

# Existing Structures Located Closer Than 75' From OHWM (Ordinary High Water Mark)

## Requirements 0 -35ft. from the OHWM

1. No new basements within 35 feet from the OHWM.  
Foundations & basements within 35 feet from OHWM can be maintained and repaired.  
Complete removal of a foundation or basement totally within 35ft of the OHWM will require relocation of the structure.
2. Existing structures within 35 feet of the OHWM.  
Can be maintained and repaired within its existing building envelope.  
Cannot be expanded laterally or vertically.
3. The use of the structure has not been discontinued for a period of 12 months or more if a nonconforming use.

## Requirements 35ft. – 75ft. from the OHWM

1. Vertical expansion(s)  
Limited to the height allowed in Article III Section 3.3 & Article IV of the General Zoning Ordinance. (35ft mean height for a principal structure), (Vertical expansion is a basement or a second story)
2. Lateral expansion(s)  
Limited to a maximum of 200 square feet over the life of the structure. No portion of the expansion may be any closer to the ordinary high water mark than the closest point of the existing principal structure.
3. The use of the structure has not been discontinued for a period of 12 months or more if a nonconforming use.

## Maintenance & Repair for portions of structures closer than 75 feet from the OHWM

Includes replacement or installation of similar size windows, skylights, doors, vents. Siding, (provided siding is not the supporting wall(s), e.g.; as in a log structure), insulation, shutters, gutters, flooring surface. Replacing or repairing < 50% of floor(s) systems or walls of a structure. Replacing or repairing 50% of the perimeter walls or floors of a foundation within 35 feet OHWM, or internal improvements within the existing building envelope. Replacing or repairing a roof, within the existing building envelope.

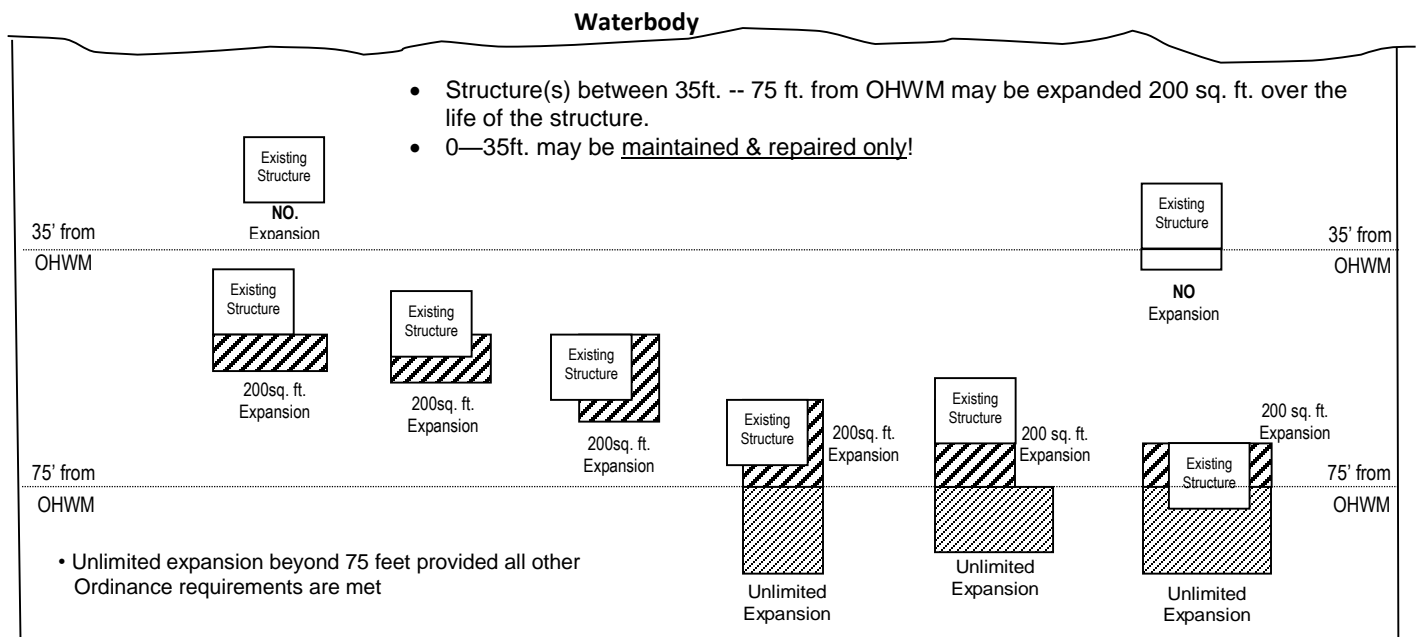
- Structural alterations require a permit from the Zoning Office.

## Unlimited expansion beyond 75 feet from the OHWM, provided all other Ordinance requirements are met

Assign Mitigation points according to the density and sensitivity of lake (see Zoning Standards for Lakes Summary)

- Structures located 0 - 40 feet - ADD 2 POINTS
- Structures located 40 - 75 feet - ADD 1 POINT

Impervious Surface Areas may not exceed 15% of lot area, without an approved Stormwater Mitigation Plan, and may not exceed 30% of the lot area within 300 feet of the OHWM.



## 35 feet NR115 language and what it means:

**NR115.05(1)(g)5.b. The existing principal structure is at least 35 feet from the ordinary high-water mark.**

This means that if any portion of the structure is closer than 35 feet to the ordinary high water mark only maintenance & repair will be allowed.