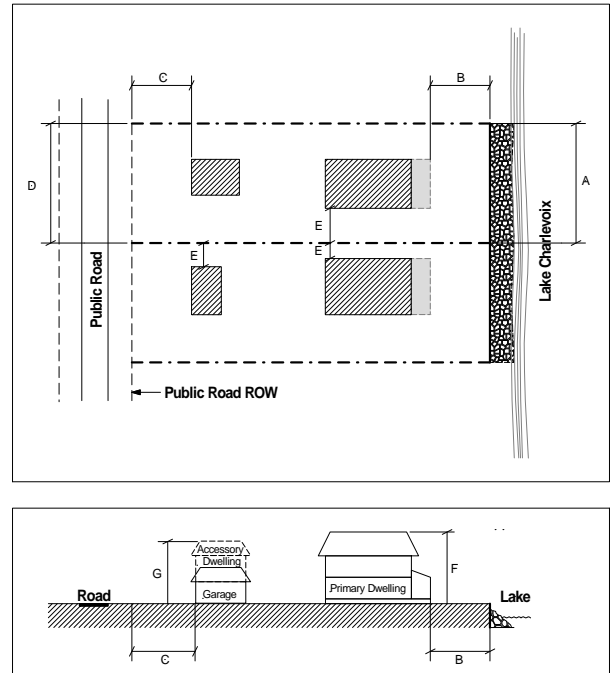


Figure 5.05-1

Section 5.05.5 – Other Standards

- A. Future lots may only be made in a manner where all lots created will conform with all of the development standards of this district.
- B. A waterfront buffer strip a minimum of 5' in width shall be required along any ephemeral, intermittent or perennial stream. Such a buffer strip shall consist of undisturbed vegetation, the full length (within the borders of the lot).

Section 5.05A – Shadow Trails Road Overlay District

Section 5.05A.1 – Intent

Due to the unique characteristics of properties located on Shadow Trails Road limited right-of-way, an Overlay District is established.

Section 5.05A. – Definition of Overlay District

Any property within the Walloon Lake District which abuts Shadow Trails Road shall be included in the Shadow Trails Road Overlay District.

Section 5.05A.3 – Regulations

Property within the overlay district shall comply with all dimensional and use regulations for the underlying district, except as otherwise specified in this section. The road setback for properties in the Shadow Trails Road Overlay District shall be increased to fifty (50) feet from Shadow Trails Road, and shall be measured from Shadow Trails Road right-of-way.

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