Land Development Regulations Update

WORKSHOP

March 10,2021

Today's Focus

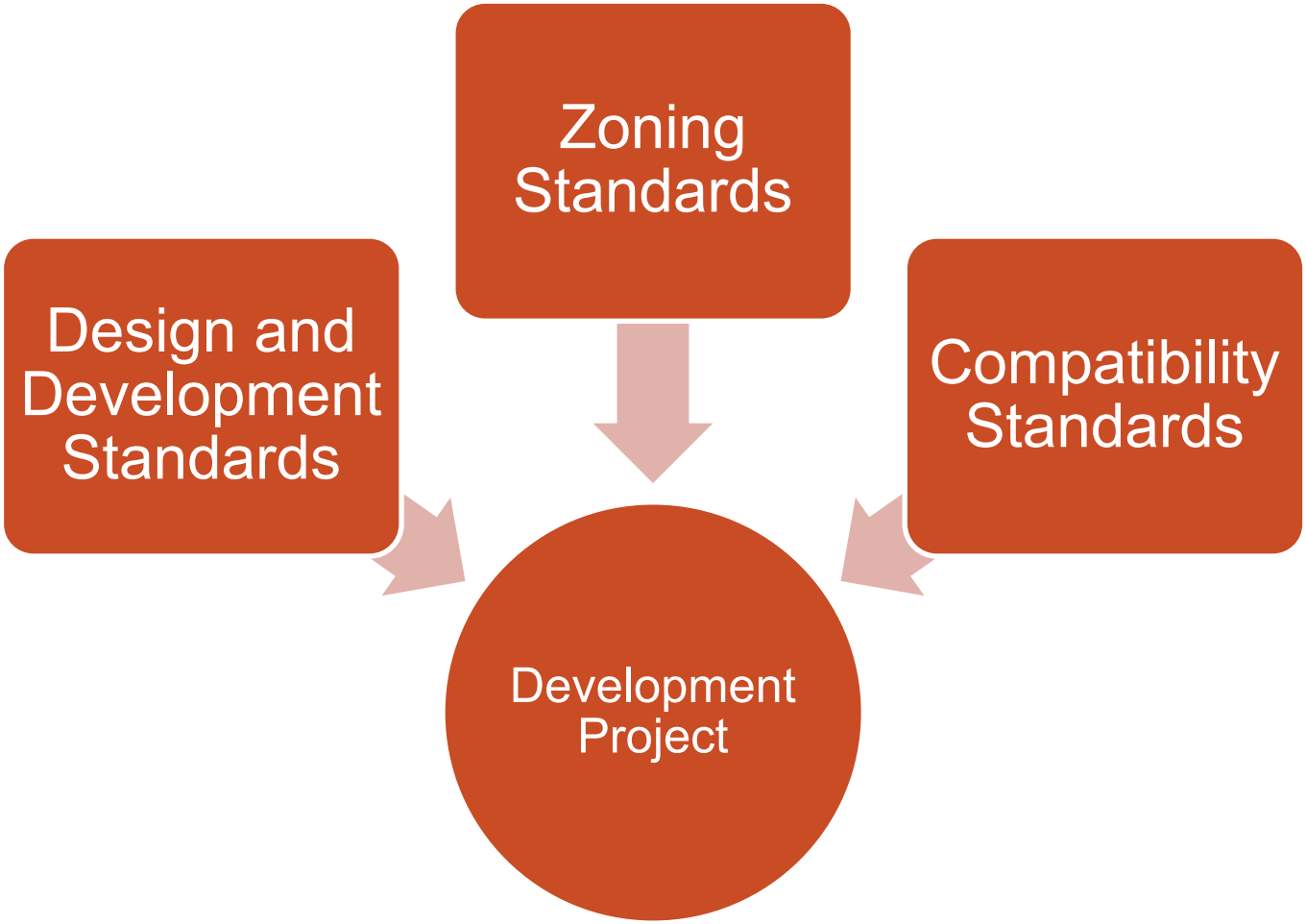
Land Development Regulations Being Updated

- **Chapter 87:** Land Development Code
- **Chapter 88:** Buildings
- **Chapter 89:** Environmental
- **Chapter 98:** Floods

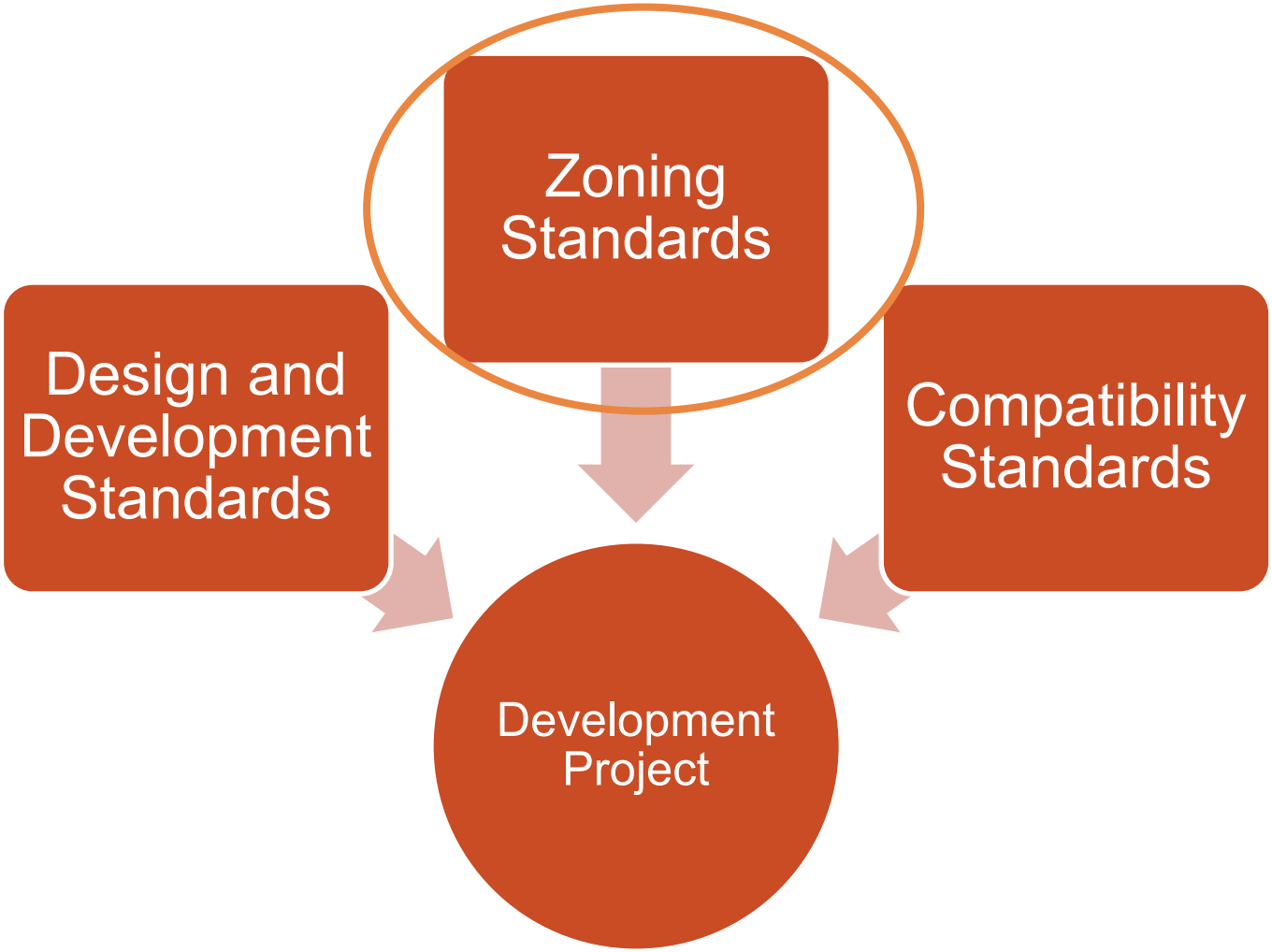
Chapter 87

1. Introductory Provisions
2. Comp. Plan & Relationship to LDC
3. Administration
4. Zoning
5. Design and Development Standards
6. Compatibility
7. Concurrency Managements and Mobility
8. Specific Uses
9. Architechtural Controls and Standards
10. Historical Preservation
11. Nonconformities: Uses and Structures
12. General Definitions.

Land Development Framework Implementation



Land Development Framework Implementation



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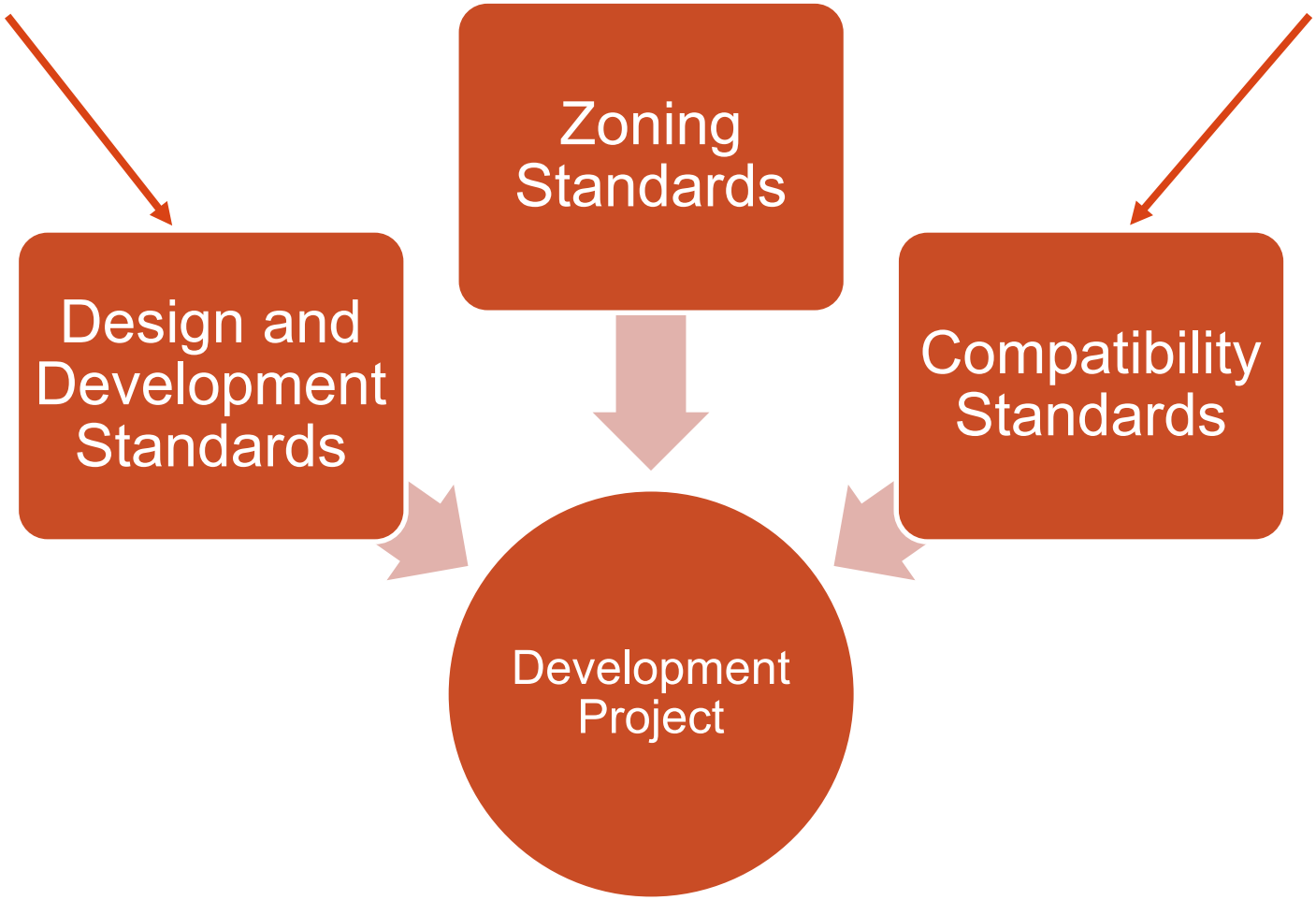

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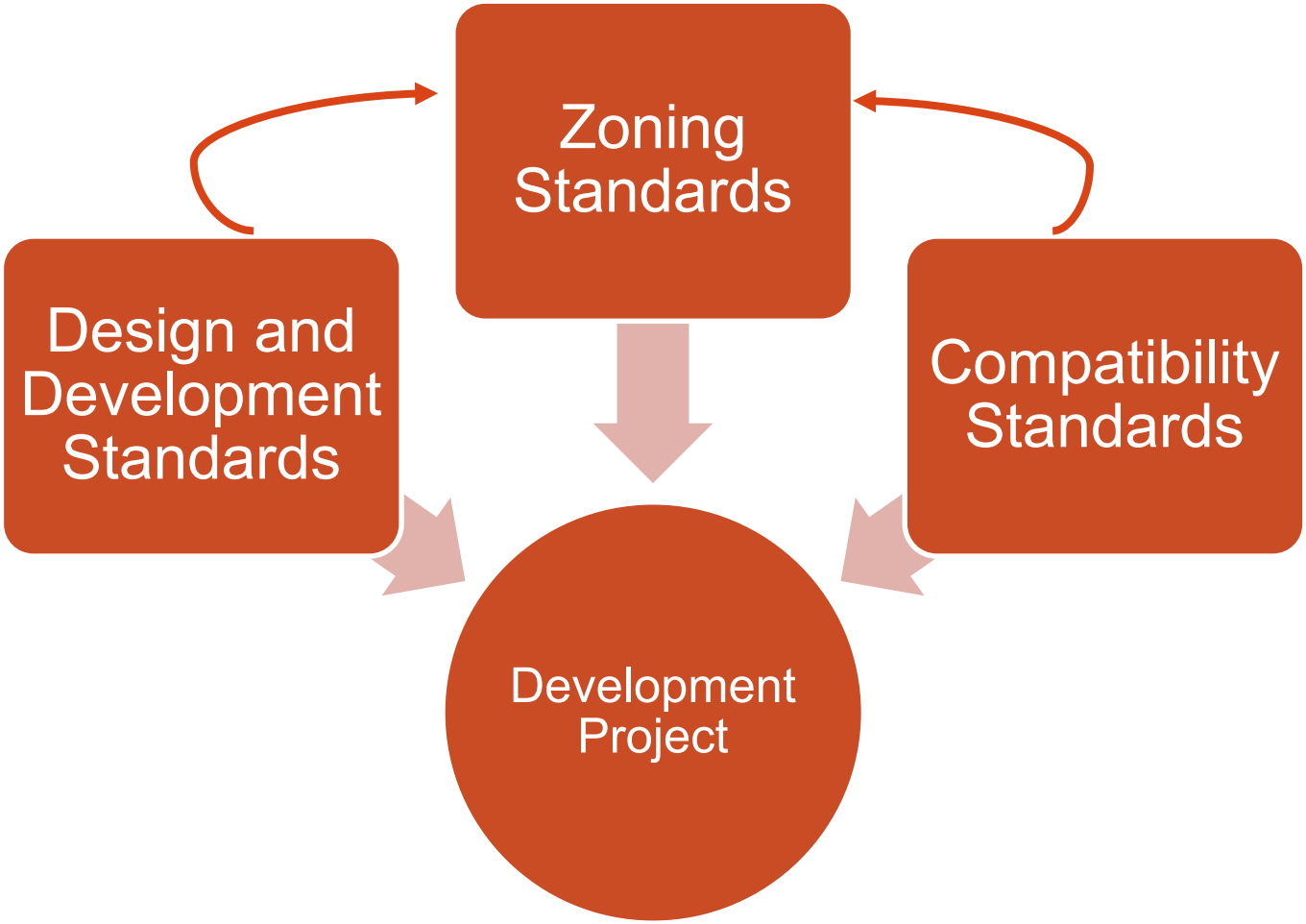

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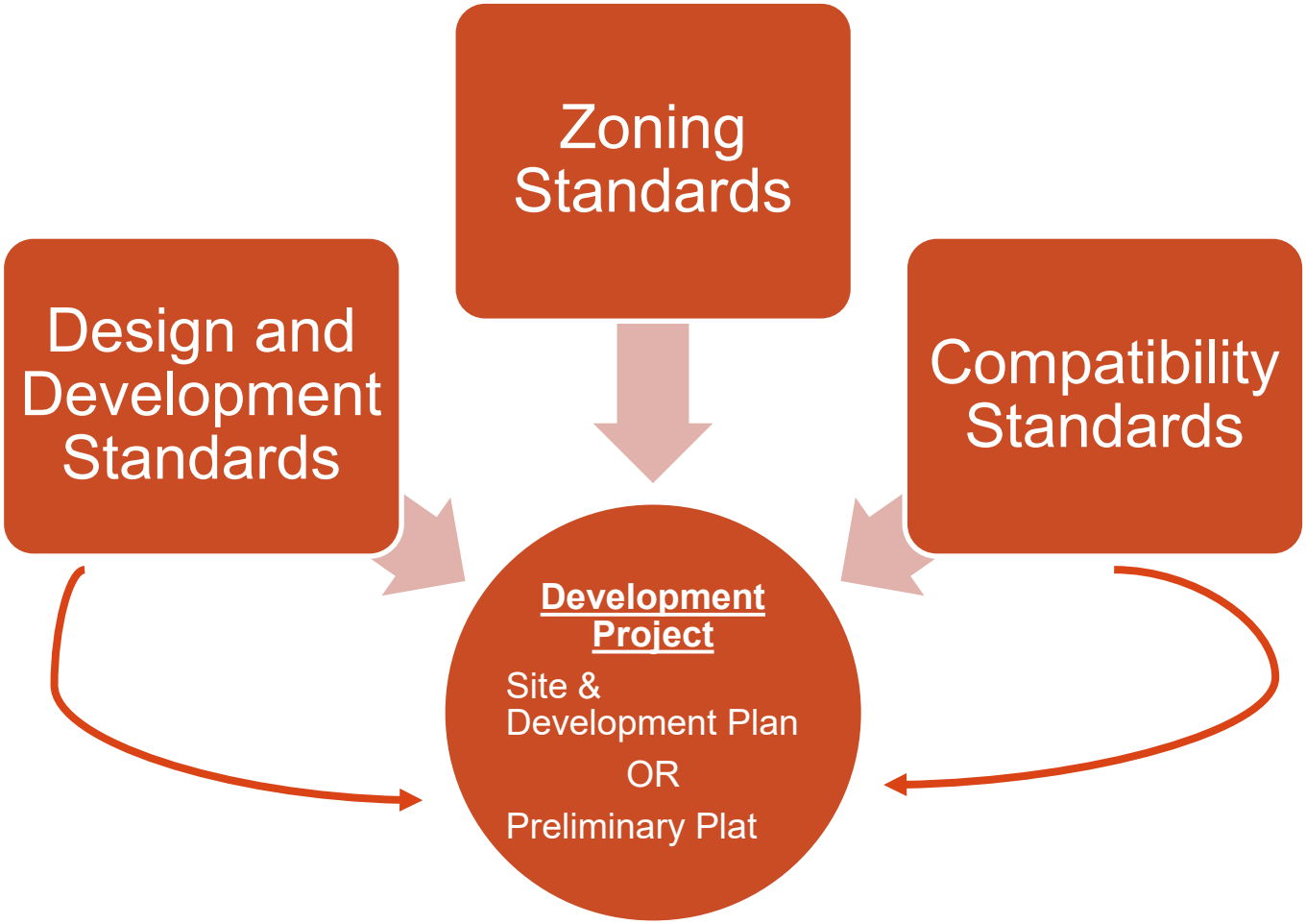

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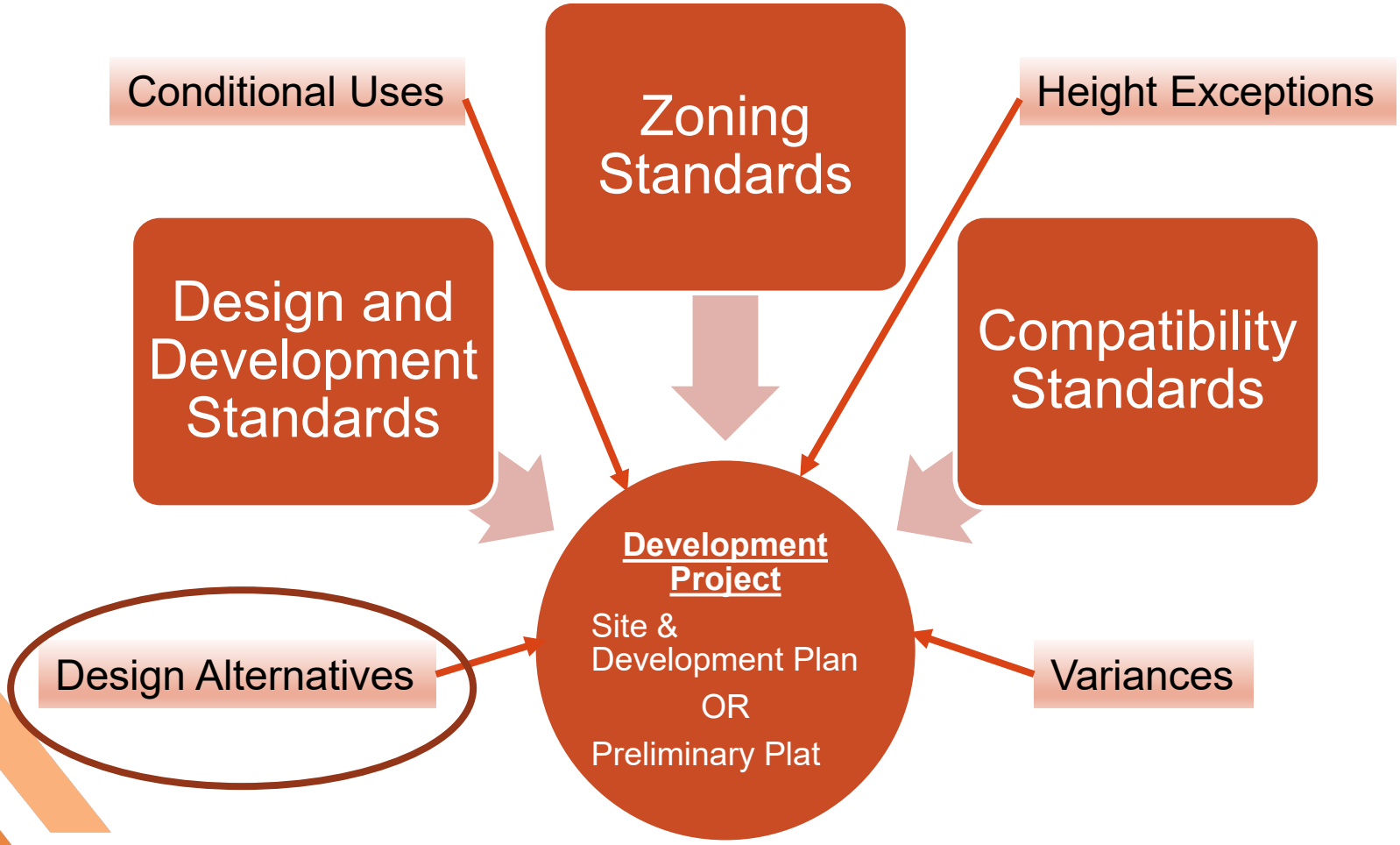


Section 5: Design and Development Standards

5.1 General Development Standards

5.2 Streets and Sidewalks

5.3 Signs

5.4 Parking

5.5 Landscaping

5.6 Fences, Walls, Berms, and Retaining Walls

5.7 Lighting

Section 5: Design and Development Standards

5.1 General Development Standards

5.1.1 Building Height

5.1.2 Block Configuration

5.1.3 Lot Configuration

5.1.4 Building Placement

5.1.5 Preservation of Natural Features

5.1.6 Soil and Flood Hazards

5.1.7 Easement Requirements

5.1.8 Access Management Requirements

5.1.9 Accessory Uses and Structures

5.1.10 Stormwater and Utilities

5.1.11 Mixed-Use Districts Frontage Requirements

Section 5: Design and Development Standards

5.1 General Development Standards

- 5.1.1 Building Height
- 5.1.2 Block Configuration
- 5.1.3 Lot Configuration
- 5.1.4 Building Placement

RMF Multifamily Structures Development Standards Table					
		RMF-1	RMF-2	RMF-3	RMF-4
Building Height (max)		3 Story Maximum		4 Story Maximum	4 Story Maximum
Building Height Exception (max)		4 Story Maximum		5 Story Maximum	6 Story Maximum
Building Height Exception Standards		Subject to Section 6: Compatibility			
Building Placement (Setbacks) (min)	Front (Street)	20’			
	Side	12’		15’	
	Rear	10’			
Lot	Width (min)	75’	100’		
	Area (minimum per dwelling unit)	7,260 sq. ft.	4,840 sq. ft.	3,350 sq. ft.	2,420 sq. ft.
	Coverage (max)	35%		40%	45%

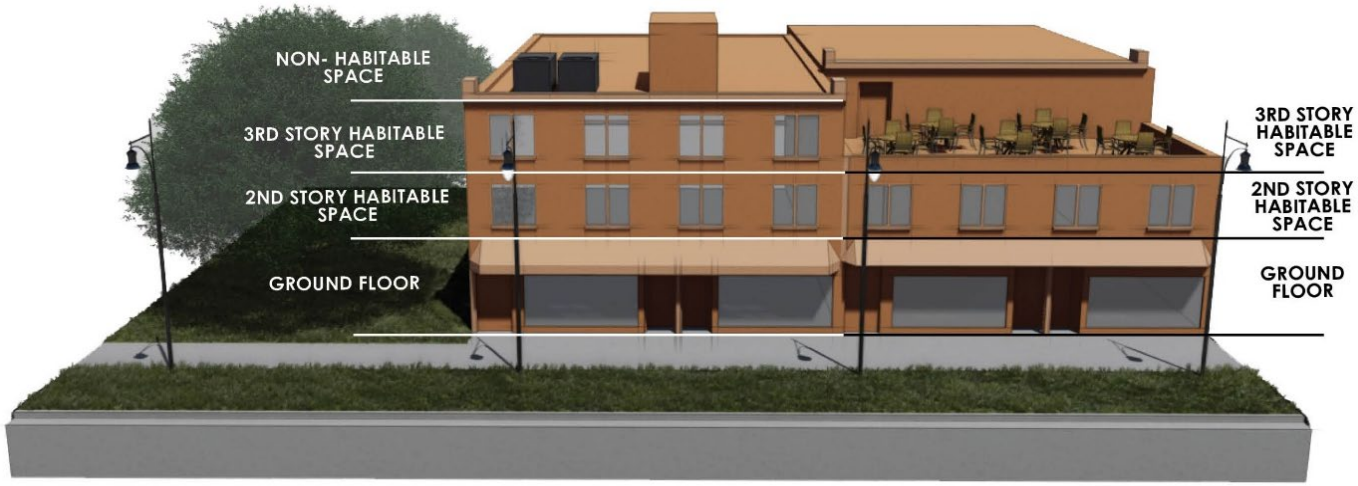
Defines requirements for subdivisions (Preliminary Plats).

Section 5.1.1 Building Height

- Defined by number of stories and feet.
  - Ground floor: Maximum 15 feet
  - Subsequent floors: Maximum 12 feet each.
  - Three story building: 15 + (2 x12) = maximum 39 feet.

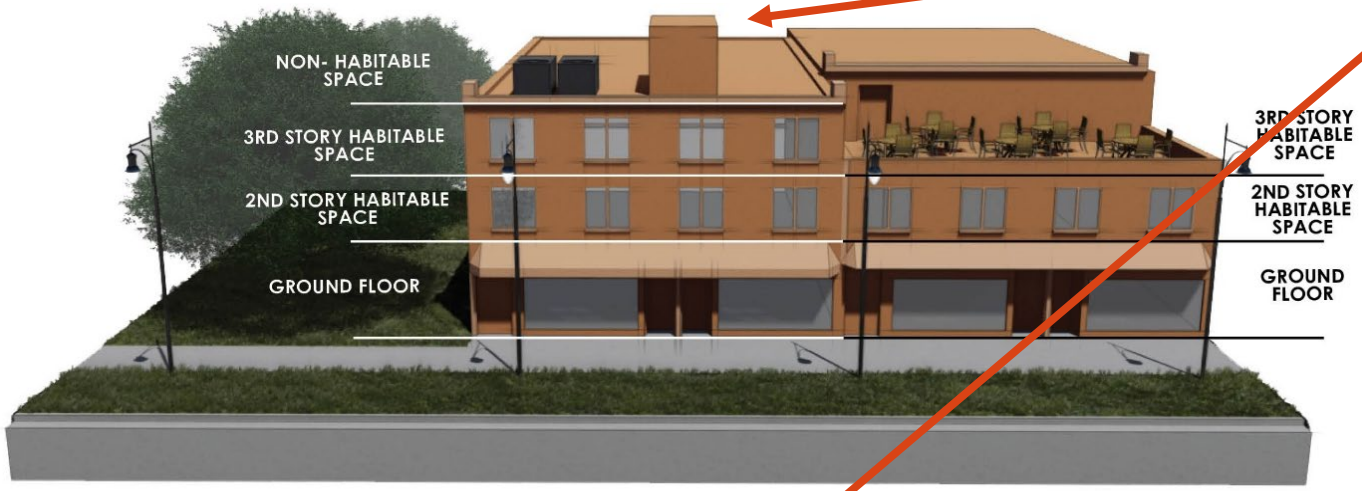
- Stories are the habitable space of buildings
  - Includes active rooftop use and / or rooftop dining
  - This excludes rooflines, building appurtenances, non-habitable rooftop elements and other architectural features. These non-habitable rooftop elements are limited to 10 feet in additional height.

Building Height



Building Height

Roof Items



Roof Top Use

Building Height Design Alternatives

- To allow for a wider variety of building layouts, a design alternative may be granted by the Planning Commission to modify the allowable height of stories so long as the maximum height of the structure is not exceeded.
- A design alternative may be requested to allow design options for architectural and building appurtenances that exceed 10 feet.

Section 5.1.2 Block Configurations

Traditional Districts Length Maximum:

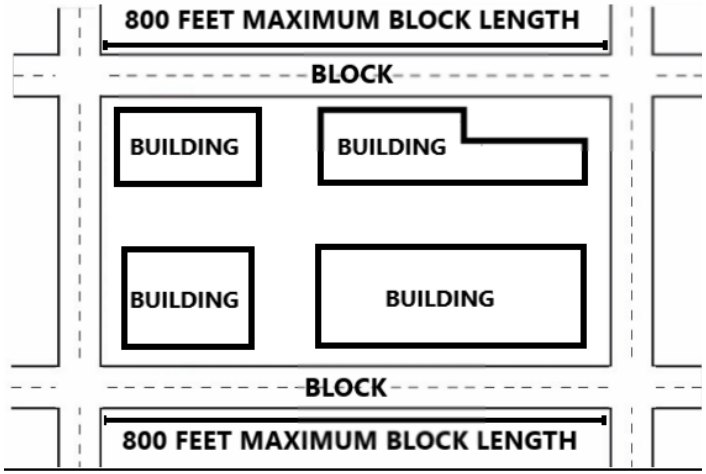
- Residential = 1,200 ft
- Non-Residential = 800 ft

Mixed-Use Districts:

- Minimum = 650 ft
- Maximum = 1,200 ft

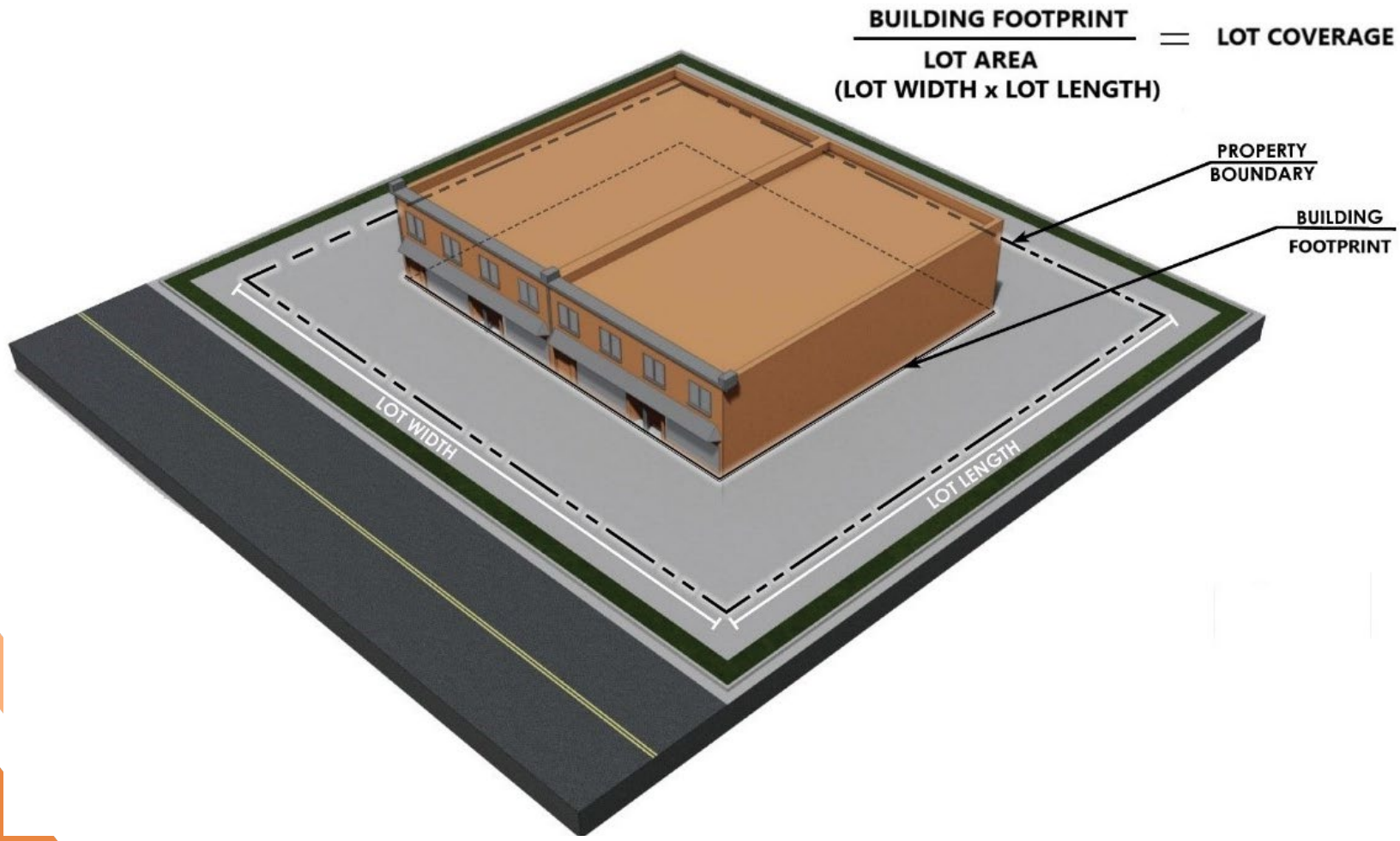
Cul-de Sacs:

- End in circular roadway with minimum diameter of 100 ft,
- Maximum length 600 ft.

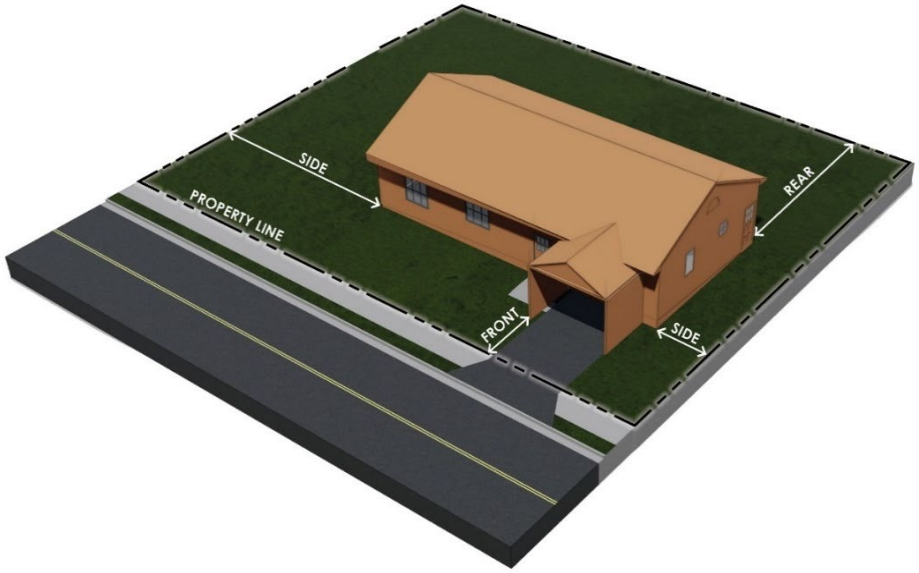


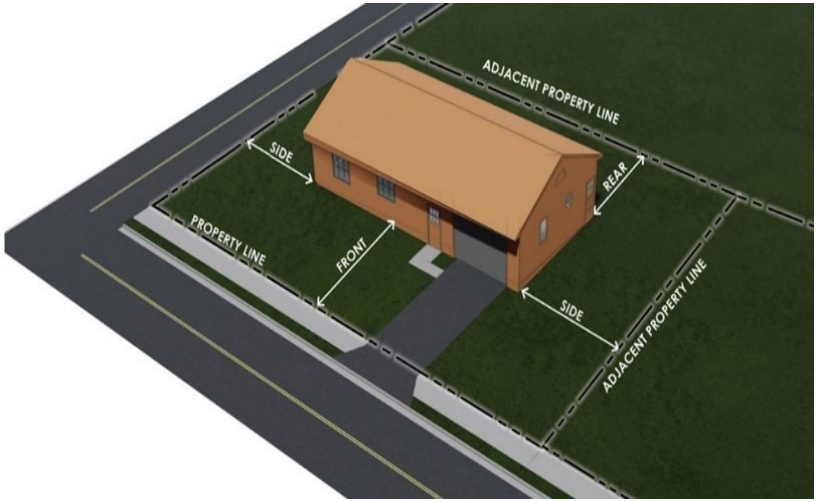
A design alternative for length of Cul-de Sac may be approved subject to fire code standards

Section 5.1.3 Lot Configurations

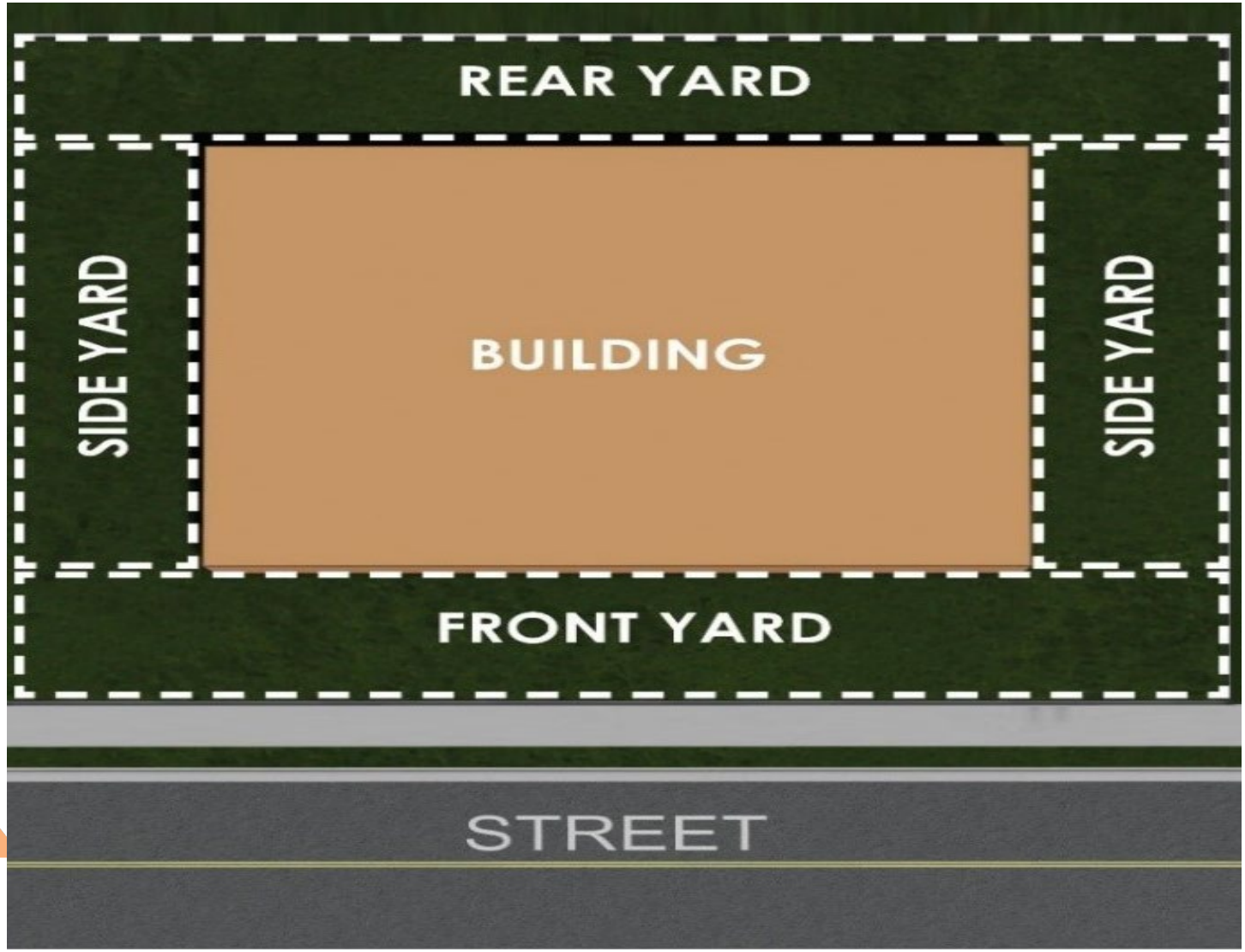


Section 5.1.4 Building Placement (Setbacks)





Section 5.1.4 Building Placement (Yards)



Section 5: Design and Development Standards

5.1.5 Preservation of Natural Features

- Development shall be in accordance with Chapter 89: Environmental, Section 2.4 of the LDR, and OS 1.4.2: Protection of Native Habitats and Natural Resources, of the Comprehensive Plan.

5.1.6 Soil and Flood Hazards

- Development shall be in accordance with Chapter 89: Environmental, Section 2.8, of the LDR and Chapter 98: Floods, of this LDR. All building sites shall be able to be used safely for building purposes, without interruption of access or other undue hazard from flood, adverse soil or foundation conditions.

Section 5: Design and Development Standards

5.1.7 Easement Requirements

Easements of at least five feet in width are required on each side of all rear lot lines and alongside lot lines for utility purposes as required. Easements shall comply with the standards of Chapter 74: Utilities and the City Standard Details.

5.1.8 Access Management Requirements

Driveways, Vehicle Maneuvering, Intersections, Visibility Triangle, and Alleys

5.1.9 Accessory Uses and Structures

Uses and structures which are typically incidental and subordinate to the principal use or structure and unless otherwise provided, on the same premises. "On the same premises" shall be construed as meaning on the same lot or on a contiguous lot in the same ownership. Typical examples of accessory structures include, but are not limited to, swimming pools, spas, sheds, gazebos, shade structures, and similar structures. Where a building is structurally attached to the principal building, it shall be considered a part of the principal building, and not an accessory building.

5.1.10 Stormwater and Utilities

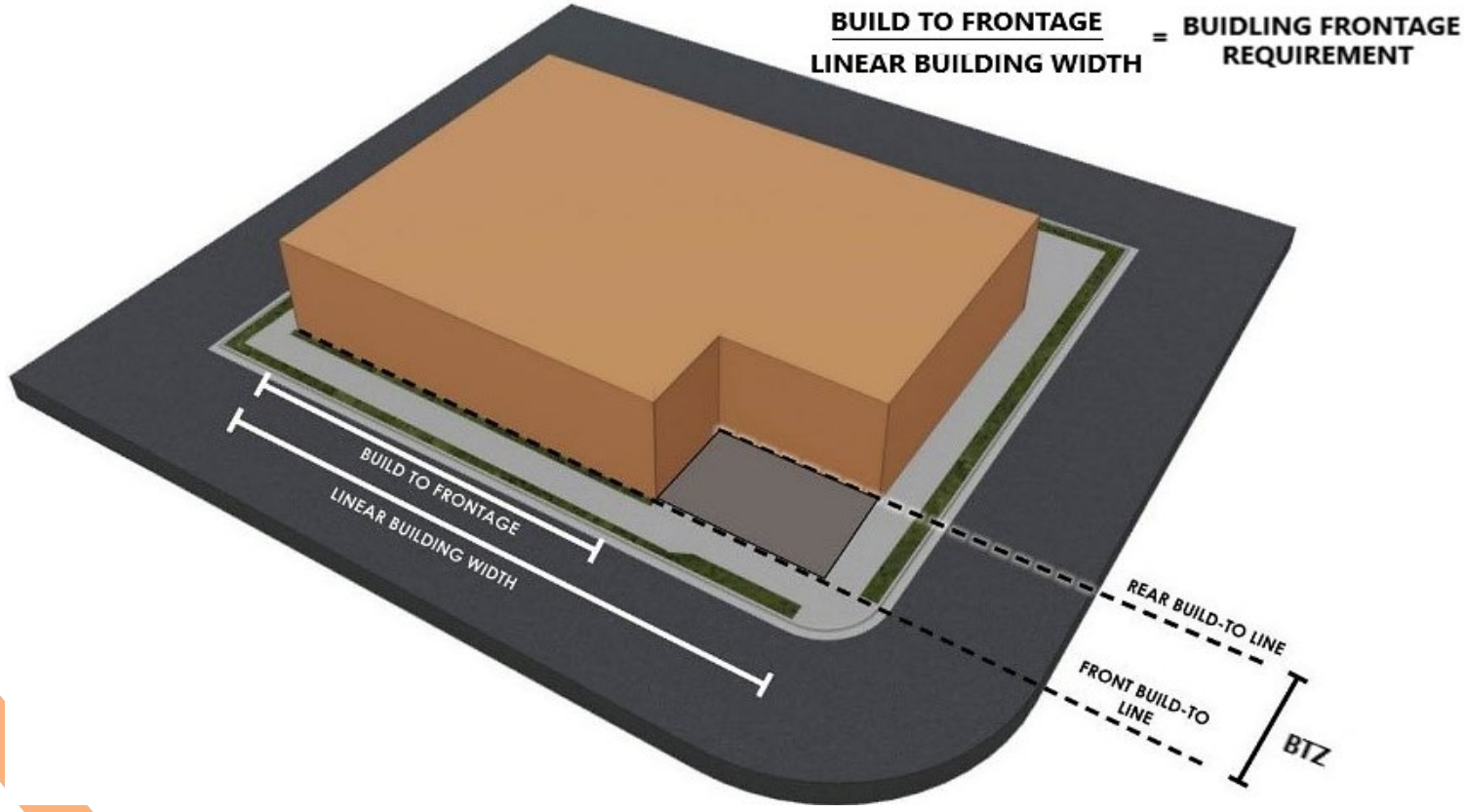
No subdivision or site and development plan shall be approved unless the Planning Commission finds, after full consideration of all pertinent data, that the subdivision or development can be served adequately with necessary public facilities and services as determined by the Director, City Engineer, and utilities department.

Section 5: Design and Development Standards

- 5.1.11 Mixed-Use Districts Frontage Requirements
  - Build-To-Zone
  - Building Frontage
    - Encroachments
    - Active Use Area
    - Entrances

Downtown Edge Development Standards Table		
Standard		**Measurement Requirement**
Building Height [a]		3 Story Maximum (By Right) Up to 6 Story (Through Height Exception) Subject to Section 6: Compatibility
Building Placement (min/max) [b]	Front (Street)	0' / 20'
	Side	0' / 10'
	Rear	0' / 20'
Lot	Length(min)	100'
	Width (min)	50'
	Coverage	50% / 75% 100% Coverage Permitted if Parking Structure is Provided
Building Frontage Requirement	% Requirement	80%
	Encroachments	Maximum Length: 25' or 50% of Building Frontage (Whichever Lesser) Maximum Encroachment: 6' Minimum Clearance: 8'
	Active Use Area (AUA)	Maximum Length: 25' or 50% of Building Frontage (Whichever Lesser) Maximum AUA Depth: 20'
	Entrances	Oriented to Street. Prioritization Order of Primary Streets Shall Govern Placement of Entrances.
Architecture [c]	Style	Venice Historical Precedent
Parking	Placement	Side/Rear Parking within 50' of Waterfront Must Provide for a Landscaped Buffer Consisting of Continuous Hedge at a Height of 6' at Installation.
	Percentage of Minimum Parking Required	50%
	Access	Side/Rear
	Loading [d]	See Section 5.4.4.: Design Standards
Signage		See Section 5.3.: Signs

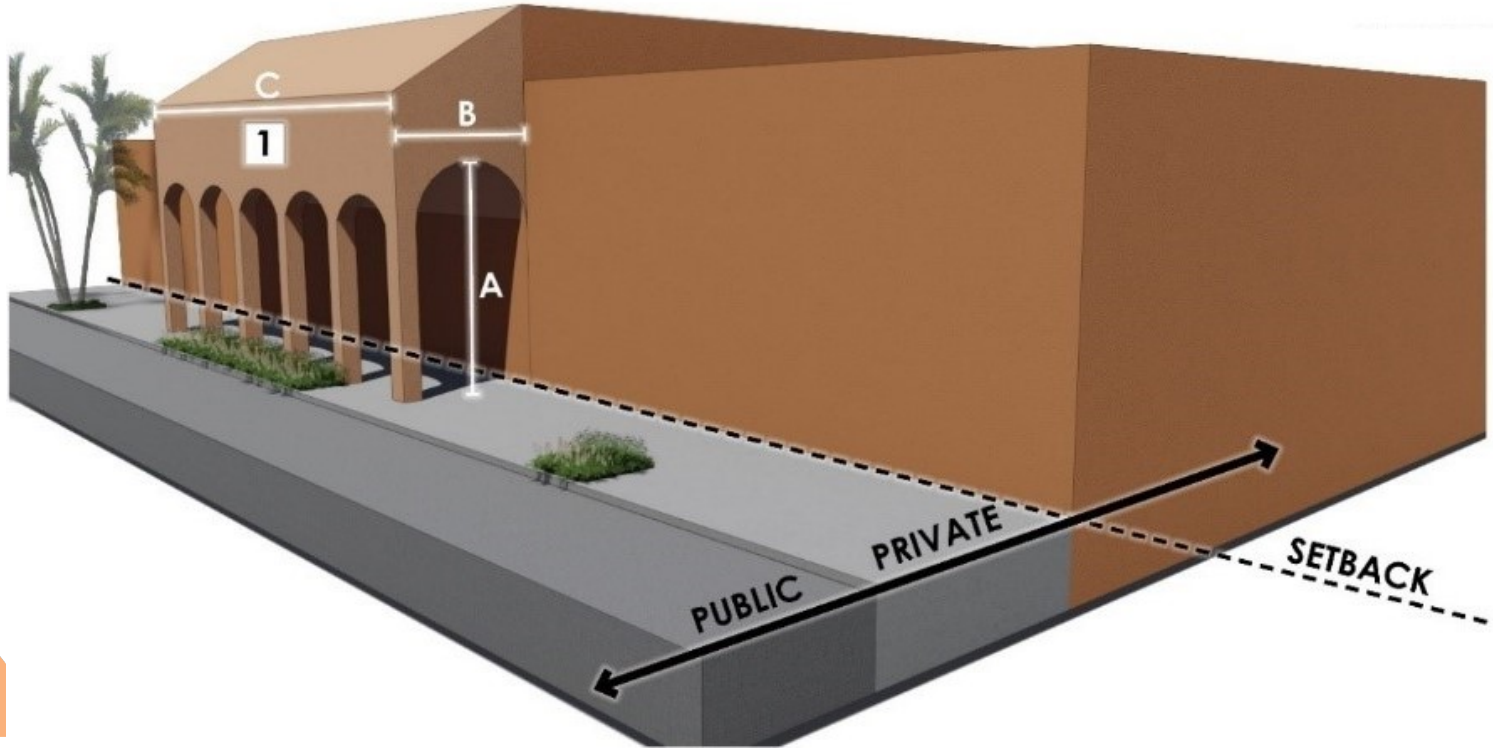
Section 5: Design and Development Standards



Section 5: Design and Development Standards

ENCROACHMENT:
1. Colonade

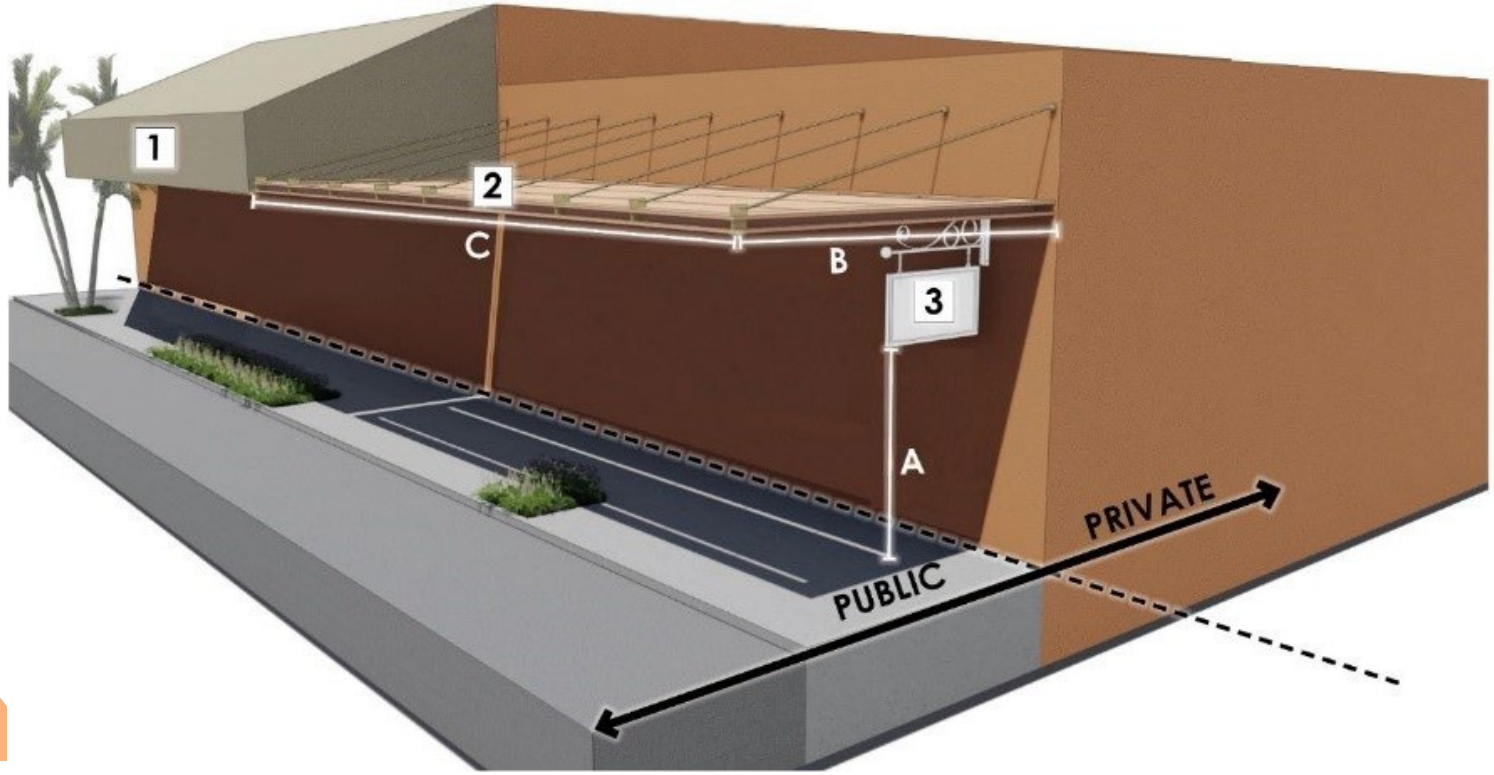
KEY:
A. CLEARANCE HEIGHT
B. DEPTH
C. LENGTH



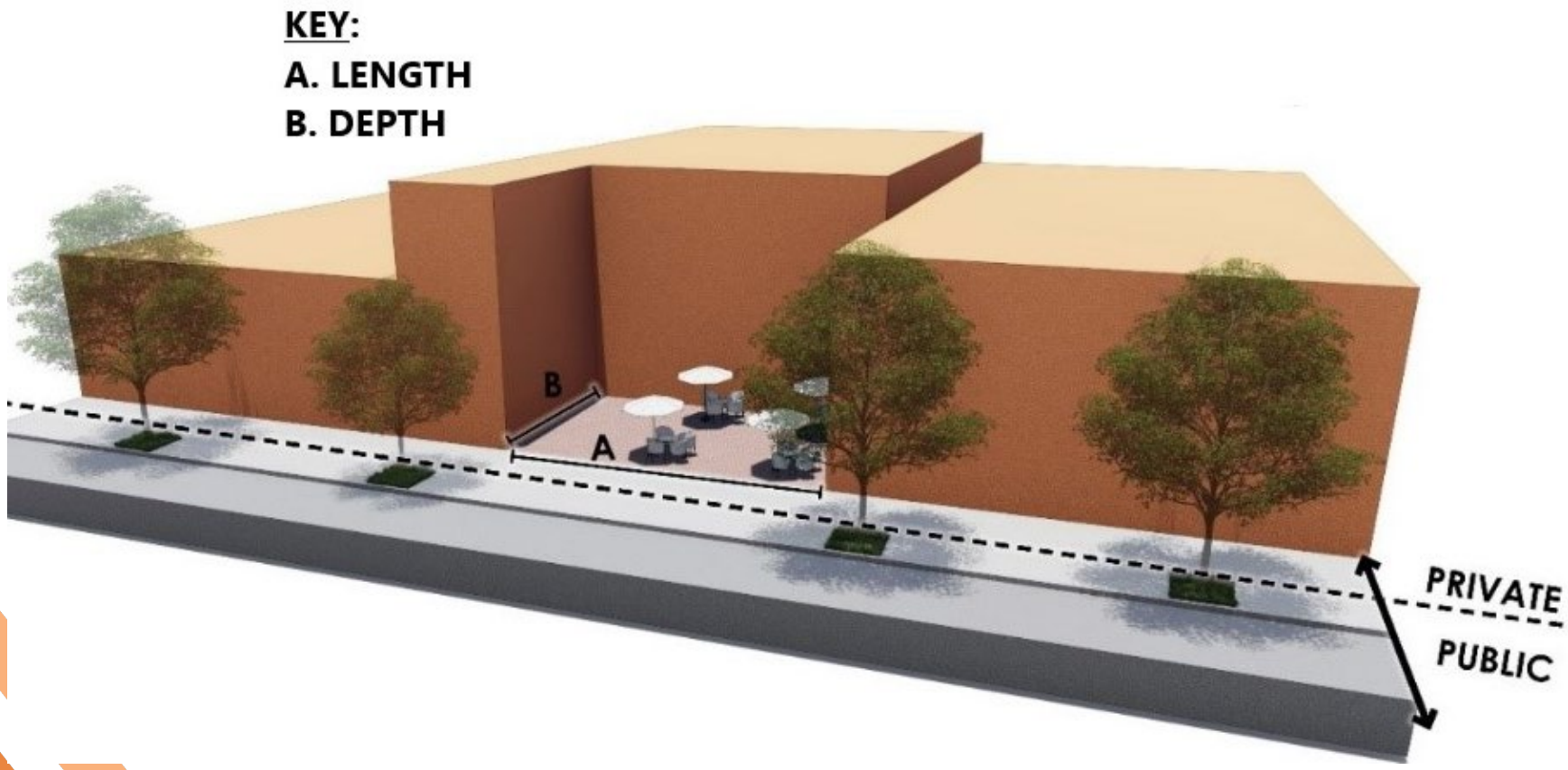
Section 5: Design and Development Standards

ENCROACHMENT:
1. AWNING
2. CANOPY
3. SIGN

KEY:
A. CLEARANCE HEIGHT
B. DEPTH
C. LENGTH



Section 5: Design and Development Standards



Section 5: Design and Development Standards

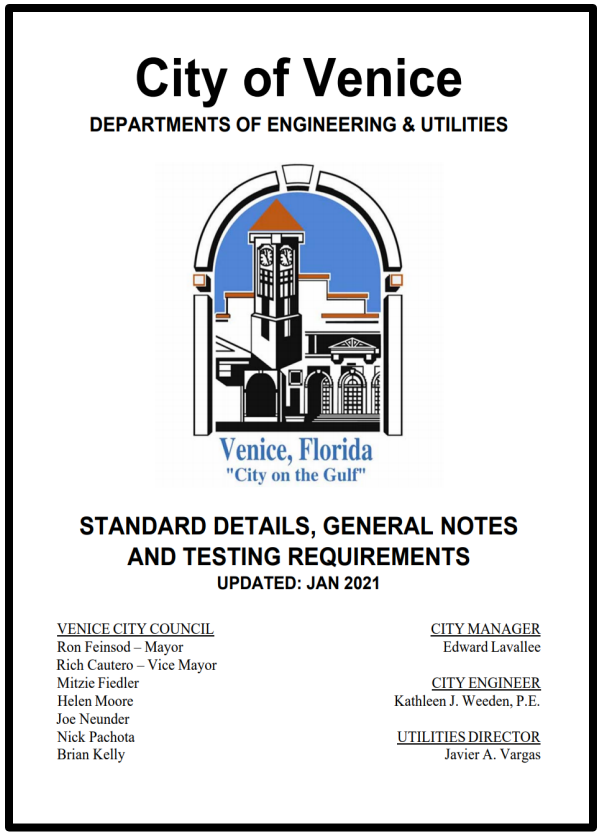
- Entrances (Mixed Use Districts)
  - Entrances are required on a Primary Street; secondary entrances are permitted and encouraged. If a property has frontage on multiple Primary Streets, the street hierarchy shall govern the placement of entrances. For corner lots, an entrance may be placed at an angle facing the intersection of the two streets to achieve compliance with this standard. Corner lots with frontage on one or more Primary Street shall provide at least one entrance per street with a maximum of two.

Section 5: Design and Development Standards

5.2 Streets and Sidewalks

5.2.1 Streets

- Street Signs and Street Names
- Addressing
- Traffic Calming Measures
- Traditional Min. Street Improvement Requirements
  - City Standard Details
- Alleys
- Private Streets
- Bridges
- Complete Streets



City of Venice

DEPARTMENTS OF ENGINEERING & UTILITIES

Venice, Florida
"City on the Gulf"

STANDARD DETAILS, GENERAL NOTES AND TESTING REQUIREMENTS

UPDATED: JAN 2021

VENICE CITY COUNCIL
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Rich Cautero – Vice Mayor
Mitzie Fiedler
Helen Moore
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Nick Pachota
Brian Kelly

CITY MANAGER
Edward Lavallee

CITY ENGINEER
Kathleen J. Weeden, P.E.

UTILITIES DIRECTOR
Javier A. Vargas

Complete Streets

Complete Streets

Complete Street Type Design Standards					
Design Elements	**Street Type 1**	**Street Type 2**	**Street Type 3**	**Street Type 4**	**Street Type 5**
Right-Of-Way Width	60’	60’-70’	70’-80’	110’-120’	100’-120’
# of Travel Lanes	2	2	2	4	4
Travel Lane Width	10’-11’	10’-11’	10’-12’	10’-12’	11’-12’
# of Parking Lanes	None	1-2	2	2	None
Parking Lane Width	N/A	7’-8’	7’-8’	7’-8’	N/A
# of Bicycle Lanes [1]	2	None	None	None	2
Bicycle Lane Width	6’	N/A	N/A	N/A	6’
# of Turn Lanes	None	None	None	None	2
Turn Lane Width [2]	N/A	N/A	N/A	N/A	11’-12’
Landscape Width	None	None	None	20’-30’	12’-20’
Min # of Sidewalks	2	2	2	2	2
Min Sidewalk Width	6’	6’	6’-8’	8’-12’	6’-12’
# of Landscape Verges [3]	2	2	2	2	2
Landscape Verge Width [4]	6’-8’	6’-10’	12’-15’	5’-7’	6’-8’

Notes

[1] Assumes parallel parking only.

[2] Center Turn Lane is understood to be segmented with landscape island or similar; no TWLTL permitted.

[3] Landscape Verge may be reduced to “1” where sufficient ROW is not available.

[4] Tree grates/wells may be provided but requires wider sidewalk with at least 6’ Pedestrian Clearance.

Complete Streets

Streets	Neighborhoods						
	Island	Gateway	Venice Avenue	Pinebrook	Laurel Road	North East	Knights Trail
US 41 Tamiami Trail	X						
W. Venice Ave.	X						
Harbor Drive	X						
Park Blvd.	X						
Nokomis Ave.	X						
Palermo Pl.	X						
Airport Ave.	X						
US 41 Bypass		X					
US 41/ Tamiami Trail		X					
E. Venice Ave.		X	X				
Pinebrook Rd.			X	X	X		
Edmondson Rd.				X			
Auburn Rd.			X	X			
Albee Farm Rd.		X		X	X		
Seabord Ave		X					
Laurel Rd.						X	
The Esplanade/Tarpon Center Dr.	X						
Lucaya Ave				X			
Ridgewood Ave.			X				
Honore Ave.					X		
Beach Road	X						
Border Rd.						X	
Jacaranda Blvd.						X	
Knights Trail Rd.					X		X

Complete Streets

Complete Streets Classifications					
Mixed-Use Area	**Complete Street Type 1**	**Complete Street Type 2**	**Complete Street Type 3**	**Complete Street Type 4**	**Complete Street Type 5**
Mixed-Use Downtown	Milan Ave	Sarasota St		Venice Ave	Tamiami
	Nokomis Ave [1]	Tampa Ave E		Harbor Drive	
		Miami			
		Nassau			
Mixed-Use Seaboard		Seaboard Ave	Spur St	Venice Ave	
		Warfield Ave	Cypress Ave		
			Grove St		
Mixed-Use Corridor - Island	Milan Ave W		Nokomis Ave S [1]	Palermo Pl	Tamiami
	Turn St W			Rialto	
	Nokomis Ave S [1]				
	San Marco Dr				
	Avenida del Circo				
	Ringling Dr S				
	Airport Ave E				
Mixed-Use Gateway	N/A	N/A	N/A	N/A	N/A
Mixed-Use Corridor – Laurel and Knights Trail				Pinebrook Rd	Laurel Road East [3]
				Knights Trail Rd [2]	Laurel Road West [3]

Notes

[1] Portions of Nokomis may be constructed consistent with Street Type 3 where right of way or similar permit.

[2] Due to the nature of Knights Trail, the Street Type is understood to extend north from Laurel Road to the intersection of Rustic Road.

[3] Portions of Laurel Road may be constructed consistent with FDOT Context Classification.

Section 5: Design and Development Standards

5.2 Streets and Sidewalks

5.2.2 Sidewalks

- Standards
  - 5 feet wide
  - Must meet ADA Requirements
- Multi-Use Recreational Trails (MURTS)

A Design Alternative may be requested for required sidewalks. The design alternative, at minimum, shall reflect a sidewalk system along streets and lot line easements which links the property to activities such as school sites, shopping and other pedestrian systems.

Section 5: Design and Development Standards

5.3 Signs

- 5.3.1 Prohibited Signs
- 5.3.2 Exempt Signs
- 5.3.3 Temporary Signs
- 5.3.4 Permitted Signs

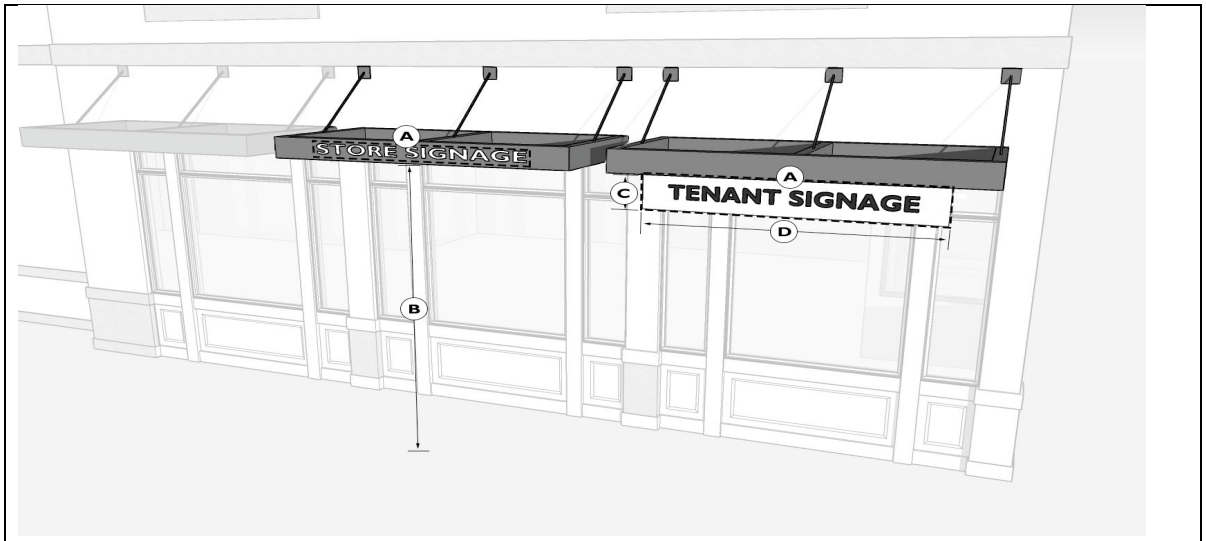
Sign Design Alternatives

The Planning Commission may grant design alternatives to a sign design standard set forth in this LDC if:

1. The request is included as part of a signage plan for a development. A signage plan shall be submitted concurrently with a site and development plan and shall, at minimum, include the number of signs, types of signs, sizes of signs, heights of signs, setbacks for signs, location of signs, sign designs, and illumination of signs.
2. The design alternative is consistent with the stated intent of the design standard at issue;
3. The design alternative achieves or implements the stated intent to the same degree or better than strict compliance with the standard would achieve; and
4. The design alternative will not result in adverse impacts on properties abutting the site.

Permitted Sign Types

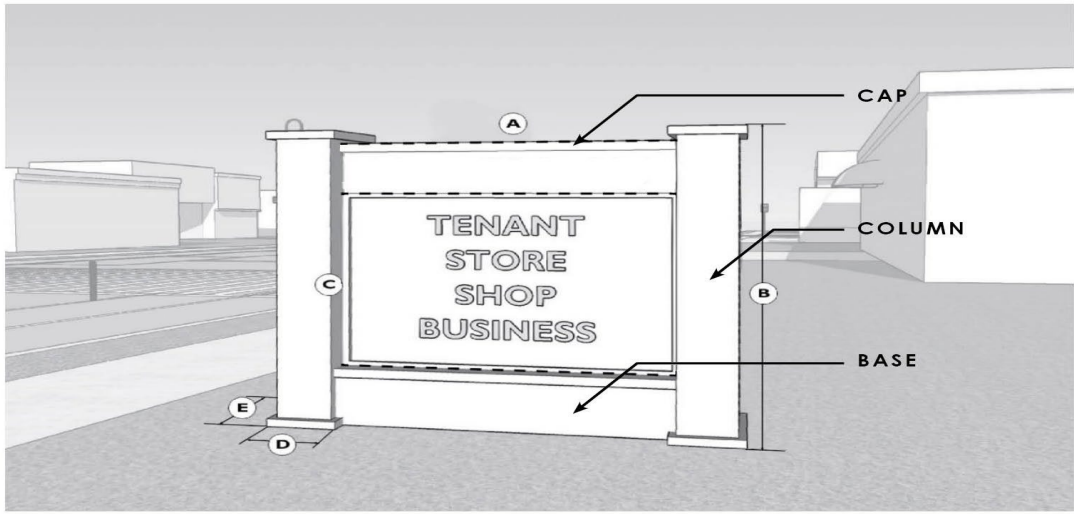
Awning Signs



1. Description	An on-premise attached awning extending from the building with attached signage.
2. Location	Awning signs shall have a minimum clearance of eight feet from the surface below and a maximum height of four feet above the clearance.
3. Size	<u>Sign Area and Height</u>: A. Sign Area: Maximum 20% of awning. B. Clearance: Minimum 8'. C. Length: Maximum 12'. Subject to Section 9 and encroachment standards in Section 5.1.
4. Miscellaneous	Signs shall not extend outside the overall length or width of an awning, or extend above the height of the building wall that the awning is attached. Shall not be illuminated or back-lit.

Permitted Sign Types

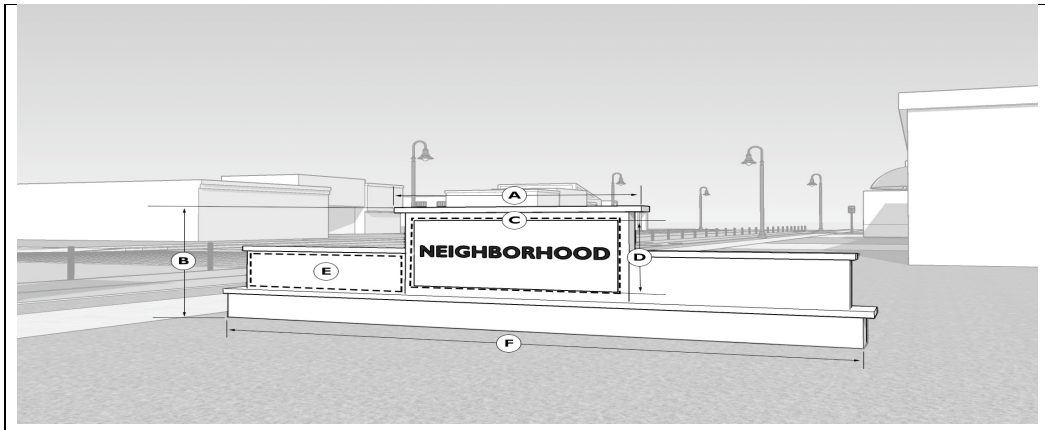
Monument Signs



1. Description	A freestanding ground sign with a supporting structure with two columns on the end of the sign. A monument sign is not attached, supported or suspended to or from any building or structure. All monument signs shall include base, cap, and columns. All ground signs shall be in the form of monument signs and include the physical address on the sign.
2. Location	1 sign per frontage maximum.
3. Size	Sign Area and Height: A. Sign Width: Maximum 10'. B. Column Height: Maximum 15'. C. Sign Area: Maximum 75 Square Feet. D. Column Width: Maximum 16". E. Column Length: Maximum 18".

Permitted Sign Types

Neighborhood or Subdivision Signs



1. Description	A freestanding ground sign identifying entry to a mixed use district, neighborhood, or a residential subdivision. All neighborhood or subdivision signs shall be in the form of monument signs.
2. Location	1 sign per entrance (e.g. median sign) or 2 wall signs either side of entrance. Additional signs may be permitted as a design alternative. ROW Encroachment allowed with administrative approval.
3. Size	<u>Sign Area and Height</u>: A. Sign Area Width: Maximum 8'. B. Total Sign Height: Maximum 7'. C. Sign Area: Maximum 40 square feet. D. Sign Height: Maximum 5'. E. Sign Exposed Material: Maximum 80 square feet per side. F. Sign Structure Overall Width: 25'.
4. Wall/Fence Signs	Neighborhood or subdivision signs may be placed on a subdivision wall or fence. The sign area is not to exeed 40 square feet.

Permitted Sign Types

Projecting Signs

1. Description	A sign attached directly to a supporting building wall and intersecting the building wall at a right angle. A projecting sign may be 2 or 3-dimensional.
2. Location	1 projecting sign per business.
3. Size	<u>Sign Area and Height</u>: A. Sign Length: Maximum 3'. B: Sign Height: Maximum 3'. C. Clearance: Minimum 8'. D. Sign Area: Maximum 9 square feet.
4. Miscellanenous	Projecting signs erected at building corners may intersect at a 45 degree angle to the corner of the building, in which case only 1 projecting sign is allowed. No projecting sign is allowed to extend above the roof line or the parapet wall. Buildings with 2 or more stories may not have a projecting sign located higher than the second story or 27', whichever is less.

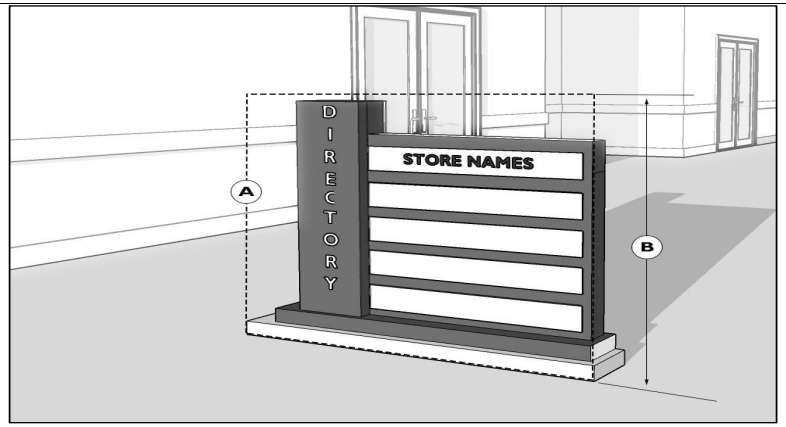
Permitted Sign Types

Wall Signs

1. Description	An on-premise sign attached directly to a building wall above the given store front place. A wall sign shall include murals conveying the name of a business or a commercial message. A wall sign shall not extend more than 18 inches from the building.
2. Location	Directly above store located on the supporting building wall. Wall signs are not allowed to extend above the roof line or the parapet wall.
3. Size	<u>Sign Area and Height</u>: A. Sign Area: 1.5 square feet for each linear foot of building frontage, maximum 400 square feet. B. Length: 1.0 Foot Per Linear Foot Of Building Frontage, up to a maximum of 100'. C. Height: Maximum 4'.

Permitted Sign Types

Directory / Directional Signs

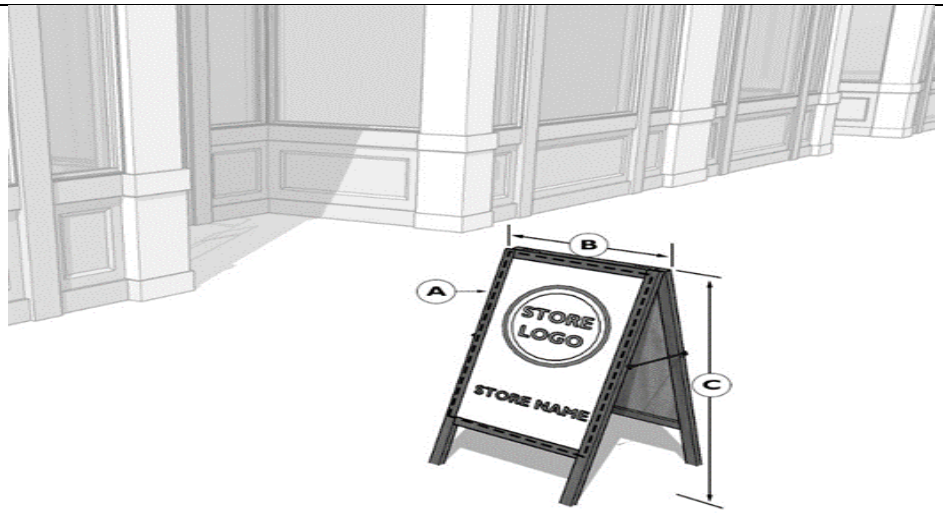


***ADDITIONAL DIRECTIONAL SIGN GRAPHIC PENDING

1. Description	A directory sign is a freestanding ground sign, located at the beginning or end of a commercial area, listing the store names and/or a directional sign. A directory sign is not attached, supported or suspended to or from any building or structure. A directory sign is intended primarily for pedestrian orientation, dissimilar to a monument sign which is intended primarily for vehicular orientation. Directional signs on nonresidential use lots may be posted without a permit, but shall not exceed two square feet and shall not carry advertisement. Directional signs may be considered a type of directory sign.
2. Location	Developments less than ten (10) acres in size may have up to two (2) directory signs; developments greater than ten (10) acres in size may have one additional Directory Sign for each ten (10) acres.
3. Size	Sign Area and Height: A. Area: Maximum twenty (20) square feet for directory signs. A directional sign may be a maximum four (4) square feet. B. Height: Maximum 4'.

Permitted Sign Types

Sandwich Board Signs



1. Description	Non-illuminated portable signs (i.e. sandwich board signs), consisting as single or two-faced A-frame sign. Florida Americans with Disability Accessibility Implementation Act standards shall be met. Portable signs shall be removed daily at closing of the business.
2. Location	Directly in front of business location.
3. Size	<u>Sign Area and Height</u>: A. Sign Area: Maximum 6 Square Feet. B. Sign Width Length: Maximum 2'. C. Sign Height: Maximum 4'.

Permitted Sign Types

Window Signs

1. Description	A window sign is an on-premise sign attached flat but parallel to the inside of a window or is within 12” of the inside of the window.
2. Location	Window signs may only be placed on windows with primary street frontage.
3. Size	Sign Area and Height: A. Area per business (max combination of all windows covered by sign): 25%. B. 2’ in height C. 10’ in width
4. Miscellaneous	No more than 2 total are permitted for any building/tenant Window signs located along the same building frontage shall be limited to the maximum size provided in Sign Area (A) total Window signs located in the upper story(s) may increase A and B by 10 percent Posters, bulletins, or non-flashing illuminated signs may be displayed inside windows or doors and exterior surface of a window or door. These may not exceed the standards, where permitted, of the window sign standards.

Permitted Signs in Mixed-Use Districts

PERMITTED SIGN TYPES	SIGN TYPES BY MIXED-USE DISTRICTS								
	Venice Ave	Downtown Edge	South Trail		Seaboard	North Trail	Laurel West	Laurel East	Knights Trail
			Sub Area 1	Sub Area 2					
Awning/Hanging Signs	P	P	P	P	P	P	P	P	P
Monument Signs	X	X	X	P	P	P	P	P	P
Subdivision Signs	X	X	X	X	X	X	P	P	P
Projecting Signs	P	P	P	P	P	P	P	P	P
Wall Signs	P	P	P	P	P	P	P	P	P
Sandwich Board Signs	P	P	P	P	P	P	P	P	P
Directory Signs	X	X	X	X	X	X	P	P	P
Window	P	P	P	P	P	P	P	P	P
Directional	P	P	P	P	P	P	P	P	P
KEY: P = Permitted X = Not Permitted									

Section 5: Design and Development Standards

5.4 Parking

Applicability: Only new development or redevelopment are subject to the standards of this Section. Current or nonconforming parking arrangements shall not be subject to the provisions of this Section until an increase in floor area or change in use occurs.

5.4.2 Parking Requirements by Use

See Table 5.4.2

Section 5: Design and Development Standards

5.4.3 Alternative Vehicle Parking Provisions

The Director may accept an APP in place of the parking requirement for a use if the below requirements are met:

1. A parking study must be submitted, prepared by a registered professional engineer in the State of Florida or certified land use planner.
2. The study must include the size, type, and use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and narrative and data as to why the parking requirements of the LDC do not accurately reflect the needs of the proposed development.
3. Applicants requesting an APP shall provide analysis using information and studies from the Urban Land Institute (ULI), Institute of Transportation Engineers (ITE), American Planning Association (APA), or another alternative professional standard approved by the Director.
4. The Director may approve an APP if parking requirements are modified by 25% or less. If greater than 25%, the Director shall take the APP to be approved or denied by the Planning Commission as part of the site and development process.

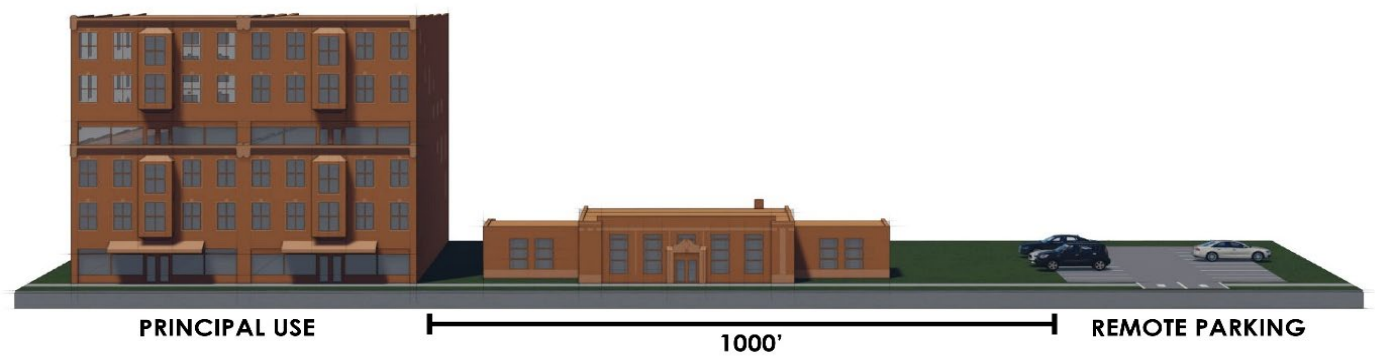
Section 5: Design and Development Standards

Remote Parking

Districts	Parking Lot Distance (Must Be Within Distance)
Mixed-Use Districts	1,500 feet
Traditional Districts	1,000 feet

Table 5.4.3.B. Notes

- Remote parking spaces shall be measured in walking distance from nearest point of the parking area to nearest point of the subject property where the principal use is located.
- Remote parking lots shall abide by all parking design standards set forth in the LDC.
- Remote parking plans shall be submitted to the Director for review on forms per the Director's discretion.



Section 5: Design and Development Standards

5.4 Parking

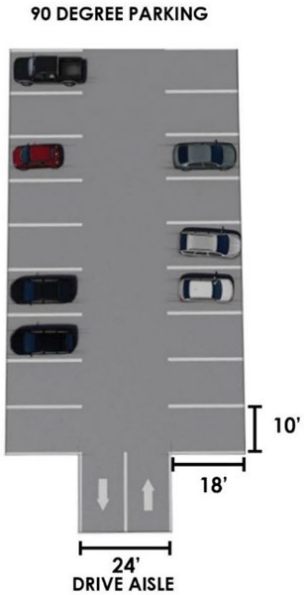
5.4.4 General Design Standards

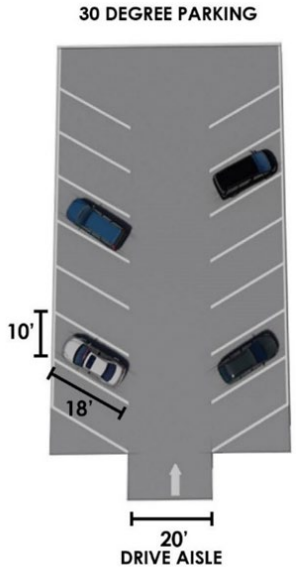
Each parking space shall be a minimum of 10 feet in width by 18 feet in length. Parallel spaces shall be a minimum of 10 feet in width by 20 feet in length, maximum 22 feet in length. No design alternatives shall be granted for parking area dimensional requirements. Handicapped parking spaces shall comply with state statutes.

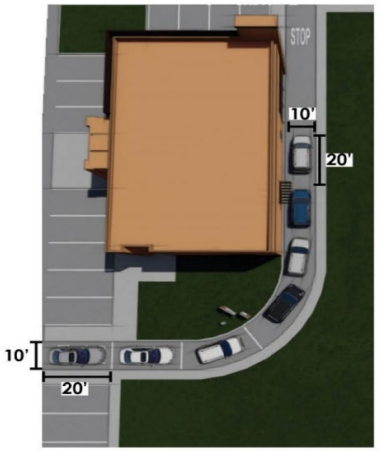
Section 5: Design and Development Standards

5.4 Parking

5.4.4 General Design Standards







Section 5: Design and Development Standards

5.5 Landscaping

- Defines when landscaping and landscape plans are required.
- Defines acceptable landscaping materials
  - Trees, Mulch, Hedge Plants, Accent Plants, Groundcover and Lawn Grasses,
  - All required material must be Native Florida and / or Florida Friendly trees and shrubs species.
  - Requires that Invasive Exotic Plants be removed.

Section 5: Design and Development Standards

5.5 Landscaping

Parking Lot Landscaping Requirements

Section 5: Design and Development Standards

5.6 Fences, Walls, Berms, and Retaining Walls

- Defines the specific material and design standards, height limitations, and slope requirements.

Section 5: Design and Development Standards

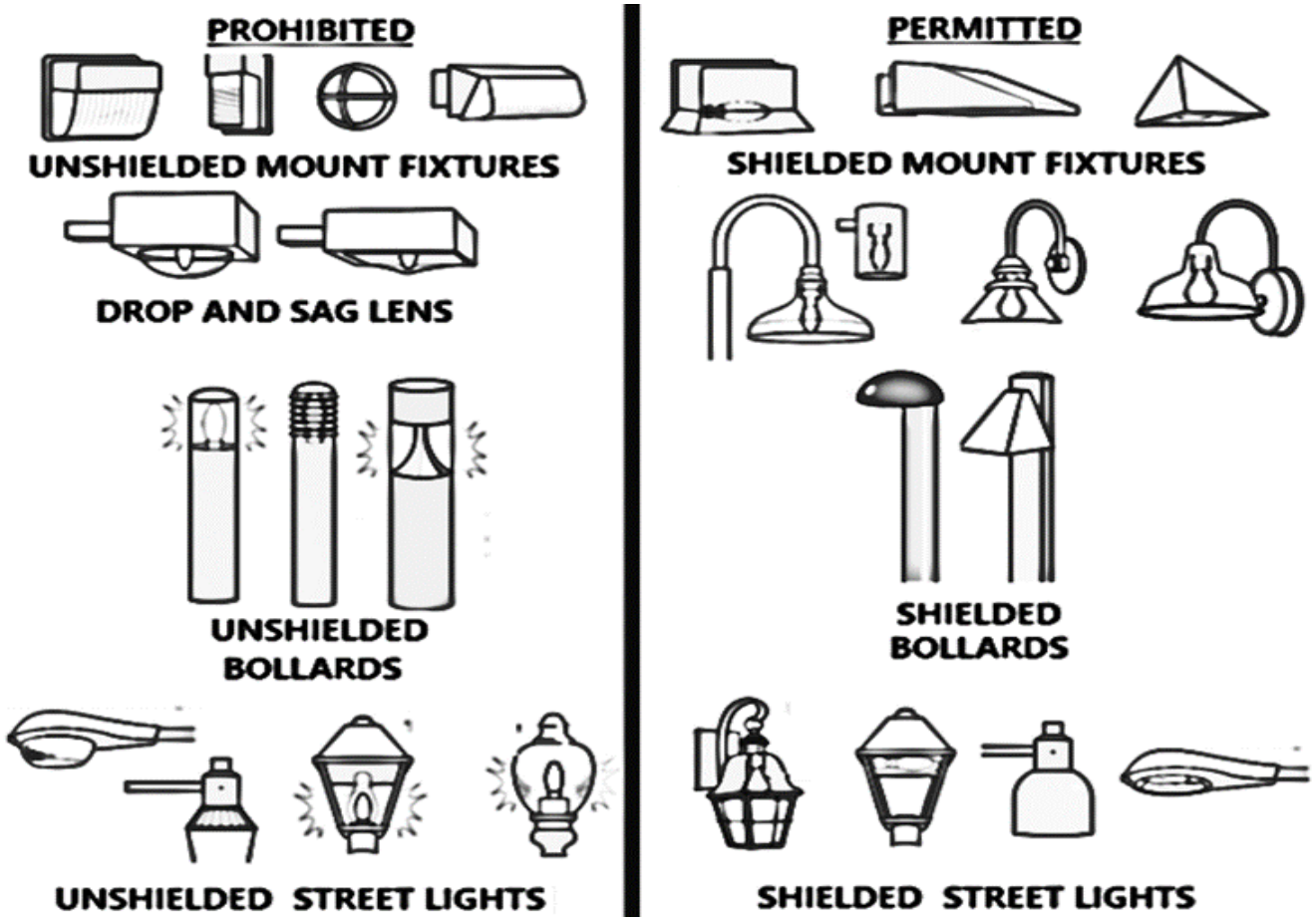
5.6 Fences, Walls, Berms, and Retaining Walls

The following design elements within this Section may be considered for design alternatives: building materials, breaks and openings in fences and walls, side and rear fence and wall heights for residential, nonresidential and planned district fence and wall heights, berm design standards, or a design alternative may per permitted for any of the following:

1. An establishment with uses that require high fences to protect public safety;
2. Additional height is necessary to meet or exceed the compatibility standards; and
3. For unique recreation uses in which pedestrian or spectator safety cannot be guaranteed with a maximum fifteen (15) foot fence, and which may require heights greater than fifteen (15) feet, a design alternative may be requested.
4. To allow for fencing materials similar in appearance to the materials used in the building(s) on the property;
5. To allow for fencing materials that provide equal or greater protection and general appearance than the permitted materials; and/or
6. To allow for fencing materials more appropriate for uses near environmentally sensitive areas.
7. To allow for design options for required openings per Section 5.6.3.C.5.: Breaks and Openings in Fences and Walls, design alternative shall not be approved to remove this requirement.

Section 5: Design and Development Standards

5.7 Lighting



Section 5: Design and Development Standards

5.7 Lighting

A. The following design elements within this Section may be considered for design alternatives: all requirements within Section 5.7.3.: Outdoor Lighting Standards. Design alternatives may not be proposed for any standards listed as prohibited and for any beachfront standards or other lighting regulations related to Marine Turtle Lighting Standards as defined in Chapter 89 Environmental, Section 2.4.3.: Marine Turtle Lighting.

Final Comments and Questions on Design Standards

- ???

Section 6: Compatability

Purpose:

To integrate the compatibility standards from the Comprehensive Plan Strategy LU 4.1.1. Land Development Code and Transition Strategies and Strategy LU 1.2.8 Compatibility Between Land Uses.

More specifically, to facilitate the integration of previous Comprehensive Plan Policy 8.2 into the LDC.

Section 6: Compatibility
Policy 8.2

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

A. Land use density and intensity.
B. Building heights and setbacks.
C. Character or type of use proposed.
D. Site and architectural mitigation design techniques.

Considerations for determining compatibility shall include, but are not limited to, the following:

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

I. Providing open space, perimeter buffers, landscaping and berms.
J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
K. Locating road access to minimize adverse impacts.
L. Adjusting building setbacks to transition between different uses.
M. Applying step-down or tiered building heights to transition between different uses.
N. Lowering density or intensity of land uses to transition between different uses.

Section 6: Compatability

Basic Concepts:

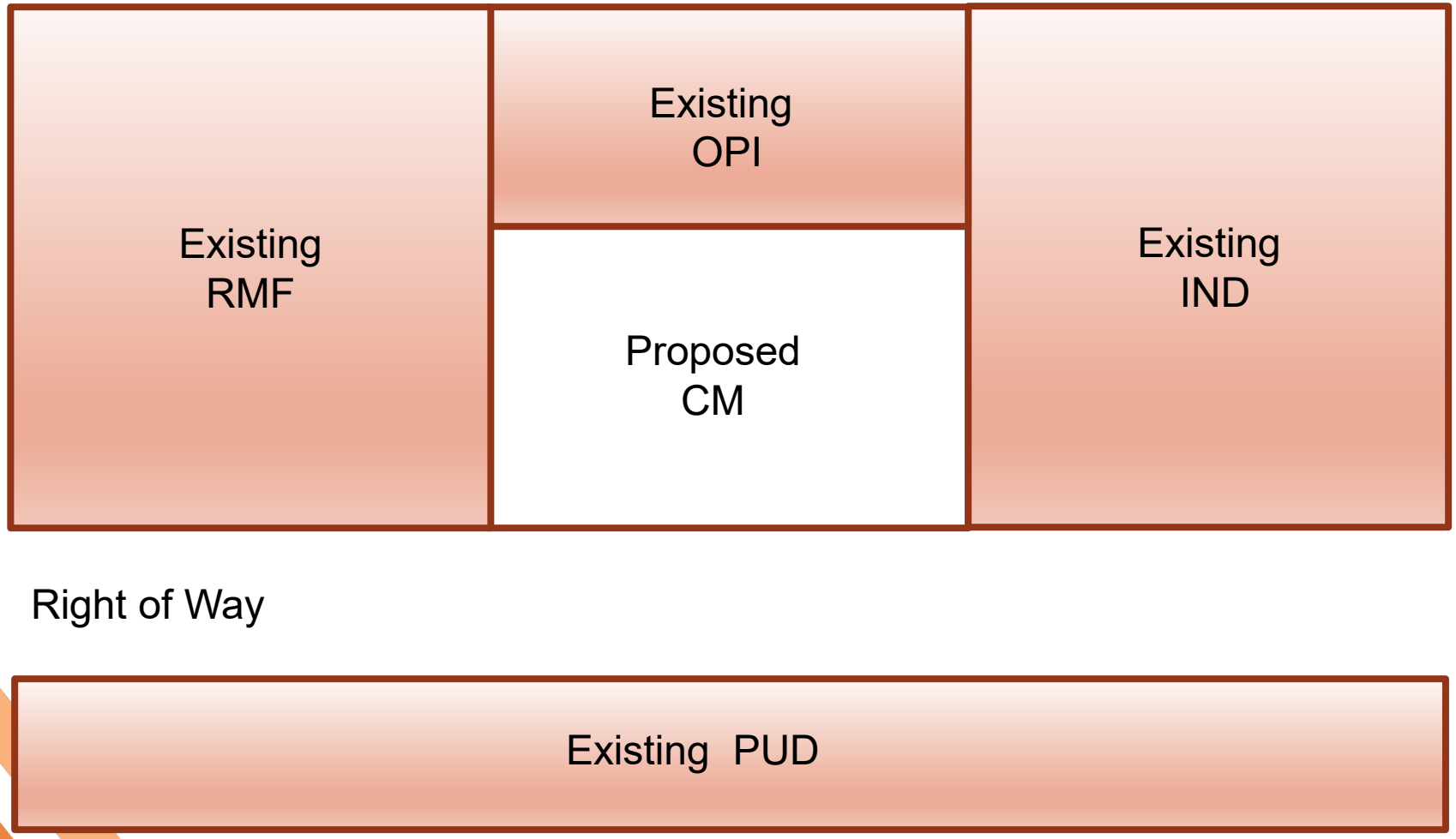
1. Comparing proposed zoning to existing adjacent zoning.
2. Major components: Perimeter Setback & Perimeter Buffer
3. Perimeter Setback = Proposed Building Height x Setback Multiplier
4. Setback Multiplier varies depending on proposed vs. existing adjacent zoning.
5. Six Perimeter Buffer Types defined; type required depends on proposed vs. existing adjacent zoning.

Section 6: Compatability

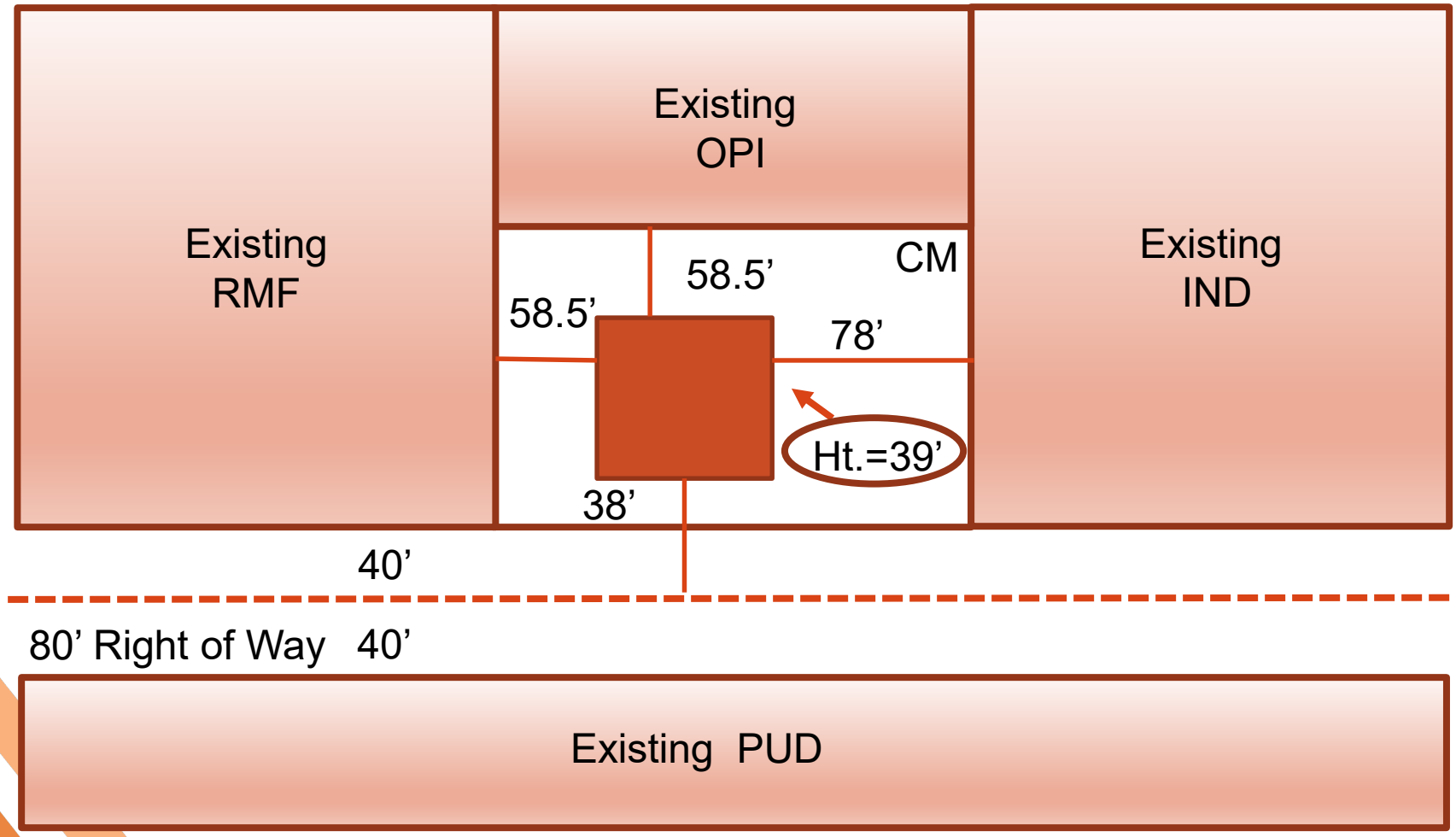
Design Alternatives:

Design Alternatives may be considered for any of the standards within this Section; however, it is not the purpose of this Section to provide for a total waiver of the standards in this Section. Design alternatives may be based upon, but not limited to, building setbacks, building stepbacks, and increased landscaping and buffering. Unique stipulations deemed appropriate may be required for any design alternative request.

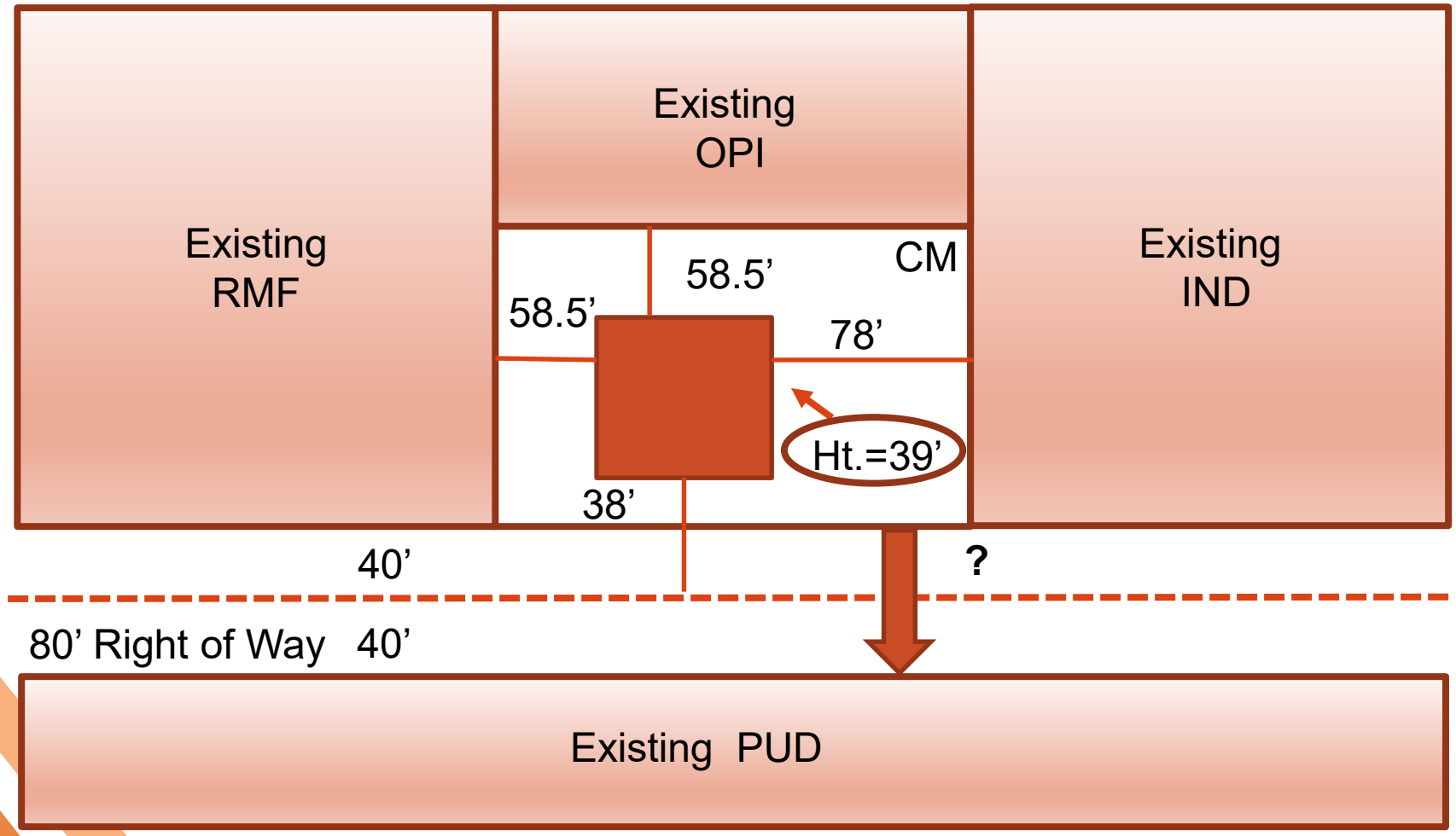
Section 6: Compatibility Example



Section 6: Compatibility
Example: Perimeter Setback



Section 6: Compatibility
Example: Perimeter Setback



Compatibility Setback Mulitpliers

Proposed (Zoning District)	Existing (Zoning District)								
	Mixed-Use	RSF	RMF	RMH	PD	CM	OPI	GOV	IND
Mixed-Use	See Section 6.5.								
RSF	See Section 6.5.	None	1	2	1	2	2	2	4
RMF		1	1	1	2	1.5	1.5	2	3
RMH		2	1	1	2	2	1.5	2	3
PD		1	2	2	2	2	1.5	2	4
CM		2	1.5	2	2	1	1.5	2	2
OPI		2	1.5	1.5	1.5	1.5	1	1.5	3
GOV		2	2	2	2	2	1.5	None	2
IND		4	3	3	4	2	3	2	1

Key:
RSF = Residential Single Family Districts
RMF = Residential Multi Family Districts
RMH = Residential Manufactured Home Districts
PD = Planned Districts
CM = Commercial District
OPI = Office Professional and Institutional District
GOV = Government Use District
IND = Industrial District

Compatibility Setback Mulitpliers

Proposed (Zoning District)	Existing (Zoning District)								
	Mixed-Use	RSF	RMF	RMH	PD	CM	OPI	GOV	IND
Mixed-Use	See Section 6.5.								
RSF	See Section 6.5.	None	1	2	1	2	2	2	4
RMF		1	1	1	2	1.5	1.5	2	3
RMH		2	1	1	2	2	1.5	2	3
PD		1	2	2	2	2	1.5	2	4
CM		2	1.5	2	2	1	1.5	2	2
OPI		2	1.5	1.5	1.5	1.5	1	1.5	3
GOV		2	2	2	2	2	1.5	None	2
IND		4	3	3	4	2	3	2	1

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NOTE: I-75 treated as GOV

Compatibility Setback Mulitpliers

Proposed (Zoning District)	Existing (Zoning District)								
	Mixed-Use	RSF	RMF	RMH	PD	CM	OPI	GOV	IND
Mixed-Use	See Section 6.5.								
RSF	See Section 6.5.	None	1	2	1	2	2	2	4
RMF		1	1	1	2	1.5	1.5	2	3
RMH		2	1	1	2	2	1.5	2	3
PD		1	2	2	2	2	1.5	2	4
CM		2	1.5	2	2	1	1.5	2	2
OPI		2	1.5	1.5	1.5	1.5	1	1.5	3
GOV		2	2	2	2	2	1.5	None	2
IND		4	3	3	4	2	3	2	1

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Compatibility Setback Mulitpliers

Proposed (Zoning District)	Existing (Zoning District)								
	Mixed-Use	RSF	RMF	RMH	PD	CM	OPI	GOV	IND
Mixed-Use	See Section 6.5.								
RSF	See Section 6.5.	None	1	2	1	2	2	2	4
RMF		1	1	1	2	1.5	1.5	2	3
RMH		2	1	1	2	2	1.5	2	3
PD		1	2	2	2	2	1.5	2	4
CM		2	1.5	2	2	1	1.5	2	2
OPI		2	1.5	1.5	1.5	1.5	1	1.5	3
GOV		2	2	2	2	2	1.5	None	2
IND		4	3	3	4	2	3	2	1

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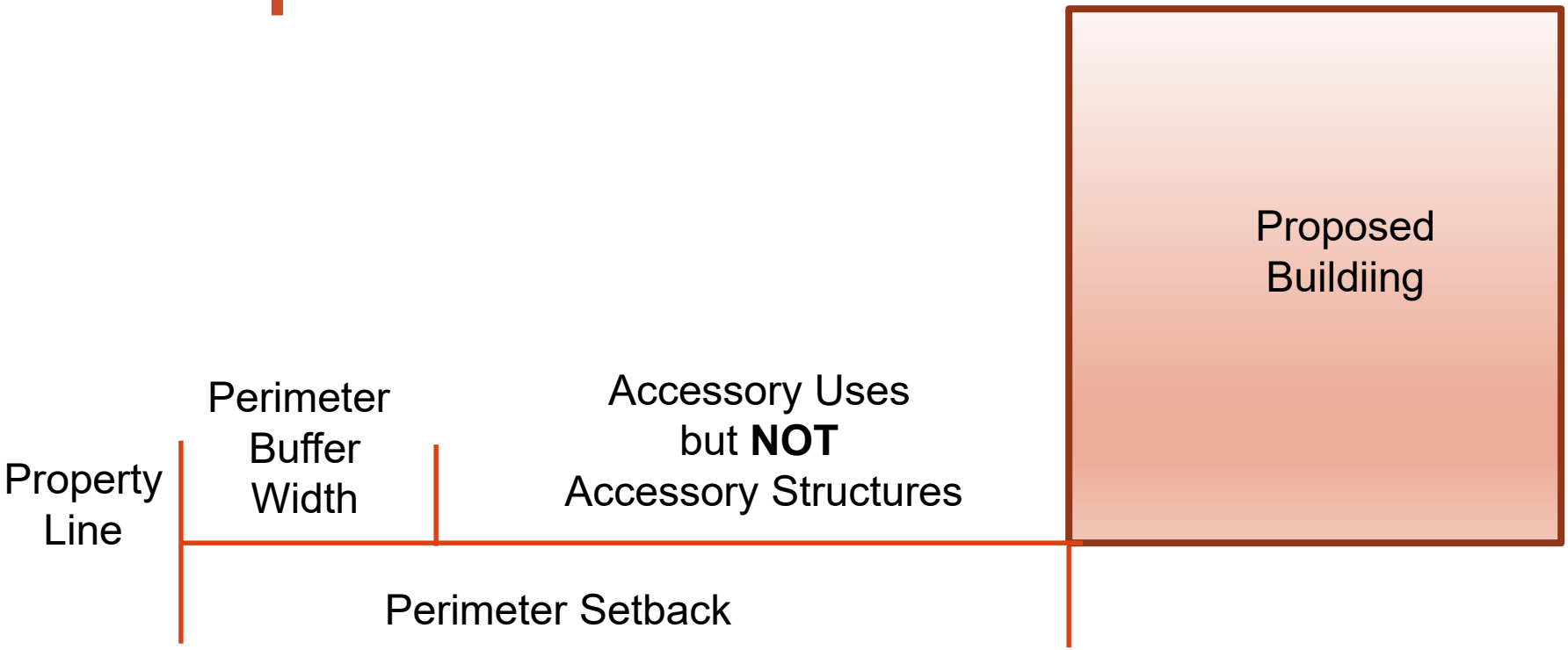
Section 6: Compatibility Example



Compatibility Buffer Types

Perimeter Buffer Types	1	2	3	4	5	6
	Requirements are per 100' linear feet of perimeter buffer (or fraction thereof)					
Minimum Width	7.5 feet	10 feet	15 feet	25 feet	35 feet	50 feet
Minimum Canopy Trees	2 trees	3 trees	3 trees	4 trees	6 trees	8 trees
Minimum Understory Trees	Not required	Not required	1	2	3	4
Minimum Shrubs/Hedge	30 shrubs/accent plants	40 shrubs/accent plants	50 shrubs/accent plants	60 shrubs/accent plants	Continuous hedge	Continuous hedge
Minimum Fence	Not required	6 feet in height	6 feet in height	Not permitted	Not Permitted	Not permitted
Minimum Wall	Not required	Not required	Not required	6 feet in height	6 feet in height	8 feet in height
Minimum Berm	Not required	Not required	Not required	Not required	3 feet in height	5 feet in height

Additional Standards:

A. Berm max slope 3:1; + 2' minimum width at top height. Excludes necessary base for a wall/foundation. May exceed for utilities, roads, and environmental features.
B. Trees and plants may be clustered provided a maximum 10' gap between plantings is maintained.
C. Minimum shrubs and hedges may be double staggered.
D. The above standards are the minimum standards required, enhanced landscape and buffer standards may be provided. For example, a wall may be substituted for a fence and / or additional landscape materials may be installed.
E. The placement of fences shall ensure all required planting materials are located between the fence and the property line. However canopy trees may be on both sides of a wall as long as a minimum one half of required canopy trees are in front (property line).
F. Placement of required items in the buffer may be in the full width of the buffer.

Compatibility Buffer Type Key

Proposed	Existing (Zoning District Groups)								
	Mixed-Use	RSF	RMF	RMH	PD	CM	OPI	GOV	IND
Mixed-Use	See Section 6.5.								
RSF	See Section 6.5.	None	1	2	2	4	3	4	6
RMF		1	None	2	2	3	2	3	5
RMH		2	2	None	2	3	2	3	5
PD		2	2	2	2	3	2	4	5
CM		4	3	3	3	None	2	4	4
OPI		3	2	2	2	2	1	2	4
GOV		4	3	3	4	4	2	None	5
ND		6	5	5	5	4	4	5	None

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RMH		2	2	None	2	3	2	3	5
PD		2	2	2	2	3	2	4	5
CM		4	3	3	3	None	2	4	4
OPI		3	2	2	2	2	1	2	4
GOV		4	3	3	4	4	2	None	5
ND		6	5	5	5	4	4	5	None

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RSF	See Section 6.5.	None	1	2	2	4	3	4	6
RMF		1	None	2	2	3	2	3	5
RMH		2	2	None	2	3	2	3	5
PD		2	2	2	2	3	2	4	5
CM		4	3	3	3	None	2	4	4
OPI		3	2	2	2	2	1	2	4
GOV		4	3	3	4	4	2	None	5
ND		6	5	5	5	4	4	5	None

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	Mixed-Use	RSF	RMF	RMH	PD	CM	OPI	GOV	IND
Mixed-Use	See Section 6.5.								
RSF	See Section 6.5.	None	1	2	2	4	3	4	6
RMF		1	None	2	2	3	2	3	5
RMH		2	2	None	2	3	2	3	5
PD		2	2	2	2	3	2	4	5
CM		4	3	3	3	None	2	4	4
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GOV		4	3	3	4	4	2	None	5
ND		6	5	5	5	4	4	5	None

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Mixed-Use Considerations

Mixed-Use Districts	Perimeter Buffer Type	Setback Multiplier
Venice Avenue	1	0.5
Downtown Edge	3	1.0
South Trail	2	1.0
Seaboard Improvement	1	1.0
North Trail Gateway	1	1.0
Laurel West	3	1.0
Laurel East	3	1.0
Knights Trail	3	1.0

Mixed-Use Considerations

Mixed-Use Districts	Perimeter Buffer Type	Setback Multiplier
Venice Avenue	1	0.5
Downtown Edge	3	1.0
South Trail	2	1.0
Seaboard Improvement	1	1.0
North Trail Gateway	1	1.0
Laurel West	3	1.0
Laurel East	3	1.0
Knights Trail	3	1.0

Additional Compatibility Mitigation

- Actions that might require additional measures:
  - Rezoning to planned districts.
  - Granting conditional uses.
  - Granting height exceptions.
  - Properties subject to the JPA/ILSBA.
  - Development next to properties having a Sarasota County Zoning classification.

Additional Compatibility Mitigation

- Additional mitigation standards include, but are not limited to:
  - Lowering density and intensity;
  - Increasing perimeter setbacks;
  - Requiring building stepbacks, especially if granted a height exception;
  - Requiring tiered buildings;
  - Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
  - Adjusting road and driveway locations; and
  - Increasing perimeter buffer types and / or elements of the buffer type.