

Boathouse Provisions Summary

Why are changes to boathouse rules being proposed?

- State law changes prohibit counties from setting minimum lot size requirements for boathouse eligibility.
- Removal of lot size requirements for boathouses increases need for maximum size limits.
- DNR interpretation of State law changes prohibits counties from regulating overall height of boathouses to less than 35', which prompts need for alternative height measures.
- NR 115 prohibits installation of plumbing in boathouses.
- State law requires boathouses to be constructed within access/viewing corridors.

County boathouse rules to be modified or deleted are in ~~strike-thru~~. New or amended rule language is in **red**:

Lots eligible for boathouses

- Dwelling must be present and maximum of one boathouse per lot.
- ~~Not allowed on lots less than 15,000 sq. ft. in area or less than 100 ft. in width.~~

Boathouse Location standards

- 5 ft. shore setback and within ~~50 ft.~~ **35 ft.** of shore.
- Must be located outside of the wetland and floodplain.
- Must comply with offsets.
- **Must be located entirely within the access and viewing corridor** (per State law).

Boathouse Size requirements

- Minimum size = 200 sq. ft.
- **Maximum size = 450 sq. ft. Overhangs shall not exceed 2 ft. in width.** ~~Within Delafield Shoreland Overlay, max. size = 600 sq. ft.~~
- **The boathouse shall not exceed 15 ft. in width, measured parallel to the shore.** ~~Within Delafield Shoreland Overlay, max. width is 20'.~~
- Limited to 1-story **with a side wall height not to exceed 10 ft. and a pitch not to exceed 8:12 rise to run (equivalent to max. 15 overall height) or a side wall not to exceed 12 ft. if a flat roof is provided, unless slopes exceed 3:1, in which case side wall can increase to 15' provided that a flat roof is provided.** ~~and the height shall not exceed 15 ft.~~
- **Maximum overall and accessory building footprint limitations replace floor area ratio and accessory floor area ratio limits.**

Boathouse use and structure requirements

- Storage of marine and accessory items only. Human habitation prohibited.
- ~~Limited plumbing allowed, toilet or shower.~~ **No plumbing allowed** (per NR 115).
- Must have a garage type door facing the lake.
- Flat roofed boathouses may be used for recreation and ~~canopies~~, railings, and access stairs are considered ordinary appurtenances.