

REQUIRED SETBACKS - LINCOLN COUNTY ZONING

Questions? 715-539-1087

Applicable to parcels of land in zoned towns and ALL shoreland parcels (even in unzoned towns). Your parcel of land is in the shoreland zone if you are within 1,000 ft. of a navigable lake, pond or flowage or within 300 ft. of a navigable stream or river, even if the waterway is not on your property. This hand-out is not a complete list of regulations, only the most frequently asked questions.

ZONED TOWNS: Bradley, Corning, Harding, King, Merrill, Russell, Schley, Scott, Skanawan, Tomahawk, Wilson

UNZONED TOWNS: Birch, Harrison, Rock Falls, Somo. PINE RIVER enforces Town zoning ordinances and regulations

Minimum Building Setbacks:

Road set-backs are not enforced in unzoned towns. Eaves 2 ½ ft. or less are permitted intrusions into the side lot line and road setbacks only. The following distances are minimum distances, measured horizontally to the structure foundation

- **Town road** – 63 ft. to centerline OR 30 ft. to edge of ROW (whichever is greater).
- **County road** – 75 ft. to centerline OR 42 ft. to edge of ROW (whichever is greater).
- **State & federal roads** – 110 ft. to centerline OR 50 ft. to edge of ROW (whichever is greater).
- **Road Setback for "Forestry District" Zoned Parcels** - 150 ft. to the centerline OR 117 ft. to the edge of ROW of ANY public road (whichever is greater).
- **Maximum Height Restrictions** –Regulations vary. Contact Zoning if any of your proposed structures are over 25 ft.
- **Side and Rear lot lines** –10 ft. to each line.
- **Wells**- 2 ft. to a building foundation or support post (or as required by NR 811 & 812).
- **Shoreland Structure Setback** – A horizontal setback of 75 ft. from the ordinary high water mark (OHWM) of any navigable waters to the nearest part of a building or structure shall be required. **NOTE:** Retaining walls are structures and are subject to setbacks. Chapter 21.07(6) lists structures exempt from the shoreland set-back requirement. For new principle structures (dwellings), setback averaging may be used only if there is an existing development pattern present along the shoreline.

Septic System (POWTS) Setbacks:

The following distances are minimum distances, measured horizontally to the structure foundation

Septic Tank or Holding Tank

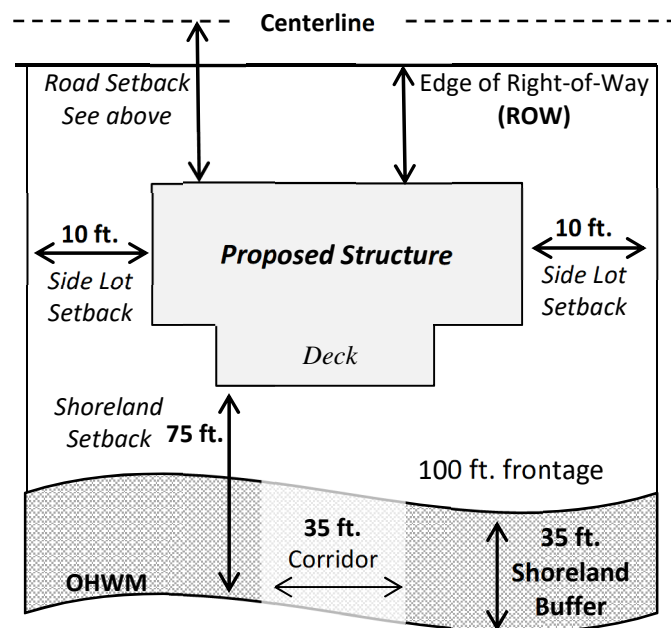
- 25 ft. from a well (or as required by NR 811 & 812)
- 10 ft. from a navigable body of water
- 5 ft. from a building
- 2 ft. from a lot line

Septic Drainfield

- 50 ft. from a well (or as required by NR 811 & 812)
- 50 ft. from OHWM of a navigable body of water
- 10 ft. from a building
- 5 ft. from a lot line

Shoreland Restrictions:

- **Impervious Surface Coverage** – Regulations apply to riparian lots and non-riparian lots completely within 300 ft. of a waterway. Up to 15% lot coverage without mitigation, up to 30% coverage with mitigation.
- **Shoreland Buffer Preservation**- Removal of vegetation is prohibited within 35 ft. of the ordinary high water mark (OHWM), except for allowable corridor(s). Contact our office for information on vegetation removal within the shoreland buffer.
- **View/ Access Corridor Allowance** – Clearing width allowed up to 35% of parcel frontage, with a maximum width limit of 200 ft.
- **Soil disturbing activities**-Soil disturbing activities are restricted within 35 ft. of the OHWM of a waterway. Permits may be required for excavating, grading, and other soil disturbing activities within 300 ft. of waterways. Contact our office for more information.
- **Boathouses** – New boathouses are allowed within the allowable view/access corridor. A land use and soil disturbance permit is required for new boathouses.
- **Nonconforming Structures**- Structures which do not meet the required shoreland set-back. Refer to the NC structure handout.



ON-SITE INSPECTION: A county onsite review of all permits is conducted prior to approval. Proposed building locations, showing all structures and lot lines must be staked with high visibility stakes or flags prior to the county onsite. If these are not marked you may be called and charged for a 2nd onsite. This will delay the issuing of a permit. **Please allow 30 days for permit issuance after all applications, document, fees, etc. have been submitted.**