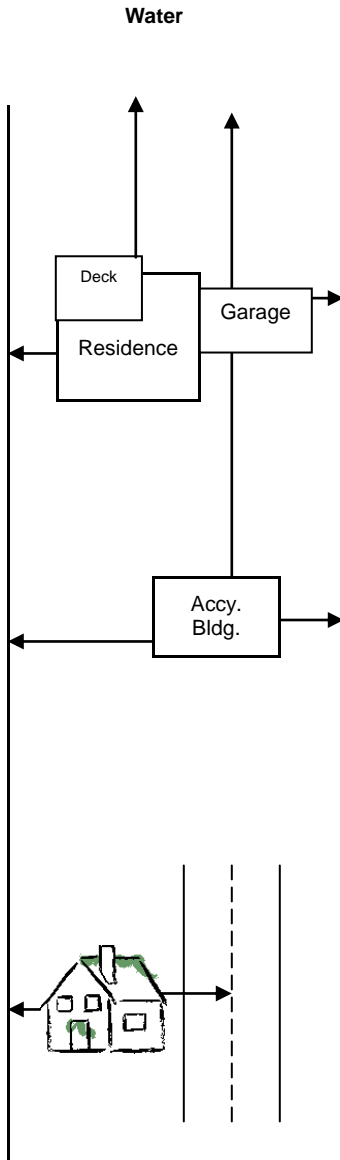


## BUILDING SETBACKS



### Wetlands:

A setback of 25' on all mapped wetlands 2 acres or greater.

### Principle & Accessory Buildings:

All structures (dwelling, commercial, or industrial structure, etc.) shall be set a minimum of 75' from the ordinary high water of navigable be set a minimum of 75' from the ordinary high water mark of navigable waters, **except** setbacks shall be a minimum of 100' from the ordinary high water mark of a **Class (3)** Lakes, rivers & streams.

### Side yard setbacks shall be a minimum of:

- 5' in (C) and (I) Zoning Districts
- 10' in (R-RB), (R-1) & (R-4) Zoning Districts & *Class (1) Lakes* \*
- 20' in (R-3) Zoning Districts & *Class (2) Lakes* \*
- 30' on *Class (3) Lakes* \*
- 75' in (R-2), (Ag-1) & (Ag-2) and (F-1) & (F-2) Zoning Districts

\* **Class 1**-10'min/40'min total, 10' rear yard    **Class 2**-20'min/50'min total, 20' rear yard    **Class 3**-30'/60' min total, 30' rear yard

### Accessory Buildings -(storage shed, residential garages, etc.) side yard setbacks shall be a minimum of:

- 5' in (C) & (I) Zoning Districts
- 10' in (R-RB), (R-1), & (R-4) Zoning Districts & *Class (1) Lakes* \*
- 20' in (R-3) Zoning Districts & *Class (2) Lakes* \*
- 30' in (R-2), (Ag-1) & (Ag-2), (F-1), & (F-2) Zoning Districts & *Class (3) Lakes* \*

\* **Class 1**- 10'min/40'min total, 10' rear yard    **Class 2**- 20'min/50'min total, 20' rear yard    **Class 3**- 30'/60' min total, 30' rear yard

### Highway and Road Setbacks: \*\*

- A. All State or U.S. Highways 110' from centerline or 50' right-of-way, whichever is greater.
- B. All County Highways, 75' from centerline or 42' from right-of-way, whichever is greater.
- C. All Town Roads 63' from centerline or 30' from right-of-way, whichever is greater.
- D. All Privately constructed Streets or Roads 40' from the centerline except individual driveways.

\*\* **Exception:** A setback equal to the average setbacks of existing principle buildings within 300' of the proposed structure shall be permitted. In no case shall this be less than ½ the requirement setback from the right-of-way.



**Note:** All setback distances are horizontal measurements from the furthest extension of the structure (i.e., decks, eaves, bowed windows, etc.)

Residential-Recreational Business (R-RB), Residential-1 (R-1), Residential-2 (R-2), Residential-3 (R-3), Residential-4 (R-4), Forestry-1 (F-1), Forestry-2 (F-2), Agricultural-1 (Ag-1), Agricultural-2 (Ag-2), Commercial (C), Industrial (I)

(Over)

**Reduced Roadway, Rear Yard, and Shoreline Setbacks for Undeveloped and Redeveloped Lots of Record.**

**Nonconforming Plats.** If a lot platted prior to December 12, 2000, is not deep enough to accommodate required roadway or rear yard and shoreline setbacks, the roadway or rear yard setback may be reduced until a thirty-foot deep building site is established provided the resulting setback is not less than one-half the distance of the required setback. In such case, in order to avoid visual and other obstructions, no garage doorway may open toward and no parking area may be located in the reduced roadway setback area.

**Shoreland Adjustment.** If the road or rear yard setback reduction above does not provide a thirty-foot deep buildings site, the shoreline setback may then be reduced until a thirty-foot deep building site is established provided the resulting shoreline setback is not less than two-thirds of the distance of the required setback.

**Mitigation.** A property owner shall comply with the mitigation requirements of Section 13-1-40(e) in order to qualify for the setback reductions of this Section.

**Reduced Setbacks.** A reduced structural setback shall be allowed where an existing building(s) within three hundred (300) feet on either side of the proposed site is less than the required setback. In such cases, the setback shall be the average of the nearest principal building on each side of the proposed site. If there is no principal building on one side, the setback shall be the average of the one existing principal building and the required setback. In no case shall it be less than one-half (1/2) the required setback from the right-of-way line.

**Private Road Setbacks.** Structural setbacks from privately constructed streets or roads, including those located on easements providing access to other lots, shall be forty (40) feet from the centerline of the street or road.

**Unincorporated Village Overlay District Setbacks.** Within the unincorporated village overlay district, a minimum setback distance of ten (10) feet from the right-of-way line of any street, road or alley shall be maintained. Special structural setback reductions will be permitted within unincorporated villages if there are at least three (3) existing principal buildings, built to less than the required setback, within three (300) feet on either side of the proposed site, the reduced setback may be equal to but no greater than, the setback of the closest adjacent principal building.

**Greater Setbacks.** In cases of adverse soil to topographical conditions, the Zoning Administrator and/or Zoning Committee may require greater setbacks.

**Livestock Buildings, Feed Lots.** Buildings used for housing livestock, barnyards and feed lots, shall have a minimum setback distance of three hundred (300) feet from a commercial district or any residence on a nonfarm lot and shall have a minimum setback distance of one hundred (100) feet from the normal high water mark of any navigable water (subject to diversion dikes where needed to control runoff).

**Intermittent Streams.** No structure shall be constructed or placed within 25 feet of the top edge of the eroded bank of a non-navigable stream.

**Lake Superior Lot Requirements.** Lots having frontage on Lake Superior and any improvements thereon shall be subject to the requirements applicable to lots on Class 1 lakes, except that if a lot has a bank or a bluff fronting the lake, the top of which is discernible due to evidence of erosion, (including but not limited to exposed rock), the required shoreline setback shall be 75 feet back from the top edge of the bank or bluff, and if a lot is located in an area of active or potential erosion designated on a map entitled Erosion Hazard Areas—Bayfield County, a greater setback may be required as determined by the Zoning Committee or its duly designated agent, based on projected shoreland recession rates.

**Lots on Rivers and Streams.** Lots adjoining or including rivers or streams shall meet the following minimum requirements (provided that if an applicable zoning district dimensional requirement in Sec 13-1-60 is more restrictive, it shall apply instead)

Shoreline Setback	100 feet
Side Yard Setback	30 feet/60 feet total
Rear Yard Setback	30 feet
Shoreline Vegetation Protection Area	75 feet
View Corridor	30 feet

If a shoreland lot which was legally created prior to December 12, 2000, is less than 150 feet in width, the minimum side yard setback for structures on such lot shall be the minimum side yard setback requirement which applied to such lot prior to December 12, 2000.

(Revised: Dec2011)