

1 Alachua County Unified Land Development Code, Chapter 404 – Use Regulations, Article  
2 XXVIII – Resource Based Recreation

3 Sec. 404.108. - Docks.

4 (a) *Purpose.* The purpose of this section is to regulate dock construction, which includes dock  
5 repairing, within unincorporated areas of the county in order to minimize adverse impacts of  
6 such activities upon the natural resources of the County. This is intended to protect the county's  
7 water bodies while providing access so that the public may continue to enjoy the recreational  
8 uses of those waters such as swimming, boating, and fishing.

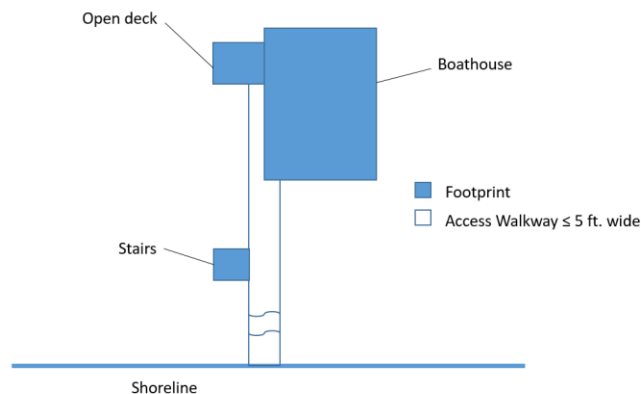
9 (b) *Applicability.* Docks are allowed as limited uses in the unincorporated area, provided the  
10 conditions of this section are satisfied. Docks include any permanently fixed or floating structure  
11 extending from the upland into the water, capable of use for vessel mooring and/or other water-  
12 dependent recreational activities. The term "dock" also includes any floating structure, boat lift  
13 or mooring piling, detached from the land, capable of use for mooring vessels and/or for other  
14 water-dependent recreational activities and any area adjacent to the dock designated for  
15 mooring purposes. This term does not include any vessel that is not permanently docked,  
16 moored, or anchored. Additional requirements applicable to docks are included in other portions  
17 of this ULDC, including but not limited to Sec. 406.50(c) and 406.56(a)(1).

18 (c) *Standards for approval through the Pre-application Screening Process.* Exact repairs and  
19 replacements of an existing dock in its same configuration or reconfigurations that do not result  
20 in further non-compliance with the standards below may be reviewed and approved through the  
21 Pre-application screening process per Section 402.04(a). Docks may also be approved through  
22 the Pre-application screening process, provided the following conditions are satisfied:

23 (1) Size limits.

24 a. *Maximum size.* The maximum total footprint of a dock shall not exceed 600  
25 square feet. For the purposes of calculating footprint size, access walkways may  
26 be excluded, provided they are no greater than 5 feet in width. Access walkway  
27 means that portion of the dock that extends from the upland into the water and  
28 terminates at the junction with the terminal platform (see figure below).

29 Figure 404.108.1



31 b. *Maximum total width and covered width.* The width of a dock is calculated as  
32 the total width of uncovered and covered areas, including any roofed areas and  
33 stairs. If the property width at the lateral shoreline is 80 feet or less, the maximum  
34 width of a dock shall not exceed 20 feet. If the property width is greater than 80  
35 feet, the maximum width shall not exceed 25 feet. Docks on upland cut canals  
36 and the Santa Fe River will be evaluated on a case-by-case basis and the  
37 maximum width provisions may not apply.

38 c. *Maximum height.* The maximum height shall not exceed 14 feet as measured  
39 from the floor elevation to the highest point of the dock.

40 d. *Santa Fe River.* Docks located on the Santa Fe River shall be limited to a  
41 single platform, 160 square feet in maximum size, and shall not include any  
42 roofed areas.

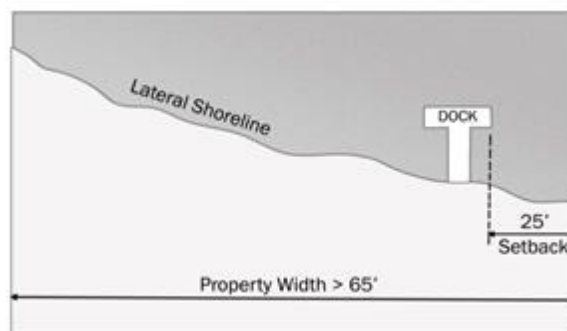
43 (2) *Other permits required.* All applicable local, federal, state, and water management  
44 district permits must be received before beginning construction, including a building  
45 permit from the Alachua County building official. If modifications to the design of a  
46 County permitted dock are necessary to meet federal, state, or water management  
47 district permits, the applicant shall resubmit revised plans to the appropriate County  
48 reviewing body.

49 (3) *Hazards to navigation.* A dock may not create a hazardous condition to the  
50 navigation of waterways and to other pursuits of water sports. Hazard to navigation  
51 means a watercraft or structure erected, under construction or moored that obstructs the  
52 navigation of watercraft proceeding along a navigable water or obstructs reasonable  
53 riparian access to adjacent properties.

54 (4) *Impact on natural systems.* A dock may not be detrimental to the continued function  
55 of natural systems, including aquatic vegetation. All structures shall be constructed to  
56 cause the least possible impact to wetland and aquatic vegetation.

57 (5) *Setbacks.* If the property width of the lateral shoreline is 65 feet or greater, the dock  
58 must be set back at least 25 feet from the side property lines (see figure below). If the  
59 property width at the lateral shoreline is less than 65 feet, the dock must be set back at  
60 least ten feet from the property line.

61 Figure 404.108.2



62

63 (6) *Walls are prohibited.* There shall be no structures enclosed by walls on any side,  
64 temporary or permanent.

65 (7) *One dock per property.* There shall be no more than one dock per single family  
66 residential parcel of land.

67 (d) *Development review committee (DRC) approval.* Per Chapter 401, Article V, the DRC may  
68 approve docks that do not meet the standards in 404.108(c) provided the following conditions  
69 are satisfied (see table below). The DRC may also approve reconfigurations of existing docks  
70 that do not meet one or more of the standards in 404.108(c) and/or this section provided those  
71 standards are not made further non-compliant.

72 (1) *Maximum size.* The total footprint as calculated in 404.108(c)(1)a. shall not exceed 900  
73 square feet.

74 (2) *Maximum width.* The maximum width of a dock shall not exceed 40 feet or 40% of the  
75 property width at the lateral shoreline, whichever is less. For purposes of this section, the  
76 property width at the lateral shoreline is measured as a straight perpendicular line from one  
77 property line to the other at the lake edge. The DRC may authorize a dock serving multiple  
78 residences or public access docks to exceed the maximum size and width standards upon  
79 determination that such joint use would result in greater environmental protection.

80 (3) *Maximum covered width.* The maximum covered width of a dock shall not exceed 30  
81 feet.  
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83 (4) *Setbacks.* The DRC may approve exceptions to the setback standard when the County  
84 determines that locating any portion of the dock within the setback area is necessary to  
85 avoid or minimize adverse impacts to natural resources or riparian rights.

86 (5) *Santa Fe River.* The total footprint of a dock located on the Santa Fe River shall not  
87 exceed 300 square feet and all other standards in 404.108(c) must be satisfied. A single  
88 covered platform may be approved not to exceed 160 square feet.

89 Table 404.108.1

<b>Standard</b>	<b>Pre-application screening approval limit</b>	<b>Development Review Committee approval limit</b>
Maximum platform size	600 square feet	900 square feet
Maximum width	25 feet for properties > 80 feet wide 20 feet for properties ≤ 80 feet wide	The lesser of 40 feet or 40% of the property width at the shoreline
Maximum covered width	25 feet for properties > 80 feet wide 20 feet for properties ≤ 80 feet wide	30 feet
Maximum height	14 feet	14 feet

Setbacks	10 feet for properties <65 feet wide 25 feet for properties ≥ 65 feet wide	Less only if it is necessary to avoid or minimize adverse impacts to natural resources or riparian rights
Santa Fe River docks	Limited to a single uncovered platform ≤ 160 square feet	Limited to a single covered platform ≤160 square feet and total footprint ≤300 square feet

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91 Additional proposed changes:

92 Chapter 406 – Natural and Historic Resources Protection. Article VI - Surface Waters and  
 93 Wetlands. 406.50 – Exemptions. (xx) Surface water recreational access. Removal of aquatic  
 94 vegetation no more than 25 foot in width or 25% of the shoreline, whichever is less, may be  
 95 allowed provided the Alachua County Environmental Protection Department determines, in  
 96 writing, that there will be no significant adverse impacts based on the factors and criteria set  
 97 forth in this section.

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