

**Section 10-240. Lake Protection District**

The following applies to the Lake Protection District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The purpose and intent of the Lake Protection (LP) zoning district is to allow for the regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin in a manner that improves water quality within the lake. The bounds of the category include the Lake Jackson Basin and contributing watersheds and limited to the urban service area. Intensely developed properties and areas south of Interstate 10 (I-10) have been excluded from the boundary.</p> <p>The LP zoning district shall permit single-family residential development at one dwelling unit per two gross acres.</p> <p>A clustered subdivision option is available that allows two dwelling units per gross acre, consistent with environmental and infrastructure constraints. The clustered subdivision option allows an increased number of residential units if developed on 40 percent of the property, provided central water and sewer are available and leaving the remaining 60 percent of the property as contiguous, undisturbed open space in perpetuity. The cluster subdivision option is intended to leave large areas of natural open space within the watershed and minimize pollution. For cluster development standards, refer to Section 10-426.</p> <p>Certain community and recreational facilities related to residential uses are also permitted. Commercial, office and other nonresidential uses are prohibited within the LP zoning district. All development is subject to Section 10-177, Buffer Zones and Section 10-178, Development Standards Schedule.</p> <p>Volume control based stormwater treatment standard shall be required for all development and redevelopment within the Lake Protection District. All developments shall meet all current water quality and stormwater management standards set forth in the Comprehensive Plan and the Land Development Regulations of the City. Lawfully established, nonresidential uses within the District that are compatible with surrounding uses and meet all water quality and standards set forth in the Comprehensive Plan and the Land Development Regulations of the City shall be considered permitted uses.</p>	<p>(1) Single-family detached dwellings            (2) Single-family dwellings in cluster subdivisions            (3) Passive and active recreation facilities, including boat ramps            (4) Community services related to residential uses including religious facilities, police/fire stations, and elementary, middle and high schools. Other community facilities may be allowed in accordance with Section 10-413 of the regulations.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.</p>

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings (Conventional)	2 acres	80 feet	100 feet	25 feet	15 feet	25 feet	25 feet	Not applicable	
Single-Family Detached Dwellings(Clustered)	5,000 square feet	40 feet	100 feet	15 feet; 10 feet w/alley loaded garage	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	15 feet; 10 feet w/alley loaded garage	Not applicable	3 Stories
Single-family attached dwellings (Clustered)	3,750 square feet end unit; 2,400 square feet	37.5 feet end unit; 25 feet interior lot	80 feet	15 feet; 10 feet w/alley loaded garage	None	15 feet	15 feet; 10 feet w/alley loaded garage	maximum length: 8 units	3 Stories
Any Permitted Principal Non-Residential Use	1 acre	80 feet	100 feet	30 feet	30 feet	40 feet	50 feet	10,000 square feet of gross building floor area per acre	3 Stories

**GENERAL NOTES:**

1. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
2. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
3. For cluster development standards, refer to Section 10-426.