

5.7 Juanita Lake Ordinance

5.7.1 Purpose: To establish and preserve areas for developed recreational activity and residency around Juanita Lake, where development is controlled in order to maintain the quality of the environment.

5.7.2 Permitted uses

- (a) Cabins;
- (b) Mobile homes;
- (c) Seasonal homes
- (d) Churches;
- (e) Boathouses or storage buildings;
- (f) Public picnic areas, and playgrounds;
- (g) Outdoor recreation facilities;
- (h) Fences;
- (i) Utility lines and Pipelines as requested to provide services;
- (j) Permanent residents;

5.7.3 Conditional Uses

- (a) Places of amusement;
- (b) Refreshment stands;
- (c) Commercial campgrounds and recreational vehicle park;

5.7.4 Dimensional Standards

5.7.4.1 Setbacks from normal water (minimum) 1458' above sea level;

- (a) Residential - 50 feet;
- (b) Boathouse or Storage buildings – 50 feet;
- (c) **Decks are not subject to any set back or minimum sea level requirements.**

5.7.4.2 Yards (minimum)

- (a) Side; 6 feet – no structure closer than;
- (b) From roads; 33 feet from water or county/township roads;

5.7.4.3 Residential Lots ((minimum)

- (a) Width; 50 feet ;
- (b) Depth; 100 feet;

5.7.4.3 Building Heights (maximum)

- (a) Residential; 35 feet;

5.7.5 Elevation above sea level

5.7.5.1 No structure shall be set below 1464 feet above sea level or ground level of the structure.

5.7.5.2 Any improvements or alternations after adoption of this Ordinance will be required to follow the new ordinance except for regular maintenance.

5.7.6 Sanitation

5.7.6.1 Holding facility are required for all new construction.

5.7.6.2 Any improvements to existing sewer systems require the installation of a holding tank system.

5.7.7 Structure Replacement

5.7.7.1 Will be required to apply for a variance to meet setback requirements.

5.8.8 Change of Ownership

5.8.8.1 New owners will not be required to comply with this Ordinance at the time of sale; but only for improvements.