

Boathouses

Any lot platted after the year 2000 must have at minimum 100' straight line shoreline (pin to pin) as well as 100' at the project boundary/Georgia Power property to qualify for any shoreline structures other than a seawall..

Lots with 100' of shoreline or greater may qualify for a boathouse.

A residential structure must be located on the lot (regardless of ownership type) for a boathouse to be permitted.

Boathouses, like docks, must be a minimum of 15' from either side lot line including the projection of those lot lines into the lake. To avoid the potential of removal/relocation of a new boathouse, Georgia Power strongly encourages lake residents and their builders to locate these structures in the center 1/3 of the lot. Structures built inside 15' of the property line may be subject to modification or complete removal. Projected property lines cannot be expected to apply in every instance and are managed on a case-by-case basis.

New construction (including boathouse/dock combos) must be built so that a single walkway from shoreline leads to the combination structure.

Metal/aluminum carport covers are not allowed for use as a boathouse shelters.

Free standing boatlifts, outside the permitted roofline of a boathouse structure, are prohibited.

Georgia Power may allow TWO full size boat slips under the roofline of a double stall boathouse.

A boatlift/lean too/additional covering etc. outside the maximum roofline dimensions of a single or double stall boathouse, is prohibited.

A single stall boathouse only should not exceed 14' wide x 32' long. These dimensions are wall to wall/under roof with a max roof overhang of 24". The base on which the boathouse is built, including outside walkways, should not exceed 20' wide x 36' long.

A single stall boathouse/dock combination structure may not exceed 30' wide x 36' long. Wall to wall/under roof dimensions should not exceed 14' wide x 32' long. Total uncovered dock dimensions may not exceed 12'x20'.

A double stall boathouse only should not exceed 28' wide x 32' long. These dimensions are wall to wall/under roof with a max roof overhang of 24". The base on which the boathouse is built, including outside walkways, should not exceed 36' wide x 36' long.

A double stall boathouse and dock combination may not exceed 44' wide x 36' long overall. Wall to wall/under roof dimensions should not exceed 28' wide x 32' long. Total dock dimensions, uncovered may not exceed 12' wide x 20' long.

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PWC lifts are encouraged to be placed inside boathouse or behind boathouse.

Boathouse structures may not be constructed or renovated to allow temporary or permanent residence.

Plumbing and permanent appliances are not allowed.

No gas lines are allowed from shoreline to boathouse.

Roofs should be constructed of shingle, nonglare baked on enamel or other nonglare surfaces.

Sundeck may be partially (50% maximum) covered.

Maximum roofed/covered area on second level is 16' long beginning from back wall. Total covered area should be 16' long x 28' wide with a maximum roof overhang of 24".

On boathouse with second level, the back wall and 4' of side wall may be solid or have windows or screen, while the front and remaining sides (under roof) must be open or screened.

Catwalks or suspended walkways may be used to access boathouse decks. These walkways may not be longer than 25'. Steps will be required for the distance remaining.

Maximum peak roof height is 32' from the normal operating water level, this includes everything, chimney top, weather vane, etc.

The boathouse platform level should be a minimum of 2' above the normal operating level of the lake.