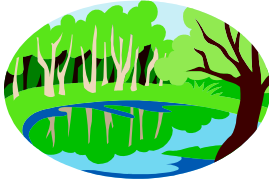


Major Provisions of the New Shoreland Ordinance



- New development standards based upon three classifications of waterbodies –
 - ✚ Low Sensitivity waterbodies include most rivers and streams and those lakes capable of supporting a fair amount of development without suffering water quality degradation.
 - ✚ Moderate Sensitivity waterbodies are capable of supporting some development without suffering deleterious effects.
 - ✚ High Sensitivity waterbodies are susceptible to water quality degradation and development density should be low and well planned to avoid harming the resource. They typically include the small undeveloped lakes and cold water trout streams.

- New dimensional standards include:
 - ✚ New minimum lot area requirements
 - 30,000 sq. ft. – Low
 - 40,000 sq. ft – Moderate
 - 50,000 sq. ft – High

 - ✚ New minimum lot width requirements
 - 150 ft. on water and at the building line – Low
 - 175 ft. on water and at the building line – Moderate
 - 200 ft. on water and at the building line – High

 - ✚ New setback requirements
 - 75 ft. from the ordinary high water mark (OHWM)- Low
 - 90 ft. from the OHWM – Moderate
 - 100 ft. from the OHWM – High

 - ✚ Side yard setbacks for structures such that:
 - They comprise 25 feet total with no one less than 10 feet – Low
 - They comprise 30 feet total with no one less than 10 feet – Moderate
 - They comprise 35 feet total with no one less than 15 feet – High

 - ✚ Impervious surfaces limitations of:
 - The greater of 20 % of lot or 3,000 sq. ft. – Low
 - The greater of 18 % of lot or 3,000 sq. ft. – Moderate
 - The greater of 15% of lot or 3,000 sq. ft. – High

 - ✚ Shoreland buffer zone depths of:
 - 35 feet – Low
 - 50 feet – Moderate
 - 60 feet – High

- ✚ View and access corridors are limited to:
 - 30% of lot shoreline frontage (not to exceed 30 feet) – Low
 - 30 feet of width in any 175 feet of shoreline frontage – Moderate
 - 30 feet of width in any 200 feet of shoreline frontage – High

- Adjustments to dimensional standards –
 - ✚ Conditions, which require mitigation points in order to obtain development approval:
 - Developing on slopes over 7% and under 12% - 1 point
 - Developing on slopes 12% or greater – 2 points
 - Disturbing soil listed as potentially Highly Erodible Lands – 1 point
 - Disturbing soil listed as Highly Erodible Lands – 2 points
 - To reduce the required setback from the water – 1 point for the first increment of 0 -10 feet, and ½ point for each rounded 5 foot increment afterward (not to go below 75 feet for new structures)
 - To reduce the lot area requirement – 1 point for any part of the first 10,000 square foot increment and ½ point for each rounded 5,000 square foot increment there after (not to go below new lot standards for new developments)

 - ✚ Ways to earn mitigation points:
 - Increasing the buffer depth – 1/2 point for each 5 foot increment (rounded)
 - Reducing the view/access corridor – 1/2 point for each 5 foot increment (rounded)
 - Increasing the lot area above the minimum – 1/2 point for each 5,000 sq. ft. increment (rounded)
 - Removal of legal nonconforming accessory structures – 1 point
 - Removal of legal nonconforming principle structures – 3 points
 - Replacement of nonconforming sanitary system – 1 point setback violations and 3 points for water contamination violation
 - Removal of a sanitary privy – 1 point
 - Removal of nonstructural impervious material – 1/2 point for each 500 sq. ft. increment (rounded or 1,000 sq. ft. of hard packed gravel)
 - Voluntary restoration of a passive buffer – 1 point
 - Voluntary restoration of a qualified buffer – 2 point
 - Installation of runoff control structures such as a rain garden – 2 points
 - Credit for leaving percentage of lot in natural state – 1 to 3 points for ranges of 25 – 49%, 50-74% and 75% or more of lot

- Boathouses
 - ✚ Existing legal boathouses can be fully maintained:
 - Restore buffer if nonconforming
 - ✚ New construction is allowed only on low sensitivity waterways
 - Restore buffer if nonconforming
 - Must be 10 feet minimum from the OHWM
 - Must be 2 feet above the elevation of the OHWM
 - May not build on slopes in excess of 20%
 - May not exceed 300 square feet in area

- Nonconforming structures and lots of record – considered legal pre-existing
 - ✚ Structures less than 40 feet to OHWM
 - Fully repairable, no expansion, internal improvements allowed without additions to floor area
 - Any excavation that requires a grading permit invokes mitigation
 - ✚ Structures 40 feet to 75 feet from OHWM
 - Fully repairable
 - May be completely removed and rebuilt by issuance of a Conditional Use Permit (Zoning Committee reviews alternative locations first)
 - One time expansion of structure permissible up to 100% of current livable area or maximum of 1500 sq. ft. of livable area (which ever is less). Construction may occur upward, downward or on the landward side or at 75 ft. from OHWM
 - ✚ Structures 75 feet but less than setback standard on Moderate or Highly Sensitive waterbodies
 - Expansion and repair allowed subject to mitigation point requirements
 - Complete tear down and rebuild in present location subject to approval by issuance of Zoning Permit
 - ✚ Nonconforming lots of record can be developed within a 30 foot building window subject to the following:
 - Lot must be a legal lot of record that contains at least 10,000 sq. ft. in area and 65 ft. of width at the OHWM and at the building line
 - The OHWM setback cannot be reduced below 40 ft.
 - The highway setback cannot be reduced below ½ the required setback
 - No garage doors may open towards the road if a reduced highway setback is utilized
 - ✚ Erosion control plans and practices
 - Must submit plan prior to permit approval
 - Must install prescribed practices prior to construction
 - ✚ Restoration of shoreland vegetation – Must restore if:
 - Building a new home or an addition at a setback under what's required
 - Development activities require a grading permit
 - Structurally repairing an existing boathouse or building a new one on low sensitivity waterways
 - ✚ Variances
 - The need for variances will be reduced
 - Flexible standards built into ordinance