

ARTICLE 3: "LLR" LARGE LOT RESIDENTIAL DISTRICT

2-3.1. INTENT

The intent of this district is to provide for low density, acreage residential development within the corporate limits of Clearwater. These lots will be residential in nature.

2-3.2. PERMITTED USES

In District "LLR" no building structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:

- A. Churches, places of worship and cemeteries.
- B. Community buildings and/or facilities owned and/or occupied by public agencies.
- C. Irrigation and flood control projects.
- D. Manufactured homes which comply with this Ordinance.
- E. Public and/or private schools.
- F. Public parks and recreational areas.
- G. Short-term lodging.
- H. Single-family dwelling.
- I. Accessory buildings and uses customarily incidental to those listed above.

2-3.3. CONDITIONAL USES

The following conditional uses may be permitted subject to approval procedures outlined in these regulations.

- A. Bed & Breakfast Homes.
- B. Campground, RV Park, camper pads, and associated uses.
- C. Child Care Centers.
- D. Communication Towers.
- E. Earth – Sheltered residences.
- F. Greenhouses and nurseries.
- G. Group homes.
- H. Medical Clinics.
- I. Meteorological Towers.
- J. Mortuaries.
- K. Multi-family dwellings.
- L. Non-Commercial Wind Energy Systems.
- M. Telephone exchanges, electric substations, or other similar public utilities.
- N. Non-profit institutions of an educational, philanthropic, or charitable nature, except for penal or mental institutions.
- O. Public and Private Golf Courses.

2-3.4. **SITE DEVELOPMENT REGULATIONS**

REGULATOR	RESIDENTIAL	OTHER PERMITTED USES
Minimum Lot Area	0.75 acres	0.75 acres
Minimum Lot Width (feet)	100	100
Minimum Yards (feet)		
Front Yard	30	30
Side Yard	15	15
Street Side Yard	30	30
Rear Yard	40	40
Maximum Height (feet)	35	35
Maximum Building Coverage	50%	50%

2-3.5. **ACCESSORY BUILDINGS**

All accessory buildings and structures within the “LLR” District shall comply with the following regulations:

- A. No accessory buildings or structures shall be erected in the defined street side yard. The front side of an accessory building or structure may be constructed to sit in front of the front side of the principle structure, but shall not extend any further than five (5) feet.
- B. Accessory buildings may be located in the rear yard and side yard, but shall not be closer than five (5) feet to the rear or side lot-line except that if the building has a vehicular alley entrance, the setback of the structure shall not be less than ten (10) feet from the alley line.
- C. No accessory structure shall be constructed upon a lot until the construction of the principle building has been started or be used for dwelling purposes.
- D. A detached accessory building or use shall not exceed seventy percent (70%) of the gross floor area of the principle building on the same lot. This will be measured in gross floor area, from the footprint of the main level of the principle structure. The maximum peak height, measured from the finished floor to the peak line of the roof, shall not exceed twenty-five (25) feet in height. Two (2) detached accessory structures or uses will be allowed per lot.
- E. Detached accessory buildings over 225 square feet shall be permanently anchored to a foundation. All detached accessory buildings under 225 square feet shall be firmly anchored to the ground or a foundation in accordance with local building codes.
- F. Any accessory building shall have a minimum vertical rise of three (3) inches in each twelve (12) inches of horizontal run and a building design that is harmonious with the character of the neighborhood.
- G. No Quonset type buildings shall be permitted. No portion of any accessory building shall be covered with unpainted or uncoated galvanized tin, “strong barn”, imperial ribbed, corrugated sheets or panels, or any other similar-type material. For the safety of vehicular traffic, metal siding or roofing must be painted or coated with an unobtrusive, non-reflective color.

2-3.6. **SIGNAGE**

- A. **Computation of Area of Individual Signs.** The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly identical to the display itself.

- B. Computation of Height of Signs. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, parcel, or tract of land, whichever is lower. When a sign is placed on a berm, the height of the sign shall include the height of the berm above grade level at the base of the berm.
- C. Permitted Signage. Permitted signs and the maximum number of signs allowed per lot and the maximum surface area and maximum height of each signage type for the Large Lot Residential District is outlined in the table below. Signs meeting the definition of “Abandoned Sign” must be removed at the expense of the owner.

TYPE OF SIGNAGE	P/NP/T	MAX. SURFACE AREA (sq. ft.)	MAXIMUM HEIGHT (ft.)	MAXIMUM NUMBER
Animated	NP	-	-	-
Announcement	P	6	4	1
Architectural Canopy	NP	-	-	-
Banner	NP	-	-	-
Changeable Copy	NP	-	-	-
Destination	P	16	8	1
Electronic Message Board	NP	-	-	-
Flashing	NP	-	-	-
Freestanding	T	32	4	1
Ground	NP	-	-	-
Illuminated	NP	-	-	-
Marquee	NP	-	-	-
Nameplate	P	2	-	1
Off-Premises (Billboard)	NP	-	-	-
On-Premises (Billboard)	NP	-	-	-
Pennant	NP	-	-	-
Pole	NP	-	-	-
Portable	T	32	4	1
Projecting	NP	-	-	-
Roof	NP	-	-	-
Roof-Integrated	NP	-	-	-
Subdivision	P	100	10	1
Suspended	NP	-	-	-
Temporary	P	50	8	2
Wall	NP	-	-	-
Window	NP	-	-	-
	P = Permitted	NP = Not Permitted	T = Temporary	

D. Signs, Special Conditions.

1. **Billboard Signs.** Billboards, signboards, and other similar signs shall be subject to the same height and location requirements as other structures within the district and shall also be subject to the following conditions and restrictions.
 - a. No billboard, signboard, or similar advertising signs shall be located at intersections so as to obstruct vision, hearing, or interfere with pedestrian or vehicular safety.
 - b. No billboard, signboard, or similar advertising signs shall be located within 50 feet of any lot in a residential district.
 - c. No billboard, signboard, or similar advertising signs shall be so constructed or located where it will unreasonably interfere with the use and enjoyment of adjoining property.
2. **Hanging Signs.** Signs hung from canopies and awnings shall maintain 80-inches of clear space, as measured from the bottom edge of the sign to the grade below.
3. **Temporary Signs.** Temporary signs may be for a continual period. Said temporary signs shall not be in place for more than four days prior to the event and shall be removed within 36 hours of the conclusion of said event.
4. **Signs on Public Property.** Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition, to other remedies hereunder, the Village shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.
5. **Signs Exempt from Regulation.** The following signs shall be exempt from regulation under this ordinance, except no sign in this provision shall create an obstruction to vision, of this Ordinance and/or a collision hazard to the public:
 - a. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance;
 - b. Any religious symbol;
 - c. Construction signs on the construction site, visible from the public right-of-way, is removed at, or prior to, the end of the construction period;
 - d. Any sign identifying a public facility or public/civic event;
 - e. Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet beyond the lot line of the zone lot or parcel on which such sign is located
 - f. Holiday lights and decorations with no commercial message;
 - g. Traffic control signs on private property, such as Stop, Yield, and similar signs, the face of which meets the Manual on Uniform Traffic Control Devices standards and which contain no commercial message of any sort; and
 - h. A political sign exhibited in a residential zone in conjunction with the election of political candidates. Such signs may not exceed six square feet in any zone. Only four political signs shall be allowed per zone lot at any one time. All such political signs shall not be erected more than 30 days before the election and shall be removed no later than 10 days after the election. Political signs shall not create an obstruction within the R.O.W.