

AMENDMENT OF ZONING ORDINANCE RESOLUTION

WHEREAS, the Manatee County Planning ~~and Zoning~~ Commission, after due public notice, has held a public hearing on the 19th day of November, 19 63, for the purpose of considering certain changes in the Manatee County Zoning Ordinance; and

WHEREAS, on the 19th day of November, 19 63, said Planning ~~and Zoning~~ Commission has determined that said changes should be recommended to be approved; and

WHEREAS, the recommendation of the Planning ~~and Zoning~~ Commission has been submitted to the Board of County Commissioners of Manatee County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, in public meeting assembled:

That the Manatee County Zoning Ordinance be amended as follows: Change the "E" Suburban Estates District to "A-1" Suburban Agricultural District, and adopt a new "E" Suburban Estates District, copy of which is attached hereto.

PASSED AND DULY ADOPTED THIS 9th day of December, A.D., 19 63.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

M. T. McInnis
Clerk of The Circuit Court
Manatee County, Florida

By:

E. A. Bibbey
Its Chairman

James M. Lof
Deputy Clerk

Commission MB _____, Page _____
Governing Body MB 18, Page 353.

"E" SUBURBAN ESTATES DISTRICT

A. USES PERMITTED: No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

1. Single family residence.
2. Growing of field crop and fruit, used by the residents.
3. Horses used by the residents, not used, or raised commercially.
4. Public recreation areas and structures.
5. Accessory uses and structures customarily associated with the uses permitted in this district.

B. SPECIAL EXCEPTIONS: The following uses may be permitted by the Governing Body after public hearing with due public notice has been held by the Planning and Zoning Commission and a recommendation from said Commission has been submitted to said Governing Body:

1. Commerical or non-public piers, docks, boat-launching areas, marinas; golf, country, yacht and fraternal clubs.
2. Civic or community centers.
3. Schools, colleges, churches.
4. Child care centers, nursing and rest homes.
5. Public utilities and public buildings.
6. Cemeteries (Graves shall not be closer than 25 feet to any property line.)
7. Historical museums or landmarks, botanical gardens.

C. MINIMUM LOT SIZE:

Two acres in area, 200 feet in width.

D. MINIMUM FLOOR AREA REQUIRED FOR PRINCIPAL BUILDINGS:
Minimum livable floor area of any dwelling, exclusive of carports, garages, breezeways, porches or terraces:

1,200 sq. ft. per dwelling unit.

E. MINIMUM YARDS REQUIRED: (To be measured from the property line to the nearest building wall or other vertical structure.)

1. Front yard. 50 feet, unless a greater depth is required under the provisions of Section 6.27.
2. Side yard. 25 feet.
3. Rear yard. 25 feet.
4. Corner lots. Corner lots are considered to have two front and two side yards.
5. Waterfront. 25 feet, whether front, side or rear.

F. YARD ENCROACHMENTS: Structures less than 30 inches in height are not considered yard encroachments. Every part of every required yard shall be open and unobstructed from 30 inches above the ground to the sky, except as herein-after provided, or as otherwise permitted in the Zoning Ordinance. This requirement shall not apply to horticultural growths, or to structures governed by Section 6.21.

1. Cornices, overhang, eaves and gutters may not project into any required yard area over three feet. When building overhangs exceed three feet in width, building walls shall be set back sufficiently to insure against the overhang extending more than the permitted three feet in required yards.

2. Planters, poles, radio and T.V. receiving antennae, play equipment, wires, lights, mail boxes, fences and walls are not considered encroachments in required yards. Screened cages may be located in rear yards, within five feet of rear or side lot lines. Accessory structures may be located within 5 feet of the shoreline on waterfront lots.

G. FENCES AND WALLS: Fences and walls located on lot lines or within ten feet thereof shall not exceed a height of six feet above the ground. Fences or walls shall not exceed a height of three feet, six inches when located in a required front yard.

H. SIGNS: As permitted in Section 6.20.