

6.24 BOATHOUSES

Boathouses shall be subject to the following standards:

A. General Standards

1. Boathouses for private residential use are allowed on all parcels zoned to permit a residential dwelling unit.
2. Commercial boathouses shall be allowed in the Commercial (C) District. They shall conform to the size and setbacks of the C District. All other criteria and standards contained in this section shall also apply to commercial boathouses.
3. Boathouses are allowed as the primary structure on a property.
4. All boathouse additions, of existing boathouses, must conform to these standards.
5. Boathouses and boat shelters shall be considered as one and the same for the purposes of this Ordinance.
6. Permanent and floating boathouses shall be considered one and the same for the purposes of this Ordinance.
7. All boathouses must obtain both a United States Army Corps of Engineers (USACE) and Michigan Department of Environmental Quality (DEQ) permit, prior to construction. These permits are not required prior to obtaining a land use permit from the Zoning Administrator.
8. A Bottomland Conveyance Agreement, entered into with the State of Michigan, may be required for boathouses larger than 1,200 square feet, prior to receiving a DEQ construction permit. Among other things, this will require proof of upland ownership, a bottomland survey (metes & bounds), and Township resolution.
9. Human habitation of boathouses is permitted provided an adequate functioning and working septic system or sewer hookup, meeting the standards of the County Health Department, is currently in place or has been permitted. The discharge of any sewage into the lake is forbidden.
10. Wood shall be used for all exterior siding, fascias, and gable ends. Synthetic products that simulate a wood appearance may be approved by the Planning Commission.
11. All boathouses shall be excluded from flood plain elevation requirements.

B. All boathouses shall require a special land use permit in accordance with Article 11. In considering an application for special land use approval, the Planning Commission shall take into account the following factors:

1. Structural and aesthetic design shall take into account the unique character and nature of the shoreline and of the Les Cheneaux area. Such design shall compliment that of the owner's dwelling located on the parcel and aesthetically blend with existing boathouses located nearby.
2. The design and location of the structure shall not unreasonably obstruct or block the riparian rights of adjacent properties.
3. The size of the structure shall take into consideration the length & width of boats intended to be sheltered.
4. All boathouses shall be maintained and kept in good repair.
5. All light fixtures, excepting those facing the water, shall be louvered downward or shall be unobtrusive and of low intensity.