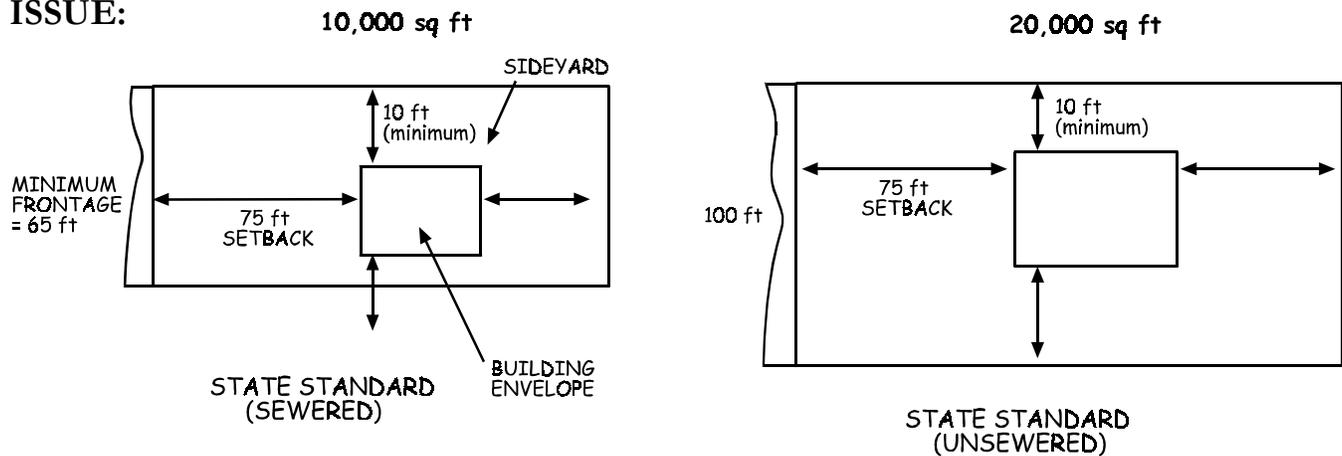


GUIDING LAKE SHORE DEVELOPMENT THROUGH LOT SIZE AND SIDE YARD STANDARDS

(fact sheet #13 of the Shoreland Management and Lake Classification Series)

ISSUE:



FOR A BETTER IDEA, SEE OTHER SIDE...

Managing lot sizes and side yards is important in terms of:

- ❖ Controlling levels of shoreline density and reducing flow of polluted runoff;
- ❖ Protecting buffer zones (and in turn water quality and wildlife habitat) by reducing levels of shoreline disturbance;
- ❖ Enhancing the aesthetics of a shoreline by managing building density.

MINIMUM STATE STANDARD:

Lot Sizes

Current state shoreland zoning standards provide for different minimum lot sizes depending on whether or not the lot is served by a public sewer. Small lots, however, result in denser shoreline development which may adversely affect the near shore and shoreline areas by increasing the flow of sediments and polluted runoff to the waterway.

Current state standards for a **sewered lot**: 10,000 sq. ft. minimum lot area; 65 ft. minimum lot width; and 65 ft. minimum frontage (Wis. Admin. Code § NR 115.05(3)(a)1).

Current state standards for an **unsewered lot**: 20,000 sq. ft. minimum lot area; 100 ft. minimum lot width; and 100 ft. minimum frontage (Wis. Admin. Code § NR 115.05(3)(a)2).

Side Yards

Side yards are addressed in the Department of Natural Resources' 1985 "Model County Shoreland Zoning Ordinance." Side yards are not regulated under state law.

On **sewered lots**, the suggested minimum width of one side yard is 10 ft. The minimum combined width is 25 ft. Side yards of 5 ft. are suggested for accessory structures.

Current state shoreland zoning standards suggest that on **unsewered lots**, there be a side yard for each main building and that the minimum width be 10 ft. The suggested minimum combined width is 25 ft.

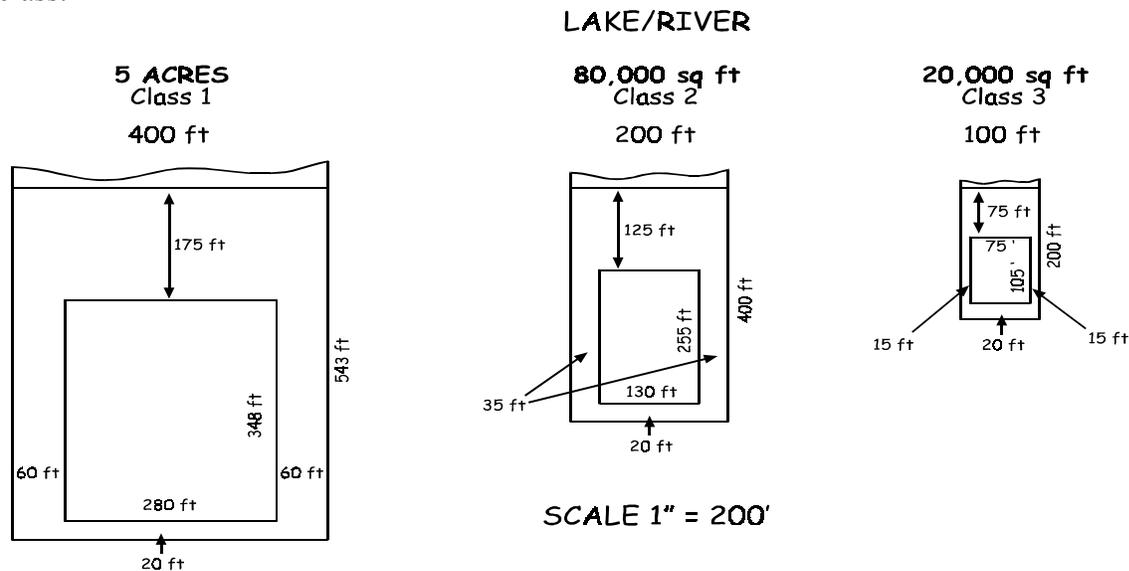
OPTIONS:

Potential strategies for management of lot sizes and side yards include:

1. **Greater lot sizes and side yards for all lots, regardless of water class.**
 - ❖ Several counties have chosen to continue to treat sewered and unsewered lots differently, but have increased minimum lot sizes for each.

2. **Greater lots and side yards for lots in different classes of water.**
 - ❖ See figure and table below for an example of how this may be done.
3. **Eliminate concept of sewer reductions in shoreland areas.**
 - ❖ Require observance of strict standards whether or not a lot is sewerred.

EXAMPLE: For counties engaged in a lake classification project, lot size and side yards may vary with lake class:



	Class 1 (most protected)	Class 2	Class 3 (least protected)
Minimum lot size	5 acres	80,000 sq. ft.	20,000 sq. ft.
Minimum lot width	400 ft.	200 ft.	150 ft.
Minimum side/ minimum total (one side/total)	60/120 ft.	35/70 ft.	15/30 ft.
Minimum frontage	400 ft.	200 ft.	150 ft.

To learn more about the value of a shoreline buffer for resource protection and wildlife habitat, see fact sheet #4. To learn about the value of planned development on water quality and wildlife habitat protection, see fact sheet #12.

References and other sources of assistance:

Standing, B.H., Bernthal, T.W. and Jones, S.A. 1997. Shoreland Zoning Resource Guide: An Annotated Model Shoreland Zoning Ordinance. Wisconsin Department of Natural Resources, Madison.

For examples of proposed ordinances which address issues of lot size and side yards in the context of a lake classification project, contact:

Washburn county: Craig Conroy (zoning administrator) (715-468-2666)
 Waushara county: Mark Schumacher (zoning administrator) (920-787-0453)

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For more information, contact your regional Department of Natural Resources lake coordinator, the Wisconsin Association of Lakes [800/542-5253] or UWEX/UW-Stevens Point [715/346-2116].