

General Vegetative Requirements for Shore Yard Permits or Variances

- Provisions of the Zoning Ordinance now require that when a permit is issued, or a variance is granted, for a structure with a reduced shore yard setback, the property owner must establish and maintain a vegetative buffer. The requirements have been established in order to minimize the pollution of, and disturbances to, aquatic resources and allow for the preservation of the natural beauty of our lakes, rivers, and streams.
- The vegetative buffer must cover 70% of one-half of the shore yard setback area closest to the Ordinary High Water Mark (OHWM). In the example, 70'(70% of lot width) has to be buffered.
- The buffer, in general, shall consist of ground cover, shrubs and trees. A plan describing the proposed work, including erosion control measures must be submitted for approval prior to performing the vegetative work. The plan may be approved conditionally in order to achieve the intent of the vegetative requirements.
- A binding agreement to establish and maintain the buffer area needs to be recorded with the Winnebago County Register of Deeds Office prior to performing the work. Forms are available only at the Zoning Office.
- The buffer area must be planted and in a viable growing condition for at least one growing season before a permit to build will be issued.

