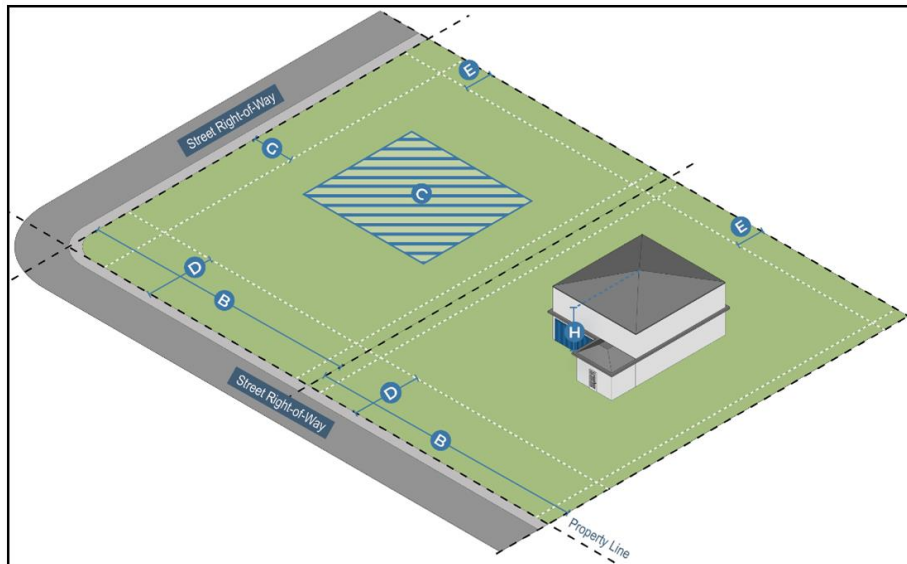


Sec. 22-191. Twin Lakes (TL) District.



- A. *Purpose.* The purposes of the Twin Lakes District are to:
1. Limit commercial development so as to not disrupt wildlife and the character of Shawnee Twin Lakes;
 2. Enhance the significance of Shawnee Twin Lakes to residents, tourists and visitors serving as a catalyst for recreational activities; and
 3. Divide the Twin Lakes District into two subdistricts—Residential (R) and Commercial (C) to effectively regulate Shawnee Twin Lakes and its surrounding areas to create attractive and functional development outcomes as envisioned in the comprehensive plan and Twin Lakes Master Plan.
- B. *Uses.* See Table III.2: Use Table and all applicable regulations in Division 3.
- C. *Dimensional standards.* Development in the Twin Lakes (TL) District shall follow the standards in Table II.11: TL District Dimensional Standards.

Table II.11: TL District Dimensional Standards

Twin Lakes (TL) District Dimensional Standards			
	Subdistrict →	Residential (R)	Commercial (C)
<i>Lot Requirements</i>			
A	Lot Area (min.)	15,000 square feet	5,000 square feet
B	Lot Width (min.)	60 feet	40 feet
C	Lot Coverage (max.)	25%	40%
<i>Setback Requirements</i>			
D	Front Yard (min.)	25 feet	15 feet
E	Rear Yard (min.)	10 feet	5 feet
F	Side Yard (min.)	5 feet	0 feet
G	Corner Side Yard (min.)	15 feet	10 feet

Building Requirements			
H	Building Height (max.)	35 feet	45 feet
Applicable Development Standards			
Sec. 22-208. Dimensional Regulations Sec. 22-209. Parking Sec. 22-210. Loading Sec. 22-211. Landscaping Sec. 22-212. Screening and Fencing Sec. 22-213. Outdoor Lighting		Sec. 22-214. Design Standards Sec. 22-215. Refuse Facilities Sec. 22-216. Signs Sec. 22-217. Infill Development Standards Sec. 22-218. Performance Standards	

D. *Special regulations.*

1. *Generally.* The two subdistricts are intended to provide the preferred development outcomes suggested in the Twin Lakes Master Plan. Table II.12: Twin Lakes Master Plan Subdistrict Conversion indicates how the Twin Lake Master Plan Place Types are to be incorporated into each subdistrict.

Table II.12: Twin Lakes Master Plan Subdistrict Conversion

Twin Lakes Master Plan Place Types	Subdistrict
Residential Estate	Residential (R)
Large Lot Residential	
Low Density Residential	
Medium Density Residential	
Lake Oriented Commercial	Commercial (C)
Low Intensity Commercial	
Lakeside Village	
Mixed Use	
Destination Recreation	
Recreation Village	

2. *Lakeside conservation.*

- a. No development shall occur in areas identified as lakeside conservation in the Twin Lakes Master Plan except for marinas.
- b. A permit is required to build a marina.

3. *Docks.*

- a. Boat/fishing docks may be constructed.
- b. For the purposes of this section, all lease areas are assumed to have the right to use the abutting shoreline to construct a single floating dock.
- c. The city may charge an additional annual fee for dock area leases.
- d. Dimensional standards for docks shall be as set forth in section 16-235.

4. *Lakeshore buffer.*

- a. A 25-foot buffer is hereby established landward of the ordinary high water mark on all leased lots for the purpose of watershed protection.
- b. This area shall not be used by the general public, except during an emergency situation.
- c. Within this buffer, leaseholders are encouraged to preserve existing native vegetation.
- d. The area within the lakeshore buffer shall not be fenced.
- e. Docks and other approved structures as per section 16-235 may be located within the buffer area.
- f. Fertilizers and other chemicals shall not be used within the buffer area.

5. *Impervious surface coverage.*

- a. The maximum building coverage ratio shall be 20 percent inclusive of all primary and secondary structures.
- b. Total impervious area shall not exceed 30 percent of the lease area.
- c. Runoff from impervious surfaces, such as roof tops and paved driveways, shall be directed to maximize infiltration.
- d. Runoff water shall be maintained in sheet flow (not channelized flow) to the maximum extent practicable.

6. *Hazardous materials.*

- a. Hazardous materials including, but not limited to, solvents, oil, fertilizer, gasoline and other materials shall be stored in an enclosed shed, garage or other approved structure.
- b. New accessory structures other than boat docks shall be setback from the OHWM a minimum of 25 feet.

7. *Septic system standards.*

- a. Septic tanks shall be installed and inspected in accordance with the standards set forth in sections 16-59 and 16-328.

8. *Erosion control.*

- a. All new residential construction shall employ erosion control and utilize best management practices (BMPs) to control erosion and sedimentation during construction.
- b. All exposed soil must be mulched.
- c. A temporary seeding or cover crop must be used on sites where permanent groundcover will not be established until the following year.
- d. A site will not be allowed to remain as bare ground with the intention of planting the following growing season.

-
- e. Required erosion control best management practices shall be in place prior to all land disturbing activities.

9. *Shared driveways.*

- a. Shared driveways may be utilized to prevent unnecessary disturbance of the lakeside area.
- b. Residential lease areas need not front upon a dedicated public street.

10. *Conditional use permit required.* The following requires a conditional use permit:

- a. Any proposed building greater than 20,000 square feet.
- b. Any proposed building taller than 45 feet in the C Subdistrict.
- c. Any proposed multi-family development located within 1,000 feet of a lake shoreline.
- d. Any proposed restaurant with drive-thru facilities within 1,000 feet of a lake shoreline and 150 feet of a residential use.

(Ord. No. 2806NS, § 1(Exh. A), 8-19-2024)