

SECTION XXI – RURAL RESIDENTIAL AND RECREATIONAL DISTRICT R-8

(All sections 3/20/1997, except as Amended)

- 21.01 **PURPOSE OF R-8:** To establish a zoning classification in this Zoning Resolution that will permit the application of more recently developed planning techniques in the development of residential areas through the grouping of single family detached dwelling units to permit areas of land to be left open for more adaptive active and/or passive recreational use and to provide for the permanent preservation of areas of natural scenic beauty.

This zoning amendment is designed to promote an orderly planned use of land while retaining the present favorable environmental balance through the protection and preservation of said land. The objective of the R-8, Rural Residential and Recreational District is to create a dual purpose for large parcels of land which can be associated with a recreation facility or facilities. The R-8, Rural Residential and Recreational District will allow land to remain closer to its natural state, protect significant natural features and will effectively prevent land with said district from over development.

- 21.02 Any parcel of land developed under the R-8 classification shall be serviced by public water and sanitary sewer and/or septic system approved by the Lake County Utilities Department and/or the Lake County General Health District.

- 21.03 **PERMITTED USES:** The following uses of land and no others shall be permitted in the R-8, Rural Residential and Recreational District:

- A. Single family detached dwelling units.
- B. In conjunction with uses listed in Section 21.03A:
 - 1. Golf courses/country clubs.
 - 2. Parks and recreation.
 - 3. Tennis clubs.
 - 4. Equestrian facilities.
 - 5. Health spa/club.
 - 6. Garden or botanical center.
 - 7. Ski club.

- 21.04 **ACCESSORY USES:**

- A. Signs as permitted in Section 30.03 of this Resolution.
- B. Swimming pools as permitted in Section 31 of this Resolution.
- C. Accessory uses which may only be used as accessory to the principal use (single family dwelling) set forth in Section 21.03-A: accessory buildings shall not exceed 1,024 square feet in size. When calculating building size, the gross floor area shall be used, which includes both the ground floor and any area equal to a half story or greater above the ground floor of the building. (Amended 4/1/2011)
- D. Accessory uses which may only be used as accessory to the principal uses set forth in Section 21.03-B of this Resolution:
 - 1. Restaurants, lounges and snack bars.
 - 2. Fitness centers and locker rooms.
 - 3. Storage and maintenance buildings.

4. Equipment and maintenance buildings.
5. Driving ranges.
6. Tennis courts.
7. Greenhouses (4/1/2011)
8. Signs as permitted in Section 30.04-C-3 of this Resolution.

21.05 MINIMUM AREA OF DEVELOPMENT:

- A. The provisions of this section of the Zoning Resolution shall apply to a tract of land having at least seventy-five (75) acres under single ownership, and for which an application for R-8, Rural Residential and Recreational development is made as provided within this Resolution.
- B. All land within the district shall be contiguous and shall not be divided by a public roadway prior to its development.

21.06 MINIMUM LOT AREA: Although an overall density of one (1) dwelling unit per three (3) acres is specified in an R-8, Rural Residential and Recreational District, individual lots may be less, except that in no instance shall a lot be less than one (1) acre in area. Other lot areas shall be required as is deemed necessary to adequately accommodate a single family detached dwelling unit with a septic system as approved by the Lake County General Health District.

21.07 DENSITY: In no case shall the overall site density exceed one (1) single family dwelling unit per three (3) acres of land.

21.08 OPEN SPACE:

- A. A minimum of fifty percent (50%) of the acreage shall be reserved as open space. Such open space shall be well distributed throughout the development, and shall remain permanent open space as designated on the site plan approved by the Township Zoning Inspector. In computing the amount of open space, dedicated road right(s)-of-way of all types, impervious surfaces of all types including roof areas, and the individual lots of single family detached dwelling units shall be excluded.
- B. Special provision: For all developments under the R-8, Rural Residential and Recreational classification, the developer shall submit to the Board of Trustees of Concord Township a perpetual maintenance plan for all common open space. Said plan shall set forth the responsibility for all maintenance of said area and describe the method of financing said maintenance program. The perpetual maintenance plan shall be reviewed and approved by the Board of Trustees of Concord Township prior to any approval of any site plan.

21.09 MINIMUM LOT WIDTH:

- A. A single family dwelling shall be located on a lot having a width of at least one hundred and twenty-five (125) feet at the building setback line and having a frontage of at least fifty (50) feet along the right-of-way sideline of a dedicated road.
- B. The minimum frontage along a right-of-way sideline of a dedicated road shall not be reduced in size from the right-of-way sideline of such dedicated road to the building setback line.

21.10 SETBACK BUILDING LINE: No building or structure shall be erected or located within fifty (50) feet of the right-of-way sideline of a dedicated road.

21.11 SIDE AND REAR YARDS: Every building shall have a minimum side and rear yard clearance which space shall remain open and unoccupied.

- A. A single family dwelling shall have a ten (10) foot side yard clearance and a thirty (30) foot rear yard clearance.
 - B. An accessory building to a single family dwelling as listed in Section 21.03-A shall have a fifteen (15) foot side yard clearance and a ten (10) foot rear yard clearance.
 - C. Buildings built in conjunction with the uses in Section 21.03-B of this Resolution: a one hundred (100) foot side and rear yard clearance.
- 21.12 ECOLOGICALLY SENSITIVE AREA SETBACK: No structure of any type shall be constructed within fifty (50) feet of the top of an established stream and/or ravine bank.
- 21.13 BUFFER: Any R-8, Rural Residential and Recreational District development along a county or state maintained road shall provide a permanent, undisturbed buffer strip of fifty (50) feet, as measured back from the road right-of-way sideline, the length of the frontage along said road. Such buffer shall remain green and serve the purpose of providing a natural, vertical screen. If a natural vegetation screen is not present, one will be provided for through the planting of evergreen shrubs and trees. To allow for the construction of internal public roadways, the buffer may be interrupted by a public road right-of-way at a rate not to exceed once for each one thousand and four hundred (1,400) lineal feet of buffer along such county or state maintained road. There shall be no private drives allowed in the buffer area except for one (1) entrance and exit drive for a recreational facility as specified in Section 21.03B of this Resolution.
- 21.14 MINIMUM DWELLING AREA: Every single family dwelling shall contain the minimum residential floor area as defined under the provisions of Section 15.07, subsections A, B, C, D and I of this Resolution.
- 21.15 MAXIMUM HEIGHT OF BUILDINGS: No principal building or structure shall be erected or maintained in excess of thirty-five (35) feet in height, as measured from the established grade. Accessory buildings shall not exceed a height of 20 feet. (Amended 4/1/2011)
- 21.16 APPLICATION PROCEDURE FOR THE R-8, RURAL RESIDENTIAL AND RECREATIONAL DISTRICT:
- A. Prior to submitting for an application for an amendment changing the official zoning map, the applicant shall appear before the Zoning Commission to informally discuss the proposed reclassification.
 - B. The Zoning Commission shall advise the applicant at the formal meeting that the following items shall be included in the application for rezoning:
 1. Without exception, a correct legal description of the property.
 2. A site map indicating existing topography at two (2) foot contour intervals of the property to be rezoned and extending at least three hundred (300) feet beyond the proposed site, including property lines, easements, road right(s)-of-way, existing structures and landscape features.
 3. The proposed vehicular and pedestrian traffic patterns.
 4. The location of all existing and all proposed structures.
 5. The proposed assignment of use and subdivision of land including private land and common land.
 6. Preliminary plans of typical structural types.
 7. Deed restrictions and protective covenants.
 8. A schedule for construction and cost estimates.

9. Community location map.
10. Population impact evaluation.
11. Market reports.
12. Traffic impact evaluation.
13. Utilities impact evaluation.
14. Drainage, water and soil impact evaluation.
15. Review and comment by the Lake County Planning Commission.
16. Such other relevant information as the Zoning Commission may require.

- C. The applicant shall then file an application for classification of the property attaching thereto the items requested by the Zoning Commission at the informal discussion.
- D. Upon receipt of the application and required items, the request shall be considered by the Zoning Commission and Board of Trustees as provided in Section VIII of this Resolution.

21.17 AREAS ZONED R-8 BY AMENDMENT: On file in the Zoning Office, Concord Town Hall.