

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 identified as a part of, and developed consistent with, an adopted revitalization plan.
2. This district is intended to be an active pedestrian area with an emphasis on activities and amenities at the street level. The importance of a pedestrian and image corridor shall be recognized and reinforced in creating a main street or downtown environment.
3. The MSOD modifies some existing zoning standards for the purpose of encouraging property owners to create a traditional downtown environment. Where a MSOD provision differs or conflicts with other provisions of the zoning ordinance, the MSOD provisions shall govern.
4. The MSOD shall permit and encourage the coordinated development of mixed land uses and activities in a concentrated area which will attract both residents and visitors. Mixed use developments incorporating residential dwellings above or behind shops are especially encouraged in order to increase the district's resident population. Automotive-oriented uses (i.e., gas stations or drive-through restaurants) are expressly prohibited in the MSOD. Special emphasis shall be placed on the street and sidewalk 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 the 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 a residential character, style and appearance.
 - ii. Outdoor Farmers Market with the written permission of the property owner, provided the activity is limited to two consecutive days in any given week between 7:00 AM and 7:00 PM. Furthermore, although no site and development plan shall be required for on-site parking, sanitary facilities meeting ADA requirements must be provided on-site. No signs shall be permitted. An outdoor farmers market must also meet any applicable requirements set forth by the U.S. Department of Agriculture.

c. Prohibited Uses and Structures

1. The following uses are prohibited in the MSOD. As of February 24, 1999, all new uses and structures which are not specifically allowed by the underlying district or the MSOD are prohibited. If a use is prohibited in the overlay district, that use is prohibited even if it is permitted in the underlying district. A prohibited structure or use existing as of February 24, 1999, shall be deemed a "nonconforming" use subject to the provisions of 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 uses.
- 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 hazardous 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 compliance with Section 4.11.4 and Section 6.12.4.

e. Minimum Lot Requirements

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

g. Yard Requirements

1. Front

- i. New nonresidential structures (constructed after application of the district) shall be set back no further than:
 - (a) Five feet for a minimum of 50 percent of the building width facing the street, with the remaining portion of the structure set back as far as desired; or
 - (b) Up to 15 feet for up to 100 percent of the building if outdoor dining or pedestrian oriented uses such as seating or fountains are provided. Should the use change and outdoor dining or pedestrian oriented use no longer be provided, the area shall be enclosed prior to issuance of a certificate of occupancy for any new use. This provision shall not include any parking or outdoor sale or display of any kind.
- ii. New residential structures: none.
- iii. Awnings, canopies, roof overhangs, and marquees may extend beyond the front lot line to within four feet of the street curb with at least eight feet of vertical 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 yards (See Chapter 54, Article XXII, Section 54-721 through 54-724, Sarasota County Code "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 the MSOD, except as follows. In lieu of said requirements:

- i. Single-, two-family, and multiple-family dwellings: One (1) space for each dwelling unit. Tandem parking of two vehicles associated with an individual dwelling unit shall be permitted.
- ii. All other permitted or permissible uses:
 - (a) There shall be no off-street parking requirement for those uses which occupy a structure of less than 5,000 square feet in floor area.
 - (b) For all other uses, the total quantity of required parking, as set forth in Section 7.1, may be reduced up to 50 percent.
 - (c) Provisions for off-street loading shall be as required in Section 7.1, to the extent practical, as determined by the Zoning Administrator. Where off-street loading is determined not to be required, loading may 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.vi.

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 roadways shall provide a canopy tree every 50 feet or portion thereof. Where any new off-street parking faces the main street, it shall be screened with either a three-foot high continuous hedge, or a three-foot high wall made of concrete, brick or other decorative material along the entire lot frontage except for pedestrian and vehicle entrance ways.

3. Existing Parking. Notwithstanding the parking design requirements in Section 7.1.13, vehicular parking areas existing at the time that the MSOD, or the previous EBD, is first applied to the property may be utilized by existing uses and buildings in the zone district.

j. Special Landscaping Requirements

1. The following landscaping requirements shall apply within the MSOD and shall modify other applicable requirements of Section 7.3, Landscaping and Buffering:

- i. No landscaping shall be required where a building is located within five feet or less of a sidewalk or right-of-way line, however, this area shall be filled in with a decorative hard surface as may be identified in an adopted County-initiated planning study. 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. Consideration should be given to incorporating pavement materials the same or similar to those used in any streetscape improvements installed by Sarasota County.

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- ii. The non-street landscape buffers shall be specified in the underlying zoning district. An alternative buffer calculation (Section 7.3.9.d.) using the interactive buffer model and a reduced buffer width may be used where the standard project boundary buffer width shown for the base zoning district on the table in Section 7.3.8. cannot be physically met on the site. Six-foot high hedges may be considered in lieu of walls as long as the required buffer opacity is met. (Ord. No. 2004-054)

k. Outdoor Refuse Collection and Storage Areas

No outdoor refuse collection or storage area shall be located within 20 feet of the right-of-way and shall be screened in accordance with Section 7.3.19.