

§ 148-151 Boathouses.

A. Boathouses shall meet the following criteria:

(1) Boathouses shall not exceed 20 feet in height, ~~18 feet in width and 36 feet in length~~ 700 square feet, unless, in the opinion of the Board of Supervisors, the physical features of the site, such as the property owner's length of shoreline, the elevation of the bank, the type of other structures in the area, etc., are such that a boathouse of a larger dimension would not be out of conformity with the surrounding area. In addition, two adjacent property owners may construct one boathouse that is on the property line, which cannot exceed ~~36 feet by 361,400 square~~ feet by 20 feet in height. Boathouses' lengths and widths are measured from the support pilings, and the height is measured from the top of the roof ridge to mean low water.

(2) The minimum length of the applicant's shoreline shall not be less than 100 feet (measured in a straight line from the intersection of the side property line with the mean low waterline), and the pier and boathouse shall not be located less than 25 feet from the side ~~riparian~~ property line at mean low water.

(3) The leaseholder of any oyster ground encroached upon by the proposed boathouse must be notified, as well as all the adjacent property owners, including owners across the waterway, if the waterway is less than 500 feet in width.

(4) The boathouse shall be in the most suitable location from surrounding properties, and any adverse impacts to adjoining properties, whether abutting or nearby, shall be minimal.

~~B. Other conditions and restrictions that will be considered:~~

(15) ~~A dwelling~~ The main building or structure, as defined within this chapter, must be completed prior to construction of the boathouse and shall be connected to an approved drain field or sewer system.

(26) All exposed materials shall be painted, stained or salt treated. Treated materials are required for all wood members contacting the water.

(37) All roofs shall have an "A" pitch of no less than four on 12, with eaves and soffits not exceeding 18 inches in width.

(48) Except for the support pilings, top plates or headers, all sides of the boathouse will be open, with an unobstructed view from the waterline to the bottom of the top plate or support header.

(59) A fire extinguisher must be located within the boathouse, accessible from the pier.

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ACCESSORY USE OR STRUCTURE

A subordinate structure detached from but located on the same lot with the principal structure, the use of which is incidental to that of the principal structure.

DWELLING, MULTIPLE-UNIT

A structure arranged or designed to have more than one dwelling unit.

DWELLING, SINGLE-UNIT

Any structure which is designed for use for residential purposes, except hotels, boardinghouses, lodging houses, tourist homes, motels, trailers and travel trailers; a structure arranged or designed to have one dwelling unit.

DWELLING UNIT

A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

BUILDING

Any structure having a roof supported by columns or walls, for the housing or enclosure of person, animals or chattels.

MAIN BUILDING OR STRUCTURE

The principal building on a lot or the building housing the principal use on the lot.

PRIVATE STORAGE BUILDING

A storage building, not for agricultural purposes and not a private garage built in conjunction with a proposed dwelling on the same parcel or on adjoining parcel, which is the principal building on a parcel for the private use of the landowner.

STRUCTURE

Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.