Unified Development Code - 2019 Cycle 2 Amendments

Amendment No. 6 - Article 11, Section 124-152 - Automatic Car Wash Buildings

An amendment to Article 11, Section 124-152 is proposed by Brian Lichterman of Vision Planning & Design. The existing language in the UDC prohibits the “entry/exit” door openings of automatic car wash buildings opening toward adjacent residential uses or zoning districts. The zoning districts extend across public and private rights-of-way and roadways. The proposed amendment would eliminate this requirement in the CG district and allow the entry/exit door openings to face residential uses or residually zoned properties when separated by a major arterial roadway.

Amendment No. 9 - Article 6, Section 124-76(c)(5) Commercial, Highway Interchange District

An amendment to Article 6, Section 124-76(c)(5) is proposed by Robert Medred, Genesis Planning and Development, Inc. This change would allow self-storage facilities to be established within CHI (Commercial, Highway Interchange) zoning districts throughout unincorporated Sarasota County.

Amendment No. 10 - Article 11, Section 124-218(a) Special District Sign Regulations - Siesta Key Overlay District (SKOD)

An amendment to Article 11, Section 124-218(2) is proposed by Mark Smith on behalf of the Siesta Key Chamber of Commerce. This change would allow merchants to erect A-frame signs directing visitors to available parking locations within SKOD (on-site and/or valet). The signs will contain no advertising messages.

Amendment No. 11 - Article 7, Section 124-101 Boutique Resort Redevelopment/Planned Development District (BRR/PD)

An amendment to Article 7, Section 124-101 is proposed by Robert Medred, Genesis Planning and Development, Inc. This change strengthens the intent statement for the district, recognizing that most of the properties within this district may be considered historic pursuant to Florida Statutes and allows these smaller motels/hotels to obtain a liquor license regardless of the number of rooms and provides clarity with regard to the placement of accessory uses associated with the resort.

Amendment No. 12 - Amending Article 7, Special Zoning District Standards

In 2015, the County Commission (Board) approved Comprehensive Plan Amendment (CPA) No. 2014-D and corresponding regulations governing Conservation Subdivisions. The amendments allowed additional development flexibility and the ability to seek additional density in a Conservation Subdivision, through the Transfer of Development Rights, when certain qualifications were met. Below is a section of the regulations listing the qualifications to be met:

ii. Where land is designated as "Rural Heritage/Estate RMA" under the Comprehensive Plan, Future Land Use Map Series, Figure RMA-3, and:
   a) Comprised of unplatted land west of the Countryside Line; and
   b) Entirely located within one mile of the Urban Service Boundary; and
   c) Served by Sarasota County water, wastewater, and reclaimed water facilities.
An owner may apply for a rezoning that would permit a maximum gross density of two dwelling units per acre when developed as a Conservation Subdivision in accordance with subsection 2., below.

Amendment #12 revisions clarify the regulation language and specifies that the property “has never been platted” rather than the current language of “comprised of unplatted land…” These revisions will keep intact the expected intentions for Conservation Subdivisions that were approved in 2015.

Amendment No. 13 - Amending Article 7, Special Zoning District Standards

This amendment addresses the development standards relating to office and industrial development within a Planned Commerce District (PCD). The current regulations limits “commercial uses”, excluding office uses, to not less than 0% of the land area and not more than 10% of the land area, with not more than 5% of the gross land area devoted to retail sales and service, restaurant and vehicle sales and service uses. Vehicle sales and service uses are a permitted use by right only in the ILW (Industrial, Light Manufacturing and Warehousing) district, and the CI (Commercial Intensive) district. In 2017 a code amendment was adopted to allow this use with the approval of a Special Exception in the CG (Commercial General) district with restrictions. This proposed amendment aligns vehicle sales and service with the Industrial Uses allowed in PCD, with not more than 15% of the land area devoted to this use.

Amendment No. 14 - Amending Article 6, General, Base, and Inactive Zoning District Development Standards

The proposed amendment will address the appearance and compatibility related to free-standing accessory structures and/or sheds exceeding 150 square feet in floor area in residential single-family, multi-family and residential combination zoning districts, or 250 square feet in floor area in residential estate zoning districts. The suggested language regulates the exterior for all buildings, and further limits the size of accessory structures and garages to 50% of the enclosed living area of the principal structure.

Amendment No. 15 - Amending Article 6, General, Base and Inactive Zoning District Development Standards

This amendment expands an existing use of “restaurant and bar” to include a new use “brewpub” either as a permitted use by right or with approval of a Special Exception, in addition to establishing specific standards to define these uses as accessory uses to a restaurant and establishing defined terms. Over the past several years staff has fielded numerous inquiries as to where breweries, wineries, tasting rooms, and the like could be established. Breweries and wineries were treated similar as to “soft-drink bottling” and permitted in industrial districts. The proposed amendment will provide clarity and provide additional economic development opportunities in the County.

Amendment No. 16 - Amending Article 7, Special Zoning District Standards

This proposed amendment to the Main Street Overlay District (MSOD) allows a “gateway sign” as permitted use by right when part of a Capital Improvement project.

Amendment No. 17 - Amending Article 13, Subdivision or Site and Development Plan Regulations
At the suggestion of Public Works, this proposal eliminates the requirement for stormwater attenuation or treatment for sidewalk or trail construction in the public right-of-way, public easements or other public lands, for public use and not required to meet any other County development requirement.

Amendment No. 19 - Amending Article 12, Application Requirements for Subdivision Plans, Site Development Plans, Final Subdivision Plats, Lot Drainage Plans, and Other Development Related Provisions and Article 7, Definitions

The Transportation Division of Public Works has suggested proposals that include measures to handle vehicular and pedestrian traffic safely and efficiently in work zones; updates to the requirements and regulations relating to transit improvements; including the utilization of the “Sarasota County Landscape Design and Construction Manual” as part of design and construction of projects; and adding a definition to the Defined Terms for a “fully functional access”.

Amendment No. 20 - Amending Article 6, General, Base, and Inactive Zoning District Development Standards

In 2017 the Zoning Code was amended to allow single-family residences within the ILW (Industrial, Light Manufacturing and Warehousing) zone district subject to specific development standards. The intent of the ILW District is to provide for industrial, light manufacturing, processing, storage and warehousing, wholesaling and distribution uses. The district does allow for live-work units, however the district is not intended to be developed as a residential subdivision. In general planning principal, the more appropriate and more compatible housing type within and adjacent to intense, industrial level uses would be residential multi-family as a transition down from the more intense use. Multi-family development is a permitted use by right, subject to specific development standards, and will remain as such in the UDC.

Amendment No. 21 - Amending Article 9, Environmental Regulations, Amending Article 12, Application Requirements for Subdivision Plans, Site Development Plans, Final Subdivision Plats, Lot Drainage Plans, and Other Development Related Provisions, Amending Article 13, Subdivision or Site Development Plan Regulations, Amending Article 14, 2050 Plan Regulations, and Amending Article 17, Definitions

This amendment updates wetland and watercourse buffer language to be consistent with existing Comprehensive Plan policy, adds flexibility for alternative designs for water discharge to natural wetlands, clarifies the language for new, existing and unsuccessful littoral zones with eligibility criteria for administrative adjustments, removes redundant terms (i.e., swamps as they are considered wetlands); clarifies standards for post construction within all preservation areas; and clarifies standards in preservation, conservation, and buffer areas, and updating terms and definitions.

Amendment No. 22 - Amending Article 6, General, Base, and Inactive Zoning District Development Standards

This amendment is to correct a scrivener’s error found after the “Glitch Bill”. Transient accommodations, and standards for accessory uses were included as a permitted use by right in the CI (Commercial Intensive) district, however there are no density provisions for transient accommodations included in the Development Standards for the CI district.