

(CB) Boathouses/Structures, Boat Shelters and Shore Stations

## (1) Policy

(a) Boathouses are essentially land-based structures. If built water ward of the mean annual high water elevation they amount to extensions of human activities into an aquatic environment. Boathouses built water ward of the mean annual high water elevation have a high potential to create a visual impact which is discordant with the background landscape, detract from the aesthetic values of the lakeshore, block scenic views from neighboring properties, significantly alter the natural characteristics of the lakeshore, and diminish water quality.

(b) Boat shelters and shore stations generally have an insignificant impact on the lakeshore protection zone, ~~however, they. Boat shelters and shore stations~~ can detract from or block scenic views from neighboring properties.

~~(c)(b) Boathouses and other structures shall be located landward of the mean annual high water elevation.~~

(2) Standards *rearranged*

~~(a) Preferably, b~~Boathouses shall be located landward ~~approximately twenty feet (20') from of~~ the mean annual high water elevation.

~~(b) Boathouses shall be located; however, a minimum distance of no closer than ten feet (10') is required from the mean annual high water elevation.~~

~~(c) Boathouses which are greater than twenty feet (20') in length or width (including eaves) shall be located outside the lakeshore protection zone.~~

~~(d) Any structure which accommodates any living quarters or other non-riparian use activity in conjunction with housing boats shall be located outside the lakeshore protection zone.~~

~~(e) Boathouses shall be located no closer than fifteen feet (15') from a side property line. Boat shelters and shore stations shall be located no closer than fifteen feet (15') to a riparian boundary line. However, a g~~Greater setback distances may be required if, in the opinion of the governing body, the structure would likely infringe on the scenic view or navigation from the adjoining property.

~~(f) Setback distances shall be measured from the furthest projection of the structure, including eaves.~~

~~(g) The highest point on a B~~boathouses shall not exceed twelve (12') in ~~average~~ height from the natural grade adjoining the structure.

~~(h) The highest point on a boat shelter or shore station shall not~~

exceed twelve feet (12') in height above the mean annual high water elevation of the lake.

- ~~(h)~~(i) No boathouse, boat shelter or shore station shall incorporate a roof deck or other elevated deck.
- (j) Stormwater run-off from a boathouse shall be managed without causing damage or harm to the natural environment, water quality, or adjacent property. A stormwater management plan shall be submitted with a permit application for a boathouse.
- (k) The lakeshore protection zone and lake bottom shall not be excavated or dredged in order to provide channels and suitable water depth for boating access into ~~the structure~~ a boathouse.
- ~~(g)~~(l) Boathouses and boat shelters shall be designed and constructed with materials which are non-reflective and of natural colors which blend with the background landscape. All wood shall be untreated and left in its natural state. Boathouses and boat shelters shall be designed, constructed and placed with the adjacent surroundings so as to reduce any negative visual impacts.
- (h) Boat shelters and shore stations shall be located no further water ward of the mean annual high water elevation than is necessary to provide adequate dockage when the lake is at full pool. Boat shelters and shore stations shall not be located further than the dock length at that location ~~fifty feet (50') from the mean annual high water elevation of the lake.~~
- (k) ~~Boat shelters shall be designed and constructed with materials which are non-reflective and of natural colors which blend with the background landscape.~~
- (l) The total amount of impervious cover created by a boathouse, ~~B~~boat shelter, s or shore station shall not exceed forty percent (40%) of the allowed constructed impervious surface area or six hundred square feet (600 ft<sup>2</sup>), whichever is less.
- (m) A Lakeshore Construction Permit is required initially for the placement of a shore station. Shore stations may be removed from or replaced in the water on a seasonal basis. All "Conditions of Approval" from the initial permit remain in effect.