

# **BOATHOUSES**

## **REGULATIONS & REQUIREMENTS**



## **Winnebago County Zoning Department**

112 OTTER AVE, PO BOX 2808  
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3344  
FOX CITIES (920) 727-2880  
FAX (920) 232-3347

zoningdepartment@winnebagocountywi.gov

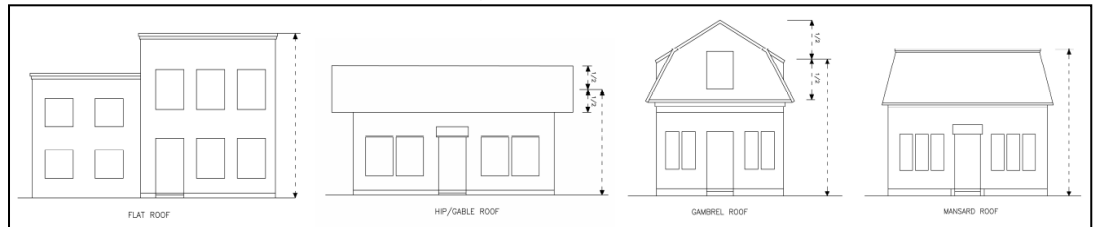
**LOCATION:** A boathouse must be located within the access and viewing corridor of the property and must meet the following setbacks:

- minimum 30ft. from any road right-of-way or access easement
- minimum 3ft. from side lot lines
- minimum 5ft. from the ordinary high water mark (OHWM) of the water body.
- maximum 75ft. setback from the OHWM. The OHWM is delineated by zoning staff.

**HEIGHT:** The height of a boathouse may not exceed a maximum height of 15 ft. Height is measured from grade to the mid-peak as shown in the diagram below.

### **SIZE LIMITATION:**

The maximum floor area allowed for a boathouse is 500 sq. ft.



### **SPECIAL STANDARDS:**

- The use of a boathouse is limited to the storage of watercraft and related equipment.
- No more than one boathouse shall be located on a parcel of land.
- A boathouse shall have a garage-type door at least 7ft. wide for primary access on the side of the building facing the water.
- A boathouse shall be placed on a continuous perimeter foundation that extends below the frost line or on a concrete slab.
- The roof of a boathouse may be used as a deck provided that it has a flat roof and the roof has no side walls or screens. The roof may have a railing that meets DSPTS standards.

### **PROHIBITED USES:**

- Human habitation
- Sanitary facilities

### **ADDITIONAL NOTES:**

- A zoning permit is required for the construction of a boathouse.
- Additional requirements apply if the boathouse is to be located within a floodplain.
- The issuance of a zoning permit for a boathouse does not include the approval of a structural boat ramp, rail system, or the like. These separate structures must meet a 75ft. shore yard setback. Ramps or rail systems that are approved by the DNR are not regulated and cannot be approved by the Zoning Department.