

Village of Lake Orion

Proposed Amendment to Article 12 — Schedule of Regulations

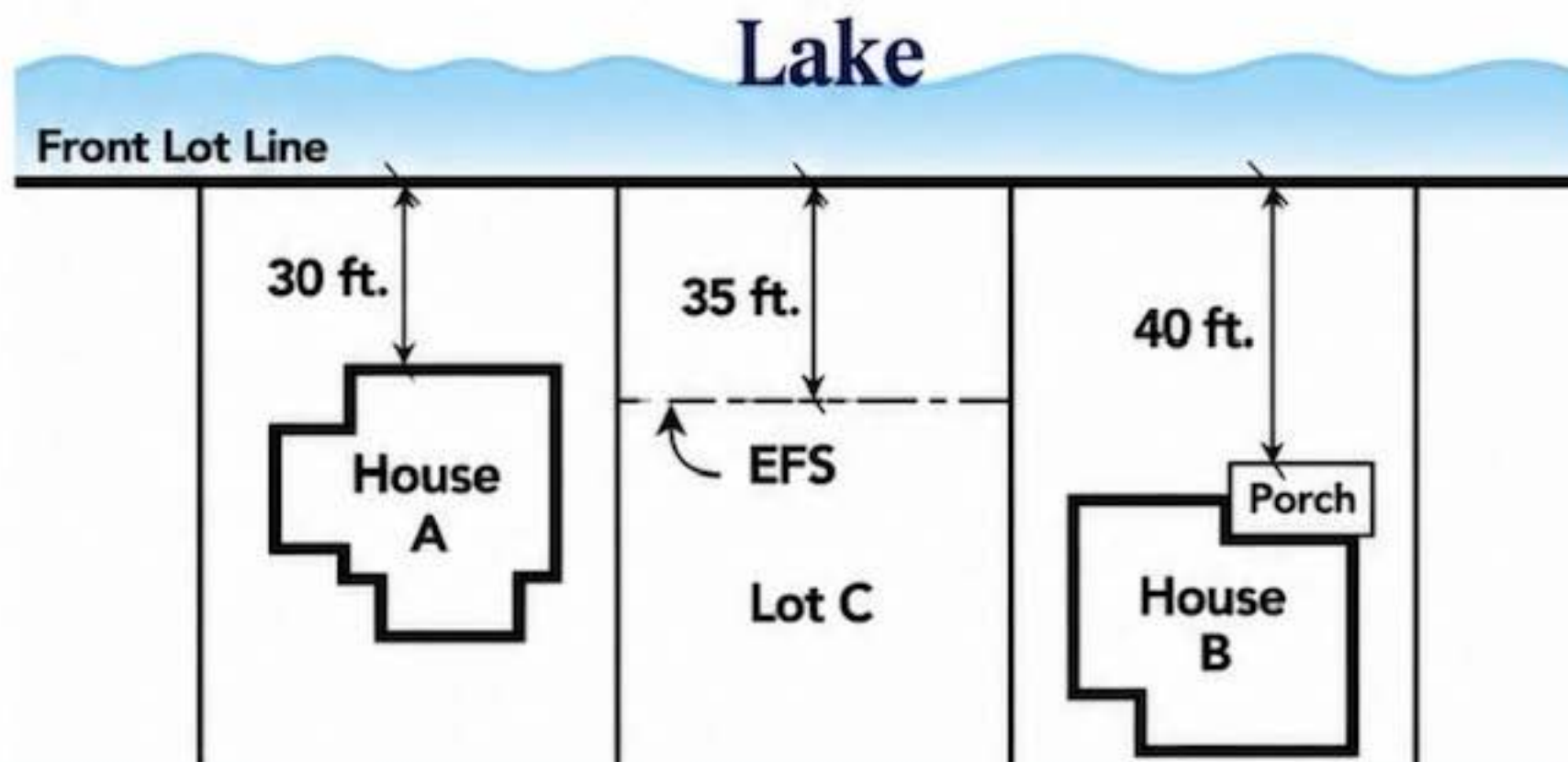
Expansion of the Existing Established Front Setback (EFS) A-B-C Rule
to Include the Front Yard - Lake for Waterfront Properties

1. Established Waterfront Setback

The Village's existing Established Front Setback (EFS) A-B-C provisions shall be expanded to include the front yard - lake of waterfront properties, in addition to the existing street-facing front yard.

The existing 25-foot minimum waterfront setback shall remain in effect. However, the 25-foot minimum shall not automatically establish or guarantee the allowable building setback. The required waterfront setback may be greater than 25 feet based on the established setbacks of neighboring waterfront homes.

The required waterfront setback shall be determined by averaging the waterfront setbacks of the adjacent principal buildings, consistent with the Village's existing A-B-C method.



Example: House A: 30 feet from the waterfront
House B: 40 feet from the waterfront
House C: Required waterfront setback of 35 feet (average of 30 and 40)
In no case shall the required waterfront setback be less than 25 feet.

2. Irregular Shorelines and Property Hardships

Where irregular shorelines, unusual lot configurations, or unique physical property conditions create a practical difficulty in meeting the established waterfront setback, the property owner may apply to the Zoning Board of Appeals (ZBA) for a dimensional variance.

The ZBA shall evaluate the request under the Village's established variance standards.

3. Purpose

This proposed amendment is intended to:

- Preserve Lake Orion's shoreline character and waterfront views.
- Maintain compatibility between neighboring waterfront homes.
- Protect water quality by minimizing shoreline disturbance and stormwater runoff.
- Accommodate irregular shorelines through the established ZBA variance process.
- Encourage thoughtful redevelopment that complements surrounding properties.

The intent is to extend an existing Village planning standard to the front yard lake,
while preserving the 25-foot minimum waterfront setback.