

			Unsewered	Sewered
Single	300	200	100	75
Duplex	450	300	150	115
Triplex	600	400	200	150
Quad	750	500	250	190

MINIMUM LOT AREA STANDARDS in Square Feet

	REMOTE	FORESTED	TRIBUTARY
Single	80,000	60,000	40,000
Duplex	120,000	90,000	60,000
Triplex	160,000	120,000	80,000
Quad	200,000	150,000	100,000

5.14 Additional Special Provisions.

- A. Residential subdivisions with dwelling unit densities exceeding those in the tables in Section 5.12 and 5.13 can only be allowed if designed and approved as residential planned unit developments under Section 7.0 of this ordinance. Only land above the ordinary high water level of public waters can be used to meet lot area standards, and lot width standards must be met at both the ordinary high water level and at the building line. The sewered lot area dimensions in section 5.12 can only be used if publicly owned sewer system service is available to the property.
- B. Subdivisions of duplexes, triplexes, and quads on Natural Environment Lakes must also meet the following standards:
 - (1) each building must be set back at least 200 feet from the ordinary high water level;
 - (2) each building must have common sewage treatment and water systems in one location and serve all dwelling units in the building;
 - (3) watercraft docking facilities for each lot must be centralized in one location and serve all dwelling units in the building; and
 - (4) no more than 25 percent of a lake's shoreline can be in duplex, triplex, or quad developments.
- C. **One guest cottage may be allowed on lots meeting or exceeding the duplex lot area and width dimensions presented in Sections 5.11-5.13, provided the following standards are met:**
 - (1) for lots exceeding the minimum lot dimensions of duplex lots, the guest cottage must be located within the smallest duplex-sized lot that could be created including the principal dwelling unit;
 - (2) **a guest cottage must not cover more than 700 square feet of land surface (excluding deck) and must not exceed 15 feet in height;** and in addition to all other restrictions, as of June 1, 2005, the building coverage shall not exceed 15% of the lot area and the total impervious surface coverage shall not exceed 25% of the lot area.
 - (3) a guest cottage must be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.