



# Shoreline Development

***An informational leaflet for all construction proposals located within 200 feet of a marine, river, or lake shoreline***

The following information will *be required for any new construction* proposals that are located within 200 feet of marine, river, or lake shorelines:

- 1. The location of the structure from the waterward side foundation (and deck if applicable) to the “Ordinary High Water Mark” measured to scale in feet.***

***Definition:*** “Ordinary High Water Mark” (OHWM) on all lakes, streams, and tidal water is that mark that will be found by examining the bed and banks to ascertaining the presence and action of waters so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department. Provided, that in any area where the OHWM cannot be found, the OHWM adjoining salt water shall be the line of mean higher high tide and the OHWM adjoining fresh water shall be the line of mean high water.

- 2. The average setback from the OHWM for existing dwelling units within 300 feet of the subject property’s side property lines, measured to scale in feet.***

- 3. The height of the proposed structure (decks included) above average grade level measured to scale in feet.***

***Definition:*** “height” is measured from average grade level to the highest point of a structure: Provided, that TV antennas, chimneys, and similar items shall not be used in calculating height, except where such items obstruct the view of the shoreline of a substantial number of residences on areas adjoining shorelines, or the applicable master program specifically requires that these items be included: Provided further, that temporary construction equipment is excluded in this calculation.

***Definition:*** “average grade level” means the average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure: in the case of structures to be built over water, average grade level shall be the elevation of the OHWM. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure.

- 4. The amount (in percentage) of the site, within 200 feet of the OHWM, to be developed.***

***Definition:*** “developed area” means areas paved, or used for parking, roads, storage, accessory uses, and dwelling units.

- 5. Please provide a site diagram that depicts the above information. On the reverse side of this page you will find an example of a site diagram.***