_____LAKE
TYPE

WRIGHT COUNTY SHORELAND REGULATIONS SUMMARY

LAKE CLASSIFICATIONS

Lake Setbacks(1)	GENERAL DEVELOPMENT	RECREATIONAL DEVELOPMENT	NATURAL ENVIRONMENT
All Structures	75'	100'	200'
Sewer system	50'	75'	150'
Water-oriented Accessory(2)	10'	10'	PROHIBITED
Shore Impact Zone(3)			
Residential	38'	50'	100'
Agricultural	50'	50'	50'
Any building housing livestock	300'	300'	300'
Minimum Side Setbacks			
AG Zone - All Structures	30'	30'	30'
Dwelling - R-1 zoning	15'	15'	20'
R-2; R-2a; A/R	30'	30'	30'
Accessory Buildings			
R-1; R-2; R-2a	10'	10'	20'
A/R	15'	15'	20'
Any building housing livestock	100'	100'	100'
Minimum Size to Separate(4)			
Lots of Record (square feet)	20,000	20,000	20,000
Development Standards - New Lots			
Minimum lot size	One acre	One acre	Two acres
Minimum width	150'	150'	200'
Minimum depth	150'	150'	200'

REGULATIONS COMMON TO ALL LAKES

Road Setback (from center of road) All Local Roads 65'
State/County Highways 130'
Structure from Top of Bluff(5) 30'
Elevation of lowest floor of dwelling above highest known water level 4'
Maximum Height Regulation is 2 1/2 stories (35 ft.)
Maximum Lot Coverage by Buildings 15%
Maximum Lot Coverage by all impervious surfaces (including decks) 25%
All sewer systems must conform to **current** State and County standards.

(1) Lake Setbacks measured from the Ordinary High Water Level (OHW).
(2) Only one water-oriented accessory structure per parcel, subject to size, color, use and other limitations.
(3) There are severe limitations on land alteration, vegetative cutting and other activities in the shore impact zone.
(4) Lots of record owned in common may only be sold separately if the separate parcels meet the minimum standards listed above. Separately owned lots smaller than 20,000 sq. ft. may be used as dwelling sites only after approval by the Board of Adjustment.
(5) A Bluff is a steep slope which rises at least 25 feet above a lake. There are severe restrictions on land alterations and vegetative removal within a bluff and within 20 feet of the top of a bluff.

THIS HANDOUT IS A SUMMARY FOR INFORMATIONAL PURPOSES ONLY. OTHER REGULATIONS MAY APPLY IN SPECIFIC CIRCUMSTANCES. PLEASE CONTACT THE PLANNING OFFICE WITH QUESTIONS REGARDING SPECIFIC SITES. 763-682-7338