

**STATE OF ALABAMA
COUNTY OF BLOUNT
TOWN OF HIGHLAND LAKE**

ORDINANCE NUMBER HL 11-05

AN ORDINANCE TO ESTABLISH BUILDING PERMIT FEES AND TO REGULATE CONSTRUCTION, RENOVATION, REPAIR AND/OR DEMOLITION OF DOCKS, PIERS, BOATHOUSES AND SEAWALLS THAT INTERSECT WITH OR FALL WITHIN THE 900 FOOT CONTOUR LINE OF HIGHLAND LAKE. SUCH STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, DOCKS, PIERS, AND BOATHOUSES AND ARE SUBJECT TO COUNCIL APPROVAL.

BE IT ORDAINED BY THE TOWN COUNCIL OF HIGHLAND LAKE, ALABAMA, AS FOLLOWS:

SECTION 1: WRITTEN PLANS

Written plans for the construction, repair or renovation of piers, docks, boathouses, seawalls or any construction within the 900 foot contour line of Lake Highland shall be submitted to the HIGHLAND LAKE TOWN COUNCIL prior to the issuance of a Building Permit and the onset of construction.

SECTION 2: LOCATION

Plans for construction must include a plat plan in relation to property lines, lake frontage and all dimensions. All piers, docks, seawalls or any structure covered by this ordinance must directly connect to the property owned by the applicant. Applications for constructions not so located will not be considered.

SECTION 3: MATERIALS

Plans shall include a complete description of materials to be used and should conform to local and state building codes. No creosote wood or timber may be used. Single concrete bags cannot be used.

SECTION 4: PERMISSION

Due to the variables of the Highland Lake contours, permission or denial for construction shall be on a case by case basis, regarding water traffic safety, and aesthetic values.

SECTION 5: RENOVATION

Renovation and repair of docks, piers, seawalls, and/or boathouses shall be limited to maintaining the configuration of the present structure. Any additions, or change in the structures shall constitute new construction and necessitate following new construction procedure.

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SECTION 6: DRUMS AND BARRELS

Expressly denied as flotation supports for docks, piers, boathouses and other construction are drums and/or barrels of any construction.

SECTION 7: DERELICT DOCKS, PIERS, BOATHOUSES AND SEAWALLS

The authority to pursue the demolition and/or removal of derelict docks, piers, boathouses, seawalls and other construction in the 900-foot contour line shall be in the purview of this ordinance or the building Committee of the Town Council.

SECTION 8: PENALTY

Penalty for violation of this ordinance shall be the removal of illegal structure at the owner's expenses.

SECTION 9: BANK STABILIZATION (SEAWALLS)

Bank stabilization activity must meet the following criteria as set forth by the U.S. ARMY CORP OF ENGINEERS.

- (A) No material is placed in excess of the minimum needed for erosion protection.
- (B) The bank stabilization activity is less than 500 feet in length.
- (C) The activity will not exceed an average of one cubic yard per running foot placed along the bank below the plane of the ordinary high water mark or the high tide line.
- (D) No material is placed in any special aquatic site including wetlands.
- (E) No material is of the type or is placed in any manner so as to impair surface flow into or out of any wetland area.
- (F) No material is placed in a manner that will be eroded by normal or expected high flows (properly anchored trees and treetops may be used in low energy areas) and;
- (G) The activity is part of a single and complete project.

Bank stabilization activities in excess of 500 feet in length or greater than an average of one cubic yard per running foot may be authorized if the permittee notifies the DISTRICT ENGINEER in accordance with the "NOTIFICATION" general condition and the DISTRICT ENGINEER determines the activity complies with the other terms and conditions of the NATIONWIDE PERMIT and the adverse environmental effects are minimal both individually and cumulatively. This NWP may not be used for the channelization of waters of the UNITED STATES (SECTIONS 10 and 404).

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SECTION 10: SCHEDULE OF FEES

All construction to be measured from external dimension.

- A. Base piers – fifty cents (.50) per square foot.
- B. Base piers with electricity – sixty cents (.60) per square foot.
- C. Boathouses covered – eighty cents (.80) per square foot
- D. Boathouses covered with electricity – one dollar (1.00) per square foot

SECTION 11: REPEALER

Upon passage of this ordinance, Ordinances HL-07-02 and HL-11-01 are hereby repealed.

Adopted and approved this the 11th day of July, 2011.

Approved 7-11-11 – Signatures on file

James Bryson, Mayor

Leland “Skip” Davis, Council

Billy Cox, Council

Gail Bailey, Council

Kennith Young, Council

Jane Lamb, Council

ATTEST:

Cheryl Storey, Town Clerk