

ARTICLE 9: USE STANDANRDS

§155.4302. GENERAL

B. GENERAL STANDARDS FOR ALL ACCESSORY USES AND STRUCTURES

2. Prohibited Location of Accessory Uses and Structures

Unless otherwise provided for in Section 155.4403 (Standards for Specific Accessory Uses and Structures), accessory uses and structures shall not be located within the following:

- g. In front of the principal structure; and
- h. Within 15 feet of a waterway or canal; and
- i. Within 25 feet of a Dune Vegetation Line.

§155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

KK. UNCOVERED PORCHES, DECKS, PATIOS, TERRACES, AND WALKWAYS

3. Standards

Uncovered porches, decks, patios, terraces, and walkways are subject to the following standards:

- a. They may be located in a required rear yard setback, but they shall be located at least by a distance equal to or greater than the uncovered structures height.
- b. They may be located in a required front yard setback, required street side yard setback, or required interior side yard setback if they are less than 12 inches in height.
- c. They may be located in an easement or in front of the principal structure if they are less than 12 inches in height and/or at grade.
- d. For properties which include area seaward of the Dune Vegetation Line as defined herein, uncovered at-grade porches, patios, and walkways may be located seaward of the Dune Vegetation Line subject to all the following standards:
 - i. A minimum of 80% of the property seaward of the Dune Vegetation Line shall be pervious.
 - ii. The at-grade porch, patio, and walkway shall be designed to have minimal impact on the existing dune. Any impact to the dune shall be mitigated.
 - iii. An elevated walkway may be permitted only if necessary to protect the existing dune.

ARTICLE 9: DEFINITIONS AND INTERPRETATION

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PART 3 ~~RESERVED~~ MEASUREMENTS FOR PROPERTIES ABUTTING BEACH

§155.9301. REAR PROPERTY LINE AS RELATED TO MEASUREMENTS.

A. For properties which include area seaward of the Dune Vegetation Line as defined herein, the Dune Vegetation Line is considered the rear property line for the purposes of calculating lot area, lot coverage, and the pervious area, and for purposes of measuring the rear yard corner triangle.

B. For properties which include area seaward of the Erosion Control Line as defined in Section 161.151 of the State Statutes, the Erosion Control Line is considered the rear property line for the purposes of calculating density.

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§155.9401. MEASUREMENT

A. Lot Area

Lot area shall be determined by measuring the total horizontal land area (in square feet) within the lot lines of the lot—excluding any area within existing or proposed public street rights-of-way or private street easements. ~~If the property includes area seaward of the Erosion Control Line as defined in Section 161.151 of the State Statutes, the Erosion Control Line will become the rear property line for the purposes of calculating lot area.~~

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E. Lot Coverage

Lot coverage (expressed as a percentage of lot area) shall be determined by measuring the total horizontal land area (in square feet) covered by all principal and accessory structures on the lot, dividing that coverage area by the total lot area (See subsection A above.), and multiplying the result by 100. ~~If the property includes area seaward of the Dune Vegetation Line as defined herein, the Dune Vegetation Line will become the rear property line for the purposes of calculating lot coverage.~~