

Waterside deck in Lake Residential District

Definition:

Waterside Raised Decks: A raised private platform located between the ordinary high water mark of an important water body and the waterside setback line and constructed and maintained as required by this Ordinance.

Section 12.3.7.b:

Waterside decks may be permitted to be located less than fifty (50) feet of the ordinary high water mark, under the following conditions:

- 1) Such waterside deck shall be mounted on pillars or posts with the deck surface placed at an elevation of at least six (6) inches and not more than sixty (60) inches above the mean grade beneath such deck,
- 2) Such waterside deck shall be located not less than fifteen feet from any side lot line.
- 3) The maximum area of a waterside deck shall be three hundred (300) square feet.
- 4) A waterside deck shall not have a roof or other permanent impervious surface. This section shall not be interpreted to prohibit roll-up canopies, umbrellas or other temporary shade-providing furnishings.
- 5) A waterside deck may include a railing; however such railing shall not exceed 36 inches above the surface of the deck, or as is consistent with current building codes, and further shall not be of a design and materials that is more than 50% visually obscuring as viewed perpendicular to the railing from any side.
- 6) A lot on which a new waterside deck is proposed shall include and retain in its existing natural state as defined in this ordinance, one or more areas of native vegetation, as defined in this ordinance, including conifer and deciduous trees native to northern Michigan, scrub brush and native ground cover. Such area(s) shall extend at least thirty (30) feet inland from the ordinary high water mark and cover a combined area of at least fifteen hundred (1,500) square feet. On a parcel which does not include existing areas which can fulfill this requirement, the Zoning Administrator may approve a plan for a waterside deck where the applicant provides for such an area as part of a plot plan.
- 7) A proposed waterside deck shall not be constructed until a plot plan meeting the requirements of **Section 20.3**, has been submitted and a land use permit has been issued therefore by the Zoning Administrator, subject to **Section 20.2**.