

BOATHOUSES

Regulations and Requirements

Winnebago Co. Zoning Code:
Chapter 23.8-447



Winnebago County
Zoning Department

The Wave of the Future

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

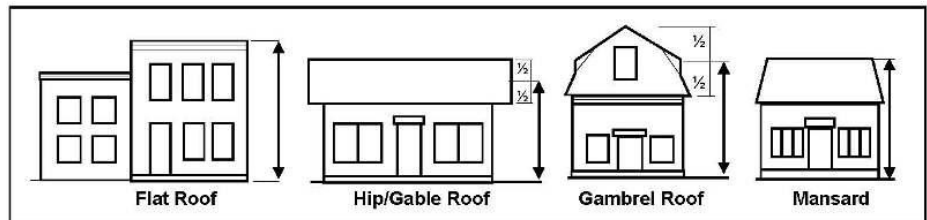
- minimum 30ft. from any road right-of-way or access easement
- minimum 3ft. from side lot lines
- minimum 5ft. from the ordinary high water mark (OHWM) of the water body.
- maximum 75ft. setback from the OHWM. The OHWM is delineated by zoning staff.

SIZE LIMITATION:

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

Note: Impervious surface allotments may limit the size or the ability to construct a boathouse.

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.



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 not be used as a deck.

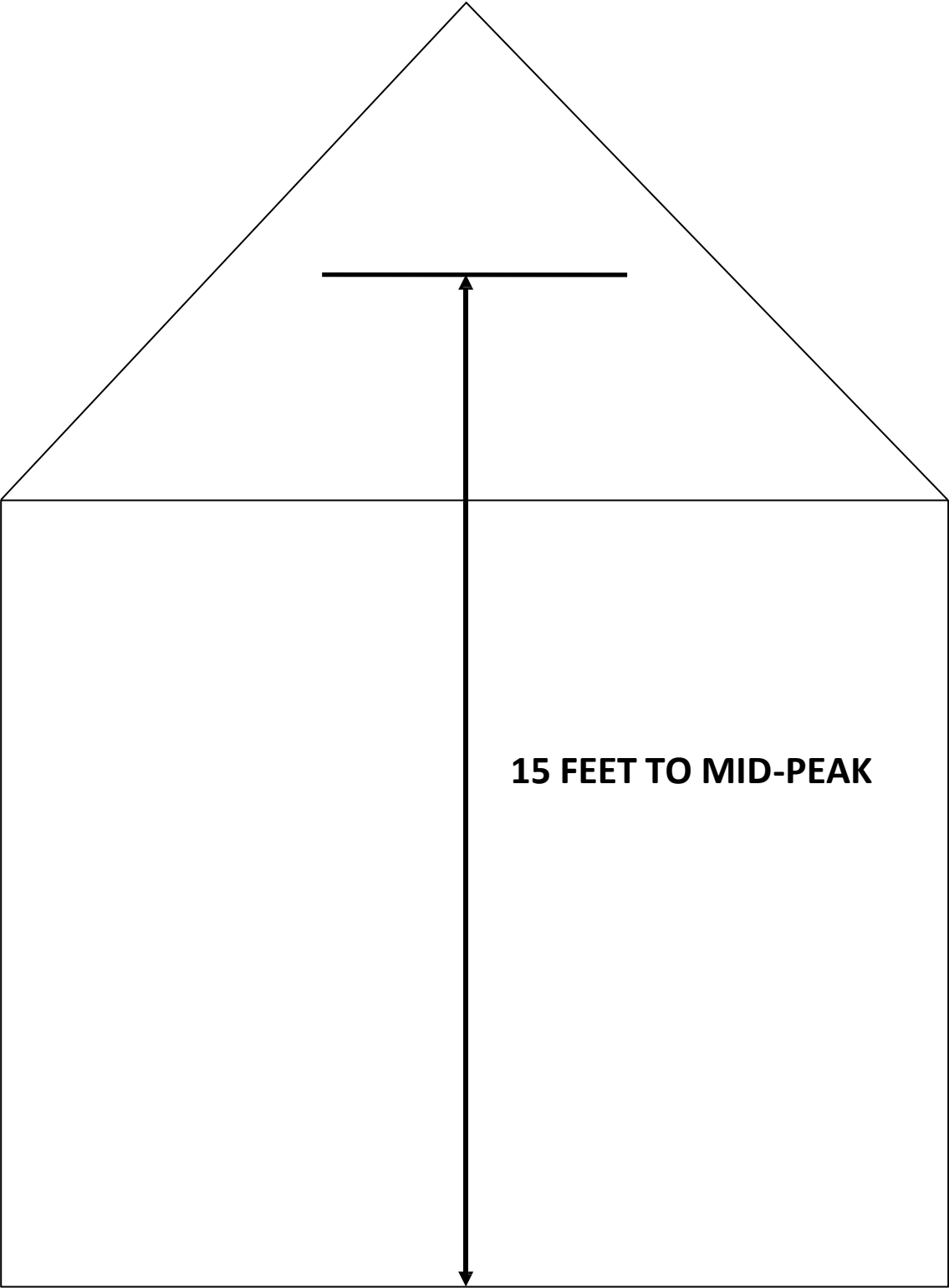
PROHIBITED USES:

- Human habitation
- Sanitary facilities
- Decks and screened areas

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.

BOATHOUSE



**** 500 SQUARE FEET MAXIMUM ****