

- 5.2.45 Lots Fronting on a Lake, Stream, Pond, or River:** Notwithstanding anything in this Ordinance to the contrary, whenever any lot shall front on any lake, stream, pond or river, the front yard of said lot shall be deemed to face said body of water.
- A. The frontage of said lots shall be the length of the front property line of the lot abutting the body of water.
 - B. The lot shall be deemed to be the land occupied or to be occupied by a building and its accessory building, together with such open spaces as are required under the provisions of this ordinance for a lot in the district in which such lot is situated and having the required frontage on said body of water.
 - C. The lot area of such lots shall be deemed to be the total horizontal area included within lot lines. Where the front lot line extends into said body of water through legal description or by operation of law, the lot area shall not include that part of the lot upon which there is water.
 - D. The front of the lot shall be deemed to be the side or sides of an interior or through lots which abuts said body of water.
 - E. The lot frontage shall be deemed to be that portion of lot extending along said body of water. In odd-shaped or triangular-shaped lots, the length of the frontage may be reduced to not less than one-half of any minimum frontage herein required and that the actual length of any lot frontage shall not be less than fifty feet.
 - F. The front yard of such lots shall be deemed to be the open space extending across the full width of a lot between the front lot line and the nearest line of the building or portion thereof. The depth of such front yard shall be the shortest horizontal distance between the front lot line and the nearest point of the building or any portion thereof.
- 5.2.46 Lot Interior:** A lot other than a corner lot.
- 5.2.47 Lot Width:** The average horizontal width measured at right angles to the lot depth.
- 5.2.48 Mobile Home:** See: House Trailer
- 5.2.49 Motel:** A group of attached or detached dwellings not more than two stories in height containing guest rooms which are provided for transient occupancy only, duration of stay of any guest not to exceed thirty days. This definition includes auto courts, motor lodges, road-side inns, and tourist locations not within the definition of the hotel or resort.
- 5.2.50 Non-Conforming Uses:** The use of a building or of land lawfully existing at the time this Ordinance became effective but which does not conform with the present use of regulations of the district in which it is located.
- 5.2.51 Nursing Home:** (See: Care Homes)
- 5.2.52 Ordinary High Water Mark:** Means the line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil and the vegetation. In all cases, the ordinary high water mark shall be defined in compliance with either Public Act 346 of 1972, Inland Lakes and Streams Act or Public Act 247 of 1955, Great Lakes Submerged Lands Act. The Ordinary High Water Mark for Lake Huron is established at 581.5 feet International Great Lakes Datum, 1985 (IGLD 1985).