

What Are Setback Requirements? (SHORELAND)

A setback is the distance (usually measured in feet) between certain landmarks and your proposed project. These distances are used to determine where you can and where you cannot build. Setbacks vary based on zoning district. **PLEASE NOTE: If your property is within the Shoreland Overlay District (all area within 1000 feet of the ordinary high water mark of Lake Belle Taine and Deer Lake), these minimum lot requirements and setbacks will need to be observed (see Section 25-040) in addition to whatever other zoning designation applies to your property.**

Excerpts from Section 25-040 Minimum Lot Requirements and Setbacks:

The following requirements shall apply to all structures in the Shoreland Overlay District. **WHERE SHORELAND STANDARDS ARE LESS RESTRICTIVE THAN OTHER REQUIREMENTS OF THIS ORDINANCE, THE STRICTER STANDARDS SHALL APPLY.**

A. Setbacks:

Structure setbacks in the Shoreland Overlay District are as follows:

1. Shoreland Lots Served by Municipal Sewer

Riparian lots: (ft.)/Nonriparian lots (ft.):

(Riparian lots are bounded on one or more sides by public water frontage.)

Structure setback from ordinary high water level (OHWL)	75*/75
Structure including eaves, setback from side lot line	10/10
Structure setback from unplatted cemetery	50/50
Structure setback from Federal, State, or County Highway ROW	50/30
Structure setback from ROW of other public roads	20/30
Structure setback from top of bluff	30/30
Driveway setback from OHWL	75/75
Driveway setback from side lot line	5/5

*In the event a principal structure is to be built where the required setback is greater than existing principal structures, which must exist on adjoining lots on both sides of the proposed new, redeveloped, or principal dwelling addition, the front setback shall not be required to be greater than that which would be established by connecting a straight line between the forward most portions of the adjacent principal structures. In such instances, however, structures may not be permitted in bluff impact zone or closer than fifty (50') feet to the OHWL.

B. Lot Width:

All lot widths shall be measured at both the building line and at the ordinary high water level.

1. Shoreland Lots Served by Municipal Sewer

<u>Structure:</u>	<u>Riparian lots: (ft.)</u>	<u>Nonriparian lots: (ft.)</u>
Single-family	75	75
Duplex	135	135
Triplex	195	190
Quad	255	245

C. Lot Depth:

The minimum depth on all riparian lots created after the date of enactment of this Ordinance shall be **150 feet**. Nonriparian lots shall be held to the zoning district classification requirements underlying the Shoreland Overlay District.

D. Lot Coverage:

The maximum ground coverage percentage shall be **25%** on all lots within the Shoreland District. This shall include all structures, paving, cement, and all other impermeable surfaces.

E. Maximum Building Height:

All structures, except churches and agricultural structures, located on Shoreland in residential districts, shall not exceed thirty (30) feet in height.