

ARTICLE 5 – DEVELOPMENT STANDARDS

Section 5-802. Docks, wharves and mooring piles - canals, lakes, or waterways.

The construction, erection or installation of mooring piles and/or watercraft docks or similar landing facilities for watercraft, in any water body, or on land abutting thereon, shall be subject to the following conditions and restrictions:

- A. No dock, wharf or similar structure shall be constructed over or in any canal, waterway, lake or bay more than five (5) feet outward from the bank or seawall, whichever is most restrictive, except as described for specific properties and the Mahi Canal in Appendix A.
- B. No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways.
- C. Docks and mooring piles may be placed on both sides of the waterways at similar distances from the bank. Open unobstructed navigable water between such piles, docks, and similar structures shall maintain a clear distance as set forth below for the following geographic areas:
 - a. Seventy-five (75) feet south of US-1, excluding Block 92, Riviera Section #2.
 - b. Forty-five (45) feet north of US-1 and including Block 92, Riviera Section #2.
 - c. Thirty (30) feet in the Mahi Canal.
- D. No dock extending outward over or in the water from the bank shall be permitted in connection with any lot which a reasonable area along the shore thereof shall be at such level as to provide a natural landing stage or platform for persons embarking on or debarking from watercrafts.
- E. All mooring piles, docks and/or similar structures shall maintain the same minimum setback from the adjacent owner's property line extended as established for the main structure permitted on each building site, except as described for specific properties and the Mahi Canal in Appendix A.
- F. Except as described for specific properties and the Mahi Canal in Appendix A, and as provided for under Section 5-802(C) above, the mooring of watercraft in water bodies shall be forbidden unless such moorings, and similar mooring on the opposite bank, shall leave unobstructed passageway in the water body of at least seventy-five (75) feet in width.
- G. Where the width of the water body permits mooring of watercraft parallel to the banks, but does not permit the erection of docks or the placing of outer mooring piles, fender or mooring piles may be placed at a distance not greater than eighteen (18) inches from the bank or shore, and such piles shall be Venetian type, painted and ornamentally capped.
- H. No dock, wharf or similar structure shall be covered or multi-level, including platforms or balconies.

Section 5-803. Docks and mooring piles - Biscayne Bay.

The construction, erection or installation of watercraft docks or similar landing facilities for watercraft, pilings and dolphins on the bay front edge or in Biscayne Bay shall be subject to the following conditions and restrictions:

- A. No docks shall extend more than twenty-five (25) feet from the property line into Biscayne Bay.
- B. All mooring piles, dolphins and/or docks shall set back a minimum distance of twenty-five (25) feet from the adjacent property owner's lot line extended.
- C. No docks, pilings or dolphins may be set until a permit therefore is first granted by the Department of the Army of the United States Government.
- D. Mooring piles and dolphins shall not be set more than twenty (20) feet into the bay from the dock line.