

Planning Commission Agenda Item

Subject: C-L Commercial Lake Ordinance Amendment Presentation
Meeting: Joint City Council/Plan Commission - Jan 21 2025
From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

The C-L District Committee was tasked with addressing long standing concerns with the current C-L Commercial Lake District. The committee's goal has been to create a framework for responsible commercial and residential development at the lake and the surrounding area. To achieve this the group has been working to identify specific areas where certain types of commercial development could occur as well as set specific design criteria for those uses to help alleviate ambiguity for developers and those residing around and near the lake.

- The current C-L District will remain as is but become a closed district. This will allow the handful of properties that are currently zoned C-L, and actively under development, to continue working on their already established and intended uses.
- The C-L A Lake Adjacent District, C-L O Opposite Adjacent District, and C-L G Lake Gateway District will be established. Each district is defined by its proximity to the lake. Conditional Uses have been eliminated from the zones and replaced with Special Permitted Uses (SPU). The SPU's have additional provisions in place that would need to be met in order for those uses to be permitted.
 - This includes Restaurants and Bar or Taverns in the C-L A and C-L O Districts.
 - Bar or Taverns, Storage Shops, Storage Units, Boat Repair Shop, and Car Washes in the C-L G District.
- Other notable changes include adjustments to minimum lot areas, minimum lot widths, and required screening along property lines when new commercial uses are constructed immediately adjacent to residentially zoned properties.

The adoption of these ordinances would have no immediate impact on any properties as the process for rezoning is not being altered.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager
Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

No Action

ATTACHMENT(S):

[Proposed C-L Lake Commercial District Ordinances](#)

Chapter 21.30 C-L A LAKE- ADJACENT DISTRICT

Section

[\(back to Title contents\)](#)

21.3001	Purpose
21.3002	Definitions
21.3003	Lake-Adjacent Permitted and Special Permitted Uses
21.3004	Restaurants Special Permitted Use Provisions
21.3005	Bar or Tavern Special Permitted Use Provisions
21.3006	Area and Bulk Requirements
21.3007	Design Requirements
21.3008	Boundary Map for Lake Kampeska
21.3009	Boundary Map for Lake Pelican

21.3001: PURPOSE

[\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L Lake Commercial Boundary Map in Section 21.2906 and 21.2907 to Lake Kampeska and Lake Pelican that are conducive to lake commercial activity.
2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska and Lake Pelican as shown in the Comprehensive Land Use Plan.

21.3002: DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.30. All other uses are as defined in Chapter 21.90

1. **Lake-Adjacent:** Any property that directly abuts the shoreline of Lake Kampeska or Lake Pelican.
2. **Lake Retail and Service Establishments** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.

21.3003: LAKE-ADJACENT PERMITTED AND SPECIAL PERMITTED USES [\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.3004.
3. Bar or Tavern in accordance with 21.3005.
4. Recreational Use (Public).
5. Religious Institutions.

21.3004: RESTAURANTS SPECIAL PERMITTED USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure.
2. Limited Operating Hours
 - a. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 10:00 PM, Sunday through Thursday, and 10:00 AM to 12:00 PM on Fridays and Saturdays.

21.3005: BAR OR TAVERN SPECIAL PERMITTED USE PROVISIONS

1. Outdoor Seating
 - a. All outdoor shall be prohibited within the required side yard setbacks of the primary structure.
2. Limited Operating Hours
 - a. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 10:00 PM, Sunday through Thursday, and 10:00 AM to 12:00 PM on Fridays and Saturdays.

21.2906: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

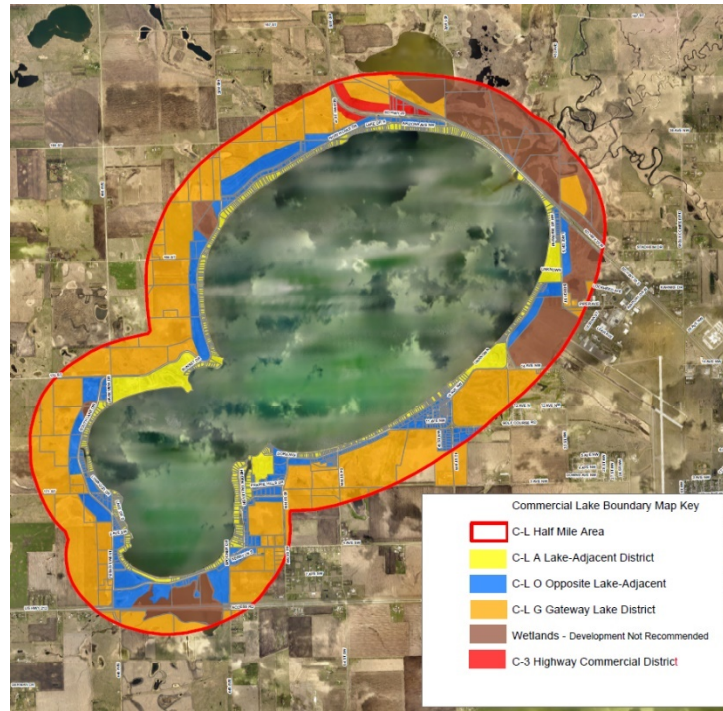
21.2907: DESIGN REQUIREMENTS

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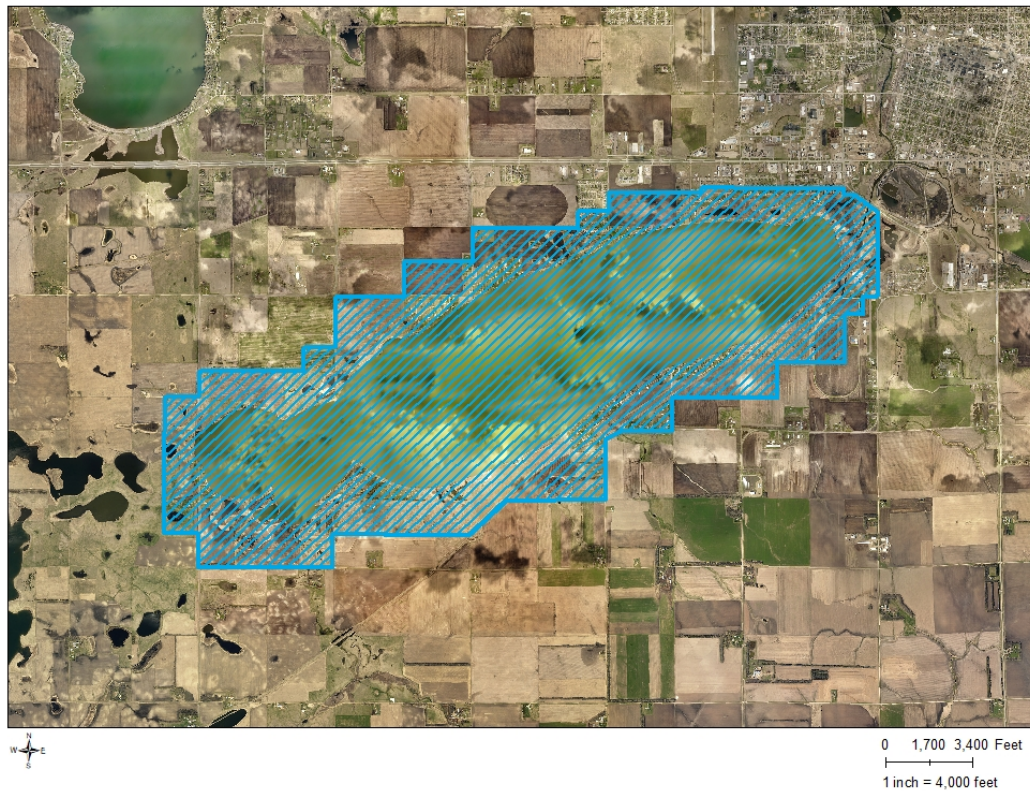
1. Structure

- a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
 - b. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
 - c. Roof types shall be pitched or gable-style consistent with the surrounding primary residential structures.
2. Transitional Yards
 - a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.
 3. Outside Storage Display and Screening
 - a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard.
 - c. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - d. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
 - e. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.
 4. Lighting
 - a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.
 5. Outdoor Music Events
 - a. Special Events utilizing a Special Alcoholic Beverage License shall do so in compliance with 2.0118.
 - b. Events must conclude by 12:00 AM (midnight) on the day the event is held and requires a Lake Use Special Event Permit.
 - c. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year unless additional events are approved by the Board of Adjustment on an annual basis.

21.3008: BOUNDARY MAP FOR LAKE KAMPESKA



21.3209: BOUNDARY MAP FOR LAKE PELICAN



**Chapter 21.31
C-L O OPPOSITE ADJACENT-LAKE DISTRICT**

Section

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- [21.3101 Purpose](#)
- [21.3102 Definitions](#)
- [21.3103 Opposite Adjacent-Lake Permitted and Special Permitted Uses](#)
- [21.3104 Restaurants Special Permitted Use Provisions](#)
- [21.3105 Bar or Tavern Special Permitted Use Provisions](#)
- [21.3106 Area and Bulk Requirements](#)
- [21.3107 Design Requirements](#)
- [21.3108 Boundary Map for Lake Kampeska](#)
- [21.3109 Boundary Map for Lake Pelican](#)

21.3101: PURPOSE

[\(back to Chapter contents\)](#)

3. To establish appropriate locations within the C-L Lake Commercial Boundary Map in Section 21.2906 and 21.2907 to Lake Kampeska and Lake Pelican that are conducive to lake commercial activity.
4. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska and Lake Pelican as shown in the Comprehensive Land Use Plan.

21.3102: DEFINITIONS

[\(back to Chapter contents\)](#)

Only applicable to Chapter 21.30. All other uses are as defined in Chapter 21.90

3. **Opposite Lake-Adjacent:** Any property that does not directly abut the shoreline but is located across the right-of-way from lakefront properties.
4. **Lake Retail and Service Establishments** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.

21.3103: OPPOSITE LAKE-ADJACENT PERMITTED USES AND SPECIAL PERMITTED

[\(back to Chapter contents\)](#)

1. Lake Retail and Service Establishments.
2. Restaurants in accordance with 21.2907.
3. Bar or Tavern in accordance with 21.2908.
4. Recreational Use (Public).
5. Recreational Use (Private).
6. Religious Institutions.

21.3104: RESTAURANTS SPECIAL PERMITTED USE PROVISIONS

2. Outdoor Seating
 - b. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure.
3. Limited Operating Hours
 - a. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 10:00 PM, Sunday through Thursday, and 10:00 AM to 12:00 PM on Fridays and Saturdays.

21.3105: BAR OR TAVERN SPECIAL PERMITTED USE PROVISIONS

2. Outdoor Seating
 - a. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure.
2. Limited Operating Hours
 - b. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 10:00 PM, Sunday through Thursday, and 10:00 AM to 12:00 PM on Fridays and Saturdays.

21.3106: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

21.3107: DESIGN REQUIREMENTS

[\(back to Chapter contents\)](#)

1. Structure

- a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
- b. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
- c. Roof types shall be pitched or gable-style consistent with the surrounding primary residential structures.

2. Transitional Yards

- a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
- b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.

3. Outside Storage Display and Screening

- a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
- b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
- c. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
- d. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.

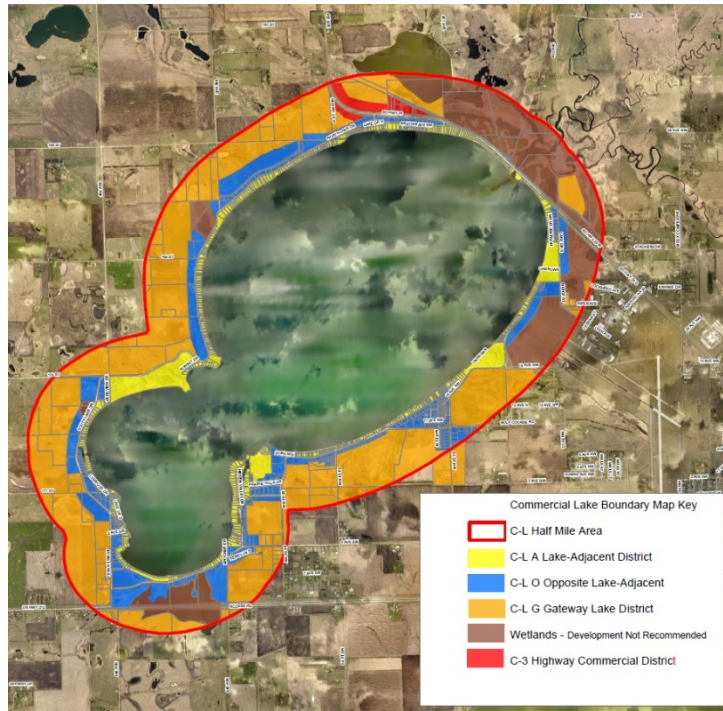
4. Lighting

- a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.

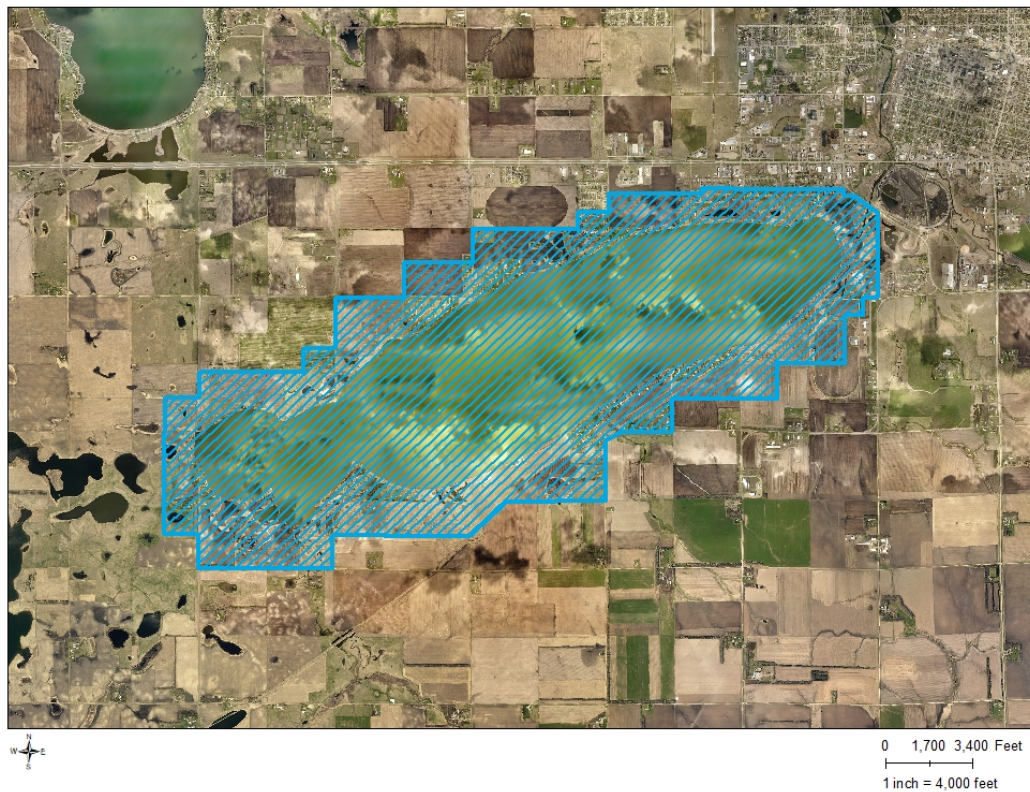
5. Outdoor Music Events

- a. Special Events utilizing a Special Alcoholic Beverage License shall do so in compliance with 2.0118.
- b. Events must conclude by 12:00 AM (midnight) on the day the event is held and requires a Lake Use Special Event Permit.
- c. The annual limit on outdoor music events shall not exceed four (4) events per any calendar year unless additional events are approved by the Board of Adjustment on an annual basis.

21.3008: BOUNDARY MAP FOR LAKE KAMPESKA



21.3209: BOUNDARY MAP FOR LAKE PELICAN



Chapter 21.32
C-L G LAKE GATEWAY DISTRICT

Section

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21.3201	Purpose
21.3202	Definitions
21.3203	Lake Gateway Permitted and Special Permitted Uses
21.3204	Restaurants Special Permitted Use Provisions
21.3205	Bar or Tavern Special Permitted Use Provisions
21.3206	Storage Shops Special Permitted Use Provisions
21.3207	Storage Units Special Permitted Use Provisions
21.3208	Boat Repair Shop Special Permitted Use Provisions
21.3209	Car Wash Special Permitted Use Provisions
21.3210	Area and Bulk Requirements
21.3211	Design Requirements
21.3212	Boundary Map for Lake Kampeska
21.3213	Boundary Map for Lake Pelican

21.3201: PURPOSE

[\(back to Chapter contents\)](#)

1. To establish appropriate locations within the C-L Lake Commercial Boundary Map in Section 21.2906 and 21.2907 to Lake Kampeska and Lake Pelican that are conducive to lake commercial activity.
2. To permit the development of service/retail centers complimentary to lake recreation and living adjacent to Lake Kampeska and Lake Pelican as shown in the Comprehensive Land Use Plan.

21.3202: DEFINITIONS

[\(back to Chapter contents\)](#)

1. **Lake Retail and Service Establishments** A business that operates within the vicinity of a lake and provides products, services, or experiences directly related to leisure, recreation, and tourism. These businesses primarily serve individuals or groups engaged in activities centered around water and outdoor recreation.

21.3203: LAKE GATEWAY PERMITTED AND SPECIAL PERMITTED

[\(back to Chapter contents\)](#)

1. Retail Establishments.
2. Service Establishments.
3. Restaurants.
4. Recreational Use (Public).
5. Recreational Use (Private).
6. Religious Institutions
7. Campground.
8. Bar or Tavern in accordance with 21.3205
9. Storage Shops in accordance with 21.3206
10. Storage Units in accordance with 21.3207.
11. Boat Repair Shops in accordance with 21.3208.
12. Car Wash in accordance with 21.3209.
13. Motels and Hotels

21.3205: BAR OR TAVERN SPECIAL PERMITTED USE PROVISIONS

1. Outdoor Seating
 - b. All outdoor seating shall be prohibited within the required side yard setbacks of the primary structure.
2. Limited Operating Hours
 - c. Establishments shall operate outdoor seating areas within the hours of 10:00 AM to 10:00 PM, Sunday through Thursday, and 10:00 AM to 12:00 PM on Fridays and Saturdays.

21.3206: STORAGE SHOPS SPECIAL PERMITTED USE PROVISIONS

1. Required Screening
 - a. Unless already required to have a fence by other sections of this ordinance, four foot (4') tall conifer trees are required to be used as screening along the side and rear yards of the lot. Conifer trees should be spaced

thirty (30) feet apart. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.

21.3207: STORAGE UNITS SPECIAL PERMITTED USE PROVISIONS

1. Required Screening

- a. Unless already required to have a fence by other sections of this ordinance, four foot (4') tall conifer trees are required to be used as screening along the side and rear yards of the lot. Conifer trees should be spaced thirty (30) feet apart. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.

21.3208: BOAT REPAIR SHOPS SPECIAL PERMITTED USE PROVISIONS

1. Required Screening

- a. Unless already required to have a fence by other sections of this ordinance, four foot (4') tall conifer trees are required to be used as screening along the side and rear yards of the lot. Conifer trees should be spaced thirty (30) feet apart. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.

21.3209: CAR WASH SPECIAL PERMITTED USE PROVISIONS

1. Required Screening

- a. Unless already required to have a fence by other sections of this ordinance, four foot (4') tall conifer trees are required to be used as screening along the side and rear yards of the lot. Conifer trees should be spaced thirty (30) feet apart. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.

21.3210: AREA AND BULK REQUIREMENTS

[\(back to Chapter contents\)](#)

See [21.10, "Summary of District Regulations,"](#) limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and maximum density permitted, and providing minimum lot requirements; and [21.6301, "Off-Street Parking."](#)

21.3211: DESIGN REQUIREMENTS

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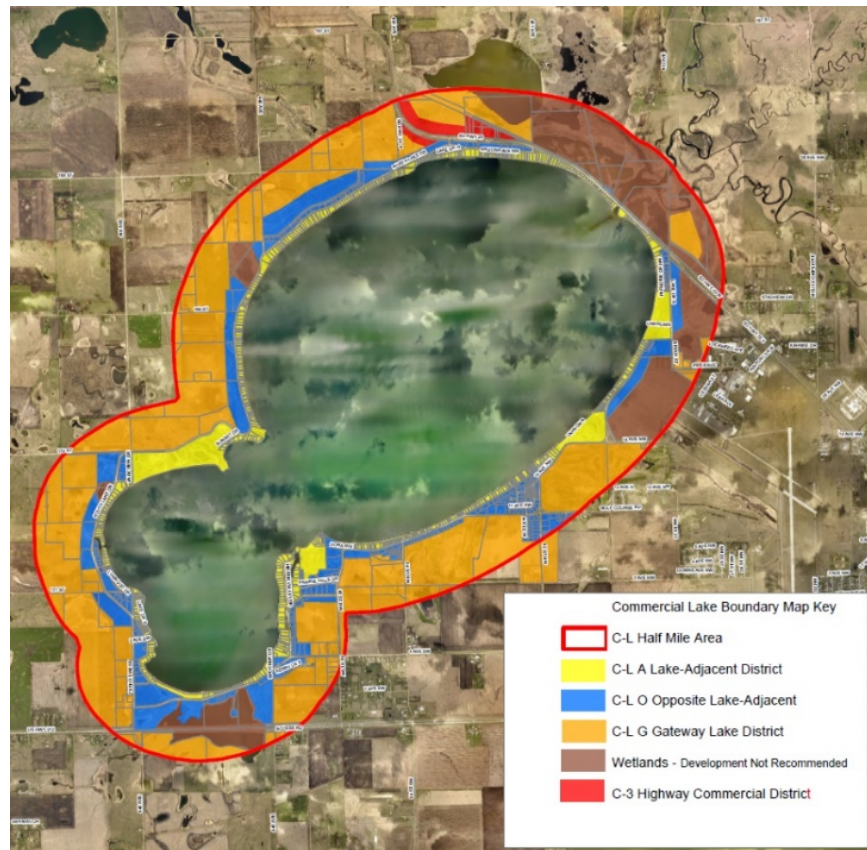
2. Structure

- a. All exterior walls facing and immediately adjacent to a property zoned R-1 Single Family Residential shall be finished with the following materials or similar faux material, or a combination of:
 - i. Face brick
 - ii. Natural stone; Manufactured stone provided it replicate the appearance of natural stone, not concrete block
 - iii. Tile (masonry, stone or clay)
 - iv. Precast concrete panels or units, the surfaces of which have been integrally treated with an applied decorative material or texture
 - v. Stucco or similar cement based material
 - vi. Architectural metal panels which cover a wall- i.e., copper, aluminum composite metal panels (ACM), metal plate wall panels
 - vii. Transparent glass/spandrel glass
 - viii. Wood, consisting of horizontal lap siding, rain screen siding or wood shakes; surfaces must be painted or finished
 - ix. Decorative block
 - x. Metal siding – i.e., lap seam metal panels or sheet or corrugated panels are allowed if used as an accent to include not more than twenty (20) percent of said wall.
- b. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50' or more in length) when facing a public right-of-way, the lake, or residentially zoned property. Such large walls must be relieved by architectural detailing such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals consistent with the size, mass and scale of the wall.
- c. Roof types shall be pitched or gable-style consistent with the surrounding primary residential structures.

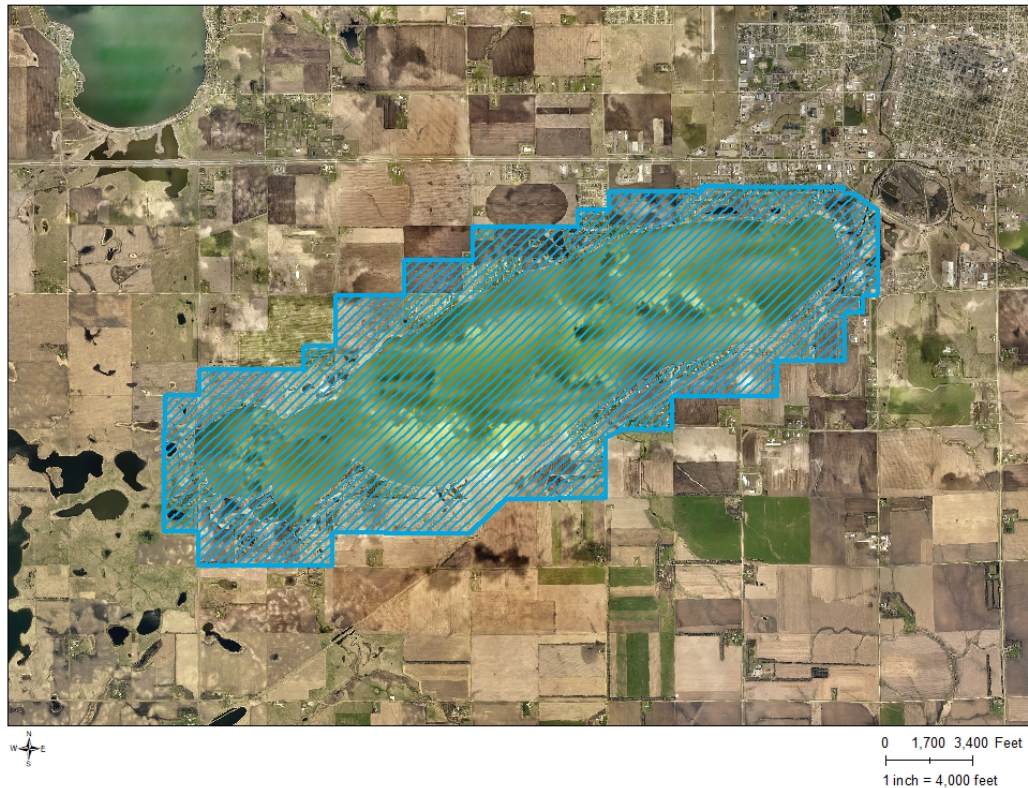
3. Transitional Yards

- a. Properties adjacent to Residential Zoning Districts shall maintain fifteen (15) feet of grass on the side yards to extend the entire length of the property boundaries.
 - b. Landscaping and screening devices, including fences, are allowed to be placed within the transitional yard.
4. Outside Storage Display and Screening
 - a. Storage or display of items outside is limited to those items related to the nature of the business occurring within the primary structure.
 - b. Outside storage or display shall not be allowed on any regular parking spaces or in the required transitional yard. Storage of excess inventory shall be screened by means of an opaque fence, plant materials, walls or earth berms.
 - c. Where groupings of conifers and deciduous shade trees are utilized for screening, in order to provide year-round screening, a minimum of fifty (50) percent of the trees shall be coniferous.
 - d. A six-foot (6) privacy fence with less than ten (10) percent transparency is required along property lines immediately adjacent to residentially zoned properties.
5. Lighting
 - a. Structures and properties shall be illuminated so as not to emit lighting directly on any adjoining property. No use shall include a source of illumination that produces glare clearly visible beyond a property line.

21.3212: BOUNDARY MAP FOR LAKE KAMPESKA



21.3213: BOUNDARY MAP FOR LAKE PELICAN



BE IT FURTHER ORDAINED by the City Council of the City of Watertown, South Dakota, that Chapter 21.05 of Title 21 of the Revised Ordinances of the City of Watertown be amended as follows:

Chapter 21.05 ESTABLISHMENT OF DISTRICTS

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21.0501: ESTABLISHMENT OF DISTRICTS

[\(back to Chapter contents\)](#)

For the purpose of this ordinance, the City is divided into the following districts:

- A-1 Agricultural District
- R-1 Single Family Residential District
- R-2 Single Family Attached Residential District
- R-2A Single Family Attached Residential District
- R-3 Multiple Family Residential District
- R-4 Manufactured Home Residential
- R-G Residential Garage District
- C-1 Community Commercial District
- C-2 Local Commercial District
- C-3 Highway Service Commercial District
- C-L Lake Commercial District (closed district)
- C-L A Lake Adjacent District
- C-L O Opposite-Lake Adjacent District
- C-L G Lake Gateway District
- BP Business Park District
- I-1 Light Industrial District

BE IT FURTHER ORDAINED by the City Council of the City of Watertown, South Dakota, that Chapter 21.10 of Title 21 of the Revised Ordinances of the City of Watertown be amended as follows:

**Chapter 21.10
SUMMARY OF DISTRICT REGULATIONS**

[\(back to Title contents\)](#)

		Minimum Density (SF/d.u.) ^a	Minimum Lot Area (SF)	Minimum Required Lot Width	Minimum Required Front Yard	Minimum Required Side Yard	Minimum Required Rear Yard	Maximum Mean Height ^b
A-1 Districts		35 Acres	NA	400'	30'	25'	40'	35'
C-1 Districts		NA	10,000	NA	NA	0' or 30' (adj to R)	NA	60'
C-2 Districts		NA	10,000	100'	40'	30'	30'	60'
C-3 Districts		NA	20,000	100'	40'	15'	30'	60'
C-L District	No New Dev.	NA	10,000	100'	30'	30'	30'	35'
C-L A Districts		NA	15,000	150'	30'	30'	30'	35'
C-L O District		NA	15,000	150'	30'	30'	30'	35'
C-L G District		NA	15,000	150'	30'	30'	30'	35'
C-L Districts structures >35' in height		NA	15,000	200'	30'	35'	30'	60'
I-1 Districts		NA	30,000	100'	40'	15'	30'	60'
I-2 Districts		NA	220,000	300'	75'	50'	50'	60'
BP Districts		20 Acres	3 Acres	NA	50'	20'	20'	60'

21.1003: NON-RESIDENTIAL HEIGHT AND PLACEMENT REGULATIONS [\(back to Chapter contents\)](#)

- General Requirements. Except as otherwise specifically provided in this ordinance, no development, use or structure shall exceed the limits specified below. (Ord 18-02; Rev 04-27-18)

a d.u. - dwelling unit

b Except where in conflict with aviation restrictions, the following structures or parts thereof are exempt from the height limitations set forth in the zoning districts: barn, silo, chimney, smokestack, spire, flagpole, ventilator, derrick, conveyor, cooling tower, and necessary mechanical appurtenances to the permitted or conditional uses of the districts in which they are located, provided that they are not used for human occupancy.

21.1004: NON-RESIDENTIAL HEIGHT & PLACEMENT REGULATIONS FOR ACCESSORY STRUCTURES

[\(back to Chapter contents\)](#)

1. General Requirements. Except as otherwise specifically provided in the ordinance, accessory uses shall meet the standards specified below.

	Maximum Height	Minimum Setbacks		
		Front	Side	Rear
A-1 Districts	40'	30'	25'	40'
C-1 Districts	30'	30'	30'	30'
C-2 Districts	30'	30'	10'	10'
C-3 Districts	30'	35'	30'	35'
C-L Districts	30'	30'	10'	10'a
C-L A Districts	30	30	15'	10'a
C-L O Districts	30	30	15'	10'a
C-L G Districts	30	30	15'	10'a
I-1 District	30'	30'	30'	30'
I-2 Districts	40'	40'	40'	40'

- a. For properties with lake frontage, the rear yard setback shall be thirty feet (30').