



## FREQUENTLY ASKED QUESTIONS

### FLOOD

Q: *What is the base flood elevation (BFE) of my property?*

A: The base flood elevation is the computed elevation to which floodwater is anticipated to rise during the base flood. Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or flood proofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. In most cases, the city is able to provide this elevation to our residents. Please contact the Floodplain Manager at 941-932-9405 and have the following information available: Street Address or Parcel Identification Number.

### ZONING

Q: *Is my property located within the City of Bradenton?*

A: While you may have a Bradenton address, your property may be located outside the city limits in unincorporated Manatee County. You can find your property's details on the Manatee County Property Appraiser website at [www.manateepao.com](http://www.manateepao.com). If the Primary Address Location shows the code SCT at the end of the property address, it is NOT located in the City of Bradenton. You may also contact the Development Services & Zoning Division at 941-932-9406 and have the following information available: Street Address, Property Owner's Name, or Parcel Identification Number.

Q: *Can I annex my property into the City of Bradenton?*

A: You may annex into the City of Bradenton as long as your property is contiguous with property presently within the city. The estimated cost for annexing property into the city is \$9,100. This fee includes the Annexation review, assignment of City Future Land Use and Zoning classifications, and required public hearings and notifications. For more information on annexation, please contact the Development Services & Zoning Division at 941-932-9406.

Q: *What is zoning and how can I find out what the zoning designation is for my property?*

A: Zoning divides the city into areas (zones) regulating the character of the development allowable in each zone. To find the zoning of your property, please contact the Development Services & Zoning Division at 941-932-9406 and have the following information available: Street Address, Property Owner's Name, or Parcel Identification Number.

You may also use the City of Bradenton's interactive zoning map at <http://cityofbradenton.maps.arcgis.com/ZoningAtlas>.

City zoning information can also be found at the municipal code corporation website at <http://www.municode.com/Library/FL/Bradenton>.

Q: *My downtown business was zoned C-3, and now it's T4-Open. What's the difference?*

A: C-3 zoning was a commercial-specific zoning classification used under the old downtown Zoning Regulations. These regulations followed traditional zoning practices (i.e. separation of incompatible uses). Today, most of Downtown Bradenton follows Form-Based Code zoning standards, which divide the downtown area into T districts - T3, T4s, T5, and T6. Form-Based Code zoning standards promote mixed use development allowing for compatible residential and non-residential uses to take place on the same property. Please click [Form-Based Code](#) to view Form-Based Code zoning development standards.



## FREQUENTLY ASKED QUESTIONS

Q: *What is a legally non-conforming building, structure, or use?*

A: A building, structure, or use is considered legally non-conforming if it was legally established prior to the revision, adoption, or amendment to the current Land Use Regulation or Form-Based Code. For more information regarding a legally non-conforming building, structure or use, please view Section 4.4 of the [Land Use Regulations](#).

Q: *What type of use is allowed on my property?*

A: The type of use allowed on your property depends on the zoning designation. There are two types of allowable uses: Permitted and Special Use.

Permitted, or by-right, uses are those uses deemed compatible with the underlying zoning designation. These uses do not require special conditions and can be developed once Site Improvement Permits and Building Permits are issued.

Special Uses are land uses that require specific conditions to ensure their compatibility within the surrounding area. Special Uses are approved by the City Council only after review and positive recommendation by the Development Review Committee and the Planning Commission.

To see if your desired use is a Permitted or Special Use, please contact the Development Services & Zoning Division at 941-932-9406 and have the following information available: Street Address, Parcel Identification Number, and Zoning designation; or please view Section 3.2 of the [Land Use Regulations](#) or Table 4.7 of the [Form-Based Code](#).

Q: *What is the Development Review Committee (DRC)?*

A: The Development Review Committee (DRC) reviews applications for subdivision plats, site plans, special use permits, planned development projects, annexations, and other applications that the Committee Chairman determines warrants review. The committee makes the determinations or recommendations for approval, approval with conditions, or denial. The committee meets the second and fourth Tuesday of the month in the Department of Planning & Community Development. Voting members of the DRC are the Planning Director, Development Services & Zoning Manager, City Engineer, Fire Marshal, Building Official, and Police Sergeant.

Q: *What are the parking requirements for my business?*

A: To find your property's parking requirements, please contact the Development Services & Zoning Division at 941-932-9406 and have the following information available: Street address, Zoning Designation, and Type of Business or Use.

## **PERMITS**

Q: *I want to build a shed, carport, or some other accessory structure on my property. What are my setbacks?*

A: There is a setback for all sides of a property (front, side, rear). Your specific zoning designation will determine the setbacks for your property. Generally, the side and rear setbacks for an accessory structure are 5 feet in a residentially zoned district.



## FREQUENTLY ASKED QUESTIONS

- Q: *I would like to install a fence around my house. What are the steps for obtaining a fence permit?*
- A: Fences can be installed along your property line up to a certain height. Generally, fence heights along your front property line can only be 4 feet tall. For a 6-foot tall fence, the fence must be set back 25 feet from your front property line. 6-foot tall fences are allowed along your side and rear property lines. Please contact the Building & Construction Services Division at 941-932-9400 for fence permit requirements and permit fees.
- Q: *What are the code requirements for installing a new sign?*
- A: Sign standards vary depending on your property's zoning designation. To find your property's sign requirements, please contact the Development Services & Zoning Division at 941-932-9406 and have the following information available: Street address, Zoning Designation, type of Business or Use, and type of Signage desired (e.g. wall, pole, awning, etc.); or you may view the city's sign standards in Section 5.5 of the [Land Use Regulations](#) or Section 4.12 of the [Form-Based Code](#).
- Q: *Do I need a permit to remove a tree from my property?*
- A: A Tree Removal Permit is required for most trees. The permit fee is \$20.00 per tree removed. However, trees that are non-natives, invasive, or fruit trees do not require a permit for removal (e.g. Ficus, Carrotwood, Rosewood, etc.). Depending on the number and type of trees removed, tree replacement may be required. In lieu of required tree replacement, a contribution to the City's Tree Fund may be accepted. For more information, you may contact the tree inspector at 941-932-9418.