



NR 115:Shoreland Protection Program

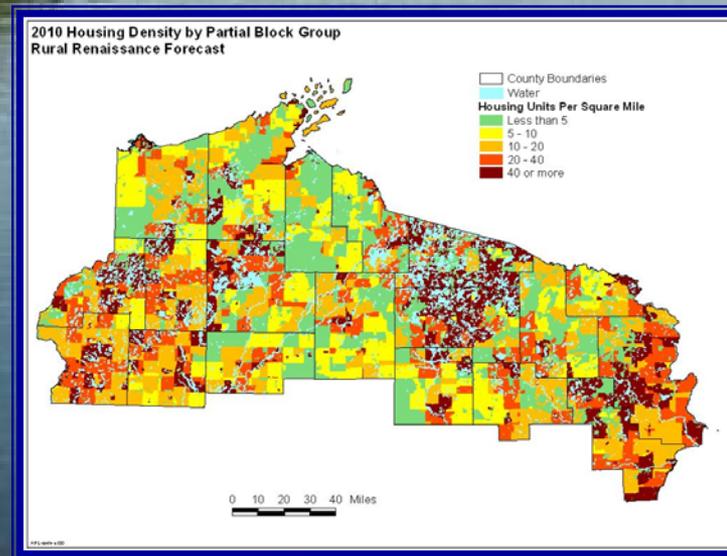
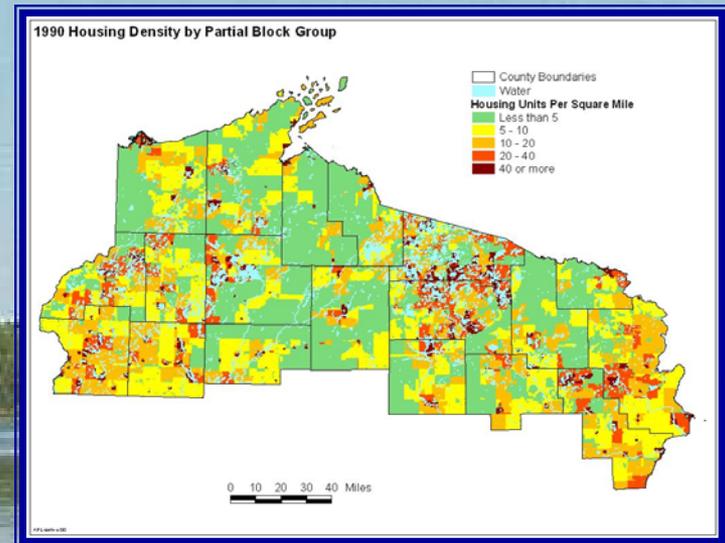
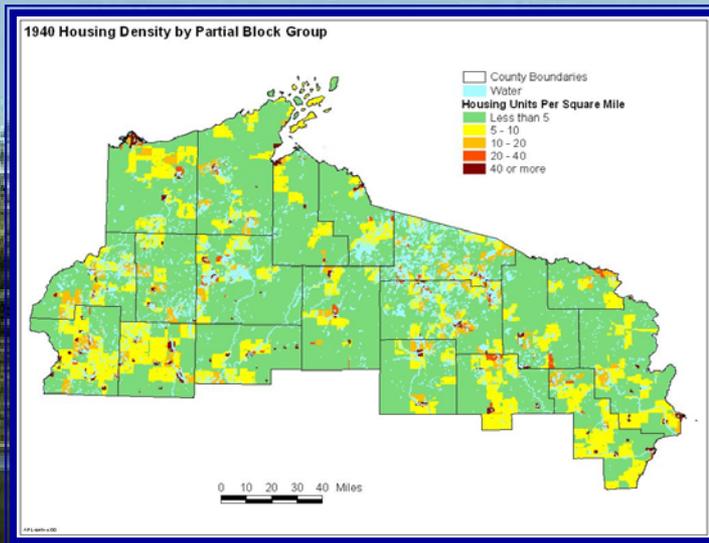
Minimum Shoreland Development Standards

Department of Natural Resources

Heidi Kennedy

Shoreland Policy Coordinator

Will this impact the growth of local economies?



Old code not equipped for current development trends





Higher Property Values



Goals of the new NR 115



What's next?

- Counties must amend ordinance
 - Buffalo County only one so far to amend ordinance
- DNR has reviewed 5 draft ordinances
 - Brown, Dodge, Dunn, Jackson & Sawyer
 - Over half of the counties have started drafting ordinance



How can you get involved?

- County stakeholder or working groups
- Provide input through Lake Assoc./District
- County Planning and Zoning Committee meetings
- County Board meetings



What are
we
looking
at?



The shoreland zone:

1000 feet inland of lakes

300 feet inland of rivers

Areas where NR115 applies

NR115 – Shoreland and Floodplain Zoning



What has not changed?

Lot Size

- Unsewered lots =
 - 20,000 ft²
 - 100 ft average width
- Sewered lots =
 - 10,000 ft²
 - 65 ft average width

Standards for Land Disturbing Activities

Shoreland-Wetland Standards

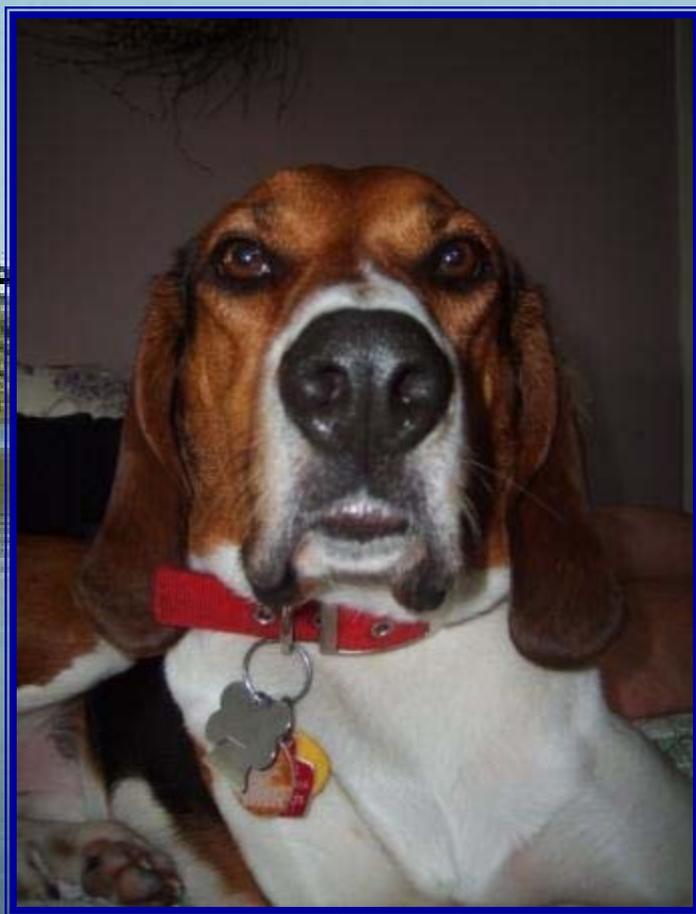
Setbacks

75-feet from the Ordinary High Water Mark

Reduced setbacks
(aka setback averaging)

Structures exempt from Setbacks

- Boathouses
- Open sided structures
- Antennas/satellite dishes
- Utilities
- Walkways, stairs or rail systems necessary for access



Vegetative Buffer Zone

0-35 ft. from OHWM

Removal allowed without a permit for:

- Routine maintenance
- Access/Viewing corridor
- Forestry activities
- Removal of exotics or invasives

Other types of removal allowed with a permit.

- Vegetation removed with a permit must be replaced.





Vegetative Buffer Zone: Key Terms

Routine Maintenance of Vegetation = normally accepted horticultural practices that does not result in the loss of any layer of existing vegetation and does not require earth disturbance.

Viewing or Access Corridor = combined width may not exceed 30 % of shoreline frontage or 200 feet.

Impervious Surface Standards

- **What is an impervious surface?**
 - Hard or solid surfaces that do not allow water to soak into the ground.
 - Examples of impervious surfaces:
 - Rooftops
 - Sidewalks
 - Driveways
 - Parking lots
 - Patios



Height Restrictions

- 35 ft for residential structures
- County sets standards for commercial or other uses



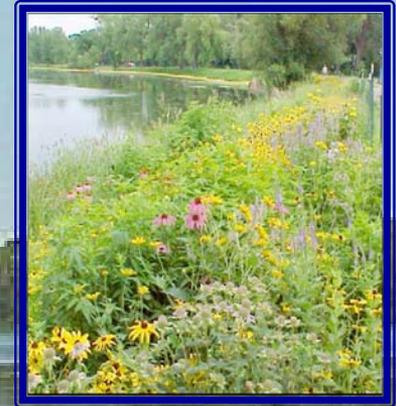


Non-conforming structures

- Maintenance –
 - unlimited within existing building envelope
- Expansion –
 - 0-35 feet from OHWM– prohibited
 - 35-75 feet from OHWM- vertical expansion only
 - 75 feet + from OHWM – vertical or horizontal
- Replacement/Relocation
 - 0-35 feet from OHWM- prohibited
 - Only if no other compliant location available
 - All other non-conforming structures on lot removed

Mitigation

- What might you have to do for a shoreland mitigation project?
 - Each county identifies practices that are appropriate for local conditions
 - Rain garden or other stormwater device
 - Restore or maintain a vegetative buffer
 - Remove a non-conforming accessory structure
 - Paint home and other structures a neutral or earth tone color
 - Reduce shoreland lighting





Mitigation

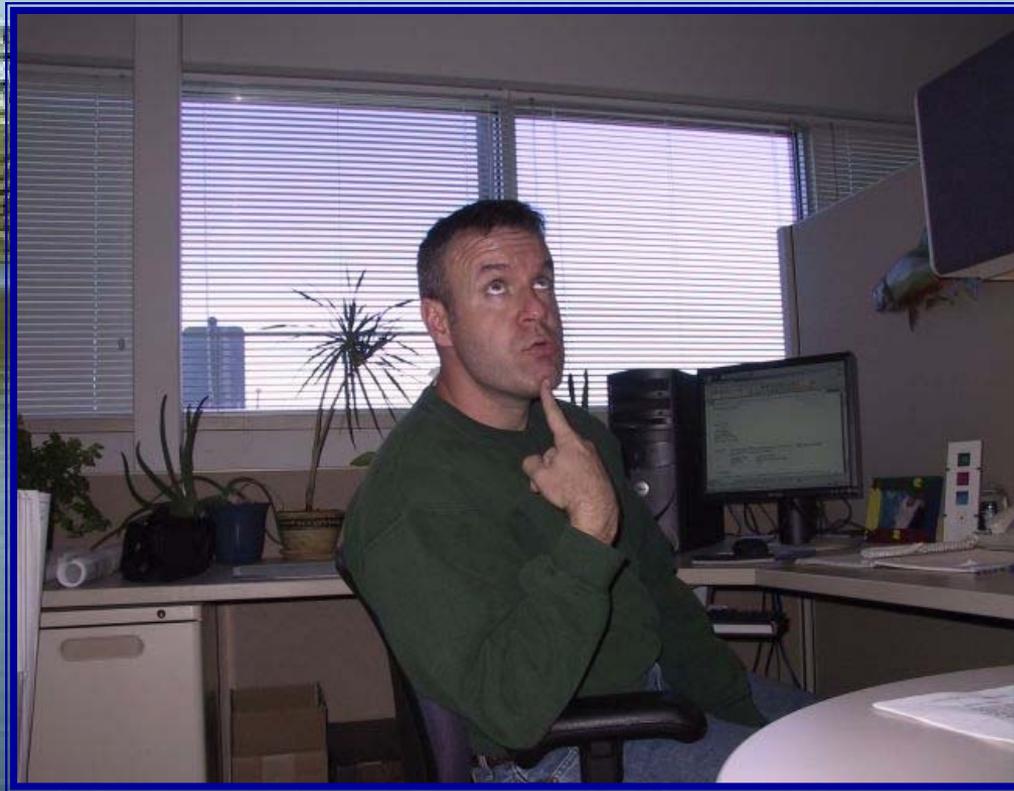
- Required in NR 115 when:
 - A property is increasing impervious surfaces above 15%
 - A nonconforming structure is being vertically expanded, replaced or relocated
- Performance Goals
 - Offset impacts to water quality, habitat & natural scenic beauty from proposed development
- County determines how to meet performance goals

You can influence the shoreland zoning standards on your lake

- County can develop stricter standards than statewide minimums
 - Lake classification
- Work with your county in development of:
 - Impervious surface standards
 - Height standards
 - Non-conforming structure standards
 - Mitigation



Questions





Existing Impervious Surfaces

Impervious surfaces that existed prior to revision of the county shoreland zoning ordinance, may be:

- Maintained and repaired
- Replaced with a similar impervious surface within the existing building envelope
- Relocate or modify the impervious surface with a similar or different impervious surface if:
 - No overall increase in % of impervious on the property
 - Impervious surfaces meets the setbacks in NR 115.



Impervious Surface Standards

- **Applicable to:**

- Land within 300 ft. of OHWM

- **Standards**

- No Permit needed if:

- 0-15% of property is in impervious surfaces

- Permit needed if:

- 15%-30% of property is in impervious surfaces

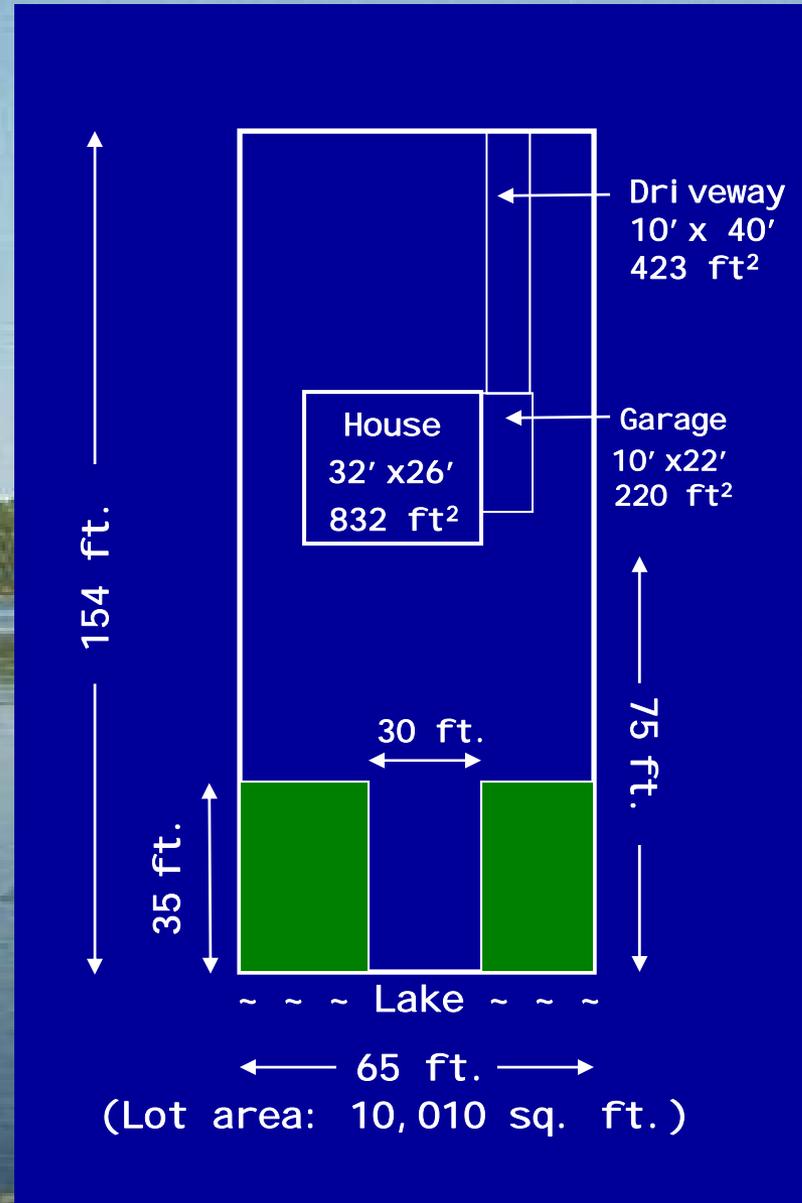
- Variance required for properties with over 30% impervious surfaces

Drawing more or less to scale

15% IS when lot size is 10,000 sq. ft.

10,000 ft² lot:
15%: 1,500 ft²

House: 32' x 26' = 832 ft²
Garage: 12' x 20' = 240 ft²
Driveway: 10' x 40' = 400 ft²
Total = 1472



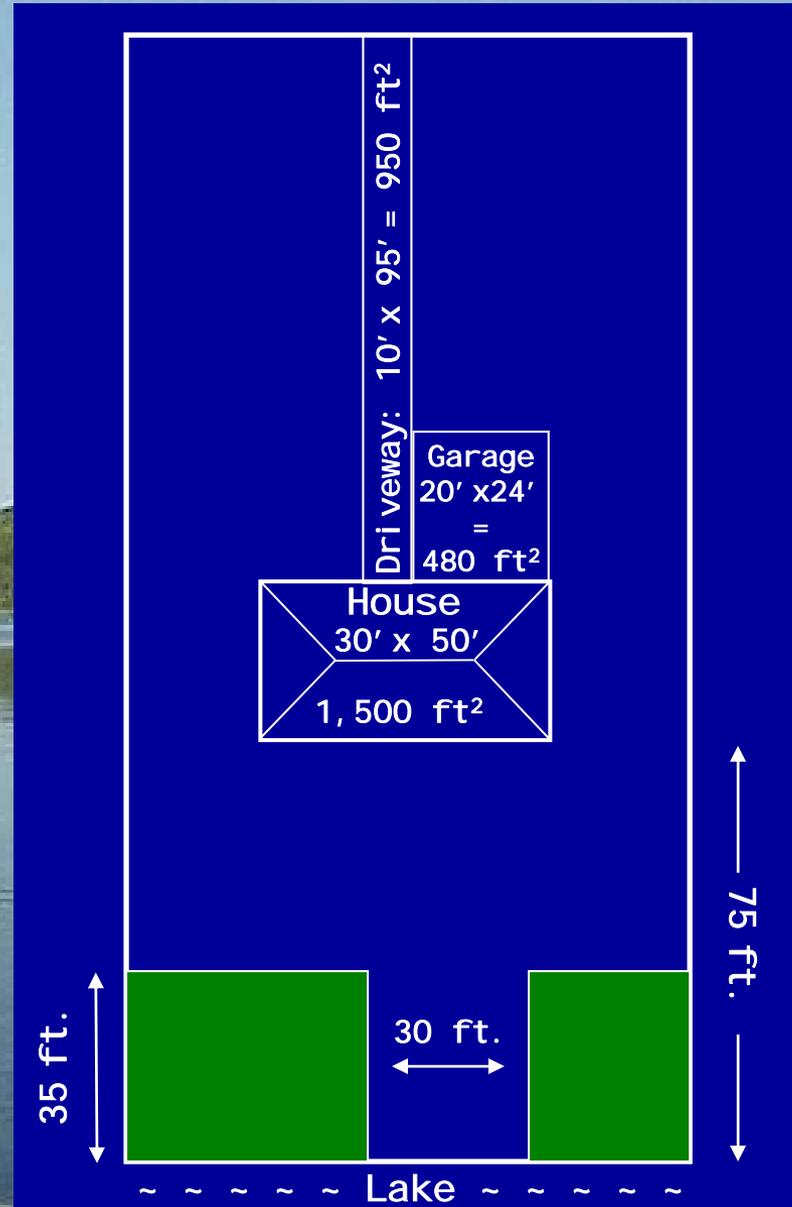


Drawing more or less to scale

15% IS when lot size is 20,000 sq. ft.

20,000 ft² lot:
15%: 3,000 ft²

House: 30' x 50' = 1,500ft²
Garage: 20' x 24' = 480 ft²
Driveway: 10' x 95' = 950ft²
Total = 2930 ft²

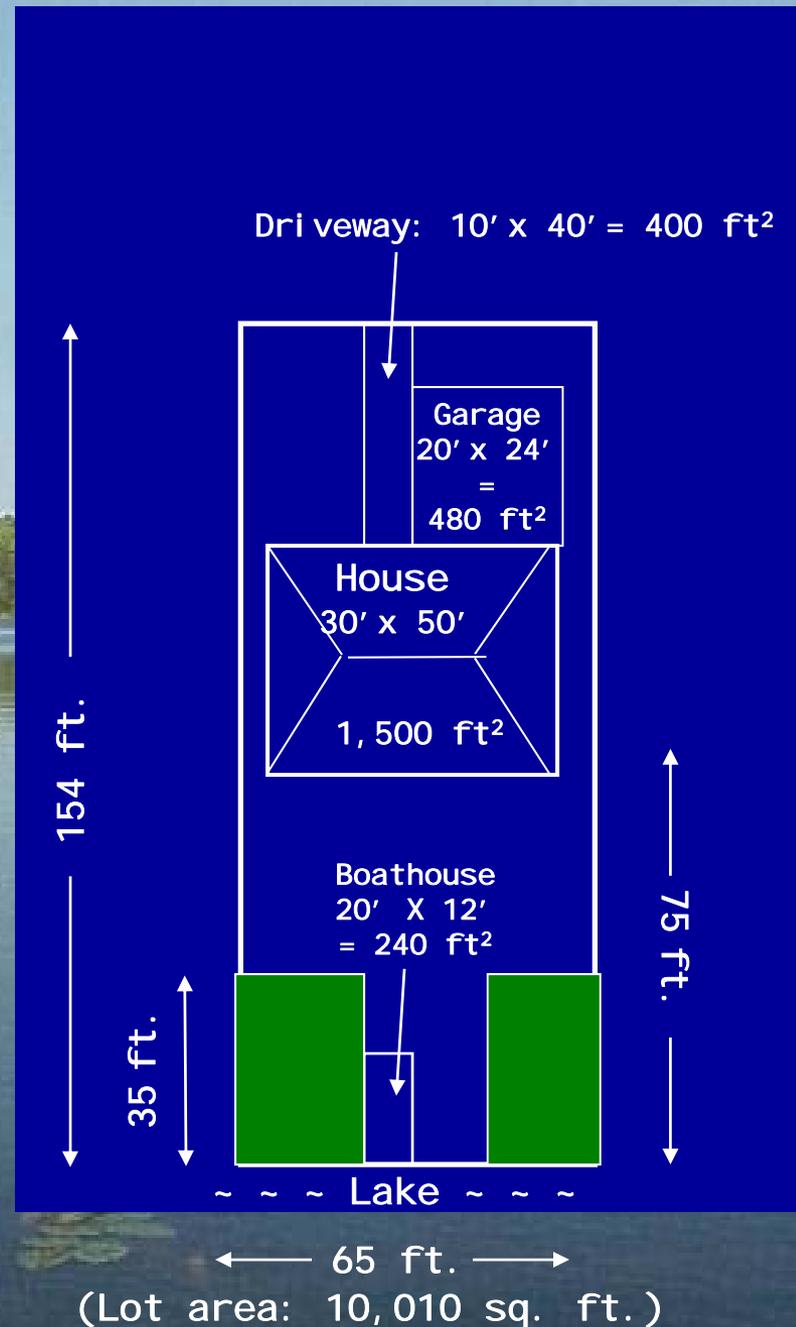


100 ft.
(Lot area: 20,000 sq. ft.)

30% IS when lot size is 10,000 sq. ft.

10,000 ft² lot:
30%: 3,000 ft²

House: 30' x 50' = 1500 ft²
Garage: 20' x 24' = 480 ft²
Driveway: 10' x 40' = 400 ft²
Boathouse: 20' x 12' = 240 ft²
Total = 2620 ft²



30% IS when lot size is 20,000 sq. ft.

20,000 ft² lot:
30%: 6,000 ft²

House: 40' x 50' = 2000 ft²
Garage: 40' x 30' = 1200 ft²
Driveway: 12' x 85' = 1020 ft²
Boathouse: 30' x 20' = 600 ft²
Accessory bldg.: 30' x 36' = 1080 ft²
Total = 5900 ft²

Drawing more or less to scale

