

GENERAL SHORELAND ZONING PROVISIONS

These zoning provisions apply to jurisdictional area which includes lands within 1,000 feet of a lake or flowage and 300 feet from any navigable river or stream and in all floodplains.

ZONING PERMITS ARE REQUIRED TO BE OBTAINED BEFORE ANY CONSTRUCTION MAY START IN THIS AREA.

WATERLINE SETBACKS

All buildings and structures, except stairways, walkways, piers, which may require a lesser setback, shall be set back at least seventy five (75) feet from the ordinary highwater mark of navigable waters.

Stairs, elevated walkways and that portion of piers landward of the ordinary highwater mark are exempted from the shoreland setback requirements provided.

1. The structure is necessary to access the shoreline because of steep or wet, unstable soils.
2. The structure shall be no more than four (4) feet wide.
3. Stairways shall be supported on pilings or footings rather than being excavated from erodible soils or steep slopes.
4. Landings for stairways or docks are permitted only where required by safety concerns and shall not exceed 40 square feet in area.

SETBACKS FROM SIDE LOT LINES

Minimum width of one side yard shall be 10 feet. The minimum aggregate width of both side yards shall be 25 feet.

HIGHWAY SETBACKS

Class A Highway. - State and federal.

Setbacks shall be 140 feet from the center line or 70 feet from the right-of-way line, whichever is greater.

Class B Highway. - County trunk.

Setbacks shall be 110 feet from the center line or 50 feet from the right-of-way line, whichever is greater.

Class C Roads. - Town roads

Setbacks shall be 83 feet from the center line or 50 feet from the right-of-way line, whichever is greater.

Class D Roads. - Town roads and public streets within a platted subdivision

Setbacks shall be 63 feet from the center line or 30 feet from the right-of-way line, whichever is greater.

TREE AND SHRUBBERY CUTTING

Within a strip paralleling the shoreline and extending 35' inland along the ordinary high water mark, tree and shrubbery cutting shall be limited.

1. No more than thirty feet in any 100 feet, as measured along the ordinary high-water mark, shall be clear cut to a depth of the thirty five foot strip
2. In the remaining seventy percent length of this strip cutting shall leave sufficient cover to screen cars, dwellings, accessory structures as seen from the water.
3. Natural shrubbery shall be preserved as far as practical, and where removed it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty.

FILLING, GRADING, LAGOONING, DREDGING, DITCHING AND EXCAVATING

Filling, grading, lagooning, dredging, ditching or excavating in a shoreland district may or may not be permitted, contact the Juneau County Zoning Administrator for requirements before starting any construction.