**Rock County Shoreland Zoning Building Specs. Sewered Lots:**

* Sewered lots need to have a ***minimum*** area of 10,000 sq. ft.
* Minimum average lot width must be 65 ft.
* Additionally, the setbacks for sewered lots are 8+X=20, in other words one side of the lot needs to have a building side yard setback of 8 feet, and the other a minimum of 12, equaling a minimum of 20 ft. when side yard setbacks are totaled.
* Rear Yard setbacks must be 25 ft. minimum unless rear yard is adjacent to water, then a 75 ft. setback is required.
* Front yard setbacks need to be 25 ft. minimum
* Lots within 300 feet of the water: Impervious surface must be 15% of lot maximum (roofs, driveways, walkways, accessory structures, etc.… (Any structure that does not allow rain or precipitation to directly penetrate open ground.)(Can be mitigated with Rain Gardens/Devices).
* No structures are allowed within 75 ft. from the OHWM (Ordinary High Water Mark). ***Disregard if not adjacent to water body.***
* Disturbance of vegetation within 35 ft. of the OHWM is not allowed (unless it is an invasive species, or diseased and/or dying. ***Disregard if not adjacent to water body.***

**Accessory Structure Setback (Including Detached Garages) = 5 ft**.

**Rock County Shoreland Zoning Building Specs. Unsewered Lots:**

* Unsewered lots must have a ***minimum*** area of 20,000 sq. ft.
* Minimum average lot width must be 100 ft.
* Additionally, the setbacks for sewered lots are 15+X=40, in other words one side of the lot needs to have a building side yard setback of 15 feet, and the other a minimum of 25, equaling a minimum of 40 ft. when side yard setbacks are totaled.
* Rear Yard setbacks must be 25 ft. minimum unless rear yard is adjacent to water, then a 75 ft. setback is required.
* Front yard setbacks need to be 50 ft. minimum
* Impervious surface must be 15% of lot maximum (roofs, driveways, walkways, accessory structures, etc.… (Any structure that does not allow rain or precipitation to directly penetrate open ground.)(Can be mitigated with Rain Gardens/Devices).
* No structures are allowed within 75 ft. from the OHWM (Ordinary High Water Mark). ***Disregard if not adjacent to water body.***
* Disturbance of vegetation within 35 ft. of the OHWM is not allowed (unless it is an invasive species, or diseased and/or dying. (Permit Required) ***Disregard if not adjacent to water body.***

**Rock County Floodplain Ordinance:**

* **No** structures are allowed within the ***Floodway*** area as depicted on the FEMA Map.
* **No** Structures are allowed within the General Floodplain (Unstudied) this area is regulated as Floodway.

* Building within the FEMA Floodfringe (100 yr.) is allowed, but structure needs to be flood proofed (lowest level of structure set to 1-2 ft. above the Regional Flood Elevation for the area)
* Studied (0.2% chance of flooding) (500 yr.) No Building Regulations Enforced.

Structures located in the 100 yr. floodplain may be repaired/rebuilt after damage as long as the improvements do not exceed 50% of equalized value of structures involved. (Does not apply to structures located within the 500yr. floodplain).