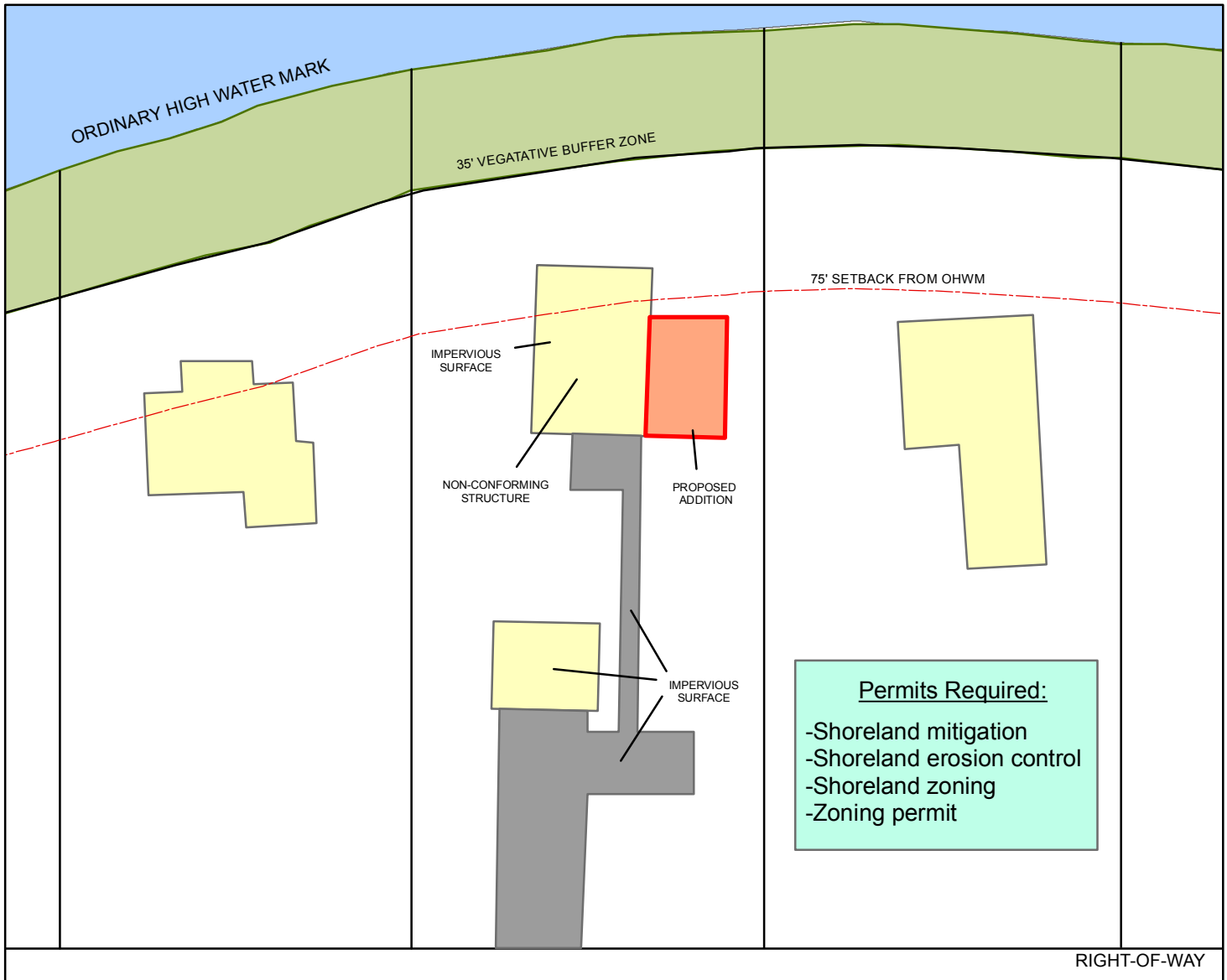


# EXISTING STRUCTURES and USES

## Non-conforming Structures - 11.11



The following activities are allowed on nonconforming structures, subject to approval of a shoreland zoning permit. (Shoreland mitigation permits are not required, unless impervious surface limits in s. 11.03(4) are exceeded).

**Maintenance and repair** - A nonconforming principal structure may be maintained and repaired within its existing building volume. Maintenance and repair includes such activities as interior remodeling, plumbing, insulation and replacement of windows, doors, siding or roofing.

**Expansion of nonconforming principal structure beyond setback** - A nonconforming principal structure may be expanded horizontally, landward or vertically provided that the expanded area meets the building setback requirements in s. 11.03(2) and that all other provisions of the shoreland ordinance are met.

**Existing impervious surfaces** - For existing impervious surfaces that were lawfully placed when constructed but that do not comply with the standards in s. 11.03(4), the property owner may do any of the following:

1. Maintain and repair of all impervious surfaces.
2. Replace existing impervious surfaces with similar surfaces within the existing impervious surface area footprint.
3. Relocate or modify existing impervious surfaces with similar or different impervious surfaces, provided that the relocation or modification does not result in an increase in the % of impervious surface that existed on the effective date of the county shoreland ordinance (9/01/2012), and meets the applicable setback requirements in s. 11.03(2).