

SHORELAND ZONING INFORMATION AND VEGETATION CUTTING GUIDELINES

The purpose of this ordinance is to preserve the safety and well being of the people who utilize the shoreland; aid in the prevention and control of water pollution; protect spawning beds, fish and aquatic life; control building sites, placement of structures and land uses.

The shoreland district includes all lands within 1000 feet of a lake, pond or flowage or 300 feet from any navigable river or stream.

New lots must have a minimum area of 20,000 square feet or greater depending on the zoning and a width of at least 100 feet at both the building site and at the waters edge. All buildings and structures, except piers, wharves, bridges, dams and boathouses must be set back at least 75 feet from all points of the highest known water level. Building setbacks from side lots are determined by the zoning district and range from 7.5 feet to 25 feet. There are exceptions for existing substandard lots on record.

In order to protect shoreland aesthetics, tree and shrub cutting is prohibited except for a strip paralleling the shoreline and extending 35 feet inland from all points of the highest known water level. This opening is limited to 30 feet wide at the high water mark and 10 feet wide inland or limited to the lesser of thirty percent (30%) of the lot frontage.

The regulations of this ordinance are supplementary to the regulations imposed on the same land by the underlying Manitowoc County Zoning Ordinance, 1965. When the Shoreland Ordinance conflicts with the underlying ordinance, the most restrictive combination of regulations shall prevail.

