

Figure 1

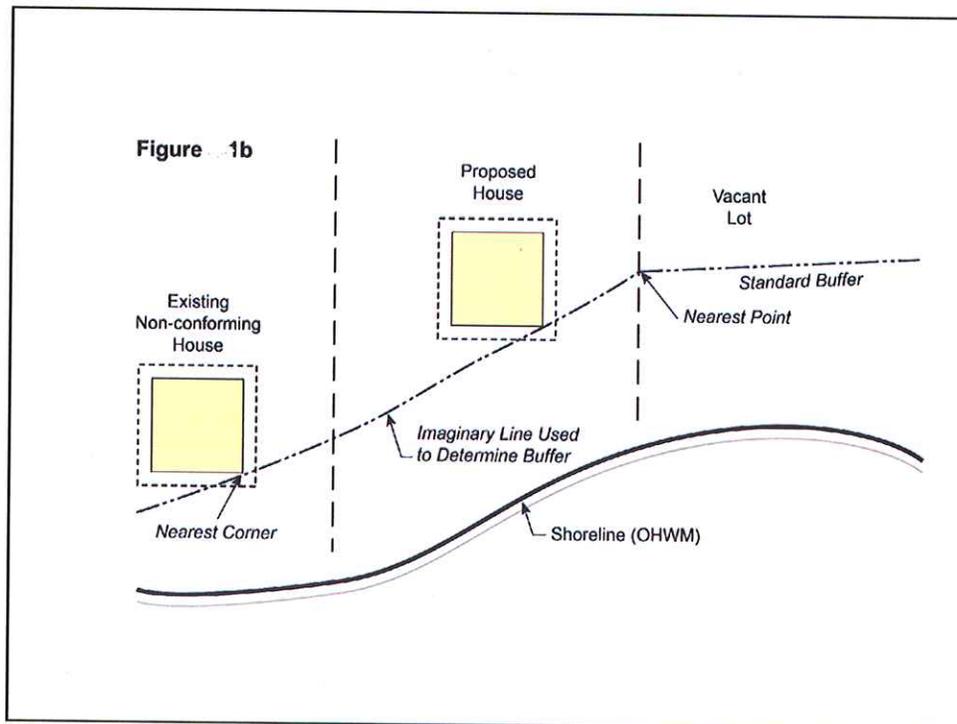
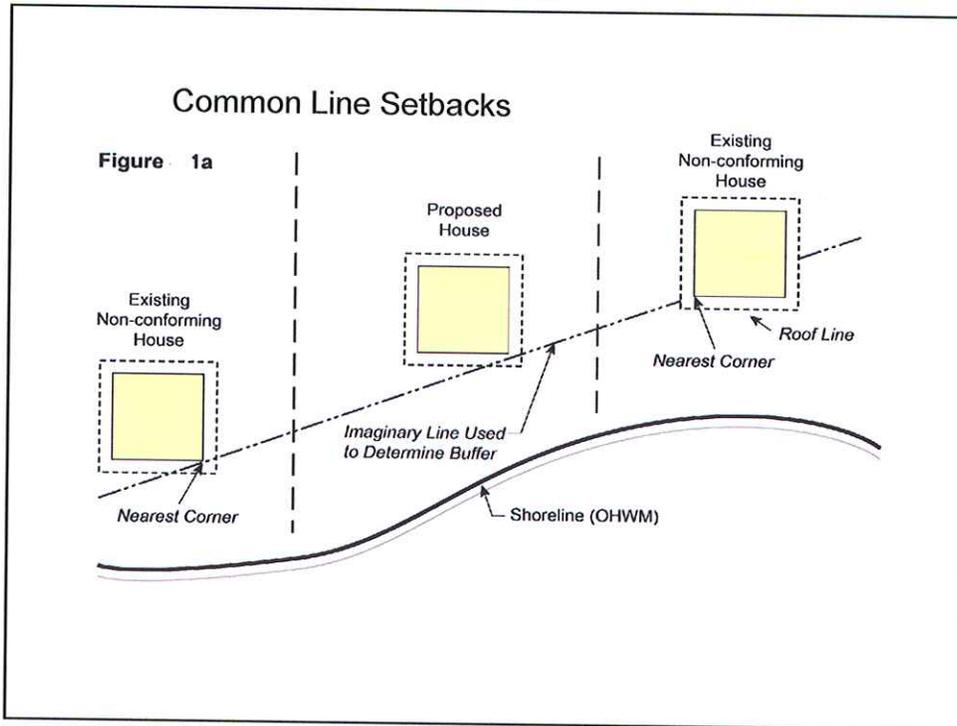
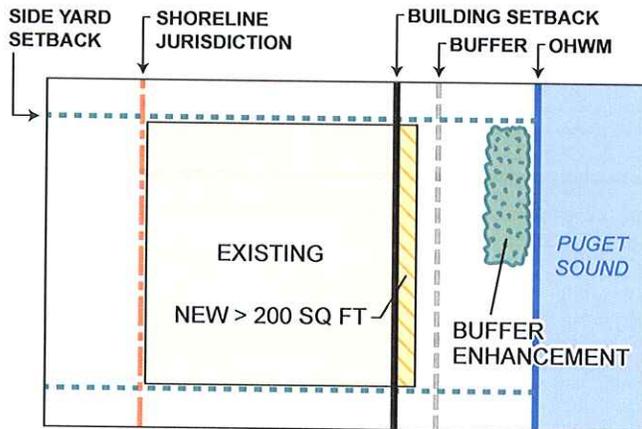


Figure 2

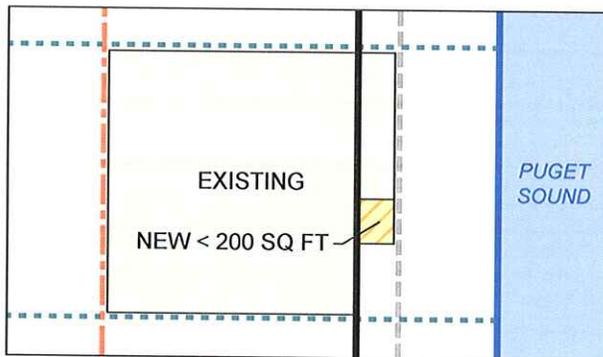
Expansion of Existing Residential Structures within Shoreline Setback

Development in the shoreline setback may be allowed under ICC 17.05A where the area of a lot outside of the standard shoreline buffer, building setback, side setbacks, and any critical areas or buffer is less than 2,200 square feet. In most cases, buffer enhancement is required with such development.



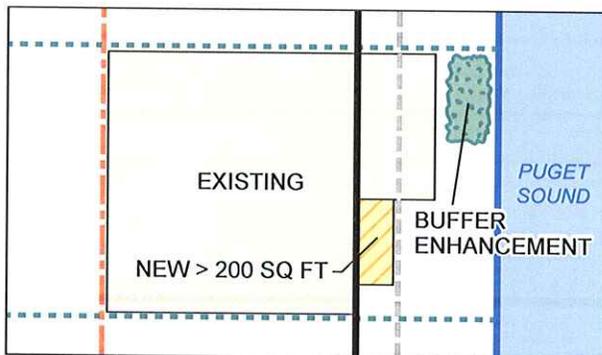
EXAMPLE 1

- Existing structure outside of shoreline setback
- Buildable area < 2,200 square feet
- Expansion within shoreline setback allowed
- Expansion > 200 square feet
- Buffer enhancement required next to water



EXAMPLE 2

- Existing structure within shoreline setback
- Buildable area < 2,200 square feet
- Expansion within shoreline setback allowed
- Expansion < 200 square feet
- Buffer enhancement not required



EXAMPLE 3

- Existing structure within shoreline setback and buffer
- Buildable area < 2,200 square feet
- Expansion within shoreline setback allowed
- Expansion > 200 square feet