

	Current Regulations	Proposed Regulations
Name of District	Lakeshore District	Shoreland Protection District
Description of the Lake Buffer	In 3.9 Protection of Water Resources – 75 feet from the Lake will be the vegetation buffer.	In Article 8 – 100 feet from the Lake will be the Shoreland Buffer Resource Zone. Plus additional 25' if the land is considered to have a steep slope.
Groundcover/Pruning?	In the 75' buffer, existing healthy trees, shrubs, and ground cover shall be maintained and enhanced by selective cutting, pruning, and appropriate planting.	In the 100' buffer, the Natural Ground Cover shall not be removed and no cutting or removal of vegetation, except for an allowable foot path or stairway (not to exceed 4' in width). Pruning of the lower third of the branches of a tree is allowed if the tree is not endangered.
Cutting of Dead or Dangerous Trees in the Lake Buffer	Within the 75' vegetation buffer, dead or dangerous trees may be removed. Stumps of trees cut within the vegetation buffer shall be left in the ground.	Within the 100' Shoreland Buffer Resource Zone, trees and limbs that threaten personal safety or structures can be removed. If there is any enforcement action required, the burden of proving that the trees/limbs were unsafe shall be on the property owner. Proof is statement from landscaper/etc and photo.
Cutting of Trees in the Lake Buffer	Within the 75' vegetation buffer, cutting trees is not allowed unless the tree is dead or dangerous or to maintain an existing healthy tree. Stumps of trees must left in the ground.	Within the 100' Shoreland Buffer Resource Zone, a grid system would be established to allow for selective cutting. All stumps must still be left in the ground. Mandates that burden of proof is on the owner (photo and sketch). Establishes restoration for violations.
New Lawns?	Not allowed within 75' of the Lakes.	Not allowed within 100' of the Lakes
New Development	New Development shall be 150' from the Lakes	New Development shall be 150' from the Lakes.

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Lot Dimension Requirements?	No Minimum Lot Shoreline Frontage but the minimum lot width is 100'	Minimum Lot Shoreline Frontage is 100 feet and minimum depth is 200 feet.
Roads and Driveways?	No specifications.	Roads and driveways shall not be constructed in the Shoreland Buffer Resource Zone (within 100' of the lake). New and existing driveways shall not be paved in the entire district. Specifications are provided for new roads and driveways.
Riprap and Retaining Walls	No specifications. Natural Berm may not be disturbed.	Riprap and retaining walls used for ornamental purposes or for terracing natural slopes are not permitted within the Shoreland Buffer Resource Zone (within 100' of the lake). Natural Berm may not be disturbed.
Maintenance or Alteration to Nonconforming Structures?	Within 150' of the lake, a structure's footprint shall not be expanded. Only alterations within the existing footprint shall be allowed; such alterations shall require a conditional use permit.	Normal maintenance and repair are allowed. Alterations within the existing footprint are allowed with a conditional use permit. New and altered windows and doors are a permitted use and require only a building permit.
Enlarging a Nonconforming Structure?	Not allowed.	A Nonconforming Structure may be enlarged only with the approval of the Development Review Board (DRB), subject to conditional use review. Enlargement or expansion must not increase the degree of nonconformity or it compensates for lost Shoreland Buffer through Mitigation measures.

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Rebuilding Nonconforming Structures?	Allowed within the existing footprint with a conditional use permit from the DRB.	If a Nonconforming Structure is damaged by more than 50% of its market value, it may be reconstructed if a permit is obtained within 18 months and if reconstruction meets the 150' setback to the greatest practical extent. A Nonconforming Structure may be reconstructed in the existing footprint and same volume if less than 50% of market value is lost. This is considered a repair.
New Development?	New development must be 150' from the Lake. New Development must not have more than 2500' sf of total habitable floor area. New Development requires a building permit from the Zoning Administrator.	New development must be 150' from the Lake. New Development shall comply with erosion prevention and sediment control standards. New Development must provide an existing condition site assessment with slope profiles, etc. New Development must also provide a map of the location with consideration of low impact development concepts. New Development must not have more than 2500' sf of total habitable floor area. New Development requires a building permit from the Zoning Administrator.
Maximum Height of New Structures?	30 feet.	30 feet.
Boathouses?	Allowed with conditional use permit. No plumbing. Maximum Size is 400 sf,	Not allowed.
Independent Technical Review?	None	DRB and the Zoning Administrator have the ability to retain independent consultants for technical review. Services will be paid by applicant.

