

Section 3.21 Greenbelts along Waterfront Property

To preserve natural resources, water quality, and community scenic and recreational values, a waterfront greenbelt shall be established and maintained on all property that abuts a natural river, stream, pond, or lake which is identifiable on [U.S. Geological Survey](#) maps of the 7' or 15' quadrangle series. This Section shall not apply to intermittent streams. An intermittent stream is one which holds water at some time during each year but for not more than eight (8) months. The waterfront greenbelt shall be thirty (30') deep. Within the greenbelt area, the following development or use restrictions shall apply:

- A. No structures are allowed except for boat launching and docking facilities and a ground-level pathway structure built perpendicular to the water's edge with no railings. See [Article 4](#) for front yard setback requirements on waterfront lots.
- B. No dredging or filling is allowed except for reasonable sanding of beaches where permitted by state or federal law.
- C. The use of asphalt, concrete, and other impervious surfaces shall be limited to walkways or steps necessary for water access or boat launch ramps.
- D. The use of pesticides, herbicides, and fertilizers is strongly discouraged.
- E. Leaves, grass clippings, and similar yard and garden wastes may not be burned or stored.
- F. Neither septic tanks nor septic system filtration fields may be located within the greenbelt.
- G. Natural vegetation cover, including trees, shrubs, or herbaceous plants shall be maintained on a least sixty (60%) percent of the lake or stream frontage within the greenbelt. Beach sand, gravel, cobblestone, or rock may be substituted for vegetated areas where these materials exist in the greenbelt portion of the site.
- H. The greenbelt shall be shown on any plot plan or site plan submitted for approval during the process of developing a water frontage parcel.

