



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING DEPARTMENT
 ZONING DIVISION
 POLICY AND PROCEDURE MEMORANDUM**

William C. Whiteford, AICP, Zoning Director

PPM # ZO-0-009

Issued: 03/01/01

Effective: 03/01/01

SUBJECT: ACCESSORY DOCK SETBACKS

SECTION: SECTION 6.5, PROPERTY DEVELOPMENT REGULATIONS

BACKGROUND: Sections 6.5.G.1-2 and 6.6.A.1 of the JLDC require accessory uses to single-family residences to be located on the same lot as the residence and to meet a five (5) foot setback from the side and rear property lines.

Some residential docks, however, are not located on the same lot and must be constructed on adjacent submerged land under the control of the State of Florida, Army Corp. of Engineers, or a private entity such as a homeowners association.

PURPOSE: This policy is intended to clarify the setbacks for accessory docks not located on the same lot as the residence.

POLICY: Accessory docks not located on the same lot as the residence shall comply with the following setbacks:

- a. **Dock in publicly owned waterway:** a minimum five (5) foot side setback, measured from the extension of the property lines into the waterway. The property lines shall be extended into the waterway in the same direction and bearing as the side lot lines.
- b. **Dock in privately owned waterway:** the setback shall be determined by the owner. Owner sign off and consent shall be required. The dock shall be located directly adjacent to, and abutting, the lot on which the residence is located.

Director

No Longer Applicable
 Ordinance 2003-067
 PPM 20-0-009