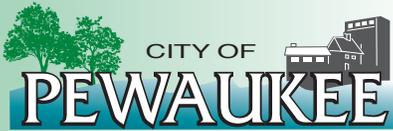


- Boathouses -

An accessory structure such as a boathouse is regulated by 17.0209 and 17.0436 Pewaukee's Zoning Code. A summary of these regulations is below.



W240 N3065 Pewaukee Road
Pewaukee, WI 53072

 www.cityofpewaukee.us

Permitting Process

New Construction of a Boathouse

- ◆ Requires a **Conditional Use Permit Application** prior to **Building Permit**
- ✓ Approval is needed from Plan Commission and Common Council

Rebuild of a Boathouse in Existing Footprint

- ◆ Requires a **Building Permit Application**, which includes:
 - See Building Services Department for application forms and **online permitting**
 - Scale drawings and elevations of the proposed building and site plans showing its location on the lot, with dimensions
- ✓ Upon submission and review, if the proposed structure meets all building and zoning requirements, the permit will be approved administratively by the Building Inspector and Zoning Administrator.

All accessory structures in Single-Family and Two-Family Residential Districts shall comply with the following standards, unless otherwise specified under Section 17.0209(2) detailed standards for specific uses and structures. And Section 17.0436 of the Shoreland Overlay District.

Quantity

The total area of all permitted accessory structures as listed within this ordinance shall not occupy more than 40% of the side rear yards.

A boathouse shall not count toward the maximum quantity of structures allowed under 17.0209(1)(a).

Lot Coverage

All principal and accessory structures shall not occupy more than the maximum permitted lot coverage allowed within the applicable zoning district. See reverse side for Shoreland Overlay District requirements.

Location

The maximum distance from the shore lot line to the rear of the boathouse structure shall be thirty-five (35) feet.

Lots abutting Pewaukee Lake or its tributaries shall be considered double frontage lots and accessory structures shall be allowed on the street and water side of said lots.

Accessory structures shall be oriented so as not to block all view of water bodies and/or other common private or public open space from existing principal residences located on adjacent parcels.

Setbacks

A boathouse shall be setback a minimum of five (5) feet from the Ordinary High Water Mark of a lake or stream.

A boathouse shall be setback a minimum of ten (10) feet from the side property line.

For properties zoned Rs-7 District, the minimum side yard setback shall conform to the same required setback as the principal structure based upon lot width and setback requirements of Section 17.0411.

Accessory structures, regardless of size, shall be located a minimum of:

1. Five (5) feet from any public easement
2. Ten (10) feet from any other structures (*principal or accessory*)
3. Twenty-five (25) feet from a wetland

Design

A boathouse shall be constructed of the same or complementary exterior materials as the principal structure on the parcel. In no case shall metal be utilized as a primary building material.

Size & Height

A boathouse shall have a maximum height of fifteen (15) feet.

Decks located upon flat roofs are permitted and shall have railing between thirty (30) and thirty-eight (38) inches. Railings shall be exempt from the maximum height allowed above.

A boathouse shall have a maximum width of twenty (20) feet along the shore lot line.

A boathouse shall not exceed four hundred fifty (450) square feet in area.

Building Services

 Buildingservices@pewaukee.wi.us

 262-691-9107

Zoning District	Street Yard Setback	Side Yard Setback	Rear Yard Setback	Lot Coverage***
Rs-1	50 feet	30 feet	35 feet	2.5%
Rs-2	45 feet	25 feet	35 feet	6%
Rs-3	45 feet	20 feet	35 feet	10%
Rs-4	40 feet	20 feet	35 feet	25%
Rs-5	40 feet	15 feet	35 feet	30%
Rs-6	30 feet	12 feet	35 feet	30%
Rs-7	30 feet*	See Below	35 feet**	30%
Rd-1	40 feet	20 feet	30 feet	35%
Rd-2	40 feet	20 feet	30 feet	40%

- * The street yard setback may be reduced to the average of the yards on each side within the same block but to not less than 20 feet.
- ** The rear yard may be reduced to 20 feet unless adjacent to a designated 100 year recurrence interval (base flood) floodplain (See 17.0435 and 17.0436).
- *** Shoreland Overlay District: the total building coverage or 'footprint' of permanent structures* on a parcel of land located within 1,000 feet of a lake of the state shall be:
 - + No more than 20 percent of the total area of a parcel located within 300 feet of the OHWM or base flood elevation of a lake, whichever is greater; and,
 - + No more than 30 percent of the total area of a parcel located between 300 and 1,000 feet of the OHWM or base flood elevation of a lake, whichever is greater.
 - + The total building coverage or 'footprint' of permanent structures* on a parcel of land located within 300 feet of the OHWM or base flood elevation of a navigable stream, whichever is greater, shall be no more than 20 percent of the total area of the parcel.

See [Section 17.0436\(d\)](#) for mitigation opportunities

SIDE YARD SETBACK REDUCTION ON EXISTING PARCELS IN THE Rs-7 ZONING DISTRICT

Lot Width*	Min. Side Yard	Lot Width*	Min. Side Yard
110 feet or more	20 feet	60-69.9 feet	9 feet
100-109.9 feet	15 feet	55-59.9 feet	8 feet
90-99.9 feet	12 feet	50-54.9 feet**	7 feet**
80-89.9 feet	11 feet	45-49.9 feet**	6 feet**
70-79.9 feet	10 feet	44.9 feet or less**	5 feet**

- * Average lot width, lot width as defined herein or lot width at the prescribed street building setback, whichever is less restrictive.
- ** Residences on these lots that are over one story in height must have side yard setbacks of at least eight (8) feet.