

SHORE SETBACK

Shore Setback Averaging

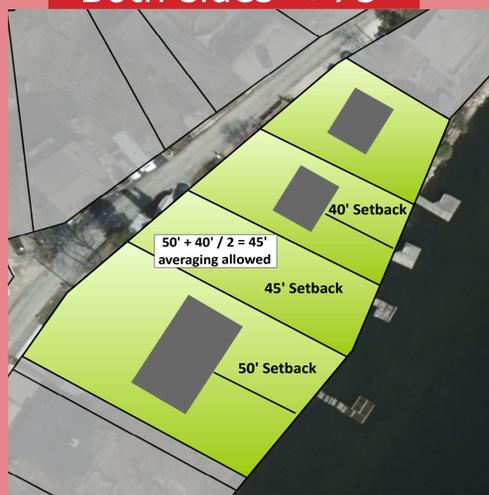
- A structure may be constructed closer than 75' to the shore using setback averaging as follows:

1. If principal structures substandard to shore setback exist on both adjacent lots and within 250', a house may be located a distance equal to the average setback.

2. If a principal structure exists on an adjacent lot and within 250' of a proposed structure in only one direction; it is the closest principal structure; and is setback less than 75 ft., the average of 75' and the setback of the adjacent structure shall apply.

**Averaging cannot reduce setback below 35'.*

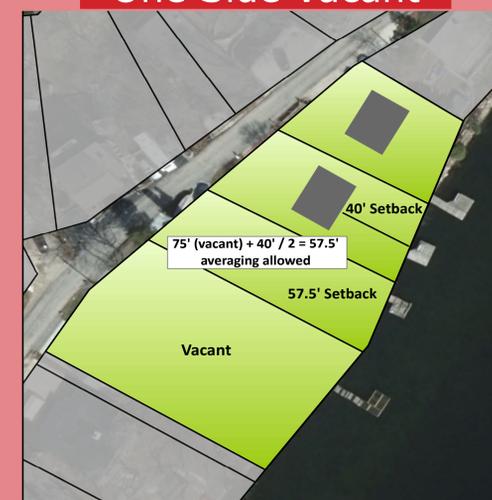
Both sides < 75'



One Side > 75'



One Side Vacant



Both sides > 75'



One Side < 75'



One Side Vacant



Delafield Shore Setback Averaging

- If structures are greater than 75' from shore and are present on both sides 'reverse averaging' applies.
- Closest structures must be on adjacent lots and within 200'.

Nonconforming Structures to Setback

- Reconstruct, remodel and repair without limitation.
- Vertical expansions allowed.
- Horizontal expansions of structures at least 35' from shore (up to a maximum of 200' S.F.) allowed if mitigation is provided.
- Horizontal expansions beyond setback
- Relocation if 35' from shore (w/mitigation)

Vertical Expansion



Horizontal Expansion

