

SECTION 1. - ADMINISTRATION

1.2 Common Review Procedures

A-I. No change.

J. Expiration of Approvals.

1. Site and Development Plans expire two years from the date of approval if a building permit has not been issued for the development.
2. Conditional Use petitions expire one year from the date of approval if the use has not begun.
3. Variance petitions expire one year from the date of approval if ~~work for which the variance has been granted has not begun~~ an associated building permit has not been issued.

1.1.7. Inactive or Repealed District Application Processes

A. Where an application in an inactive or repealed district utilizes a process or regulation no longer available or one that has been renamed or changed, the Director shall determine the most similar process or applicable regulation in this LDR. For example, building height shall be consistent with the height indicated under Sec. 1.12: Height Exceptions, rather than following the former conditional use process for height.

1.7.3. Planned District Zoning Amendments

A. No change.

B. Additional Application Requirements.

6. A Binding Master Plan depicting the zoning standards and requirements of the proposed planned district zoning district, including the following at a minimum:
 - a. Location Information and Site Data:
 - i.-xv. No change.
 - xvi. A resource management plan that incorporates the facility design, types, size, location, and sidewalk access into an overall development plan, and addresses issues of mobility, pedestrian accessibility and connectivity, architectural standards, and landscaping/hardscaping components.

1.9. - Site and Development Plan (Quasi-Judicial Application)

1.9.1.-1.9.2. No change.

1.9.3. Specific Application Requirements

A. No change.

B. The application shall, at minimum, include the following items, as part of or in addition to the requirements set out in Section 1.2:

1. Site plan that contains the overall project layout, includes the title of the project and the name and contact information for the developer, property owner, and all applicable engineers, architects, planners, and any other professionals providing information as part of the project documents; date and north arrow; and is based on an exact survey of the property drawn to a scale of sufficient size to show existing and proposed information:

a.-i. No change.

j. Future land use and zoning designations of adjacent properties; ~~and~~

k. Overlay of flood zones on an aerial map of the project; and

~~kl.~~ No change.

2.-13. No change.

~~14. Transportation Analysis. If the proposed project generates 50 or more new or net PM peak hour trips, then a traffic study shall be submitted per Section 5.2: Mobility. Prior to the study being performed, a methodology meeting must be held with the applicant, City staff and County staff (if applicable).~~

~~15~~14. No change.

~~16~~15. No change.

~~17~~16. No change.

1.9.4. No change.

1.10. - Subdivisions

A. No change.

1.10.1. Preliminary Plat (Quasi-Judicial Application)

A. No change.

B. No change.

1. No change.

a.-f. No change.

g. Overlay of flood zones on an aerial map of the project;

~~gh.~~ No change.

~~hi.~~ No change.

~~ij.~~ No change.

~~jk.~~ No change.

~~kl.~~ No change.

~~lm.~~ No change.

~~mn.~~ No change.

~~no.~~ No change.

~~op.~~ No change.

~~pq.~~ No change.

2.-5. No change.

C.-D. No change.

2.2. Traditional Zoning Districts

2.2.5. Inactive Districts

A. No change.

~~B. Where an inactive district utilizes a process or regulation no longer available or one that has been renamed or changed, the Director shall determine the most similar process or applicable regulation in this LDR. For example, building height shall be consistent with the height indicated under Sec. 4.12: Height Exceptions, rather than following the former conditional use process for height.~~

SECTION 3. - DEVELOPMENT STANDARDS

3.1.1 Building Height

- A. No change.
- B. No change.
- 1. An active rooftop use in a commercial, multifamily, or mixed-use district, including and/or rooftop dining, shall be included as habitable space and shall count toward a building's permitted height. Such rooftop use shall be assumed to be ten (10) feet in height; for example, when a building with rooftop uses is proposed in a district with a height of limit of thirty-five (35) feet, the primary enclosed space of such building may be twenty-five (25) feet tall to allow for a rooftop use.
- 2.-3. No change.

3.1.9. Accessory Uses and Structures

- A.-B. No change.
- C. **Specific Accessory Structures Standards.** In no case shall an accessory use be permitted that is not a permitted use under the zoning district. Except as otherwise noted or precluded through easements, accessory structures shall be located no less than five (5) feet from a side or rear property line. Standards for specific accessory structures are as follows:
 - 1.-4. No change.
 - 5. **Accessory Dwelling Units.** One accessory dwelling unit (ADU) shall be permitted on any lot with a single-family detached dwelling, except where prohibited by a Binding Master Plan.
 - a. No change.
 - b. **Structure Size.** The total living square footage of the ADU shall not exceed 1000 square feet.
 - c.-g. No change.
- ~~D. **Height of Accessory Structures.** The height of accessory structures may not exceed the height of the highest point of the principal structure on the lot.~~
- E.-F. No change.

3.2. Mixed Use Districts Frontage Requirements

- A.-B. No change.
- C. **Encroachments.** Encroachments are building elements that are attached to a building and are permitted to exist within a setback (i.e., in the private realm, see Figure 3.2.44-2) or the public realm (Figure 3.2.44-3). Encroachments may include architectural elements that are intended to bring the public realm closer to the building.
 - 1. No change.
 - 2. Encroachments are required to comply with a minimum required clearance height (A), maximum encroachment depth (B), and maximum allowed length (C) as displayed in Figures 3.2.44-2 and 3.2.44-3.
 - 3. No change.
- D. **No change.**
 - 1. Active use areas are an optional feature within Mixed Use Districts that may be permitted by a design alternative. The design alternative shall define an allowed length (A) and allowed depth (B), as illustrated in Figure 3.2.44-4.
 - 2.-4. No change.

E. **No change.**

3.4. - Streets and Sidewalks

A. No change.

1. No change.
2. **Traditional Streets.** Traditional streets are designed for motor vehicle use and shall comply with the standards defined in ~~Table~~ Section 3.4.1.E: Traditional Roadway Width Specifications.

3.4.2. Sidewalks

A. No change.

B. Standards.

1. No change.
2. Required sidewalks shall be at least six (6) feet in width. Other pedestrian walkways or paths internal to a development project shall be at least five (5) feet in width. Paths provided as an amenity for recreational use shall be consistent with the standards in Sec. 3.4.2.C for MURTs.
- 3.-7. No change.

3.6.5. Design Standards

A. **General Design Standards.**

1.-8. No change.

~~9. **Overhang.** Where parking spaces are located such that the parked vehicle will overhang a sidewalk, a minimum clear width shall be provided equal to the minimum sidewalk width required within this Code.~~

~~10. **Concrete Curbing and Wheel Stops.** Facilities shall have curbs or wheel stops or similar devices so as to prevent vehicles from overhanging on or into adjacent property, or from blocking required landscaped areas or walkways. Wheel stops shall be prefabricated concrete or recycled plastic product manufactured specifically for this use; the use of railroad ties, or other non-traditional wheel stops shall not be permitted. Facilities shall have curbs or wheel stops or similar devices so as to prevent vehicles from overhanging on or into adjacent property, or from encroaching into required landscaped areas or walkways.~~ Bollards may be used along the front of a building to prevent vehicle impact; bollards shall be limited to four (4) feet in height.

~~11. No change.~~

~~12. No change.~~

~~13. No change.~~

~~14. No change.~~

~~15. No change.~~

~~16. No change.~~

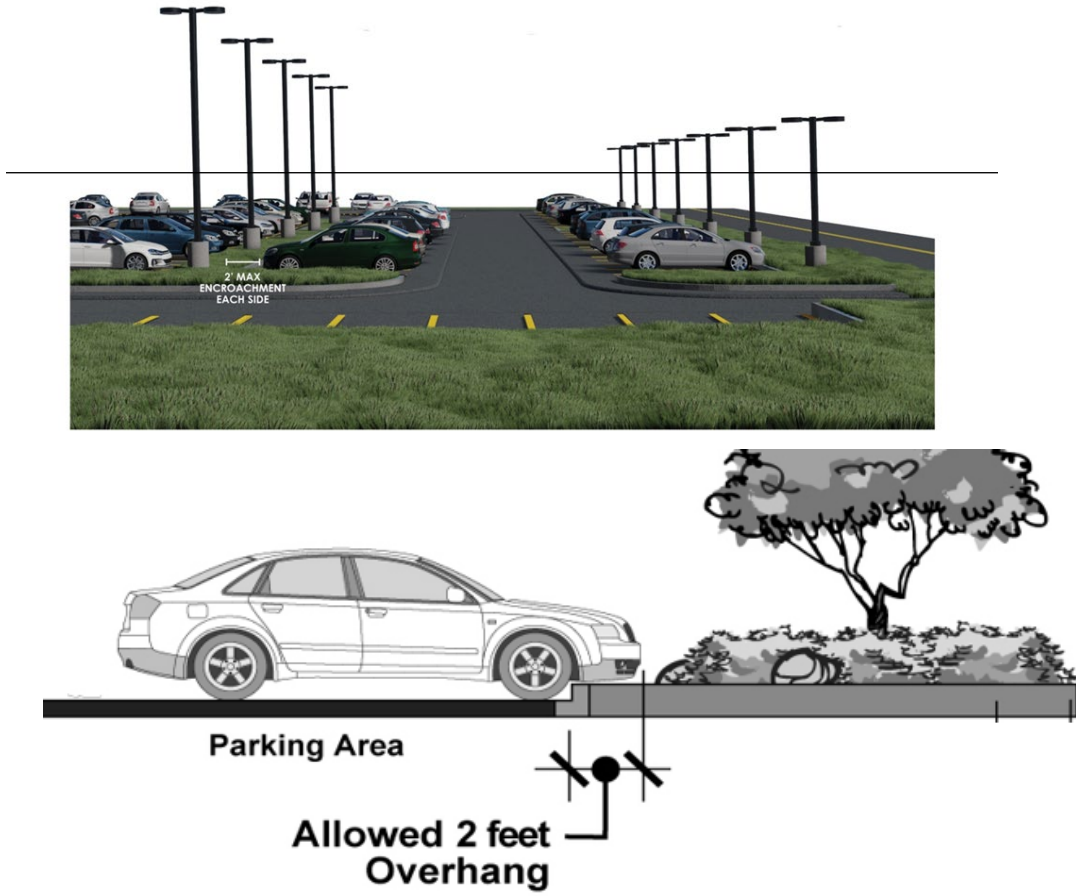
~~17. No change.~~

~~18. No change.~~

~~19. **Blockage Prohibited.** No parking space may encroach, hinder or otherwise block a public or private way including an alley, sidewalk, path or designated bicycle lane. Parking spaces, including residential spaces, shall be located clear of the sidewalk and/or outside of the road right-of-way.~~ Where parking spaces are located such that the parked vehicle will overhang a sidewalk or walkway, a minimum clear width shall be provided equal to the minimum width required within this Code.

20.-21. No change.

Figure 3.7.5.4 Encroachment into Divider Medians



SECTION 6. - SPECIAL CONSIDERATIONS

6.2.4. *Telecommunications Towers*

A. No change.

1. No change.

2. When reviewing an application for a tower through the ~~conditional use~~ site and development plan process, the Planning Commission shall consider the following factors:

a.-g. No change.

3.-4. No change.

B.-I. No change.

7.8.1. Certificate of Architectural Compliance (CAC)

A. **Applicability.**

1. A CAC is required for the following within the HV and VT districts:
 - a.-b. No change.
 - c. Any exterior alteration to a street or alley facing elevation ~~which~~ that requires a building permit, unless exempted by this section.
 - d. When there is an alteration to a facade or elevation that requires a CAC (excluding a minor alteration where a minor alteration is a change to fewer than three items from Sections 7.10.3-7.10.8 \$7,500 or less to construct, not including design and permit fees), then the entire elevation or facade shall be brought into compliance with the regulations. Other elevations or facades are not required to be brought into compliance at that time.
 - e. No change.
- 2.-3. No change.

B. **Exceptions.**

1. No change.
2. No CAC shall be required for the following:
 - a.-b. No change.
 - c. Accessory structures that are screened to adjoining properties ~~or~~ and rights-of-way with a wall, ~~or~~ fence, or intervening principal structure.
 - d.-h. No change.
 - i. Structures in either the HV or VT District that are not constructed in the VHP style but are historically significant or substantially constructed in a different ~~architecturally significant~~ style (such as, but not limited to, the Sarasota School of Architecture).
 - j. No change.

C. No change.

D. **Application and Review.**

1. An optional pre-application meeting may be held with the HAPB to review the proposed project prior to filing the application. The purpose of this meeting is to provide assistance to the applicant in developing plans in accordance with the guidelines.
2. Application Requirements.
 - a.-e. No change.
 - f. Location and screening of mechanical equipment.
 - f. g. Any such other details determined to be necessary by the Director to determine compliance with the VHP Style.
 - g. h. Applicable fee as established by City Council through resolution which may be amended from time to time.
 - h. i. Any applicable Variance or Design Alternative necessary to facilitate approval of the CAC.
3. No change.
4. No change.

7.10.5. Roofs

A.-C. No change.

D. Required Materials: Permitted visible roofing materials include:

1. No change.

2. Composite and alternate roofing materials that are substantially similar to clay, terracotta, and concrete roof tiles in appearance and profile.

~~2. Design Alternatives may be proposed for composite and alternate roofing materials that are substantially similar in appearance when structural and roof pitch considerations warrant. If proposed, composite and alternative materials must appear substantially similar to clay roofing tiles.~~

E. Prohibited Materials:

1. Standing seam or ribbed m Metal, ceramic glazed, or high gloss materials are prohibited

F-H. No change.

Figure 7.10.5. Permitted Roof Materials (From Left to Right: Clay, terracotta, Barrel Tiles) and Roof Photos



2.3. Unique Habitats and Protected Species

A.-C. No change.

D. **Resource Management Plan Required.** Every applicant for a site and development plan or preliminary plat encompassing five (5) or fewer acres shall be required to submit a resource management plan for review and approval by the City. The resource management plan shall be prepared by an environmental professional, as defined in Sec. 89-2.2.B. The resource management plan shall contain at a minimum:

1.-3. No change.

4. Copies of all applicable permits from state and federal agencies;

~~4-5.~~ No change.

~~5-6.~~ No change.

E. No change.