

Zoning Ordinance

Article 4. Zoning Districts

4.1 Districts Enumerated

4.1.1. Active Districts

For the purpose of these zoning regulations and the Official Zoning Atlas, S hereby divided into the following zoning districts.

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BASE DISTRICTS	
Open Use Districts	
OUA	Open Use Agricultural
OUC	Open Use Conservation
OUM	Open Use Mining
OUR	Open Use Rural
OUE	Open Use Estate
Residential Districts	
RE-1,2,3	Residential Estate
RSF-1,2,3,4	Residential Single Family
RMF-1,2,3	Residential Multifamily
RMH	Residential Manufactured Home
Commercial and Industrial Districts	
CN	Commercial Neighborhood
OPI	Office, Professional and Institutional
CG	Commercial General
CI	Commercial Intensive
CHI	Commercial Highway Interchange
CM	Commercial Marine
IR	Industrial and Research
ILW	Industrial, Light Manufacturing and Warehouse
Planned Development Districts	
PUD	Planned Unit Development Overlay
OPI/PD	Planned Office, Professional and Institutional
PCD	Planned Commerce Development
Special Purpose Districts	
GU	Government Use
MP	Marine Park
OVERLAY DISTRICTS	
Special Purpose Overlay Districts	
HPIOD	Historic Preservation Incentive Overlay District
CTOD	Commercial Transition Overlay District
MSOD	Main Street Overlay District
SKOD	Siesta Key Overlay District
MRPZ	Myakka River Protection Zone
TDR Overlay Districts	
CSZ	Conservation Sending Zone
RSZ	Residential Sending Zone
RRZ	Residential Receiving Zone
HDRRZ	High Density Residential Receiving Zone
FUD	Future Urban Development
FURRZ	Future Urban Residential Receiving Zone

4.1.2. Inactive Districts

The following zoning districts exist on the Official Zoning Map; however, no County shall be rezoned to these designations.

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PRD	Planned Recreational Development
PID	Planned Industrial Development
RC	Residential Combination
RMF-4	Residential Multifamily
TR	Tourist Resort

4.2 Official Zoning Atlas

4.2.1. In General

- a. The Official Zoning Atlas is adopted by reference, together with all of th shown in the Atlas, and is declared to be a part of these zoning regula
- b. Each page of the Official Zoning Atlas shall be identified by the signatu the Board of County Commissioners and attested by the County Clerk, seal of the County of Sarasota under the following words: "This is to ce ___ of the Official Zoning Atlas referred to and adopted by reference by _____ of the County of Sarasota, Florida, adopted _____"
- c. The boundaries of each district shall be shown on the Official Zoning A symbol as set out above shall be used to designate each district.
- d. A digital map created through the use of geographic information technc the administration and enforcement of these zoning regulations, but sh original of the Official Zoning Atlas.

4.2.2. District Boundary Changes or Amendments

If, in accordance with the provisions of these zoning regulations and applica Florida law, changes are made in district boundaries or other matter portray Zoning Atlas, such changes shall be entered promptly on the Official Zoning amendment has been approved by the Board of County Commissioners, wit appropriate page of the Official Zoning Atlas as follows:

"On _____, by Ordinance No. ___ of the County of Sarasota, the Official . changed as shown on this page," which entry shall be attested by the Count amendment to these zoning regulations which involves matter portrayed in t Atlas shall become effective until such change and entry has been made on Atlas in the manner herein set out; such change shall be made within 30 day adoption of the amendment.

4.2.3. Unauthorized Changes Prohibited

No changes of any nature shall be made in the Official Zoning Atlas or any r except in conformity with the procedures set out in these zoning regulations. change of whatever kind by any person or persons shall be considered a vic regulations and punishable as provided by Article 9 of these regulations.

4.2.4. Final Authority as to Zoning

Regardless of the existence of purported copies of all or part of the Official Z from time to time be made or published, the Official Zoning Atlas, and any s amendments thereto, which shall be located in the office of County Clerk, sh authority as to the current zoning status of all lands and waters in the unincc County.

4.2.5. Retention of Earlier Zoning Maps or Atlases

All zoning maps or atlases, or remaining portions thereof, which have had th official zoning maps or atlases for the County of Sarasota prior to the date o zoning regulations shall be retained as a public record and as a guide to the and waters prior to such date.

4.2.6. Amendments to Official Zoning Atlas

- a. If the Official Zoning Atlas, or any page or portion thereof, becomes dai destroyed, or difficult to interpret by reason of the nature or number of scrivener's error has been made in the Official Zoning Atlas, or any pa

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the Board of County Commissioners may by resolution amend the Official Zoning Atlas page or pages thereof, which shall supersede the prior Official Zoning Atlas pages thereof. The amended Official Zoning Atlas, or page or pages thereof, shall be drafted or other errors or omissions in the prior Official Zoning Atlas, or pages thereof.

- b. The amended Official Zoning Atlas, or page or portion thereof, shall be the original, with wording to the following effect:
"This is to certify that this Official Zoning Atlas (or page or pages thereof) adopted _____, No. ___ of the County of Sarasota, Florida."
- c. Unless the prior Official Zoning Atlas has been lost, or has been totally destroyed or any significant parts thereof remaining shall be preserved as a part of the County records together with all available records pertaining to its adoption or amendment.

4.3 Rules for Interpretation of District Boundaries

4.3.1. District Regulations Extend to All Portions of Districts Surrounding District Boundaries

Except as otherwise specifically provided, a district symbol or name shown on the Official Zoning Atlas indicates that district regulations pertaining to that district extend throughout the whole area surrounded by the boundary line.

4.3.2. Uncertainty as to Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Atlas, the following rules shall apply:

- a. Boundaries indicated as approximately following the centerlines of dedicated highways, alleys, or rights-of-way shall be construed as following such lines; provided, however, that where such lines do not exist on the ground, except where variation of actual location from map shown on the Official Zoning Atlas may change the zoning status of a lot or parcel, in which case the boundary shall be construed in such a manner as to avoid changing the zoning status of any lot or parcel. In the case of a street vacation, the boundary shall be construed as remaining in its location at the time of vacation, if ownership of the vacated street is divided other than at the center, in which case the boundary shall be construed as moving with the ownership.
- b. Boundaries indicated as approximately following lot lines, public property lines, or other lines shall be construed as following such lines; provided, however, that where such lines are adjacent to a dedicated street, alley, highway, or right-of-way and the boundary is not indicated, the boundaries shall be construed as running to the middle of the street, highway, alley, or right-of-way. In the case of a street vacation, interpretation shall be as provided in subsection a. above.
- c. Boundaries indicated as approximately following City limits shall be construed as following such City limits.
- d. Boundaries indicated as following railroad tracks shall be construed as following the centerlines between the main tracks.
- e. Boundaries indicated as following mean high water lines or centerlines of streams, rivers, lakes, or other bodies of water shall be construed as following such mean high water lines or centerlines. In case of a change in mean high water line, or of the course of a stream, river, lake, or other body of water, the boundaries shall be construed as moving with the change in such line or course; provided, however, that such interpretation shall be interpreted in such a manner as to avoid changing the zoning status of a lot or parcel.
- f. Boundaries indicated as entering any body of water but not continuing into the body of water shall be construed as extending in the direction in which they enter the body of water to other zoning boundaries or with the limits of County jurisdiction.
- g. Boundaries indicated as parallel to or extensions of features indicated in subsections a. through f. above shall be construed as being parallel to or extensions of such features.

- h. Distances not specifically indicated on the Official Zoning Atlas shall be scale of the map on the page of the Atlas showing the property in ques

4.3.3. Cases Not Covered Above

In cases not covered by [Section 4.3.2](#) above, or where the property or street ground is in conflict with that shown on the Official Zoning Atlas, the Zoning interpret the Official Zoning Atlas in accord with the intent and purpose of the Appeal from the interpretation of the Zoning Administrator shall be only to th Appeals in conformity with [Section 3.11](#), Administrative Appeal.

4.4 Definitions of Groupings of Various Districts

- 4.4.1. Where the phrases "all residential districts," "residential districts," "zoned resi "residentially zoned," or phraseology of similar intent are used in these zoning phrases shall be construed to include the following districts:

District	
OUE	Open Use Estate (lots of 5 acres or less in residential
RE-1,2,3	Residential, Estate
RSF-1,2,3,4	Residential, Single Family
RMF-1,2,3,4	Residential, Multiple Family
RC	Residential, Combination
RMH	Residential, Manufactured Home
FUD	Future Urban Development
FURRZ	Future Urban Residential Receiving Zone
HDRRZ	High Density Residential Receiving Zone
RRZ	Residential Receiving Zone
RSZ	Residential Sending Zone

- 4.4.2. Where the phrases "commercial districts," "zoned commercially," "commerca "commercial zoning," or phraseology of similar intent are used in these zoning phrases shall be construed to include the following districts:

District	
CG	Commercial, General
CHI	Commercial, Highway Interchange
CI	Commercial, Intensive
CM	Commercial, Marine
CN	Commercial, Neighborhood
OPI	Office, Professional and Institutional
TR	Tourist Resort

- 4.4.3. Where the phrases "industrial districts," "zoned industrially," "industrially zone or phraseology of similar intent are used in these zoning regulations, the phra to include the following districts:

District	
ILW	Industrial, Light Manufacturing and Warehousing
IR	Industrial and Research
PID	Planned Industrial Development

- 4.4.4. Where the phrase "planned districts" is used in these zoning regulations, the construed to include the following districts:

District	
PUD	Planned Unit Development
PCD	Planned Commerce Development

OPI/PD	Office, Professional, and Institutional/Planned Dist
PID	Planned Industrial Development
PRD	Planned Recreational Development

4.5 Open Use District Intent Statements

4.5.1. Open Use Conservation District (OUC)

- a. The OUC district is intended to retain the open character of the land. It is intended to preserve and protect native habitats, wilderness areas, water recharge areas, open spaces, park lands (unless otherwise zoned), historical and archaeological resources and beaches. It is to be used to provide open space corridors; as buffer areas to lands designated Public Resource on the Future Land Use Map; to protect life and property in areas subject to flooding; to conserve fish and wildlife. Permitted uses are restricted to conservation purposes, recreation and other uses that are not contrary to the open character of the district.
- b. This district is used to implement any designated land use area on the Future Land Use Map of the Comprehensive Plan.

4.5.2. Open Use Agricultural District (OUA)

- a. The OUA district is commonly intended to retain the open character of the land in areas that encompass these properties. This district is further intended to provide for agricultural purposes and uses and to preserve, for agricultural uses, those lands with high agricultural development potential. Non-agriculturally-oriented residential development and all commercial and industrial development is prohibited, except for uses that are clearly appropriate and accessory to food and fiber production. Permitted uses are limited to conservation, agriculture, recreation, and with certain limitations, other uses that are not contrary to the open character of the district.
- b. These lands should not be rezoned to more intensive uses without a clear public need in the public interest and conformity with the Comprehensive Plan. This district is generally used to implement those areas designated as Rural on the Future Land Use Map of the Comprehensive Plan. Lands within the Urban Service Area Boundary that have existing OUA zoning are acknowledged, and are considered to be consistent with the Future Land Use Map. However, OUA-zoned lands within the Urban Service Area Boundary may be rezoned to a more intensive zoning district consistent with the Comprehensive Plan.

4.5.3. Open Use Mining District (OUM)

- a. The OUM district provides for mining activities and associated uses.
- b. This district is used to implement the Comprehensive Plan within areas designated as Rural on the Future Land Use Map. It should not be applied outside the Rural Service Area Boundary. Areas of special environmental significance, including, but not limited to, the Washington Slough, the Myakka River, and the Braden River.

4.5.4. Open Use Rural District (OUR)

- a. The OUR district is intended to retain the open character of the land. It is intended for agricultural purposes and uses, and to preserve lands with high agricultural development potential. Agriculturally-oriented residential development and all commercial and industrial development is prohibited. The development of recreational activities considered appropriate for the district are permitted. Permitted uses are limited to conservation, agriculture, very low density residential development and with certain limitations, other uses that are not contrary to the open character of the district.
- b. This district is generally used to implement the Comprehensive Plan within areas designated as Rural on the Future Land Use Map. Lands within the Urban Service Area Boundary that have existing OUR zoning are acknowledged, and are considered consistent with the Future Land Use Map. However, OUR-zoned lands within the Urban Service Area Boundary may be rezoned to a more intensive zoning district consistent with the Comprehensive Plan.

4.5.5. Open Use Estate District (OUE)

- a.** The OUE district is intended to retain the open character of land. This district encourages resource conservation and activities with an agricultural or rural character. The district is intended to be comprised of a combination of residential and agricultural uses. Necessary urban services can not be efficiently or economically provided in this district in the foreseeable future. Permitted uses are limited to conservation, low density residential development, recreation, and with certain limitations, other uses not contrary to the character of the district. The open vista, view, and viewshed of residential areas in this district should be protected from the encroachment of commercial and industrial uses. The Comprehensive Plan's objective of protecting the integrity of established residential neighborhoods should be implemented in this district.
- b.** This district is generally used to implement the Comprehensive Plan as shown on the Future Land Use Map. Lands within the Urban Growth Boundary that have existing OUE zoning are acknowledged, and are considered consistent with the Future Land Use Map. However, OUE-zoned lands within the Urban Growth Boundary may be rezoned to a more intensive zoning district consistent with the Comprehensive Plan.

4.6 Residential District Intent Statements

4.6.1. Residential Estate District (RE)

- a.** The RE districts permit large lot, estate-type development. A limited number of nonresidential uses are allowed, subject to the restrictions and requirements necessary to preserve and protect the low-density estate character of the district.
- b.** The RE districts are generally used to implement the Comprehensive Plan as shown on the Future Land Use Map. Locations on the Barrier Islands that have existing RE zoning and are considered to be consistent with the Future Land Use Map; they shall not be rezoned to a more intensive RE District.
- c.** Agricultural uses permitted under the OUE-2 district prior to October 27, 2011, shall be permitted uses on those parcels converted from OUE-2 to RE-1.

4.6.2. Residential Single Family District (RSF)

- a.** The RSF districts permit conventional single family residential densities in the form of single-family detached, lot line, traditional, patio, villa, atrium, and townhome units. The nature of the use of property is the same in all RSF districts. The RSF-1, RSF-2, RSF-3 and RSF-4 districts have the same requirements for lot width, lot depth, and yards. A limited number of nonresidential uses are allowed, subject to the restrictions and requirements necessary to preserve and protect the single family character of the neighborhood.
- b.** The RSF districts are generally used to implement the Comprehensive Plan in areas shown as Low Density, Moderate Density and Medium Density Residential on the Future Land Use Map and on the Barrier Islands where the application shall not increase the density of development or hamper hurricane evacuation and disaster mitigation efforts. Locations on the Barrier Islands that have existing RSF zoning are acknowledged, and are considered to be consistent with the Future Land Use Map. The RSF-4 district is also used to implement the Comprehensive Plan in the Office/Multifamily Residential Area and Corridor on the Future Land Use Map. While not a primary implementing district, it may also be allowed in Regency Village I, Village II, and Neighborhood Commercial Centers. Appropriate uses in Low, Moderate or Medium Density Residential areas shall be guided by the Comprehensive Plan as outlined in Future Land Use Policy 3.1.1 of the Comprehensive Plan. The specific uses shall also be determined, in part, by the land use designations and development areas surrounding the parcel.

4.6.3. Residential Multifamily District (RMF)

- a. The RMF districts permit multifamily residential densities, which may take a variety of housing types, including single-family detached, lot line, traditional, row, duplex, townhouse, multiplex, or apartment units. These districts are used in areas with convenient access to both collector and arterial streets, and nearby civic and employment uses, as well as employment opportunities.
- b. The RMF districts are generally used to implement the Comprehensive Plan areas shown as Medium Density Residential, High Density Residential Residential Areas and Corridors, and Town and Village Centers on the Future Land Use Map, on the Barrier Islands where the application of the district would not increase the density of development or hamper hurricane evacuation planning and efforts, and Developments of Regional Impact. The RMF districts, when implementing a district, may also be allowed in Regional, Community, Village, and Neighborhood Commercial Centers. Appropriate densities within the Medium Density Residential areas shall be guided by the density ranges set forth in Land Use Policy 3.1.1 of the Comprehensive Plan. These densities shall be determined in part, by the land use designations and developed residential areas shown on the Future Land Use Map.

4.6.4. Residential Manufactured Home District (RMH)

- a. The RMH district provides for manufactured housing in Sarasota County. The existence of manufactured housing as a housing choice for the County is further intended to declare that the use of manufactured homes for residential purposes shall only be allowed in manufactured home parks or manufactured home subdivisions. This district of manufactured home development is provided to create a living environment in manufactured homes and to ensure the compatibility of these developments with adjoining and nearby present and future developed residential units.
- b. The RMH district shall generally be used to implement the Comprehensive Plan areas shown as Moderate or Medium Density Residential on the Future Land Use Map.

4.7 Commercial and Industrial District Intent Statements

4.7.1. Commercial Neighborhood District (CN)

- a. The CN district permits small-scale, neighborhood-oriented commercial development and use shall be facilitated through design techniques as set out in Article 7, which provide for walkable, pedestrian-friendly streets and nearby residential uses. The district is not intended for use by major commercial, sales, service or automotive-oriented activities. The primary uses are the sale of food, drugs, hardware, and similar items and the provision of professional offices and other similar uses are encouraged. Uses in this district are intended to be within convenient traveling distance from one or several neighborhood centers. This district allows residential use, including upper story and attached residential units, in order to promote live-work and mixed use opportunities.
- b. The CN district is generally used to implement the Comprehensive Plan areas shown as Regional, Community, Village I, Village II, and Commercial Center, or Commercial Corridor on the Future Land Use Map.

4.7.2. Office, Professional and Institutional District (OPI)

- a. The OPI district permits both small and large-scale office, institutional, and professional uses. The district is not retail commercial in character. Large-scale office and institutional uses are encouraged to locate in these districts. This district allows residential use, including upper story and attached residential dwelling units, in order to promote live-work and mixed use opportunities.
- b. The OPI district is generally used to implement the Comprehensive Plan areas shown as Regional, Community, Village I, Village II, and Commercial Center, Commercial Corridors, Office/Multifamily Residential, and Town and Village Centers on the Future Land Use Map.

4.7.3. Commercial General District (CG)

- a.** The CG district provides for general commercial facilities of varying scale either an individual business located on its own parcel, or multiple businesses together on a parcel (such as a shopping center). Businesses in this district are convenient to automotive traffic. Pedestrian traffic will also be found in this district. Therefore pedestrian connections to existing neighborhoods are important projects, access, internal vehicular and pedestrian circulation and transit are important. This district should be designed to serve a community-wide range of goods and services. It is further intended that sufficient techniques be used to reduce or prevent impacts on adjacent or nearby properties. This district allows residential use, including upper story and attached units, in order to promote live-work and mixed use opportunities. Where the CG District, Development Concept Plans are binding.
- b.** The CG district is generally used to implement the Comprehensive Plan for Sarasota County shown as Regional, Community, Village I and Village II or Commercial Corridor on the Future Land Use Map.

4.7.4. Commercial Highway Interchange District (CHI)

- a.** The CHI district is intended to create and enhance interstate interchange areas where automobile-associated traveler services are desired, such as one-stop automotive services, motels, restaurants, offices, and similar uses are desired. This district is necessary in order to promote and aid in the tourist industry, which is of importance to the economy of Sarasota County. The District recognizes that interchange areas are unique, and therefore coordinated development and common access driveways, and frontage roads are required. Quality development is facilitated through design techniques and sufficient buffering (as set out in the CHI District, Development Concept Plans are binding.
- b.** The CHI district is used to implement the Comprehensive Plan at those locations located on the west side of I-75 that are designated Commercial Highway Interchange on the Future Land Use Map.

4.7.5. Commercial Intensive District (CI)

- a.** The CI district provides for high intensity commercial development and uses that require highly visible and highly accessible locations with direct access to major streets. Typical uses in this district serve regional needs. Such activities include large land areas, do not cater directly to pedestrians, and require ample parking and loading space. The permitted uses are generally uses not of a neighborhood commercial type, but serve large sections of the County. This district allows including upper story and attached residential dwelling units, in order to promote live-work and mixed use opportunities.
- b.** The CI district is generally used to implement the Comprehensive Plan for Sarasota County shown as Regional or Community Commercial Center or Commercial Corridor on the Future Land Use Map.

4.7.6. Commercial Marine District (CM)

- a.** The CM District provides for commercial marine facilities in waterfront locations with water access. Commercial marine uses are of importance to the waterfront. The district is designed to service watercraft and other uses accessory to the waterfront as the storage of watercraft, refueling, repairing (including haul-out facilities) and accessory services.
- b.** The CM District is used in areas within the Urban Service Area Boundary shown on the Future Land Use Map. The retention of existing marine facilities is encouraged. Commercial marine facilities that are located on Barrier Islands may be retained if it is demonstrated that the application of the CM District is in conformance with applicable goals, objectives and policies of the Comprehensive Plan. The CM District is however, limited in application, and while it allows a variety of uses, not all are appropriate for all sites that could be rezoned to CM. The CM district is applied to areas where impacts on estuarine waters would not be minimal. The CM district is not applied to areas adjacent to areas of significant manatee habitat.

4.7.7. Industrial Research District (IR)

- a. The IR District provides for industrial, office, research and development processing, storage and warehousing, wholesaling, and distribution uses intended to allow for industry clustering opportunities where the inputs of a particular industry are clustered geographically to improve efficiency. The district is commercial in nature or character.
- b. The IR District is generally used to implement the Comprehensive Plan of Sarasota County shown as Major Employment Center (MEC) and Major Employment Center/Interstate Regional Office Park (MEC/IROP) on the Future Land Use Map.

4.7.8. Industrial, Light Manufacturing and Warehousing District (ILW)

- a. The ILW District provides for industrial, light manufacturing, processing, warehousing, wholesaling, and distribution uses. The ILW District is commercial in nature or character. Only certain commercial and service uses related to the district and supporting its activities and employees are permitted. Uses relating to automotive and heavy equipment sales and repair are allowed by special exception.
- b. The ILW District is generally used to implement the Comprehensive Plan of Sarasota County shown as Major Employment Center (MEC) and Major Employment Center/Interstate Regional Office Park (MEC/IROP) on the Future Land Use Map.

4.8 Planned District Intent Statements

4.8.1. Planned Unit Development Overlay District (PUD)

- a. The PUD Overlay District allows more flexibility in use and site design than a base zoning district. This flexibility is intended to encourage creativity and projects that do not fit the pattern of the other zoning districts. The PUD Overlay District allows for the effective utilization of land, addresses impacts on nearby neighborhoods, and protects the environment. Since this is an overlay district, the boundaries of all development as a PUD overlay shall be indicated as such on the Official Zoning Ordinance with the underlying zone district designation (e.g., RSF-3/PUD).
- b. The PUD Overlay District will provide flexibility in placement and clustering of units, while providing amenities for residents and preservation of open space. It will also encourage the preservation and best use of natural and/or historic resources and provide for efficient use of public services and improved levels of service. The PUD Overlay District may also include internal civic and commercial uses as well as other uses that support and enhance the livability of the neighborhoods and promote recreational opportunities.
- c. The PUD Overlay District is encouraged where tracts are suitable in size and character of uses and structures proposed are to be planned and developed as coordinated units. When rezoning to the PUD overlay district, Development Ordinance provisions are binding. The PUD Overlay District is generally used to implement the Comprehensive Plan in the Urban Service Area Boundary, as well as areas designated as Rural on the Future Land Use Map.

4.8.2. Office, Professional and Institutional/Planned District (OPI/PD)

- a. The OPI/PD District provides for offices, institutional, cultural, and allied uses. Attached residential uses are also allowed as an ancillary use to a professional office. The district is not retail commercial in character. When rezoning to the OPI/PD District, Development Concept Plans are binding.
- b. The OPI/PD District is generally used to implement the Comprehensive Plan of Sarasota County shown as Light Office on the Future Land Use Map. The District may also be used to implement any other designated land use not currently an implementing district.

4.8.3. Planned Commerce Development District (PCD)

- a. The PCD District provides an area for coordinated mixed use development including industrial, commercial, office, educational, civic, institutional, residential and other uses within a planned development with appropriate perimeter buffering and landscaping. The district provides a mechanism to attract major employers to Sarasota County where the service needs of employees and customers are accommodated. The district allows for significant contribution to the economic base of Sarasota County through housing opportunities near employment centers. The variety of land uses in the district will allow flexibility to respond to market demands and the need for a variety of physically and functionally integrated land uses.
- b. Generally, land uses include manufacturing, wholesaling and warehouse services, transportation services, limited retail trade and service, office services, institutional, and residential uses in support of employment activities. The district allows residential use, including upper story and attached residential units in order to promote live-work and mixed use opportunities. When rezoning applications and Development Concept Plans are binding.
- c. Developments at this scale are often also subject to a Development of Critical Area Plan. The PCD district is generally used to implement the provisions of the Critical Area Plan within those areas of Sarasota County designated as Major Employment Center and/or Major Employment Center/Interstate Regional Office Park (MEC/IROP) on the Future Land Use Map.

4.9 Special Purpose Districts

4.9.1. Government Use District (GU)

- a. The GU District is intended to apply to those lands where national, state or local governmental activities are conducted, and where governments or other entities hold title to such lands. Any lawful governmental activity is permitted in this district. This district includes a variety of uses of varying scales and intensities. Therefore, specific site should be appropriate to the nature of the proposed use and its impacts on surrounding areas.
- b. Due to the nature of the uses permitted in the GU district, it is used to implement the provisions of the Comprehensive Plan within any land use designation on the Future Land Use Map.
- c. District Development Standards
 - 1. Maximum Residential Density
 - One dwelling unit per acre, as accessory to principal permitted use. No parcel shall contain more than a total of five residences, regardless of the GU zoned parcel.

4.9.2. Marine Park District (MP)

- a. Purpose and Intent
 - 1. The MP District is intended to protect and preserve water areas within the County regardless of the designation on the Future Land Use Map, including, but not limited to, all boat basins, bays, bayous, canals, streams, waterways, and waters of the Gulf of Mexico, and all publicly owned submerged lands extending from mean high water line or included in this district. All permitted and special exception uses are subject to all regulations and permit procedures of all agencies having jurisdiction over County waters and specifically the requirements of Chapter 54, F.S., and Sarasota County Code (Water and Navigation Control Authority).
 - 2. Water orientation is of major importance to the County and its citizens. The County depends in considerable measure upon the water, and this district be used for the purpose of protecting and preserving the jurisdiction of the County.
- b. Permitted Uses and Principal Structures
 - 1. Permitted principal uses and structures shall be limited to the following:

subject to all regulations and permit procedures of all agencies having County waters, and particularly the requirements of Sarasota County Article XX, Water & Navigation Control Authority.

- i. Water-oriented recreational uses, including, but not limited to fishing, diving, water skiing, surf boarding, wading, and similar uses;
- ii. Noncommercial piers, docks, docking of boats, covered boat slips, and other water dependent structures for residential use provided they comply with the following:
 - (a) Are accessory to permitted principal uses and structures and are not exception uses in the upland district abutting the MP District, as exempted in [Section 5.4.4.d](#);
 - (b) Do not require the approval of a major work permit pursuant to Chapter 54, Article XX, Water and Navigation Control Authority;
 - (c) Are consistent with the Sarasota County Code Chapter 54, Article XX, Water and Navigation Control Authority criteria for compliance;
 - (d) Covered boat slips shall also meet the following standards:
 - (1) A covered boat slip shall be less than 15 feet in height above the high water line;
 - (2) A covered boat slip shall be less than 250 square feet of any terminal platform;
 - (3) All sides of a covered boat slip shall be open;
 - (4) The roof shall have a maximum pitch of four-foot vertical slope; and
 - (5) No covered boat roof shall contain cementitious materials.

2. Signs authorized by the U.S. Coast Guard and all other applicable federal, state and local agencies (including the Sarasota County Water & Navigation Control Authority) for the purpose of improving navigation, waterway management, or protection.

c. Prohibited Uses and Structures

The following uses and structures are prohibited except as otherwise permitted herein:

1. Any use or structure not specifically, provisionally or by reasonable inference permitted herein.
2. The operation of a business unless accessory to a permitted use abutting an MP District (for example, a dinner boat operating out of a zoning district).
3. Transmission tower.

d. Special Exceptions

Special exception uses shall be limited to the following and shall be subject to all regulations and permit procedures of all agencies having jurisdiction over County waters, and particularly the requirements of Sarasota County Code Chapter 54, Article XX, Water and Navigational Control Authority:

1. Structures and uses, which relate directly and immediately to permitted uses in the zoning classifications abutting an MP District.
2. New covered boat slips or uncovered boat slips, or expansions of existing boat slips existing as of October 27, 2003, that are for residential use and that require approval of a major work permit pursuant to Sarasota County Code Chapter 54, Article XX, Water and Navigational Control Authority.

e. Maximum Residential Density

None, except that where a lot or parcel (1) contains a privately-owned, freshwater lake or saltwater basin, (2) the lot or parcel is zoned in part as any residential district, and (3) the entire lot or parcel, including the same ownership, then the MP portion of the lot or parcel may be used for the total number of residential units permitted on the residentially zoned parcel. Where this density provision is applied, public access to the MP portion shall be required. No residential use shall be located on that part of the

MP.

4.10 Special Purpose Overlay Districts

4.10.1. Historic Preservation Incentive Overlay District (HPIOD)

a. Purpose and Intent

1. The Historic Preservation Incentive Overlay District is intended to provide design flexibility in order to encourage the preservation of historic resources in Sarasota County. This district is applicable to properties that are:
 - i. Listed in the local register of historic places in accordance with Chapter 66, Article III, Section 66-112;
 - ii. A significant historic resource as defined in Chapter 66, Article III, Section 66-112(a); or
 - iii. Included in the "Director's List of Significant Historic Resources in Sarasota County" in accordance with Chapter 66, Article III, Section 66-112(b); or
 - iv. For the purpose of this Section 4.10, the term "historic resource" includes the designations listed above in subsections i, ii and iii.
2. The HPIOD operates as a floating zone and is not mapped on the map.

b. Applicability

1. In order to be eligible for HPIOD designation, an applicant shall demonstrate to the satisfaction of the Sarasota County History Center staff that the requirements provided in this Section are necessary to avoid adverse impacts to historic resources. If avoidance of adverse impacts to a historic resource cannot be reasonably achieved, the applicant shall:
 - i. Demonstrate to the satisfaction of the Sarasota County History Center staff that adverse impacts to the historic resource are minimized; or
 - ii. Provide a mitigation plan that enhances and/or provides additional benefits to the historic resource.
3. Properties within the Siesta Key Overlay District (SKOD) are only eligible for HPIOD designation provided in subsection d. below.

c. Permitted and Special Exception Uses and Structures

1. Permitted uses in the underlying base district.
2. A nail salon or a massage therapist may be allowed by special exception in the HPIOD districts when the property is designated a historic resource and is not a collector roadway. (See also Section 3.16.12).
3. In nonresidential districts, any use allowed as a permitted, limited exception use in any other nonresidential district may be allowed by special exception if the property is designated as an historic resource. (See also Section 3.16.12).

d. Minimum Yard Requirements

The minimum required front, side and rear yards shall be as specified in the underlying base district. The Zoning Administrator shall have the authority to authorize an adjustment for the minimum yard requirements in accordance with [Section 3.16.12](#).

e. Minimum Off-Street Parking and Loading Requirements

The parking and loading requirements in Section 7.1 for all zoning districts within the HPIOD, except as follows:

1. Offices, nail salons and massage therapists shall provide one square foot of floor area for each square foot of floor area.
2. Provisions for off-street loading, to the extent practicable, as determined by the Zoning Administrator in coordination with staff at the Sarasota County History Center.
3. All driveways, access aisles and parking spaces (excluding hand-paved, shell, paver bricks, gravel or grass parking, provided the driveway is paved) shall be used.

f. Access and Circulation

Offices, nail salons or massage therapists in historic structures design; resource may construct or use parking facilities that back directly into a street provided that:

1. The street is not an arterial or collector roadway;
2. The parking cannot be accommodated in compliance with all of Article 7, General Development Standards; and
3. A Certificate of Appropriateness, where appropriate, has been obtained from the Historic Preservation Board.

g. Landscaping and Buffering

1. An alternative buffer calculation using the interactive buffer mode width may be used only where the standard project boundary buffer table in [Section 7.3.8](#) can not be physically met on the site.
2. For special exceptions considered under subsection c. above, project landscape buffers for the use shall be addressed through the special process.

4.10.2. Commercial Transition Overlay District (CTOD)

a. Purpose and Intent

1. The Commercial Transition Overlay District (formerly the “Arts and Crafts District”) is intended to further the goals, objectives and policies of the Comprehensive Plan relating to development and redevelopment of areas identified and outlined below, and developed consistent with, and a part of, an ongoing planning study which establishes the boundaries for the district.
2. This district is intended to encourage activities such as home-based businesses, artist studio, and bed and breakfast establishments, as well as local professional and institutional uses. The adopted standards are designed to encourage the coordinated development of mixed land uses and concentrated area to attract both residents and visitors. Internal circulation pathways are encouraged between separate activities or establishments. A use component will allow office spaces in residences and residences behind shops.
3. This district is intended to create a stable edge along the boundary between the commercial area by encouraging the preservation and enhancement of historic housing, including historic structures, and by allowing the provision of office, galleries, studios, and bed and breakfasts. To achieve this purpose standards are modified for the purpose of encouraging property owners to preserve existing housing or develop new housing to create a unique mixed-use district. Where CTOD provision differs or conflicts with other provisions of the zoning code, the CTOD provisions shall govern.
4. Site design and compatibility controls are provided to ensure that operational characteristics of proposed development are compatible with the context of the surrounding areas and uses.

b. Permitted Principal Uses and Structures

1. Permitted uses in the underlying district and the additional uses listed below:
 - i. Bed and Breakfast uses.
 - ii. Office uses.
 - iii. Community service uses.
 - iv. Stores selling art.
 - v. Theater for live stage productions, indoors within a complete building.
 - vi. Stores selling antiques.
 - vii. Studios for artists, designers, photographers, musicians, dancers, potters, wood and leather craftsmen, glass blowers, weavers, jewelry designers of ornamental and precious jewelry, and similar uses.
 - viii. Health club or spa.

between the hours of 10:00 P.M. and 7:00 A.M.

i. Residential Character of Buildings

1. Building Design

Any new building in the CTOD used for nonresidential purposes be residential in character. The building design is encouraged to gables, porches, windows and other elements normally associated with residential buildings in the immediate area. Exterior elevations shall be submitted with the Site and Development Plan submittal demonstrating compliance with design standards.

2. Reuse, Renovation, Alterations and Additions

Original materials and details, as well as distinctive form and scale, shall contribute to the character of a building or neighborhood, shall be maintained to the maximum extent feasible. Rehabilitation work shall not destroy the quality or character of the property or its environment.

3. Operating Hours

No nonresidential uses shall conduct hours of operation between 10:00 P.M. and 7:00 A.M.

4. Site and Development Plan Review

Site and development plan review shall be required.

j. Outdoor Refuse Collection and Storage Areas

No outdoor refuse collection or storage area shall be located in a street or alleyway. Refuse storage areas shall maintain a minimum setback of ten feet from any lot line in accordance with Section 7.7.3.

4.10.3. Main Street Overlay District (MSOD)

a. Purpose and Intent

1. The Main Street Overlay District (formerly the "Englewood Business District") is intended to further the goals, objectives and policies of the Comprehensive Plan relating to development and redevelopment of a town center under a comprehensive developed consistent with, an adopted revitalization plan.
2. This district is intended to be an active pedestrian area with an emphasis on safety and amenities at the street level. The importance of a pedestrian environment shall be recognized and reinforced in creating a main street or district.
3. The MSOD modifies some existing zoning standards for the purpose of encouraging property owners to create a traditional downtown environment. Where this provision differs or conflicts with other provisions of the zoning ordinance, this provision shall govern.
4. The MSOD shall permit and encourage the coordinated development of mixed uses and activities in a concentrated area which will attract both residential and commercial uses. Mixed use developments incorporating residential dwellings above ground level are especially encouraged in order to increase the district's residential character. Automotive-oriented uses (i.e., gas stations or drive-through restaurants) are prohibited in the MSOD. Special emphasis shall be placed on the quality of the environment, which shall meet a high standard of quality.

b. Permitted Principal Uses and Structures

1. See the use table in Section 5.1 for the appropriate underlying district and additional uses listed below.
 - i. Bed and Breakfast. Existing buildings may be modified or expanded to accommodate the Bed and Breakfast; however, the building shall maintain its residential character, style and appearance.
 - ii. Outdoor Farmers Market with the written permission of the Planning Department provided the activity is limited to two consecutive days in a week and between 7:00 AM and 7:00 PM. Furthermore, although no site plan shall be required for on-site parking, sanitary facilities requirements must be provided on-site. No signs shall be permitted for the farmers market must also meet any applicable requirements of the Department of Agriculture.

c. Prohibited Uses and Structures

1. The following uses are prohibited in the MSOD. As of February 2, 2017, and structures which are not specifically allowed by the underlying district are prohibited. If a use is prohibited in the overlay district, that use is permitted in the underlying district. A prohibited structure or use existing on February 24, 1999, shall be deemed a “nonconforming” use subject to Article 8, Nonconformities.
2. Prohibited uses include:
 - i. Vehicle service.
 - ii. Full- or self-service car wash.
 - iii. Store selling vehicle parts (including installation) and similar.
 - iv. Fast-food restaurant with drive-through facilities.
 - v. Off-site signs.
 - vi. Place of Worship.
 - vii. Any industrial use including but not limited to, storage or disposal of waste materials.
 - viii. Manufactured homes.
 - ix. Self-service storage use.

d. Maximum Residential Density

Residential dwelling units: Maximum of 13 units per acre, unless in conformance with Section 4.11.4 and Section 6.11.7.

e. Minimum Lot Requirements

There shall be no minimum lot requirement in the MSOD, except as necessary to meet requirements in these regulations as set out herein.

f. Maximum Lot Coverage by all Buildings

Maximum lot coverage shall be unrestricted, except as necessary to meet requirements herein set out.

g. Yard Requirements**1. Front**

- i. New nonresidential structures (constructed after application) shall have a set back no further than:
 - (a) Five feet for a minimum of 50 percent of the building volume with the remaining portion of the structure set back as follows:
 - (b) Up to 15 feet for up to 100 percent of the building if outdoor uses such as seating or fountains are used. If the use change and outdoor dining or pedestrian oriented uses are provided, the area shall be enclosed prior to issuance of occupancy for any new use. This provision shall not apply to outdoor sale or display of any kind.
- ii. New residential structures: none.
- iii. Awnings, canopies, roof overhangs, and marquees may extend from the lot line to within four feet of the street curb with at least eight feet clearance.

2. Side

- i. If fire resistive construction: None
- ii. If non-fire resistive construction: Eight feet

3. Rear

10 feet

4. Waterfront

30 feet for bays and the intracoastal waterway, 20 feet for all other waterfront (See Chapter 54, Article XXII, Section 54-721 through 54-724, Section 54-724, S. “Gulf Beach Setback Line)

h. Maximum Height of Structure

As specified in the underlying zoning district.

i. Minimum Off-Street Parking Requirements

1. The parking requirements contained in [Section 7.1](#) shall apply in full. In lieu of said requirements:

i. Single-, two-family, and multiple-family dwellings: One (1) space per unit. Tandem parking of two vehicles associated with an individual unit shall be permitted.

ii. All other permitted or permissible uses:

(a) There shall be no off-street parking requirement for a structure that occupies a structure of less than 5,000 square feet in floor area.

(b) For all other uses, the total quantity of required parking spaces shall be reduced up to 50 percent in accordance with [Section 7.1](#).

(c) Provisions for off-street loading shall be as required in [Section 7.1.15.d.2.vii](#). In the event that street loading is determined not to be required, loading shall be permitted partially or wholly in the right-of-way between 8:00 A.M. and 6:00 P.M. in accordance with [Section 7.1.15.d.2.vii](#).

2. **New Parking.** All new off-street parking shall be set back a minimum of 10 feet from any adjacent street right-of-way. The 10-foot area adjacent to a canopy tree every 50 feet or portion thereof. Where any new off-street parking is located adjacent to the main street, it shall be screened with either a three-foot high wall made of concrete, brick or other decorative material or a three-foot high wall made of concrete, brick or other decorative material. The entire lot frontage except for pedestrian and vehicle entrance walls shall be screened.

3. **Existing Parking.** Notwithstanding the parking design requirements, existing vehicular parking areas existing at the time that the MSOD, or the MSOD is applied to the property may be utilized by existing uses and buildings in the zoning district.

j. Special Landscaping Requirements

1. The following landscaping requirements shall apply within the MSOD, in addition to other applicable requirements of [Section 7.3](#), Landscaping and Erosion Control.

i. No landscaping shall be required where a building is located adjacent to a sidewalk or right-of-way line, however, this area shall be paved with a decorative hard surface as may be identified in an adopted site plan or site plan amendment. Any pavement materials used shall be consistent with the pedestrian accessibility provisions contained in the Florida Accessibility Code (FAC) and Americans with Disabilities Act (ADA) requirements. The use of permeable pavement materials should be given priority when incorporating pavement materials that are used in any streetscape improvements installed by Sarasota County.

k. Outdoor Refuse Collection and Storage Areas

No outdoor refuse collection or storage area shall be located within 20 feet of a sidewalk and shall be screened in accordance with [Section 7.7.3](#).

4.10.4. Siesta Key Overlay District (SKOD)**a. Purpose and Intent**

1. The Siesta Key Overlay District (SKOD) is intended to further the policies of the Comprehensive Plan relating to development and those areas of Sarasota County shown on the Siesta Key Community Development Map.

2. This district is intended to promote pedestrian life by encouraging buildings to build to the sidewalk instead of requiring a street wall. Pedestrian life will also be encouraged by the use of canopies and awnings for shade and protection and by requiring screening and setback of refuse containers.

3. Other purposes of the SKOD include reducing the size and height of buildings with the village character of the Key; establishing standards for setbacks; establishing alternatives to asphalt parking; establishing standards for walls and fences; establishing height, setback from the street, painting and landscaping; establishing

nonconforming residential lots; and establishing standards.

b. Permitted Principal Uses and Structures

As specified in the underlying zoning district, except as set forth in paragraphs below.

c. Permitted Accessory Uses and Structures

As specified in the underlying zoning district, except as set forth in paragraphs below.

d. Prohibited Uses and Structures

1. Any use or structure not specifically permitted by the underlying zoning district is prohibited.
2. The following uses allowed in the underlying RE or RSF districts, SKOD:
 - i. Bed and breakfast.
 - ii. Boarding house, rooming house, fraternity house or sorority house.
 - iii. Group home (15 or more residents).
3. The following uses allowed in the underlying OPI, CG or CI districts, but prohibited in SKOD:
 - i. Live-work; and
 - ii. Upper-story residential.
4. Any use or structure not specifically, provisionally or by reasonable inference permitted herein is prohibited.

e. Special Exceptions

As specified in the underlying zoning district, and as additionally listed below:

1. The owner of a dwelling unit zoned RMF-1/SKOD and rented for a period of 30 days or a calendar month, whichever is less, may seek a modification of the development standards provided in paragraphs l. and m. below by special exception, except if the property abuts, or is across the street from, the RE/SKOD or MP/SKOD District, in which case no modification to the standards is allowed. If the special exception is approved, the resultant modification shall be clearly shown on the special exception Development Concept Plan.
2. Day care or adult day care are allowed by special exception in the underlying zoning district.
3. Transient accommodations are allowed by special exception in the underlying zoning district.
4. Special exceptions in the Historic Preservation Incentive Overlay District are prohibited in SKOD.

f. Maximum Residential Density

As specified in the underlying zoning district.

g. Minimum Lot Requirements

As specified in the underlying zoning district.

h. Maximum Lot Coverage By All Buildings

As specified in the underlying zoning district.

i. Maximum Impervious Coverage on a Lot

The maximum impervious coverage in any RE/SKOD or RSF/SKOD District shall not exceed 25 percent of the area of a lot or parcel. For the purpose of this Section, impervious shall include roof structures, swimming pools and pool decks, as well as paved areas, pavers and other surfaces that substantially prevent water from penetrating the ground. This does not include grass, shell or other surfaces that allow water to infiltrate into the ground.

j. Minimum Yard Requirements

As specified in the underlying zoning district, except that:

1. In the CG/SKOD, CI/SKOD and OPI/SKOD districts, the minimum rear yard setback shall be two feet.

2. The two-foot wide street yard setback shall be used to widen an sidewalk. The property owner shall bear the full cost of the sidewalk.
3. In the CG/SKOD, CI/SKOD and OPI/SKOD districts, awnings, car signs, and newspaper stands shall be exempted from the above. Awnings and canopies shall maintain an eight-foot vertical clearance allowed to extend over the sidewalk.
4. In SKOD, new at-grade or elevated mechanical equipment shall conform to the side yard setback for the underlying zoning district. Mechanical equipment on nonconforming lots in the RE-2/SKOD and any RSF/SKOD districts shall maintain the minimum side yard setback required in [Section 4.10.4.p](#). The existing mechanical equipment is exempt from the minimum side yard setback; however, new or replacement air conditioning compressors shall be screened with lattice fencing or a similar type of screening materials that provide a minimum height of six feet above the air conditioning compressor.

k. Maximum Height of Structures

As specified in the underlying zoning district.

l. Minimum Off-Street Parking Requirements

1. As specified in the underlying zoning district.
2. New dwelling units or expansion of the habitable space to an existing dwelling unit on a lot zoned RMF-1/SKOD and rented for a period of less than 30 days, whichever is less, shall provide off-street parking in compliance with the underlying zoning district. A minimum of one vehicle parking space shall be permitted that allows a vehicle to be parked on a public street. Wheel stops shall be provided for each required parking space. Properties within an approved on-street parking district shall receive one on-street parking space in lieu of required off-street parking space.
3. Alternative parking surfaces may be approved in accordance with the underlying zoning district.

m. Landscape Buffer Requirements

1. As specified in the underlying zoning district.
2. New dwelling units or expansion of the habitable space of an existing dwelling unit on a lot zoned RMF-1/SKOD and rented for a period of less than 30 days, whichever is less, shall provide a collector street buffer as defined in the underlying zoning district along all street rights-of-way.
3. The appropriate street buffer in compliance with [Section 7.3.6](#), including a parking buffer, shall be required along all street rights-of-way when constructed on a nonconforming lot in the RE/SKOD and RSF/SKOD districts. Existing vegetation which meets the requirements of [Section 7.3](#) shall be maintained.

n. Design Standards

As specified in the underlying zoning district.

o. Walls and Fences Located in Yards

As specified in the underlying zoning district, except that:

1. Walls and fences located in the required minimum street yard setback shall conform to the following standards:
 - i. A wall or fence set back less than an average of four feet from the right-of-way/property line shall have a maximum height of four feet on a collector or arterial road, as designated in the County Comprehensive Plan, the maximum height of any wall or fence shall be eight feet with the wall or fence being set back an average of four feet from the right-of-way/property line. For properties with streets not designated as a collector or arterial road by the Sarasota County Comprehensive Plan (i.e. local streets), the maximum height of any wall or fence shall be six feet with the wall or fence being set back an average of four feet from the right-of-way/property line. On any corner lot in a residential district, a fence, wall, hedge or other plantings that will obstruct vision shall be maintained at least half feet above natural grade of the intersecting streets shall be maintained within the clear sight triangle.

- ii. The height of any wall or fence shall be measured as the height above the natural/existing grade on either side of the wall or fence.
- iii. All wood fencing shall be constructed using new decay-resistant treated material and shall be maintained in sound condition.
- iv. Chain linked fencing is prohibited in the required minimum street yard setback. Chain linked fencing in the required minimum street yard setback shall be removed within five years after July 10, 2001.
- v. Ornamental decorations and light fixtures not exceeding 18 inches above the applicable maximum limit may be allowed on pillar walls.
- vi. The finished side of all fences shall face the street and adjacent properties.
- vii. Masonry walls shall have a decorative finish on the side facing adjacent properties. Paint only shall not be considered a decorative finish. A decorative finish on a wall shall be maintained in its original condition.
- viii. For any wall or fence in excess of four feet in height, the property owner shall landscape the area between the street side of the wall or fence and the property line. The required landscaping is intended to be of sufficient quantity, types, height and densities of materials to reduce the visual impact of the wall or fence. The landscaping shall be a minimum of three shrubs per linear foot of wall or fence. Alternative plant material providing comparable screening may be used with approval of the Zoning Administrator. It is the responsibility of the property owner to maintain the required landscaping. Existing vegetation or plant material in the landscape area may be used in part or the entire landscaping requirement.
- ix. A building permit shall be required for any wall or fence in excess of four feet in height above natural or existing grade.

2. See [Section 6.2.10](#) for requirements for fences in waterfront yards.

p. Nonconforming Residential Single Family and Residential Estate Districts

As in the underlying zoning district, except that:

- 1. For properties located in the RE/SKOD and RSF/SKOD Districts, the minimum side yard setback for non-conforming lots shall be as provided in paragraphs 2 and 3 below.
- 2. Minimum Side Yard Setbacks.

Lot Width	Minimum Yard Setback
Under 60 feet	7-foot minimum, total of 15 feet for sum of both sides
60 feet	7-foot minimum, total of 16 feet for sum of both sides
61 feet	7-foot minimum, total of 17 feet for sum of both sides
Over 61 feet	8-foot minimum, total of 18 feet for sum of both sides side yard setback as required by the underlying district.

3. Notwithstanding Article 8 of these zoning regulations, any portion of a building existing as of July 10, 2001 that is nonconforming with regard to side yard setback in the RE/SKOD and RSF/SKOD Districts may be improved or replaced with an increase in the building height, in compliance with the underlying zoning regulations. However, as of July 10, 2001, all new building coverage shall comply with the minimum side yard setback for nonconforming lots in the RE/SKOD and RSF/SKOD Districts.

COMMENTARY: Additional height is only permitted to extend above the maximum height specified in the underlying zoning district side yard, even when a nonconformity exists in the side yard.

q. Signs

As specified in [Section 7.4.10.a](#).

r. Outdoor Refuse Collection and Storage Areas

As specified in the underlying zoning district, except that:

- 1. Except for RE/SKOD and RSF/SKOD zoned properties or single-

other districts, all outdoor refuse collection and storage areas shall be the public or private right-of-way with an opaque material, which fences. No portion of a refuse container shall be visible from a public way. Fences must be 100 percent opaque. Materials stored in such areas shall not protrude above the screen.

2. No outdoor refuse storage area shall be located in the minimum setback with the exception of existing refuse storage areas in compliance with the standards above. The Zoning Administrator or his/her designee may grant a variance from the standard if the refuse storage area is set back from the right-of-way to the maximum extent possible without creating undue hardship on the owner. For purposes of this Section, only the following conditions shall be deemed a hardship:
 - i. Loss of an off-street parking space when the property is designated for a minimum number of off-street parking spaces;
 - ii. The demolition of a portion of an existing principal or accessory structure, excluding a wall or fence; or
 - iii. The removal of a tree with a caliper in excess of 12 inches above grade.

4.10.5. Myakka River Wild and Scenic Protection Zone (MRPZ)

[RESERVED]

4.11 TDR Overlay District Intent Statements

COMMENTARY: *These districts have been carried forward in their current form and revised during implementation of the Sarasota 2050 Plan.*

4.11.1. Conservation Sending Zone (CSZ)

The CSZ overlay district is intended to designate areas for the transfer of development from the Future Urban Residential Receiving Zone (FURRRZ) and the Future Urban Development District (FUD). This district will operate as an overlay zone in conjunction with the underlying zoning on the land where the CSZ district is applied. This district shall only be used in locations which meet the established requirements for the application of this district.

4.11.2. Residential Sending Zone (RSZ)

The RSZ overlay district is intended to designate areas for the transfer of development from other locations in the County not meeting the established requirements for a residential sending zone. This district will operate as an overlay zone in conjunction with the underlying zoning where the district is applied. This district shall only be used in locations which meet the established requirements for the application of this district.

4.11.3. Residential Receiving Zone (RRZ)

The RRZ overlay district is intended to designate areas for the receipt of development transferred from other locations in the County. This district will operate as an overlay zone in conjunction with the underlying zoning on the land where the district is applied. This district is intended to implement the Comprehensive Plan within the Urban Service Area designated on the Future Land Use Map, as well as locations which can realize the increased density associated with this district. Under no circumstances shall the density exceed the applicable limitations set forth in the comprehensive plan.

4.11.4. High Density Residential Receiving Zone (HRRZ)

The HRRZ overlay district is intended to designate areas for the receipt of development transferred from other locations in the County. This district will operate as an overlay zone in conjunction with the underlying zoning on the land where the district is applied. This district is intended to implement the Comprehensive Plan within Town and Village Centers where a high density plan has been approved by the Board of County Commissioners which designates high density residential development.

4.11.5. Future Urban Development Overlay District (FUD)

The FUD overlay district is intended to provide a development alternative to the underlying zoning within the Future Urban Area by allowing the designation of a development alternative.

area. The development area may be developed at densities consistent with Residential designation. If the reserve area is subsequently included with the the reserve may be developed consistent with the applicable Future Land Use. Since this is an overlay district, the boundaries of all land approved for development shall be indicated as such on the Official Zoning Map along with the district designation (e.g., RSF-3/FUD).

4.11.6. Future Urban Residential Receiving Zone (FURRZ)

The FURRZ overlay district is intended to designate areas for the receipt of transferred from CSZ designated properties. The FURRZ district is to be applied to Future Urban Area as designated on the Comprehensive Plan.

4.12 Inactive Districts

| COMMENTARY: The inactive districts include RC, RMF-4, TR, PRD and PID

4.12.1. Residential Combination District (RC)

a. Intent

Under previous regulations, a district existed which permitted intermixt dwellings and manufactured homes. While such an arrangement is not either conventional dwellings or mobile homes, use has been such that the district would result in a large number of non-conformities and cause that no further lands be zoned in this category after the date of adoption.

b. Permitted Principal Uses and Structures

1. One single family dwelling or manufactured home per lot or parcel. A manufactured home to be occupied by one family.
2. Family child care homes.
3. Home occupations.
4. Utility buildings and facilities
5. One guest house for each single family dwelling, provided that the structure shall not be less than that required for a similar number of single family dwellings.
6. Expansion of existing cemeteries, or new cemeteries, columbaria, provided no grave, monument or structure shall be closer than 20 feet to the line of the property.
7. Townhouses.
8. Day care center when operated as an activity of and on the same premises as a place of worship approved by the Board of County Commissioners after it is provided:
 - i. The minimum parcel size of the place of worship site, including the place of worship center, shall not be less than two acres.
 - ii. Outdoor play areas shall not be located within 50 feet of an agricultural zoned property.
 - iii. A landscaped buffer with a minimum opacity of 0.5 in accordance with [Section 7.3](#), shall be required around the perimeter of the outdoor play area.
9. Temporary storage of recyclable materials.
10. Transmission Tower (see Article II, Chapter 118 of the Sarasota County Code as amended).

c. Permitted Accessory Uses and Structures

1. Uses and structures which:
 - i. Are customarily accessory and clearly incidental and subordinate to the principal permissible uses and structures.
 - ii. Do not involve the conduct of business on the premises.
 - iii. Are located on the same lot as the permitted or permissible principal structure, or on a contiguous lot in the same ownership.

- iv. Are not of a nature likely to attract visitors in larger numbers be expected in residential neighborhood.
 - v. Do not involve operations or structures not in keeping with t single family neighborhood.
2. Personal plant nurseries and greenhouses with no sales of any ki tool and garden sheds, children's play areas and equipment, pri private swimming pools, and the like are permitted in these distri
 3. All accessory structures with a roof impervious to weather and e> feet in floor area (except carports) in the RSF and RC districts or floor area (except carports) in the RE District shall be constructe and exterior material as the principal structure. Structures for kee ponies may be constructed of wood regardless of the material us

d. Prohibited Uses and Structures

Any use or structure not specifically, provisionally, or by reasonable im herein, or permissible by special exception is prohibited. The following prohibited:

1. The keeping of farm animals, exotic animals, livestock and poultr specifically permitted.
2. The operation of a business is prohibited in the RC zoning distric permitted. There shall not be evidence of business activity on the the parking and storage of commercial vehicles (except as set fo material storage, inordinate vehicular traffic, outside storage or a
3. Transmission Tower (see Article II, Chapter 118 of the Sarasota be amended).

e. Special Exceptions

1. Place of worship including child care center, provided minimum p less than two acres. The following standards shall apply:
 - i. Outdoor play areas shall not be located within 50 feet of any agricultural zoned property.
 - ii. A landscaped buffer with a minimum opacity of 0.5 in confo [7.3](#), shall be required around the perimeter of the outdoor p
2. Child care centers in accordance with Chapter 6, Article I, Sectio 143 of the Sarasota County Code, provided a landscaped buffer non-street property lines, and provided the minimum lot requirem single family residence in the particular district.
3. Emergency services.
4. When these districts adjoin a commercial or office district without but with or without an intervening alley, off-street parking lots in c existing commercial or office uses, provided:
 - i. Such parking lots may be permitted only between the comm and the nearest street in the residential district.
 - ii. Landscaped buffer area required on all non-street property
 - iii. No source of illumination for such lots shall be in excess of [Section 7.5](#).
 - iv. No movement of vehicles on such lots between the hours o A.M., and greater limitations may be imposed where so rec
 - v. There shall be: (1) no sales, sales display, or service activit commercial renting or selling of spaces for any period of le: no parking of automotive vehicles other than passenger au parking of automobiles for periods of longer than 24 hours.
 - vi. No access from the parking area to a local residential street
 - vii. Site and development plan is required.
 - viii. The development concept plan shall depict the land area cc exception petition and the abutting commercial or office are off-street parking.

f. Maximum Residential Density

Four and one-half units per acre.

g. Minimum Lot Requirements

1. Single family dwelling or manufactured home on individual lot:
 - i. Width: 75 feet
 - ii. Area: 7,500 square feet
2. Other permitted or permissible uses and structures: None, except all other requirements herein set out.

h. Maximum Lot Coverage By All Buildings

1. Single family dwellings and manufactured homes and their accessory buildings: 25 percent.
2. Other permitted or permissible buildings in connection with permitted uses including their accessory buildings: 25 percent.

i. Minimum Yard Requirements**1. Single family dwellings**

- i. Front: 20 feet if serviced by central sewer; 25 feet if septic
- ii. Side: 6 feet minimum, but in no case less than 15 feet corner
- iii. Rear: 10 feet
- iv. Waterfront: 20 feet (see Chapter 54, Article XXII, Section 5-10, Sarasota County Code, "Gulf Beach Setback Line.")

2. Other Permitted or Permissible Structures: As for single family dwellings

- i. Side: None for Townhouses. A minimum building setback shall be met unless an alternative is approved by the Fire Marshal

j. Maximum Height of Structures

All uses: 35 feet

4.12.2. Residential Multifamily District (RMF-4)**a. Intent**

Under previous Sarasota County Comprehensive Plans, a maximum density of 18 units per acre was permitted. The RMF-4 district provides for this density. The RMF-4 district provides for this density of 18 units per acre is not in the best interest of the citizens of Sarasota County as determined by the Comprehensive Plan adopted in 1989, to eliminate nonconformities and cause hardship. It is intended that lands be zoned to the RMF-4 category after June 11, 1989.

b. Permitted Principal Uses and Structures

1. Single family dwelling units, two family dwelling units, and multiple family dwelling units. On the Barrier Islands, such dwelling units may be rented for periods of 30 days or less. The owner or managing agent of real property that is offered for rental shall maintain records, including the names and addresses of the renters, and shall make the same available to establish the period for which a unit is rented and the names of the members or unrelated individuals occupying the premises during the rental period.
2. Public parks, playgrounds, playfields, and County buildings in keeping with the character and requirements of the district and public libraries.
3. Existing cemetery or mausoleum within boundaries existing at the time of adoption of this Ordinance.
4. Non-commercial piers and docks.
5. Townhouses
6. Place of worship including child care centers (except temporary rental centers) provided minimum parcel size shall not be less than two acres. The following shall apply:
 - i. Outdoor play areas shall not be located within 50 feet of an

- agricultural zoned property.
 - ii. A landscaped buffer with a minimum opacity of 0.5 in conformance with [7.3](#), shall be required around the perimeter of the outdoor parking area.
7. Family child care homes.
 8. Commercial radio & TV receiving dish, with or without tower provided the diameter of the dish is over 12 inches in diameter:
 - i. Construction plans shall be submitted to the Sarasota County Planning and Development Services Business Center for review and approval prior to issuance of a building permit.
 - ii. Ground mounted dish antennas shall be totally screened from view from all public rights-of-way and adjacent property lines in accordance with the applicable code.
 - iii. Roof mounted dish antennas shall be located in such a manner that the area of the antenna and/or tower is contained wholly within the roof area.
 - iv. No dish antenna shall exceed 12 feet in diameter and shall not exceed 12 feet in height, including tower. The height of a ground mounted antenna shall be the total maximum height to which it is capable of being raised measured from the finished grade adjacent to the structure. The height of a roof mounted antenna shall be the total maximum height to which it is capable of being raised and shall be measured from the highest point of the portion of the roof on which it is mounted.
 - v. Only one dish antenna shall be permitted per parcel, lot or tract.
 - vi. For transmission tower, see Article II, Chapter 118 of the Sarasota County Code, as may be amended.
 9. Planned Unit Development, upon approval of the PUD Overlay district.
 10. Assisted living facilities, nursing homes, housing for orphans and convalescent homes, and extended care facilities, provided that all applicable County regulations in regard to such establishments are met.
 11. Monastery or convent.
 12. Golf course and country club, not including miniature golf course, provided the area is at least 110 acres of land in one parcel and that any required parking area is located at least 100 feet from any other residentially zoned property and any building or structure is located at least 100 feet from any other residentially zoned property.
 13. Executive par three golf course, provided the total area is at least 110 acres in one parcel and that any required parking area is located at least 100 feet from any other residentially zoned property.
 14. Yacht club, provided any required parking area is at least 100 feet from any other residentially zoned property and any building or structure is at least 200 feet from any other residentially zoned property.
 15. Tennis club, provided that no structure, tennis court or required parking area is located within 100 feet from any other residentially zoned property.
 16. One guest house and/or servants' quarters for each permitted structure, provided the total lot area shall not be less than that required for single family dwellings on the lot or parcel.
 17. Essential services and public utility buildings and facilities necessary to the health, safety and general welfare of the surrounding neighborhoods (not including service or storage yards).
 18. Home occupations.
 19. Community residential homes, provided such facilities house a maximum of 10 residents, are not located within a 1,000-foot radius of another existing residential home or within a 500-foot radius of any RSF zoning classification.
 20. Temporary storage of recyclable materials.
 21. Transmission tower (see Article II, Chapter 118 of the Sarasota County Code, as may be amended).

c. Permitted Accessory Uses and Structures

1. Uses and structures which:
 - i. Are customarily accessory and clearly incidental and subordinate to the primary permissible uses and structures.

- ii. Do not involve the conduct of business on the premises.
 - iii. Are located on the same lot as the permitted or permissible structure, or on a contiguous lot in the same ownership.
 - iv. Are not of a nature likely to attract visitors in larger number be expected in a residential neighborhood.
 - v. Do not involve operations or structures not in keeping with residential neighborhoods.
2. Personal plant nurseries and greenhouses with no sales of any k tool houses and garden sheds, garden work centers, children's p equipment, private barbecue pits, private swimming pools, and th these districts.
 3. Notwithstanding paragraph 1.ii above, the sale, rental or leasing multifamily dwelling complex, from an office located within such c its governing body, provided the office is not used for the sale, re site real estate or any appurtenances thereto.
 4. All accessory structures with a roof impervious to weather and ex feet in floor area (except carports) shall be constructed using the exterior material as the principal structure. Structures for keeping may be constructed of wood regardless of the material used for t

d. Prohibited Uses and Structures

1. The keeping of horses or ponies as an accessory use is prohibite
2. Any use or structure not specifically, provisionally, or by reasona permitted herein, or permissible by special exception. The follow specifically prohibited:
 - i. The keeping of farm animals, exotic animals, livestock and p unless specifically permitted.
 - ii. The operation of a business is prohibited in the RMF zoning specifically permitted. There shall not be evidence of busin premises including the parking and storage of commercial ' forth in [Section 7.1.3](#)), material storage, inordinate vehicle storage or advertising signs.
3. Transmission Tower (see Article II, Chapter 118 of the Sarasota be amended).

e. Special Exceptions

1. Child care centers in accordance with Chapter 6, Article I, Section 143 of the Sarasota County Code, provided a landscaped buffer non-street property lines, and provided the minimum lot requirem single family residence in the particular district.
2. Emergency services.
3. New cemeteries, columbariums, and mausoleums, providing no c structure shall be closer than 25 feet to any boundary line of the boundaries on existing cemeteries or mausoleums.
4. When these districts adjoin a commercial or office district without but with or without an intervening alley, off-street parking lots in c existing commercial or office uses, provided:
 - i. Such parking lots may be permitted only between the comm and the nearest street in the residential district.
 - ii. Landscaped buffer area required on all non- street property
 - iii. No source of illumination for such lots shall be in excess of Section 7.5.
 - iv. No movement of vehicles on such lots between the hours o A.M., and greater limitations may be imposed where deem
 - v. There shall be: (a) no sales, sales display, or service activit commercial renting or selling of space for any period of les: no parking of automotive vehicles other than passenger au

parking of automobiles for periods of longer than 24 hours.

- vi.** No access from the parking area to a local residential street.
 - vii.** Site and development plan is required.
 - viii.** The development concept plan shall depict the land area on an exception petition and the abutting commercial or office area for off-street parking.
- 5.** Membership club or lodge.
 - 6.** Youth-oriented community service, non-profit organizations, provided the property is primarily for administrative use or a meeting place, day camp or retreat center. For the purposes of this special exception, the organization shall apply to those organizations which deal with the majority age of majority.
 - 7.** Rooming houses and boarding houses.
 - 8.** Restaurant existing as of October 27, 2003.
 - 9.** Public, private, and charter schools.
 - 10.** Transmission Tower (see Article II, Chapter 118 of the Sarasota Code, as amended).
 - 11.** Neighborhood resource center with the following development criteria:
 - i.** At a minimum, a landscape buffer with a minimum opacity of 25 percent along property lines;
 - ii.** No vehicular access driveway to a local residential street shall be permitted;
 - iii.** Direct access to the site from an arterial roadway or collector roadway shall be required;
 - iv.** Operation of retail sales component is not permitted between 7:00 A.M. and 7:00 P.M.;
 - v.** Retail sales component is an accessory use only to the primary use and shall not comprise more than 20 percent of floor area on the lot and shall be depicted on the Site and Development Plan to show the location of the component;
 - vi.** Site and Development plan approval is required.
 - 12.** Licensed massage therapy uses provided:
 - i.** Such uses are located on an arterial roadway;
 - ii.** The therapist shall be licensed by the State of Florida;
 - iii.** A landscape buffer area shall be required on all non-street frontages;
 - iv.** Hours of operation shall be limited to the hours between 7:00 A.M. and 7:00 P.M.;
 - v.** Such uses shall be limited to a maximum building square footage of 10,000 square feet; and
 - vi.** No source of illumination for such lots shall be in excess of 100 foot-candles at the property line as defined in Section 7.5.
- f. Maximum Residential Density**
- 1. Residential Uses:**
 - i.** RMF-4: 18 units per acre.
- g. Minimum Lot Requirements**
- 1. Single-Family Detached and Two-Family Dwellings**
 - i.** Width: 75 ft.
 - ii.** Area: 7,500 sq. ft.
 - 2. Townhouses**
 - i.** Width: None.
 - ii.** Area: None.
 - 3. Multiple Family Dwellings**
 - i.** Width: 100 ft.

- ii. Area per dwelling unit: 2,420 sq. ft.
- h. Maximum Lot Coverage By All Buildings**
 - 1. Single and two family dwellings, and their accessory buildings: 3
 - 2. Townhouses or Cluster Housing: None.
 - 3. **Multiple Family Dwellings**
(Maximum for all dwellings includes all solid roofed areas and 50 parking of one story not in main structure.)
 - i. Up to 35 feet in height: 30 percent
 - ii. 36 to 45 feet in height: 28 percent
 - iii. 46 to 55 feet in height: 26 percent
 - iv. 56 to 65 feet in height: 24 percent
 - v. 66 to 75 feet in height: 22 percent
 - vi. 76 to 85 feet in height: 20 percent
 - vii. Other permitted or permissible buildings in connection with permissible uses, including accessory buildings: 30 percent
- i. Minimum Yard Requirements**
 - 1. **Single and Two Family Dwellings**
 - i. Front: 20 feet if serviced by central sewer; 25 feet if septic tank
 - ii. Side: 6 feet minimum but in no case less than 15 feet corner
 - iii. Rear: 10 feet
 - iv. Waterfront: 20 feet (see Chapter 54, Article XXII, Section 54-10 Sarasota County Code, "Gulf Beach Setback Line.")
 - 2. **Multiple Family Dwellings**
 - i. Front: *25 feet
 - ii. Side: *15 feet
 - iii. Rear: *15 feet
 - iv. Waterfront: 30 feet for bays and the intracoastal waterway. 20 waterfront yards. (see Chapter 54, Article XXII, Section 54-10 Sarasota County Code, "Gulf Beach Setback Line.")

*Provided buildings above 35 feet shall provide additional side area of one foot of yard for each three feet of building height and street side one-half of building height, whichever is greater.
 - 3. Cluster housing: As for single family dwellings except:
 - i. Side: No minimum except that adjacent structures shall be 12 feet unless an alternative is approved by the Fire Marshal Official.
 - 4. Other permitted or permissible uses and structures, unless otherwise specified:
 - i. Front: 20 feet
 - ii. Side: 8 feet minimum, but in no case less than 18 feet corner
 - iii. Rear: 10 feet
 - iv. Waterfront: 30 feet for bays and the intracoastal waterway. 20 waterfront yards (see Chapter 54, Article XXII, Section 54-10 Sarasota County Code, "Gulf Beach Setback Line.")
- j. Maximum Height of Structures**
 - 1. All uses: except Planned Unit Development:
 - i. RMF-4: 85 feet.
Additional height and in-structure parking may be permitted under [Section 6.6.3.](#)

4.12.3. Tourist Resort District (TR)

a. Intent

This district is intended to provide for tourist and other transient accom facilities. Permitted uses include transient accommodations and in add support facilities such as marinas are permissible either as accessory exception under appropriate conditions. Due to the characteristics and activities, these districts require a location on a major thoroughfare ha to absorb the additional traffic generated by these districts as well as g attractions, restaurants, and shopping facilities. It is intended to utilize implement the Comprehensive Plan within those areas shown as Low Moderate Density Residential, Medium Density Residential, Neighbor Centers, Village II Centers, Community Centers, and Regional Centers Use Map.

b. Permitted Principal Uses and Structures

1. Transient Accommodations. Establishments having more than 10 restaurant, and bar and, in addition, shops for the retail sale of fl books, jewelry, gifts, art and similar items, and barber or beauty : be located inside the main building.
2. Noncommercial piers and docks.
3. Restaurant, provided on-premises consumption of food and beve enclosed room or in an interior court completely surrounded by tl Consumption of food or beverage in any outdoor area, including decks, whether screened or unscreened or under awnings, whicl completely enclosed by the exterior walls of the restaurant buildii permitted as provided below.
 - i. Restaurant, with outdoor dining, provided outdoor dining sh between the hours of:
 - (a) 6:00 A.M. and 10:00 P.M., Sunday through Thursday
 - (b) 6:00 A.M. and 11:00 P.M., Friday and Saturday
 - ii. Patrons shall be permitted to remain outdoors to complete served before the latest hours indicated above. Outdoor dii at any other time. The sale and consumption of all food and the hours of 10:00 P.M. and 6:00 A.M., Sunday through Th and 6:00 A.M., Friday and Saturday, shall take place only v enclosed structure, except as otherwise provided in these i
4. Temporary storage of recyclable materials.
5. Transmission Tower (see Article II, Chapter 118 of the Sarasota be amended).
6. For all uses, site and development plan is required.

c. Permitted Accessory Uses and Structures

1. Uses and structures which:
 - i. Are customarily accessory and clearly incidental and subor permissible uses and structures.
 - ii. Do not involve the conduct of business on the premises.
 - iii. Are located on the same lot as the permitted or permissible structure, or on a contiguous lot in the same ownership.
2. Notwithstanding paragraph 1.ii above, the sale, rental or leasing c multifamily dwelling complex, from an office located within such c its governing body, provided the office is not used for the sale, re site real estate or any appurtenances thereto.

d. Prohibited Uses and Structures

1. Any use or structure not specifically, provisionally, or by reason permitted herein, or permissible by special exception.
2. Transmission Tower (see Article II, Chapter 118 of the Sarasota be amended).

e. Special Exceptions

1. Marinas.
2. Emergency services.
3. Buildings over 35 feet in height but not in excess of 85 feet in height.
4. Outdoor sale and consumption of food and beverages at a restaurant Sunday through Thursday, and after 11:00 P.M. , Friday and Saturday.
5. Transmission Tower (see Article II, Chapter 118 of the Sarasota Code to be amended).

f. Maximum Residential Density

1. Transient accommodations where not more than 25 percent of the facilities: 36 units per acre
2. Transient accommodations where more than 25 percent of the facilities: 18 units per acre

g. Minimum Lot Requirements

None, provided no TR district shall contain less than one acre.

h. Maximum Lot Coverage By All Buildings

1. Up to 35 feet in height:30 percent
2. 36 to 45 feet in height:28 percent
3. 46 to 55 feet in height:26 percent
4. 56 to 65 feet in height:24 percent
5. 66 to 75 feet in height:22 percent
6. 76 to 85 feet in height:20 percent

i. Minimum Open Space Requirements

30 percent

j. Minimum Yard Requirements

1. Front: *25 feet
2. Side: *15 feet
3. Rear: *15 feet
4. Waterfront: 30 feet for bays and the intracoastal waterway. 20 feet yards (see Chapter 54, Article XXII, Section 54-721 through 54-724 Code, "Gulf Beach Setback Line.")

*Provided building above 35 feet shall provide additional side and rear foot of yard for each three feet of building height and street yard of 25 feet building height, whichever is greater.

k. Maximum Height of Structures

35 feet, unless otherwise provided through approval of a special exception.

4.12.4. Planned Recreational Development District (PRD)

a. Intent

1. The purpose of the Planned Recreational Development District is to provide recreational facilities and services to be developed in a coordinated manner. The establishment of this district provides the mechanism for private sector recreational facilities to be developed in a harmonious manner not provided for in open use or commercial districts.
2. It is the intent of these regulations to facilitate the coordination of development into physically and functionally integrated development that is harmonious with adjacent land uses, and upon the site itself. The district is designed to protect adjacent development from potentially adverse impacts associated with recreational facilities, and to promote efficient and safe development. This intent is achieved through the coordinated application of standards for site location, open space, ground coverage, height, lighting, signage, and other physical design elements.
3. A Planned Recreational Development District:

- i. Is land under unified control, planned and developed as a development operation or approved programmed series of operations, primarily for active, passive, or spectator recreational uses, including necessary supporting accessory and related uses and facilities;
 - ii. Is designed with a park-like atmosphere including extensive careful attention to aesthetic considerations;
 - iii. Is developed according to plans which include streets, utility transportation access, and the like;
 - iv. Includes approved provisions and restrictions on the lessee within the PRD as to how facilities may be used, and includes responsibility of maintenance and operation of any common spaces.
4. This district is generally intended to implement the Comprehensive use designation depicted on the Future Land Use Map. Appropriate compatibility, and size requirements shall be achieved through the Development Criteria Matrix.

b. Permitted Principle Uses and Structures

- 1. Golf courses and country clubs; provided that no structures other than the clubhouse shall be located within one hundred (100) feet of any lot line.
- 2. Golf driving ranges.
- 3. Miniature golf facility.
- 4. Sports academies for active recreational or competitive sports.
- 5. Riding academy or public stable; provided that no building for the stable shall be located within one hundred (100) feet of any lot line.
- 6. Archery ranges.
- 7. Dude ranch; provided no building for the housing of animals shall be located within one hundred (100) feet of any lot line.
- 8. Transmission tower (see Article II, Chapter 118 of the Sarasota Code as amended).
- 9. Executive par-three golf courses.

c. Permitted Accessory Uses and Structures

- 1. Uses and structures which:
 - i. Are customarily accessory and clearly incidental and subordinate to the principal permitted uses and structures;
 - ii. Are located on the same lot as the permitted or permissible use or structure, or on an adjacent or contiguous lot under the same ownership; or
 - iii. Do not involve operations or structures not in keeping with the character of the district.
- 2. Pro-shops and supply sales of goods related to the on-site activity.
- 3. Food preparation or dining area.
- 4. Caretakers or security person housing.
- 5. Dormitories for participants of training or teaching facilities.
- 6. Jogging, hiking, fitness and other types of trails.
- 7. Game preserves and wildlife management areas, private campgrounds, and fishing camps.
- 8. Exercise and weight training rooms, gymnasiums and similar activities.
- 9. Game arcades.
- 10. Maintenance facilities.
- 11. Rain Shelters.
- 12. Equipment storage.
- 13. Classrooms

14. Miniature golf facilities.

15. Day care.

16. Clubhouses.

d. Prohibited Uses and Structures

Any use or structure not specifically or provisionally permitted herein. The permissible uses do not include any of the following uses:

1. Residential except as specified under PRD accessory uses and structures.
2. Adult entertainment establishments.
3. Retail commercial.
4. Manufacturing, warehousing, or any other use or structure not specifically permitted for recreational activities or the permitted or accessory uses above.

e. Special Exceptions

1. A special exception for up to 125 percent of the maximum number of dwelling units as allowed within the Comprehensive Plan may be granted. In no case shall the residential density exceed 13 units per acre.
2. Mini-amusement park (formerly family recreation/entertainment center).
3. Transmission tower (see Article II, Chapter 118 of the Sarasota County Code to be amended).
4. Sports academies for football, baseball, tennis, golf, soccer, swimming, or other active recreational or competitive sports in the Rural area as shown on the Comprehensive Plan Future Land Use Map.

f. Maximum Residential Density

For dormitory units, the density of dwelling units shall not exceed the density provided for in the Comprehensive Plan for the Rural, Semi-Rural, and Urban areas as follows:

1. Rural: One unit per five acres.
2. Semi-Rural: One unit per two acres.
3. Urban: Not to exceed six units per acre.

g. Minimum Lot Requirements

Minimum lot requirements shall be based upon the individual area requirements for the permitted use found in the "Performance Matrix."

h. Maximum Lot Coverage By All Buildings

Unrestricted, except as necessary to meet all requirements herein set forth.

i. Minimum Yard Requirements

All structures:

1. Front: 25 feet
2. Rear: 25 feet
3. Side: 25 feet
4. Waterfront: 30 feet for bays and the intracoastal waterway. 20 feet for waterfront yards (see Chapter 54, Article XXII, Section 54-721 through 54-723 of the Sarasota County Code, "Gulf Beach Setback Line.")

j. Maximum Height of Structures

1. Thirty-five feet.
2. No structures shall penetrate a 30 degree vertical tangent beginning at the boundary and proceeding toward the center of the district.

k. Limitations on Signs

[See Section 7.4, Signs.](#)

l. Buffer Requirements

1. **Location and Performance Standards**

The primary purpose of the perimeter buffer area is to assist in setting and to assure that potentially adverse impacts are mitigated.

- i. The minimum buffer requirement widths for each specific use district shall be determined through the use of the Development Ordinance. The minimum requirement for the perimeter buffer may be determined by the Growth Management Business Center to reflect site specific conditions. The parcel proposed for the PRD zoning is adjacent to an existing drainage easement of at least 50 feet in width.
- ii. All open ground not in native habitat shall be planted with ground cover.
- iii. In buffer areas, to effectively screen the PRD District from adjacent areas, additional plantings and screens in accordance with Section 7.5 and Buffering shall be employed to create a park-like setting. Management guidelines for native habitats could not be met.

2. Restricted Uses

No buildings, structures, accessory buildings, parking, loading, storage, or other uses shall be permitted within the perimeter buffer areas unless specifically allowed for within this ordinance.

3. Permitted Uses

The perimeter buffer may contain the following:

- i. Passive recreational facilities such as picnic facilities or trails without restroom facilities.
- ii. Nature trails, areas of native habitat and water resources including detention/retention, but not including industrial and domestic disposal ponds.

m. Lighting Restrictions

[See Section 7.5, Outdoor Lighting.](#)

n. Development Criteria Matrix

Minimum Perimeter Buffer Widths ¹ Adjacent Land Uses (In Feet)													
Uses ²	Minimum Land Area	A	B	C	D	E	F	G	H	I	J	K	Minimum Transportation Access
1	110 ac	50	50	50	50	50	50	50	50	50	-	-	Minor Collector
2	15 ac	50	50	50	25	25	25	25	25	25	25	25	Major Collector
3	1 ac	50	50	25	15	10	5	10	10	10	20	25	Minor Arterial
4	10 ac	50	50	25	10	20	25	30	20	20	20	20	Major Collector
5	100 ac	50	100	100	25	25	25	25	25	25	25	25	Major Arterial
6	5 ac	50	50	50	25	25	25	25	25	25	-	-	-
7	5 ac	-	10	10	10	10	10	10	10	10	10	10	-
8	5 ac	50	50	50	25	25	25	25	25	25	25	25	-
9	1 ac	25	25	25	25	25	25	25	25	25	25	25	-
10	40 ac	25	25	25	10	5	-	-	-	-	-	-	-
11	40 ac	50	50	50	25	25	25	25	25	25	25	25	Major Collector
A	5 ac	50	50	50	25	10	10	10	10	10	25	25	Major Collector
B	10 ac	50	50	25	10	20	25	30	20	20	20	20	Major Collector

¹ Adjacent Land Uses

- A - Agriculture - OUA, OUR, OUE, OUM
- B - Residential - RE, RSF, RMH, RC
- C - Residential - RMF,
- D - Office – OPI, OPI/PD
- E - Commercial - CN, CG, TR
- F - Commercial - CI
- G - Planned Commercial - CHI,
- H - Industrial - ILW, IR and PID
- I - Planned Commerce - PCD
- J - Governmental/Conservation - GU, OUC
- K - Marine - CM, MP

² See paragraph b, Permitted Principle Uses and Structures. Other Uses (see paragraph e, Special Exceptions).

- A – Mini-Amusement Park (formerly Family

Recreation/Entertainment Center)
 B - Sports academies for football, baseball, basketball, tennis, golf, soccer, swimming, gymnastics, or other active recreational or competitive sports in the Rural area as designated on the Comprehensive Plan Future Land Use Map.

³ Land Use Designations:

U - Urban
 M - Major Employment Center
 S - Semi-Rural
 R - Rural

4.12.5. Planned Industrial Development District (PID)

- a. The PID District promotes industrial activity, more efficient and economic use, harmony in physical design and industrial relationships, variety of development, and the protection of adjacent and nearby existing and future uses and activities. This district should be located along major thoroughfares. Traffic generated by the industrial activity will not be channeled through the district and will not unduly interfere with traffic on those major thoroughfares. The PID district shall implement the Comprehensive Plan within those areas of Sarasota County designated as Major Employment Center (MEC) and/or Major Employment Center/Industrial Office Park (MEC/IROP) on the Future Land Use Map. While the rezoning of a district to a PID District is not permitted, modifications to the stipulations and binding conditions of existing PID Districts are permitted.
- b. Development as a PID district shall be under unified control, planned as a whole in a single development operation or approved programmed series of operations, primarily for industrial, warehousing and distribution activity and supporting uses and facilities. The development shall be designed to include, but not be limited to, including extensive landscaping, low ground coverage by buildings and structures of moderate height, and careful attention to such aesthetic considerations as the location, size, and design of signs, lighting, off-street parking and off-street loading areas. Plans shall include streets, utilities, various types of access, and the like; include approved provisions and restrictions on the use of land as to how the individual lots may be used and responsibilities for maintenance and include a program of full provision, maintenance, and operation of streets and open spaces.
- c. **Permitted Principal Uses and Structures**
 1. Wholesale trade, warehouse and freight movement, self-service establishments, and similar uses.
 2. Light manufacturing (including paint manufacturing), processing (including food processing, but not slaughterhouse), packaging, or fabricating in building.
 3. Printing, lithographing, publishing, or similar establishments.
 4. Service establishments catering to commerce and industry including business offices, linen supply, freight movers, communication services, machine services, canteen services, restaurant (including drive-in restaurant), hiring and union halls, employment agency, sign construction service or truck stops, and similar uses.
 5. Vocational, trade, and other commercial schools.
 6. Medical clinic.
 7. Passenger terminals.
 8. Radio and television stations and transmitters, excluding transmitters.
 9. Railroad rights-of-way and sidings.
 10. Railroad yards, areas for car storage, and switching facilities.
 11. Experimental laboratories.
 12. Helicopter landing pads.

13. Emergency services.
14. Rehabilitative Clinic.
15. Temporary storage of recyclable materials
16. Retail sales of lumber and building supplies in a completely enclosed structure.
17. Indoor shooting range.
18. Equipment rental.
19. Transmission Tower (see Article II, Chapter 118 of the Sarasota Code to be amended).
20. Neighborhood Resource Center.
21. Gymnastics facility or indoor sports academy.
22. Convenience stores.
23. Banks and financial institutions with or without drive-in.
24. Medical clinics.

All uses require site and development plan approval.

d. Permitted Accessory Uses and Structures

Uses and structures which are customarily accessory and clearly incidental to permitted principal uses and structures, provided, however, that no uses shall be permitted in the district except for watchmen or caretakers whose residence is on the premises or for employees who will be temporarily quartered on the premises.

e. Prohibited Uses and Structures

1. Dwelling units (including motel and hotel) except as provided under Section 170.05, except hospitals, or clinics (except clinic in connection with industrial activity and similar uses, private or public elementary or high schools, churches, and structures for scrap or salvage operations or for processing, storage, display, or sale of scrap salvage, or second-hand building materials and automotive vehicles).
2. Chemical and fertilizer manufacture.
3. Explosives manufacturing or storage.
4. Paper and pulp manufacture.
5. Petroleum refining.
6. Stockyards or feeding pens.
7. Slaughter of animals.
8. Tannery or the curing or storage of raw hides.
9. Any other uses or structures not specifically, provisionally, or by reference permitted herein.

f. Special Exceptions

1. Wrecking, junk or salvage yard in other than a completely enclosed structure; such yard shall not be located closer than 100 feet (not counting the width of a public street or right-of-way) to any property zoned residential and no portion of the yard shall be used for any purpose other than the office of the operator. Any such activity shall be completely enclosed by an eight-foot high, eight percent opaque, concrete block wall with stucco finish. The entire yard shall be landscaped with the same type construction and shall be landscaped with a minimum of 50 percent grass in accordance with Section 7.3 of these zoning regulations.
2. Any industrial use not specifically permitted or prohibited which is otherwise permitted which conforms to performance standards as set out in Chapter 170, Sarasota County Code.
3. Bulk storage, not including bulk storage of flammable liquids subject to the County or State Fire Codes, provided that such storage yard shall be in accordance with Section 7.3, and, in addition, buffered from adjacent residential property with a minimum buffer capacity of 0.5 in accordance with Section 7.3.
4. Outdoor storage yards and lots; provided such outdoor storage yard shall not be located closer than 25 feet to any public street; that this provision shall not apply to storage yards and lots used for the storage of construction materials.

yards (including automobile wrecking yard), junk yards, or yards used for scrap or salvage operations or for processing, storage, display, or salvage, or second-hand automotive parts, and that such storage shall be buffered in accordance with Section 7.3, and in addition, be buffered from industrial districts with a minimum buffer opacity of 0.5 in accordance with the standards set forth in this section.

5. Transmission Tower (see Article II, Chapter 118 of the Sarasota County Code, which shall be amended).
6. Recycling and stockpiling of recyclable materials, (excluding Type D fill), including aluminum cans, corrugated cardboard, glass, high density polyethylene, mixed paper, newspaper, polystyrene, recyclable plastics and steel items are defined by Chapter 106 of the Sarasota County Code, and the use of such materials for recycling and stockpiling use shall be developed in accordance with the following standards:
 - i. The minimum parcel size shall be 10 acres, excluding wetlands and waterbodies, unless demonstrated at the time of special exception that a lesser parcel size is adequate in shape and size to accommodate the proposed facility and the amount of materials to be processed;
 - ii. Recycling equipment shall not be located within 200 feet of the property for which the use is proposed and processing shall be contained within an enclosed building;
 - iii. Stockpiles shall not be located within 75 feet of any non-impervious surface on the property;
 - iv. The stockpile or recycling equipment shall not be located within 100 feet of a watercourse, waterbody, or wetland; and e. As part of the special exception petition, the following issues shall be addressed:
 - (a) height of stockpiles;
 - (b) fencing of processing, storage and shipping areas;
 - (c) lighting;
 - (d) noise;
 - (e) hours of operation;
 - (f) traffic impacts; and
 - (g) litter control.
7. Recycling and stockpiling of Types B, C and D fill (including recycling demolition debris but not garbage), in accordance with Chapter 106 of the Sarasota County Code, as amended, and in accordance with the following standards:
 - i. The minimum parcel size shall be 10 acres excluding wetlands and waterbodies;
 - ii. An earthmoving permit shall be obtained in accordance with Chapter 106 of the Sarasota County Code;
 - iii. All stockpiles and recycling equipment shall not be located within 100 feet of the boundaries of the property for which the use is proposed, a watercourse, waterbody, or wetland.
 - iv. As part of the special exception petition, the following issues shall be addressed:
 - (a) height of stockpiles;
 - (b) fencing of processing, storage and shipping areas;
 - (c) lighting;
 - (d) noise;
 - (e) hours of operation;
 - (f) traffic impacts;
 - (g) litter control; and
 - (h) dust and emission control.

g. Maximum Residential Density

None.

h. Minimum Lot Requirements

1. Area: 10 acres
2. Width: 75 feet

i. Maximum Lot Coverage by all Buildings

Unrestricted, except as necessary to meet all requirements herein set

j. Minimum Open Space Requirements

30 percent.

k. Minimum Yard Requirements

1. No portion of any building or structure and no activity related to a district shall be located closer than 25 feet to any PID boundary. abuts property zoned residential, no building or structure shall be of the boundary of the PID District and no activity shall be permit area, except that off-street parking, but not off-street loading, ma within 25 feet of the PID residential boundary, but not closer to th boundary. In those instances where a rezoning to residential cate abutting or adjoining an established PID district is accomplished has been established, the provisions of the first sentence of this and no use in a PID district established prior to such residential z nonconforming within a PID district.
2. Where individual lots or building sites are offered for sale or lease setbacks shall be 20 feet. Such yards may be used for driveways; there is more than one building on an individual lot or building sit such buildings shall be as required by County building regulation
3. In a waterfront yard along bays or the intracoastal waterway a 30 required.

l. Maximum Height of Structures

65 feet.