

Procedure for Documentation of Existing Legal Nonconforming Docks

Registration of a legal nonconforming dock is required to document the conditions of the dock at the time of adoption of the ordinance. (Ord. 19515, Eff. Date January 18, 2011). This documentation is intended to eliminate confusion and delays if future building permits are necessary.

Sect. 7.107 I. Docks, Piers and Boathouses

A property owner wanting to claim legal non-conforming status under this chapter must register with the City of Fort Worth, Planning and Development Department by December 31, 2011. The registration must include a digital photo of the existing dock.

Owners desiring to register their existing docks per Section 7.107 of the Zoning Ordinance shall follow the below procedures.

1) Complete the following information below to determine if all or some of the characteristics of the dock are legal as existing or do not meet the regulations:

CFW Zoning Ordinance # 13896

Section 5.308 Docks, Piers, and Boathouses

Data provided on: _____/_____/_____

Physical address: _____

Legal description: Lot __ Block __ Subdivision _____

Zoning district: **A-5** *may be different but is likely A-5*

A. Maximum Size of Structure Permitted: Sect. 5.308B1

Multiple Tracts: Does this property include multiple lots? **Y / N**

If so, does the main structure cross the lotline by at least one (1) foot **Y / N** If not, only the frontage of one lot may be used to determine the maximum allowed size.

Shoreline frontage of lot	_____ lf	
Maximum allowed dock size:		
Up to 80 feet (linear feet) = 1,000 square feet maximum size, OR		_____ sf OR
81 feet or more (linear feet) with linear feet of shoreline X 15 = 1,600 square feet maximum size	frontage x 15 =	_____ sf

Existing Boat Dock Square Footage:

# Levels: 1 / 2			
Is the second level covered? Y / N			
If no, = Total allowed square footage	_____ sf		
		Is the second level roof lower than house/on a hill? Y / N If so:	
If so, square footage of bottom level	_____ sf		
+ square footage of top level	_____ sf		
= Total allowed square footage*	_____ sf	multiply total square footage	X 1.5
* May include additional walkway width as calculated below.		= Total allowed square footage*	_____ sf

Approved by _____

Date _____

		* May include additional walkway width as calculated below.	
		Total existing square footage	_____ sf

Sect. 5.308C2 Structures shall be limited to two stories. A sundeck over the dock shall not count towards the maximum dock size. Any area under a permanent roof of the second level will be counted in the dock size measurement. If, due to topography, the peak of the second level roof is lower than the foundation of the primary house, then the maximum dock size may be increased by fifty (50) percent. The floor of the lower deck shall be no less than the 596 foot elevation, which does not apply to floating docks.

Additional Size Limitation Requirements:

B. Walkway Width: Maximum six (6) feet

Width of existing walkway : _____ feet

Additional width, above six (6) feet: _____ feet x

Length of walkway: _____ feet = _____ square feet

To be added to total allowed square footage

5.308B2 No Walkway shall be allowed in excess of six (6) feet in width or to extend to more than one Structure. The distance the Walkway and the Structure extend into the reservoir shall be kept as short a distance as is practical so as not to impair navigation and to maintain continuity with the shoreline.

C. Extension Distance into Water: Length of walkway and dock into water: _____ feet

Sect. 5.308B4

1. To a point 100 feet from the Lakefront Property Line into the waters of Lake Worth regardless of the depth of the water at that point, or
2. To the point at which the elevation of the land lying under Lake Worth is not less than 584 feet above mean sea level, but in no case more than 200 feet from the Lakefront Property Line into the water of Lake Worth.

D. Side Setbacks Within Access Easement: Shoreline Frontage _____ If Provided setback Side 1 = _____ ft.

Side 2 = _____ ft.

Sect. 5.308B3	Up to 50 lf	5' setback
	51-100 lf	10% of shoreline frontage
	101 lf	10' setback

Copy of the Water Access and Use Easement or use agreement for lease properties with a site plan of the boat dock within the easement Sect. 5.308B2 included

E. Within a Cove: Not Applicable OR Current length projected into cove: _____ feet

The total width of the cove at the location of boat dock construction: _____ feet

Divided by 3 = _____ feet

Located within 10 feet of the centerline of the cove? Y / N

Sect. 5.308B6 No Structure shall occupy more than one-third (1/3) of the cove width and in no case shall be located within 10 feet of the centerline of the cove.

F. Side Walls: Are side walls existing? Y / N If yes, total length of walls measured from top plate _____ feet.

Sect. 5.308C1 Walls may be a maximum of four (4) feet measured downward from the point where the ceiling joist meets the top plate. No additional materials may be installed below the four (4) foot sidewalls.

G. Storage Area: Total square footage existing _____ sf

Sect. 5.308C3 A maximum of forty-eight (48) square feet shall be allowed on the first floor (lower deck) of a Structure. The design of the storage area shall be such that it does not close off any more than fifty percent (50%) of any wall length.

2) Is any part of the existing boat dock considered legal nonconforming?

	Conforming	Nonconforming
A. Boat dock size _____ sf	<input type="checkbox"/>	<input type="checkbox"/>
B. Walkway width _____ feet	<input type="checkbox"/>	<input type="checkbox"/>
C. Distance into Water _____ feet	<input type="checkbox"/>	<input type="checkbox"/>
D. Side Setbacks (1) _____ (2) _____	<input type="checkbox"/>	<input type="checkbox"/>
E. Within a cove (or NA)	<input type="checkbox"/>	<input type="checkbox"/>
F. Side Walls _____ feet from top plate	<input type="checkbox"/>	<input type="checkbox"/>
G. Storage area size _____ sf	<input type="checkbox"/>	<input type="checkbox"/>

3) a. If the existing boat dock is fully conforming, no action is necessary.

b. If all or a part of the dock does not meet the regulations, proceed to the Zoning desk at the Lower Level of City Hall, northeast corner, to register the dock as a legal nonconforming structure. A digital photo of the picture and the site plan within the easement shall be provided.

4) Any part of a structure determined to be legal nonconforming shall not be expanded or altered unless a variance or special exception is requested and approved.

No structure considered legal nonconforming shall be fully reconstructed to the same footprint without variances or special exceptions.

For questions concerning the boat dock ordinance, contact the Lake Worth office at 817-392-8366 or Zoning at 817-392-8028.

For questions concerning registration, contact Zoning at 817-392-8028.

For questions concerning variances or special exceptions, contact the Appeals staff at 817-392-8026.

Additional information may be found at the City's website, fortworthgov.org. Click on Departments on the upper right corner.