

City of Anna Maria Code of Ordinances

Sec. 114-422. Measurement of setbacks.

- (a) All setbacks will be measured from the adjacent property line or right-of-way boundary, as the case may be, to the outermost vertical plane of the closest structure which is over 12 inches in height above the existing grade. All setback measurements shall be taken on a horizontal plane.
- (b) Setbacks on property adjacent to the Gulf or Tampa Bay shall be determined from the platted rear lot lines and not from any additional accreted lands.

Sec. 70-1 Setback means required minimum distance between the street right of way line or any other lot or property line in the outer most vertical plane of any building or structure which is over 12 inches in height. It is intended that a setback is a clear zone void of any structures or mechanical devices over 12-inches in height. Notwithstanding the foregoing, roof over hangs and minor, non-structural protrusions such as lighting fixtures and shutters, may intrude into a required setback no more than 24 inches. Swimming pools, including their surrounding decks, cannot be placed into a required setback.

Lot lines means the lines bounding a parcel or lot as established by ownership, except that, where a lot line lies within a public or private street, right-of-way or alley, the edge of the street, alley or right-of-way shall be considered to be the lot line for the purposes of calculating density, size, yard and bulk requirements.

Right-of-way means a strip of land occupied or intended to be occupied by a road, sidewalk, railroad, electric transmission line, oil or gas pipeline, water line, sanitary or storm sewer or other similar use.

Street line means the dividing line between a street and a lot or parcel. For public streets, the street line shall be the existing right-of-way line; for private streets, the street line shall be the edge of the maintained roadway, or the boundary of the legally described street, whichever is greater.

Yard means a required open space unoccupied by any structure or portion of a structure from 48 inches above the ground upward, except as otherwise permitted in this subpart.

Yard, front means a yard across the full width of the parcel or lot, extended from the front building line to the front street line of the lot or parcel. The front yard is the yard facing on a city street, regardless of the location of the front entrance.

Yard, rear means a yard extending across the full width of a lot or parcel and measured between the rear line of the lot or parcel and the rear building line of the main building. In the case of corner lots or parcels, the rear yard shall be the yard opposite the yard designated as the front yard.

Yard, side means a yard between the building line and the side property line of the lot or parcel, extending through from the front building line to the rear yard, or to the rear property line of the lot or parcel where no rear yard is required.

Yard, waterfront means a yard on lots or parcels abutting a body of water extending across the full width of the lot or parcel and measured from the mean high-water line or retaining wall, whichever is closer, and the closest building line.