

### **1. What are the building setbacks for my property?**

*First you must determine the zoning district where the property is located.*

*If your property is located in a standard zoning district setbacks can be found in the Land Development Code Chapter 4 see Table 4-3 Village Districts, Table 4-4 Agricultural, and Residential Districts, Table 4-5 Mobile Home Districts, Table 4-6 Office, Commercial, Industrial and Extraction Districts. Use the following link to access the Manatee County Land Development*

*Code: [https://www.municode.com/library/fl/manatee\\_county/codes/land\\_development\\_code](https://www.municode.com/library/fl/manatee_county/codes/land_development_code)*

*If your zoning is PDR (Planned Development Residential) setbacks can be found by contacting the Reviewer on Call at 941-749-3070.*

We called that number and these are the setbacks for our community (for additions, extensions, etc):

- Front: 25'
- Sides: 7.5'
- Rear: 15' if no pond in the back or 30' if there is a pond in the back

### **2. What are my setbacks for a Residential Pool and Screened Pool Enclosure?**

*Setbacks for swimming pools and screened pool enclosures are five (5) feet from the side and rear property lines, however, no pool or pool cage shall encroach in any easements or drainage swales.*

### **3. Important Survey Information:**

*Also, please be aware that since Florida is a “non-recording state”, Manatee County’s Survey Division does not have copies of private surveys. Copies of a survey are usually restricted to the Surveying business, client, and third parties. It is possible that a boundary survey was provided to the County sometime in the past for a permit application. The Property Management Department, Records Division may have scanned that drawing, however, the copy will be invalid because it lacks the signature and original raised seal of the Florida surveyor. Please contact the Records Division at 941-748-4501, ext. 6888 to see if a record is available. If the copy is legible and complete, it should identify the surveyor or survey company that originally prepared the drawing. Practically, they may be the most cost effective and quickest in preparing a new drawing certified to the current property owner. If the County does not have a copy of a drawing, a phone directory or an internet search will list local surveyors who can prepare a new survey.*