

CHAPTER 17
LGR LOOKING GLASS RIVER OVERLAY DISTRICT

SECTION 17.1 DESCRIPTION AND PURPOSE

- A. The Looking Glass River Overlay District is a supplementary District which applies to designated lands, as described in this Chapter, simultaneously with any of the other Zoning Districts established in this Ordinance, hereinafter referred to as the "underlying" Zoning District. Lands included in the Looking Glass River Overlay District are all such lands located along the shoreline areas of the Looking Glass River and are characterized by uses which are strongly oriented toward the residential and recreational experience and enjoyment of the surface waters and shorelines of the River within Watertown Charter Township.
- B. It is the intent of the Looking Glass River Overlay District to provide regulations in addition to those contained in the underlying Zoning District pertaining to lands located along the surface waters and shorelines of the River. The purpose of these regulations is to recognize the unique physical, economic, and social attributes of these shoreline properties and to ensure that the structures and uses in this District are compatible with and protect these unique attributes. Where specific requirements of the Looking Glass River Overlay District vary or conflict with the regulations contained in the underlying zoning district, the stricter requirement shall govern.

SECTION 17.2 PERMITTED USES

Land in the LGR District may be used for the following purposes by right, subject to Site Plan Review in accordance with the provisions of Section 20.2:

- A. Any Permitted Use in the underlying zoning district.
- B. Private boat docks, accessory to residential uses, subject to the following provisions:
 - 1. One (1) private boat dock per dwelling shall be permitted for each single family and two-family dwelling unit. No dock shall extend for more than four (4) feet from the bank or shoreline of the Looking Glass River; nor extend for more than twelve (12) feet in width parallel to and along any shoreline.
 - 2. Boat docks shall be used only by persons residing on the premises or their guests, and shall not be leased, rented, or otherwise made available for compensation, except in conjunction with the lease or rental of the dwelling unit on the same lot.
 - 3. Docks shall be designed, constructed, and maintained to blend with natural surroundings. The use of natural, native materials is encouraged.

- C. Private boat docks, accessory to non-residential uses, subject to the following provisions:
 - 1. One (1) boat dock shall be permitted for each lot or parcel.
 - 2. Docks shall not extend for more than four (4) feet from the bank or shoreline of the Looking Glass River nor more than twelve (12) feet in width along any shoreline.
 - 3. Boat docks shall be used only by patrons of the premises or their guests, and shall not be leased, rented, or otherwise made available for compensation.
 - 4. Docks shall be designed, constructed, and maintained to blend with natural surroundings. The use of natural, native materials is encouraged.

SECTION 17.3 SPECIAL LAND USES

Land and/or buildings in the Looking Glass River Overlay District may be used for the following purposes after approval by the Township Board as a Special Land Use in accordance with the procedures of Chapter 19:

- A. Any Special Land Use in the underlying zoning district.
- B. Public or private campgrounds.
- C. Public or private boat launches.

SECTION 17.4 DISTRICT REGULATIONS

- A. The regulations of this Chapter apply to all waterfront lots (as defined in Chapter 2, Section 2.13, "Lot, Waterfront") or parcels with a shoreline along the Looking Glass River.
- B. All District Regulations of the underlying zoning district apply to properties within the LGR Overlay District, except as modified in this Section.
- C. Additional setbacks and lot widths for structures adjacent to the Looking Glass River.
 - 1. A minimum lot width of one hundred and fifty (150) feet shall be required.
 - 2. Notwithstanding any other provision of this Ordinance, no dwelling, accessory building, or septic system shall be hereafter constructed, erected, installed, or enlarged within a minimum of one-hundred fifty (150) feet (as measured from the shoreline or ordinary high water mark) from the Looking Glass River, except that for every one (1) foot of bank height above a minimum of seven (7) feet above the ordinary high water mark new structures may be placed five (5) feet closer to the River, except that no structure shall be located closer than one hundred (100) feet to the shoreline or ordinary high water mark.
 - 3. New structures must be set back at least fifty (50) feet from the top of the bluff on the cutting edges of the River.

4. No dwelling shall be constructed or placed on lands which are subject to flooding or on banks where a minimum of four (4) feet between the finished grade level and high ground water cannot be met. Land may be filled to meet the minimum requirement of four (4) feet between the finished grade level and ordinary high water mark only under the following conditions:
 - a. The vegetative strip is maintained, as required by 17.04, D.
 - b. No material is allowed to enter the water either by erosion or mechanical means.
 - c. Fill material is of a pervious material such as gravel or sand.
 - d. Any and all permits have been acquired as required by the laws of the State of Michigan and the rules and regulations of the Department of Natural Resources of the State of Michigan, provided that it shall be unlawful to alter the shoreline of any river or creek in the Township by soil removal or fill.
 - e. All filling or grading work shall be accomplished so as not to alter the natural drainage of adjoining land.
- D. Vegetative Strip.
1. Excepted as noted in 2, below, a strip fifty (50) feet bordering each bank of the Looking Glass River, as measured from the shoreline or ordinary high water mark, shall be maintained in its natural vegetative state, except for the permitted clearing of dead or noxious plants.
 2. Within this strip a space of no greater than fifty (50) feet in width may be selectively trimmed and pruned to allow for the placement of private boat docks (subject to the requirements of Section 16.02) and/or for a view of the waterway, with the approval of the Zoning Administrator. In addition, forty percent (40%) of the lot width of the lot line adjacent to the River may be cleared.
 3. The Zoning Administrator may allow limited clearing of the vegetative strip, only when required for construction of a permitted building or structure outside the vegetative strip, provided that the land cleared is returned to a vegetative state which is approximately the same quality and extent as that which existed prior to the clearing.
- E. No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the requirements of the underlying Districts are met and maintained in connection with such building, structure, or enlargement, except as noted below:
1. Except as otherwise required by this Chapter, no main building shall be placed closer than fifty (50) feet from the break of the bank, or from the shoreline if no break of the bank exists.
 2. Developments within the Looking Glass River Overlay District shall maintain, to a reasonable extent, open and unobstructed views to the waterway from adjacent properties, roadways, and pedestrian ways.