

12-303-8 LS (Lone Star Lake Lot Residential) DISTRICT

The purpose of the LS (Lone Star Lake Lot Residential) District is to establish a district that recognizes the lake lots or tracts previously created by plat within Douglas County at Lone Star County Lake, which are unique and distinctive from other lake lot developments and which are each served by public water and private sewer, and to maintain overall density and development standards contained within said Douglas County Lake developments. The District is not to be used for the creation of additional lots or tracts of a similar nature.

12-303-8.01 PERMITTED USES

A building or land shall be used only for the purposes shown in the Permitted Use Table in Section 12-304(b).

12-303-8.03 ACCESSORY USES

Accessory uses and structures are permitted by right in connection with any lawfully established principal use, except as otherwise expressly provided in these Zoning Regulations. Unless otherwise stated, accessory uses are subject to the same regulations as the principal use.

12-303-8.04 DIMENSIONAL STANDARDS

Unless expressly stated, the Dimensional standards provided in the chart apply to development in the LS District. Additional dimensional standards are contained in **Section 12-305.**

<u>LS</u>	<u>Local</u>
<u>Front and Exterior Side Setback</u>	<u>20'</u>
<u>Base Setback</u>	<u>35'</u>
<u>Interior Side Setback</u>	<u>6'</u>
<u>Rear Setback</u>	<u>10'</u>
<u>Max. Height</u>	<u>35'</u>
<u>Min. Area*</u>	<u>N/A</u>

Lot Dimensions: No minimum lot area is established for legal lots of record as of the date of the adoption of these regulations; however, it is anticipated that every such lot shall provide sufficient required setbacks as specified herein and still provide adequate building area.

*Additional area may be required per the Douglas County Sanitary Code for on-site sewage management system.

12-303-8.05 USE SPECIFIC REGULATIONS

Use Specific Regulations are noted in the Permitted Use Table in Section 12-304(b) with an asterisk and the pertinent section of the Zoning Regulations is referenced in the column to the right labeled 'Use Standards'.

12-303-8.06 **OTHER REGULATIONS**

There are a number of other regulations that may apply to development in this district including but not limited to the following:

- a. General Development Standards – Section X
- b. Landscaping/Screening – Section X
- c. Off-Street Parking and Loading – Section x
- d. Floodplain Regulations – Section X
- e. Sign Regulations- Section X

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