

ARTICLE 25, BOAT DOCK PARKING LOTS.

Statement of Intent.

This Article provides standards for boat dock parking lots in areas intended for use by boat dock slip owners and guests for short periods of time while owners and guests are using the boat dock, and to identify areas suitable for boat dock parking. Boat dock parking lots require a Conditional Use Permit and may be allowed in any zoning district.

Section 1, Definitions.

- A. **Private boat dock** means a boat dock with one owner and a maximum of two (2) slips.
- B. **Community boat dock** means a boat dock with at least two (2) and a maximum of twenty (20) slip owners.

Section 2, Use.

Boat dock parking lots shall be used only for short-term parking of motor vehicles while the drivers and passengers are using the boat dock. Long-term parking, parking of trailers, or storage of any item, are not allowed.

Section 3, Boat docks in existence on the effective date of this Article.

- A. A private boat dock in existence on the effective date of this Article will not be required to have a parking area, provided the boat dock owner's property is located within two hundred (200) feet of the dock.
- B. Expansion or relocation of any boat dock in existence on the effective date of this Article shall cause the boat dock to be subject to these Regulations.

Section 4, Development and Maintenance of Boat Dock Parking Areas.

- A. Applications.
 - 1. A separate boat dock parking lot application shall be made for each boat dock.
 - 2. Each application is limited to a maximum of 14 spaces per parking lot.
 - 3. Each application must be accompanied by a site plan, drawn to scale, and stamped or sealed by a registered civil engineer.
 - 4. The applicant's engineer must certify that access roads and parking lots are designed to control erosion and storm water runoff.

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5. Applications must be accompanied by proof that access roads, internal aisles, and parking lots will be maintained in perpetuity to control erosion and storm water runoff.

6. All applications for boat dock parking lot permits shall be reviewed by the Planning & Zoning Commission.

B. Setbacks.

1. No access road, internal aisle, parking space, curb, turnaround, or retaining wall may be closer than five (5) feet to the United States Army Corps of Engineers Fee Take Line.

2. No access road, access drive, internal aisle, parking space, curb, turnaround, or retaining wall may be closer than twenty-five (25) feet from any structure.

3. No access road, internal aisle, parking space, curb, turnaround, or retaining wall may be closer than ten (10) feet from any property line (except a United States Army Corps of Engineers Fee Take Line).

C. Access Road.

1. An access road must be provided, with recorded perpetual easement for access, to all slip owners and future owners.

2. There shall be adequate provisions for ingress and egress to all parking spaces.

3. Each parking lot shall have an access road not less than twenty (20) feet in width, and a driving surface of not less than fifteen (15) feet in width, leading to the parking lot, in such manner as to secure the most appropriate development of the property.

4. Access road easement must be a minimum of twenty (20) feet in width with a driving surface of at least fifteen (15) feet in width.

5. Access road right-of-way shall be no closer than ten (10) feet from any property line and twenty-five (25) feet from any structure.

6. Access road grade shall not exceed seventeen percent (17%).

D. Location and configuration of boat dock parking lots.

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1. No boat dock parking lot may be located further than two hundred (200) feet from the boat dock serviced by the lot.
2. No boat dock parking lot may contain more than fourteen (14) parking spaces.
3. A boat dock parking lot must have at least twenty (20) feet buffer between its outer boundaries and the outer boundaries of any other parking lot.
4. Each boat dock parking lot must have a walking path at least six (6) feet wide from the parking lot to the United States Army Corps of Engineers Fee Take Line.
5. All walking paths, even those on private property, must conform to design standards of the United States Army Corps of Engineers, and must be surfaced by wood chips or other material deemed suitable by the Planning & Zoning Department's engineer.
6. Boat dock parking lots shall have one (1) parking space for each three (3) boat dock slips.
7. Each parking space shall have an area not less than two hundred (200) square feet (20 feet x 10 feet) exclusive of internal aisles, and shall be of usable shape and condition.
8. Each internal aisle must be a minimum of fifteen (15) feet wide, for ingress, egress, and maneuvering.
9. An access road may be used as the internal aisle for a one-sided boat dock parking lot, so long as the access road's driving surface is at least a minimum of fifteen (15) feet in width.
10. An internal aisle may be reduced to twelve (12) feet with angled parking, and either:
 - a. one-way traffic (entrance at one end and exit at the other), or
 - b. a turnaround at the end of the lot deemed adequate by the Planning & Zoning Department's engineer.
11. Boat Dock Parking shall not create a substandard lot. (See Article 3, Section 14)

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12. Applicant shall provide a written plan detailing how the boat dock parking area will be maintained, how trash and litter will be removed, and how any vegetation remaining of the lot will be controlled. The document shall include the name, address, and telephone number of the individual or organization who will be responsible for these actions and who will be available to respond to any emergencies or complaints. This requirement may be satisfied by a boat dock owners' association document, which will be binding on all owners.