

**Sections:**

- 6-101 Application**
- 6-102 Use Regulations**
- 6-103 Performance Standards**
- 6-104 Parking Regulations**
- 6-105 Off Street Loading Regulations**
- 6-106 Sign Regulations**
- 6-107 Height, Area and Bulk Regulations**
- 6-108 Supplementary Height, Area and Bulk Regulations**
- 6-109 Supplementary Use Regulations**

**6-101 Purpose:**

The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article are the regulations in the "ES" Marion Reservoir Eastshore Subdivision Residential District. The purpose of this District is to establish a district that recognizes the lake lots previously created by plat within Marion County at Eastshore Subdivision adjacent to Marion Reservoir, which are unique and distinctive from other lake lot developments and which are each served by public water and sewer service, and to maintain overall density and development standards contained within said Marion County Eastshore Subdivision development. The District is not to be used for the creation of additional lots of a similar nature.

**6-102 Use Regulations:**

In District "ES" 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:

1. Single-family dwellings.
2. All other uses, including any proposed commercial and industrial uses, shall require a Conditional Use Permit.

All construction is subject to the Marion County Zoning Regulations and the local Improvement District #1 established under the Restrictive Covenants and plat filed of record.

**6-103 Performance Standards:**

The Performance Standards for permitted uses are contained in Article 13 of these Regulations.

**6-104 Parking Regulations:**

The Parking Regulations for permitted uses are contained in Article 14 of these Regulations.

**6-105 Off-Street Loading Regulations:**

The Off-Street Loading Regulations for permitted uses are contained in Article 15 of these Regulations.

## **ARTICLE 6 "ES" MARION RESERVOIR EASTSHORE SUBDIVISION RESIDENTIAL DISTRICT REGULATIONS**

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### **6-106 Sign Regulations:**

The Sign Regulations are contained in Article 16 of these Regulations.

### **6-107 Height, Area, and Bulk Regulations:**

In the "ES" Marion Reservoir Eastshore Subdivision Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

1. Height: Buildings or structures shall not exceed 35 feet and/or 2 1/2 stories in height.
2. Front Yard: The depth of the front yard shall be at least 30 feet except on East side of blocks A, B, C the front yard shall be 50 feet.
3. Side Yard: There shall be a side yard on each side of a dwelling. No side yard shall be less than 6 feet.
4. Rear Yard: The depth of the rear yard on Blocks B, C, D, E and F shall be at least 10 feet. The depth of the rear yard on Blocks G, H and I shall be at least 20 feet.
5. Lot Dimensions: The minimum width of a lot shall be 40 feet. The minimum depth of a lot shall be 40 feet.
6. Lot Area Per Family: Every dwelling hereafter erected, constructed, reconstructed, moved or altered, shall provide a minimum lot area of 1,600 square feet per family.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 17. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

### **6-108 Supplementary Height, Area and Bulk Regulations:**

Supplementary Height, Area and Bulk Regulations are contained in Article 18 of these Regulations.

### **6-109 Supplementary Use Regulations:**

Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 19 of these Regulations.