

4.10.2. Residential/Commercial Transition Overlay District (RCTOD)

a. Purpose and Intent

1. The Residential/Commercial Transition Overlay District (formerly the "Arts and Office Overlay District") is intended to further the goals, objectives and policies of the Comprehensive Plan relating to development and redevelopment of areas identified for the activities outlined below, and developed consistent with, and a part of, an adopted County-initiated planning study which establishes the boundaries for the overlay area. (Ord. No. 2004-054)
2. This district is intended to encourage activities such as home-based office, art gallery, artist studio, and bed and breakfast establishments, as well as low-intensity office, professional and institutional uses. The adopted standards are designed to permit and encourage the coordinated development of mixed land uses and activities in a concentrated area to attract both residents and visitors. Internal sidewalks and pathways are encouraged between separate activities or establishments. The mixed use component will allow office spaces in residences and residential dwellings above or behind shops.
3. This district is intended to create a stable edge along the boundaries of an existing commercial area by encouraging the preservation and enhancement of existing housing, including historic structures, and by allowing the provision of new housing, office, galleries, studios, and bed and breakfasts. To achieve this intent, existing zoning standards are modified for the purpose of encouraging property owners to redevelop existing housing or develop new housing to create a unique mixed use district. Where a RCTOD provision differs or conflicts with other provisions of the zoning ordinance, the RCTOD provisions shall govern. (Ord. No. 2004-054)
4. Site design and compatibility controls are provided to ensure that the physical and operational characteristics of proposed development are

compatible when considered within 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 completely enclosed building.
- vi. Stores selling antiques.
- vii. Studios for artists, designers, photographers, musicians, dancers, sculptors, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry, and similar uses.
- viii. Health club or spa.
- ix. Gymnastics facility.
- x. Hair or nail personal care service.

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2. All uses are subject to the following additional limitations:

- i. Outdoor sale, display, preparation and storage of merchandise shall not be visible from any public right-of-way.
- ii. No more than 30 percent of gross floor space shall be devoted to storage.
- iii. Products shall be sold only at retail, no wholesale sales are permitted.

c. Maximum Residential Density

- 1. Residential dwelling units: As permitted by underlying zoning district unless otherwise provided in an adopted County-initiated planning study.
- 2. Bed and Breakfast: As permitted by underlying zoning district unless otherwise provided in an adopted County-initiated planning study.

d. Minimum Lot Requirements

There shall be no minimum lot requirements in the RCTOD, except as needed to meet other requirements as set out in the RCTOD regulations or the Land Development Regulations. (Ord. No. 2004-054)

e. Maximum Lot Coverage by all Buildings

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

f. Minimum Yard Requirements

Structures constructed prior to October 27, 2003, shall have met the yard requirements for the underlying zoning district in effect at the time of construction. Structures constructed after October 27, 2003 shall comply with the following yard requirements:

1. Front: 10 feet.
2. Side: 10 feet.
3. Rear: 10 feet.
4. Waterfront: 30 feet for bays and the intracoastal waterway, 20 for all other waterfront yards. (see Chapter 54, Article XXII, Section 54-721 through 54-724, Sarasota County Code, "Gulf Beach Setback Line.")

(Ord. No. 2004-054)

g. Maximum Height of Structures

The maximum height of structures shall be regulated as specified in the underlying zoning district.

h. Minimum Off-Street Parking Requirements

1. The parking requirements contained in Section 7.1, Off-street Vehicular Facilities: Parking and Loading Requirements for all zoning districts shall apply in the RCTOD, except as follows:
 - i. **New Parking.** The total quantity of required parking, as set forth in Section 7.1, may be reduced up to 50 percent in the CTOD. This total number of required parking spaces per use shall be permitted within the buildable area of a lot or parcel. Parking spaces shall also be permitted in any required front, rear or side yard setback, except within five feet of a side or rear property line. On-street parking spaces located immediately abutting the subject parcel, entirely within the extension of the side lot lines into the roadway, and not within any required clear sight triangle may be counted toward meeting off-street parking requirements. Notwithstanding the provisions of Division C, Section C.3.b., of the Land Development Regulations, parking in a street yard may be designed to allow vehicles to back into a road designated as a local road, provided such parking area extends not more than 25 feet from the right-of-way line. Alternative parking surfaces in place of concrete or asphalt are encouraged, including shell, paver bricks, gravel or grass parking, provided that wheel stops are used.
 - ii. **Existing Parking.** Notwithstanding the parking design requirements in Section 7.1.13, vehicular parking areas existing at the time that the CTOD or the previous AOOD is first applied to the property may be utilized by existing buildings in the zone district.
 - iii. **Off-street Loading.** No loading or unloading operations shall be conducted 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 shall be designed to be residential in character. The building design is encouraged to employ sloped roofs, gables, porches, windows and other elements normally associated with residential buildings in the immediate area. Exterior elevations shall be submitted at the time of Site and Development Plan submittal demonstrating compliance with these building design standards.

2. Reuse, Renovation, Alterations and Additions

Original materials and details, as well as distinctive form and scale features, that contribute to the character of a building or neighborhood, shall be preserved to the

maximum extent feasible. Rehabilitation work shall not destroy the distinguishing 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 yard, and all such areas shall maintain a minimum setback of ten feet from any lot line and shall be screened in accordance with Section 7.3.19.

k. Landscaping and Buffering

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 capacity is met. (Ord. No. 2004-054)