

RECREATIONAL IMPROVEMENTS



REFERENCE GUIDE

Includes Docks, Boat Houses & Dockside improvements. This document is intended for guidance only and does not relieve property owners of the requirements of the Municipal Code. Section (109-185). *Code references follow each statement below.

PERMIT REQUIRED (109-185)(a)	<ul style="list-style-type: none"> ▪ Permit Required: All docks, boat houses, and dockside recreational improvements must obtain a Miscellaneous Improvements building permit from the Community Development Services Department. However, all construction of such facilities will be subject to applicable building, electric, plumbing and mechanical codes currently enforced by the City of Bella Vista. ▪ Unimproved Lots: Docks, boat houses and other dockside recreational improvements must be constructed on a lot adjoining a second lot on which the owner of both lots has previously constructed a residential or commercial structure. (109-185)(c) ▪ Number Restricted: Only one (1) dock, boat house or dockside recreational improvement is allowed per parcel. (109-185)(d)
-----------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PERMIT SUBMITTAL REQUIREMENTS (107-341)(a-d)	<ol style="list-style-type: none"> 1. Completed application and permit fee. 2. Site plans, drawn to a standard engineering scale should depict: <ol style="list-style-type: none"> a. Property lines; b. Existing and proposed structure locations; c. Septic drainage field location, if applicable; d. Drainage ways and drainage easements on or adjacent to the property; and e. Utilities and utility easements on or adjacent to the property. 3. Details: <ol style="list-style-type: none"> f. Plot plan with location, drawn to scale, including dimensions. g. Elevation drawings of structure detailing the materials and their location with dimensions. h. Drawings need to include a footing/foundation plan. i. 4. Drawings need to be labeled to include any utilities that may be added or moved. 	GENERAL DESIGN REQUIREMENTS
	<p>Prohibited Materials: (109-185)(g)</p> <ul style="list-style-type: none"> ▪ Piers and parts of the structure that will come in contact with bodies of water <i>may not</i> be constructed of treated wood or railroad ties, or other materials that could leach chemicals into the water, unless they are elevated a minimum of one (1) foot above the normal pool elevations. ▪ Barrels or pontoons <i>are not</i> permitted for floatation. ▪ Wood piers <i>are not</i> allowed, unless encapsulated in concrete a minimum of one (1) foot above the normal pool elevations established. <p>Material Requirements: (109-185)(h)</p> <ul style="list-style-type: none"> ▪ Any wood which is in constant contact with water <i>must</i> be cypress, cedar, or redwood. ▪ Dock skirting <i>must</i> be cypress, cedar, or redwood. ▪ Any styrofoam or equivalent material <i>must</i> be encapsulated in polyethylene shell or an approved equal material. Approved equals <i>must</i> be submitted for review by the Department at the time of application. 	

QUESTIONS?	<p>Community Development Services Department 616 W. Lancashire Blvd. Bella Vista, Arkansas 72715 (479) 268-4980</p>
-------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------

RECREATIONAL IMPROVEMENTS



REFERENCE GUIDE

Includes Docks, Boat Houses & Dockside improvements. This document is intended for guidance only and does not relieve property owners of the requirements of the Municipal Code Section (109-185). *Code references follow each statement below.

ELEVATION REQUIREMENTS	The following elevations are hereby established as the normal pool elevation for water bodies within Bella Vista:							
	Water Body	Loch Lomond	Lake Avalon	Lake Windsor	Lake Norwood	Lake Ann	Lake Rayburn	Lake Brittany
	Normal Elevation	1120	1075	1069	1060	1055	1090	1200

Limitations: (109-185)(f)	<ul style="list-style-type: none"> ▪ Structures parallel to the shoreline of the body of water can extend a maximum of eighteen (18) feet into the body of water or a maximum of fifteen (15%) percent of the distance across the body of water, whichever is less. Structures may not infringe into side building setbacks. ▪ Structures perpendicular to the shoreline can extend a maximum of eighteen (18) feet into the body of water or a maximum of fifteen (15%) percent of the distance across the body of water, whichever is less. Structures may not infringe into side building setbacks. ▪ <u>Unimproved Lots</u>: Docks, boat houses and other dockside recreational improvements must be constructed on a lot adjoining a second lot on which the owner of both lots has previously constructed a residential or commercial structure. (109-185)(c) ▪ <u>Number Restricted</u>: Only one (1) dock, boat house or dockside recreational improvement is allowed per parcel. (109-185)(d)
--------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LOCATION (109-185)(e)	<ul style="list-style-type: none"> ▪ <u>Side Setback Infringement</u>: Construction of docks, boat houses and other dockside recreational improvements <i>may not</i> infringe on the side building setbacks required for the district in which they are located.
----------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

INSPECTION CLOSEOUT	<ul style="list-style-type: none"> ▪ <u>Inspection</u>: The applicant is responsible for contacting the Community Development Services Department prior to construction to request a footing inspection, and upon completion to request a final inspection. ▪ <u>Close Out</u>: The structure must be constructed in accordance with the regulations and submitted permit materials for the final inspection to pass. Otherwise, the Building Inspector will prepare an inspection report detailing the deficiencies.
--------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------