



**PORT AND COASTAL CONSULTANTS P.A.**

**Coastal • Waterfront • Design • Study • Permit**

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August 24, 2020

**Via Electronic Submittal through Email**

Planning Staff  
Sarasota County Planning and Development Services  
1660 Ringling Blvd  
Sarasota, Florida 34236

**Subject:** Pre-application - Redevelopment of Siesta Key Resort Hotel

Dear Planning staff;

Enclosed you will find a new Pre-Application (DRC Meeting) General Information Form and Attachments 1-5 to demolish an existing 55-room Siesta Key Resort to redevelop it into a new 170-room Resort Hotel without full kitchen at 5311 Ocean Blvd & 215 Calle Miramar, Sarasota, Florida 34242 (PID# 0080240016 & 0080240005).

Please review the application and all attached supporting materials for our request to Pre-Application Development Review Committee Meeting scheduled for Sept. 3, 2020. Our application fee of \$350.00 will be paid by credit card through phone once we have a permit number. If you have any questions regarding this application, please contact me at (941) 376-9105 or [Weiqilin2753@gmail.com](mailto:Weiqilin2753@gmail.com). Thank you!

Sincerely yours

Weiqi Lin, P.E., Ph. D.

**Attachments:**

- Attachment 1 – Project Narrative
- Attachment 2 – Comp Plan Amendment FLU.2.9.1
- Attachment 3 – Proposed UDC Text Amendment
- Attachment 4 – Aerial Photos and Zoning Map
- Attachment 5 – Conceptual Plans

**Ec:** Owner: SKRS LLC

Michael Barfield, Denovo Law  
PCC files



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### PROJECT INFORMATION

Project Name Re-development Siesta Key Resort Hotel  
 Short Legal (General location) SE Quadrant of Ocean Blvd and Calle Miramar  
 Acres (Total site) 45,630 sf (1.0475 AC)  
 Parcel Identification (PID) Numbers (note partial PIDs) 0080240016 & 0080240005  
 Address 5311 Ocean Blvd & 215 Calle Miramar, Sarasota, FL 34242.

#### Existing and Previous Use of Land

What are the existing uses on this property? 3940 - Hotels/motels/lodging  
 What are the previous uses on this property? 3940 - Hotels/motels/lodging

#### APPLICATION TEAM

##### Agent

Name Weiqi Lin Company Port Coastal Consultants  
 Address 2753 Man of War Circle, Sarasota FL 34240  
 Email Weiqilin2753@gmail.com  
 Phone numbers: Office 941-377-6186 Cell 941-376-9105

##### Owner

Name SKRS LLC Company \_\_\_\_\_  
 Address 5311 Ocean Blvd & 215 Calle Miramar, Sarasota, Florida 34242  
 Email mike@mikeholderness.com  
 Phone numbers: Office 941-203-8058 Cell 941-725-0338

##### Contract Purchaser

Name N/A Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 Email \_\_\_\_\_  
 Phone numbers: Office \_\_\_\_\_ Cell \_\_\_\_\_

##### Other Team Members

Name Michael Barfield Company Denovo Law  
 Address \_\_\_\_\_  
 Email michael@denovolawfl.com  
 Phone numbers: Office \_\_\_\_\_ Cell \_\_\_\_\_



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### APPLICATION DETAILS

##### Application Type

- ☒ Private  
☐ Public (County-Initiated)

##### Type of Request

- ☐ RZ (Rezone)  
☒ SE (Special Exception)

**\*\*MUST INCLUDE\*\*** Brief Summary of Request and Justification-What/Why (based on UDC Section 124-43(c)2)a.)  
(Maximum of 255 Characters)

To demolish an existing 55-room resort to redevelop into a new 170-room Resort Hotel without full kitchen  
(1) Comprehensive Plan Amendment - FLU Policy 2.9.1(Attachment 2); and  
(2) UDC Text Amendment (Attachment 3).

Note other Applications that will be processed concurrently with this Application:

- ☒ Comprehensive Plan Amendment (CPA)  
☐ Critical Area Plan (CAP) Amendment  
☒ Zoning Text Amendment (ZTA)

#### PREVIOUS PETITIONS

Are there previously approved petitions on this property?

- ☒ N  
☐ Y

Previous Petition Numbers:

N/A

List other previous approvals (variances, alternative parking plans):

N/A

Attach resolutions, ordinances or other pertinent documents related to the previous approvals to your Pre-Application Form.



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### ZONING, FUTURE LAND USE AND CRITICAL AREA PLANS

Provide the existing and proposed Zoning Districts, Future Land Use Designations and whether the proposed development is within a Critical Area Plan. Provide the area size in acres.

##### Zoning Districts

###### Existing

1. District CG/SKOD  
a. Acres 1.0475 AC
2. District \_\_\_\_\_  
a. Acres \_\_\_\_\_
3. District \_\_\_\_\_  
a. Acres \_\_\_\_\_

###### Proposed

1. District CG/SKOD  
a. Acres 1.0475 AC
2. District \_\_\_\_\_  
a. Acres \_\_\_\_\_
3. District \_\_\_\_\_  
a. Acres \_\_\_\_\_

Is a Planned District proposed?

- ☒ N  
☐ Y

If Yes, will there be modifications to the Zoning Regulations or Land Development Regulations?

- ☐ Unknown  
☒ N  
☐ Y; Describe

Is the purpose of the proposed application to address a code violation?

- ☒ N  
☐ Y; Describe

#### Future Land Use (FLU) Designations

###### Existing

1. Designation Barrier Island  
a. Acres 1.0475 AC
2. Designation \_\_\_\_\_  
a. Acres \_\_\_\_\_
3. Designation \_\_\_\_\_  
a. Acres \_\_\_\_\_

###### Proposed

1. Designation Barrier Island  
a. Acres 1.0475 AC
2. Designation \_\_\_\_\_  
a. Acres \_\_\_\_\_
3. Designation \_\_\_\_\_  
a. Acres \_\_\_\_\_

Is this property located within the **Urban Service Boundary Layer**

- ☐ N  
☒ Y



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

Is property located in a **Critical Area Plan (CAP)**?

☐ Unknown

☒ N

☐ Y

Name of CAP \_\_\_\_\_

Attach a copy of the adopted ordinance to your Pre-Application Form.

### PROPOSED USES

Provide the proposed uses for the project. If the proposed project includes a mix of uses (within a single building or a single development plan), then complete the Mixed-Use Development section. If the proposed project only includes a single type of use, then complete the Single-Use section.

### MIXED-USE DEVELOPMENT

Is the mix of uses within a single building?

☒ N

☐ Y

Is the mix of uses within single development plan?

☒ N

☐ Y

Note the proposed amount of each use:

☐ Commercial: Sq. Ft. \_\_\_\_\_

☐ Office: Sq. Ft. \_\_\_\_\_

☐ Industrial: Sq. Ft. \_\_\_\_\_

☐ Civic: Sq. Ft. \_\_\_\_\_

☐ Residential: Number of units \_\_\_\_\_

☒ Transient Accommodation (hotel/motel):

☐ Number of rooms 170

☐ Number of rooms with a kitchen (per Unified Development Code Section 124-305) \_\_\_\_\_

What type of parking is proposed?

☐ On-Street parking

☐ Surface parking

☒ Understory parking (parking on lower floors with other uses above)

How many floors of parking? 2

☐ Parking structure (parking only, no other uses)

How many floors of parking? \_\_\_\_\_



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### SINGLE-USE

##### Non-Residential

Is a Non-Residential Use Proposed?

☒ N

☐ Y

Describe type of use (i.e., car wash, restaurant, hotel, medical office, manufacturing, etc.)

To demolish an existing 55-room Siesta Key Resort to redevelop into a new 170-room Resort Hotel without full kitchen. See attachments 1-5 for details.

Note the proposed use and amount:

- ☐ Assisted Living Facility (ALF)
  - ☐ Number of beds per room (per Unified Development Code Section 124-144(a)) \_\_\_\_\_
- ☐ Commercial: Sq. Ft. \_\_\_\_\_
- ☐ Office: Sq. Ft. \_\_\_\_\_
- ☐ Industrial: Sq. Ft. \_\_\_\_\_
- ☐ Telecommunication Tower: Height \_\_\_\_\_
- ☒ Transient Accommodation (hotel/motel):
  - ☐ Number of rooms 170
  - ☐ Number of rooms with a kitchen (per Unified Development Code Section 124-305) \_\_\_\_\_
- ☐ Other: Type \_\_\_\_\_ ; Sq. Ft. \_\_\_\_\_

What type of parking is proposed?

- ☐ On-Street parking
- ☐ Surface parking
- ☒ Understory parking (parking on lower floors with other uses above)
  - How many floors of parking? 2
- ☐ Parking structure (parking only, no other uses)
  - How many floors of parking? \_\_\_\_\_

#### Residential

Is a Residential Use Proposed?

☒ N

☐ Y

Requested Total Number of Units N/A



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

Requested Density N/A (units/acre)

#### Type and Number of Units

- ☐ Single Family detached; Number \_\_\_\_\_
- ☐ Single Family attached; Number \_\_\_\_\_
- ☐ Multi-Family; Number \_\_\_\_\_
- ☐ Live-Work; Number \_\_\_\_\_

#### Anticipated Price Range (Market Rate):

For Sale \_\_\_\_\_

For Rent \_\_\_\_\_



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

Is Affordable/Workforce Housing being provided?

☐ Unknown

☒ N

☐ Y

☐ At or below 80% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units

☐ At or below 100% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units

☐ At or below 120% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units

☐ At or below 140% AMI: \_\_\_\_\_ % of Units \_\_\_\_\_ # of Units

Anticipated Price Range for the Affordable/Workforce Housing:

For Sale \_\_\_\_\_

For Rent \_\_\_\_\_

What type of parking is proposed?

☐ On-Street parking

☐ Surface parking

☒ Understory parking (parking on lower floors with other uses above)

How many floors of parking? 2

☐ Parking structure (parking only, no other uses)

How many floors of parking? \_\_\_\_\_

#### Development Timeframe

Anticipated Construction Start Date January 2021

Anticipated Build-Out Date June 2022





## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### INFRASTRUCTURE

Provide information related to road access, transit, stormwater and utilities.

##### Transportation (Public Works Mobility)

Is there direct access to a public road? (The parcel abuts directly to a public road right-of-way.)

☐ N Attach the Easement Agreement to the Formal Application Packet.

☒ Y Name of public road Ocean Blvd & Calle Miramar

##### SCAT (Sarasota County Area Transit)

☐ Is proposed project on an existing SCAT route?

☐ N

☒ Y The distance of main entrance to nearest bus stop is: 300 ft.

☐ What transit amenities exist on the site? (i.e., bus pullout, shelter, deployment pad, bench)

☒ None

☐ Yes, please list \_\_\_\_\_

##### Stormwater (Drainage)

What is the amount of impervious area (in square feet) on the site?

☐ Existing TBD

☐ Proposed TBD

How will stormwater runoff will be managed?

☐ Existing (or modification of existing) stormwater facilities

☒ Proposed new stormwater facilities

Identify the type of stormwater facilities for the development (check all that apply).

☐ Wet Pond

☐ Dry Pond

☒ Swales

☒ Underground Vault

☐ Low Impact Development (LID) Techniques

☐ Other \_\_\_\_\_

☐ Please provide written narrative explaining existing (if applicable) and proposed stormwater management for the subject site.

☐ Please illustrate and label existing (if applicable) and proposed stormwater management system on concept plan.



## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### Utilities (Potable Water, Wastewater/ Sewer, Reclaimed Water)

Is there an existing well on the property?

☐ N

☒ Y

Is there an existing septic system on the property?

☒ N

☐ Y

How many Equivalent Dwelling Units (EDU), (per Unified Development Code 124-305), are proposed with the new development? \_\_\_\_\_ EDUs

#### Potable Water

How will potable water be provided?

☐ Existing well

☐ Proposed well

☒ Sarasota County Utilities

☐ Other provider; Provider Name \_\_\_\_\_

#### Wastewater

How will wastewater be provided? (Check all that apply)

☐ Existing septic tank

☐ Proposed septic tank

☒ Sarasota County Utilities

☐ Other provider; Provider Name \_\_\_\_\_

#### Reclaimed Water

Will reclaimed water be utilized by the proposed development?

☒ N

☐ Y If yes, an isolated/separated reuse storage pond is required.

Note: Is an isolated/separated reuse storage pond provided?

☐ N

☐ Y

Provide the name of the proposed reclaimed water supplier \_\_\_\_\_

Is reclaimed water available to the property?

☒ N

☐ Y

Will an augmentation be utilized as a backup for the reclaimed water?

☒ N

☐ Y

Estimated irrigated acreage \_\_\_\_\_

## Step 1 – PRE-APPLICATION

### Part A – Pre-Application (DRC Meeting) General Information Form

#### REQUIREMENTS SUMMARY

- **Part A Pre-Application General Information Form**
- **\$350.00** Pre-Application Fee
- **Aerial** imagery of parcel(s) (most recent available)
  - Aerial 1 – General area of subject property, adjacent properties and area roadways
  - Aerial 2 – Subject site; label all PIDs and roadways
- **Pre-Application Development Concept Plan (DCP)**

The Pre-Application DCP is required to include the following:

  - Scale Bar
  - North Arrow (prefer pointing to top of page)
  - Date
  - Legend
  - Property Boundary
  - Adjacent Existing Uses
  - Existing On-Site Uses (buildings, parking, wells, septic field)
  - Existing Land Cover (vegetation, grand trees)
  - Protected Environmental Habitat
  - Proposed Uses
    - ☐ Access Roads/Drives
    - ☐ Buffers – width and opacity
    - ☐ Buildings
    - ☐ Non-Residential Area (Sq. Ft.)
    - ☐ Parking Areas
    - ☐ Residential Units Requested (Max)
    - ☐ Setbacks – dimension
    - ☐ Stormwater ponds
  - Notes / Site Data Table
    - ☐ Area (Gross Acres)
    - ☐ Zoning – Existing and Proposed
    - ☐ Residential Units Requested
    - ☐ Non-Residential Area (Sq. Ft.)
    - ☐ Open Space – Required and Proposed
    - ☐ Parking – Required and Proposed
    - ☐ Parkland Calculations (if applicable)
    - ☐ Building Heights



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### Attachment 1 – Project Narrative Redevelopment of Siesta Key Resort Hotel

The owners of subject properties, SKRS LLC, are interested to demolish his existing Siesta Key Resort and to redevelop it into a new 170-room Resort Hotel at 5311 Ocean Blvd & 215 Calle Miramar, Sarasota, Florida 34242 (PID# 0080240016 & 0080240005). The existing properties are both zoned as CG (General Commercial), and listed as “one” Commercial Property under “5311 Ocean Blvd.” The size of the parcels are 12,738 sf. and 32,892 sf. (45,630 sf., 1.0475 AC combined).

The existing 55-unit hotel was originally built in 1955 and remodeled in 1995. It is a non-conforming use of the property with a CG/SKOD zoning on Siesta Key. The properties have been used as “Hotels/motels/lodging” for over decades, and are described as “BEST WESTERN SIESTA BEACH RESORT, LOTS 33 & 34, BLK 17, SARASOTA BEACH”. A voluntarily tear-down and redevelopment will lose the existing density of 55 units and must meet all UDC/SKOD regulations. Furthermore, the proposed redevelopment is also limited by Sarasota County Comprehensive Plan Future Land Use Policy (FLU) 2.9.1. that limits density increase on unincorporated barrio islands. Therefore, the owner proposes to amend (1) Comprehensive Plan - FLU Policy 2.9.1(Attachment 2); and (2) UDC Text (Attachment 3).

The owners are community activists, who own homes on Siesta Key and natives who have loved and protected our waters since a child. This proposal is a redevelopment, and is a community and environmentally friendly proposal that will help preserve the community and neighborhood values by not seeking a height increase above 35 feet allowed through a Special Exception; and by preserving the land use patterns on Siesta Key, by maintaining what the community has. Today, the existing hotel is near the end of its economic life and has functional obsolescence. Redevelop it into a modern new resort hotel is what the community prefers. By doing so without changing its existing use and without changing what the community wants, the proposed redevelopment solves issues for our ADA residences, employees, and guests by providing a new resort hotel that complies with ADA standards. At the same time, the proposed redevelopment will generate tax revenue for county’s tourism industry.

Our proposed UDC Text Amendment would apply to countywide to include any existing Transient Accommodation use (resort/hotel/motel) before March 13, 1989, and with 40+ units and still in operation as the same use as of date of this amendment takes effect. Such lands like ours should be allowed to be redeveloped to a new resort/hotel/motel which exceeds the density and intensity restrictions of zoning regulations existing as of that date. Our proposed UDC code amendment is also consistent with our proposed changes to Comprehensive Plan Amendment – FL Land Use Policy 2.9.1. so that existing resort/hotel/motel owners will have an opportunity to redevelop their properties without density limits because that’s what they have paid for such land uses when they purchased their properties.



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### **Attachment – 5 Pre-Application Development Concept Plan (DCP)**

#### **Part A – Pre-Application (DRC Meeting) General Information Form**

Aerial - Existing Use - 215Calle Miramar  
DCP - Ground Floor Parking Plan - 215 Calle Miramar  
DCP - 1st, 2nd&3rd Floor Room Plan - 215 Calle Miramar

Aerial - Existing Use - 5311 Ocean Blvd  
DCP - Ground Floor Plan - 5311 Ocean Blvd  
DCP - 1st, 2nd & 3rd Floor Room Plan - 5311 Ocean Blvd

#### **Note:**

This DCP is developed for presentation purpose for Pre-Application (DRC Meeting) only

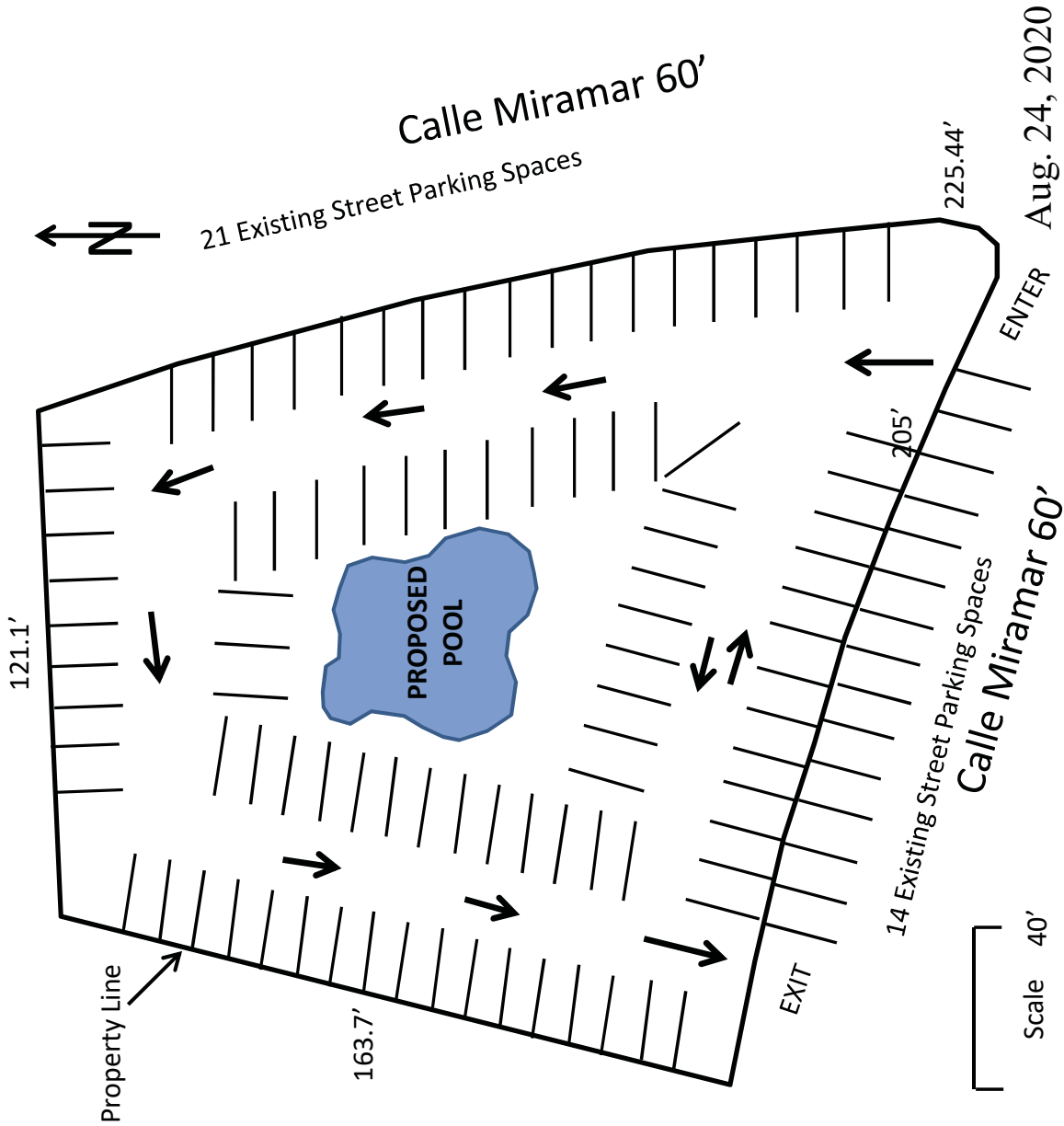
Aug.24, 2020





Existing Use - 215 Calle Miramar

# DCP - Ground Floor Parking Plan - 215 Calle Miramar



## Notes:

### 215 Calle Miramar:

#### Ground Level:

90 Standard Parking Spaces

#### First Floor:

39 Standard Parking Spaces

#### Street Parking:

14 Existing Street Parking Spaces

143 Parking Spaces

### 5311 Ocean Blvd:

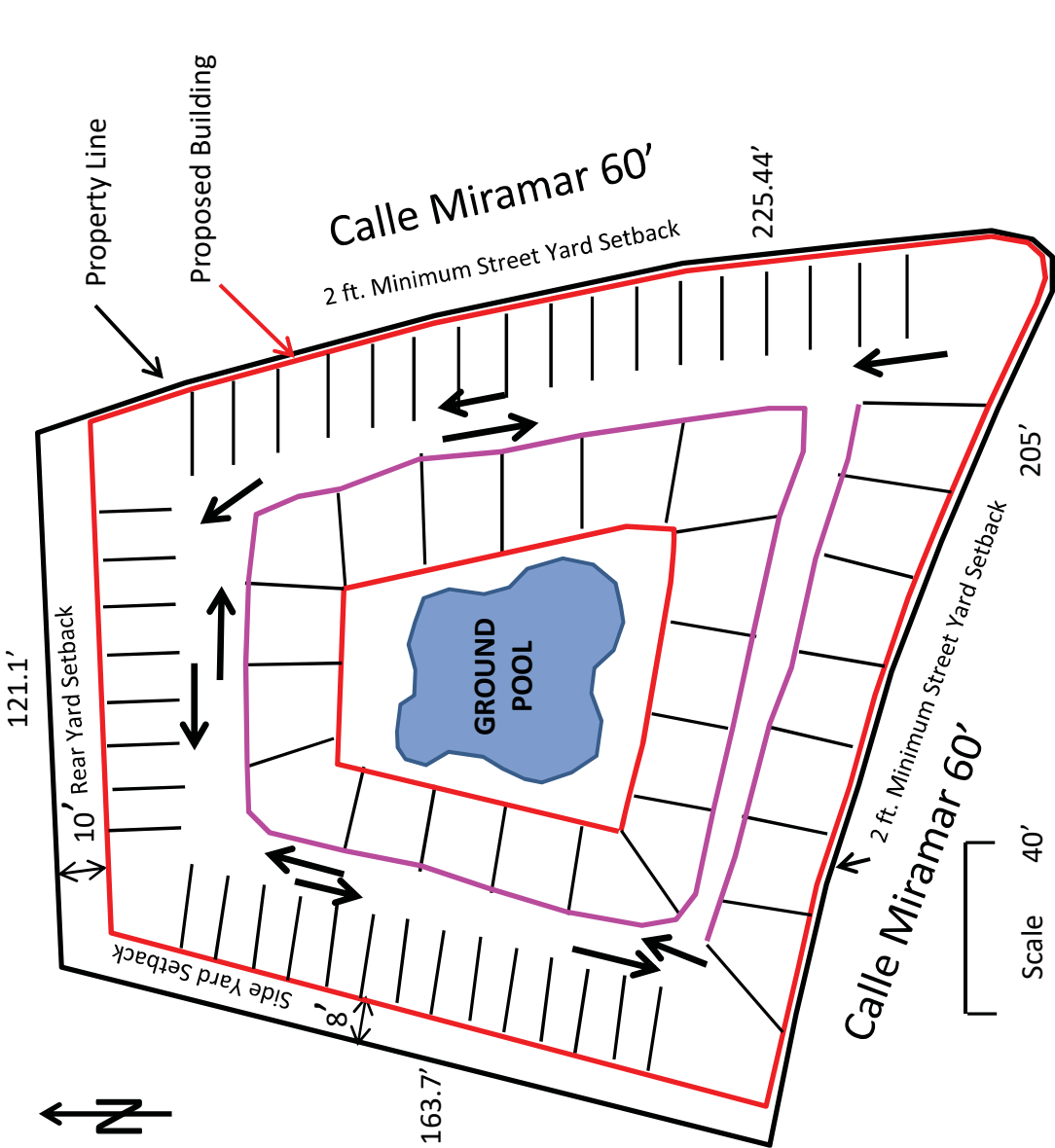
#### Ground Level:

31 Standard Parking Spaces

15 Existing Street Parking Spaces

Total: 189 (>187) Parking Spaces

# DCP – 1<sup>st</sup> Floor Parking & Room Plan - 215 Calle Miramar



Aug. 24, 2020

## Notes:

### 215 Calle Miramar:

#### Ground Level:

90 Standard Parking Spaces

#### First Floor:

39 Standard Parking Spaces

#### Street Parking:

14 Existing Street Parking Spaces

143 Parking Spaces

### 5311 Ocean Blvd:

#### Ground Level:

31 Standard Parking Spaces

15 Existing Street Parking Spaces

Total: 189 (>187) Parking Spaces

### 215 Calle Miramar:

24 Guest Rooms 1<sup>st</sup> Floor

45 Guest Rooms 2<sup>nd</sup> & 3<sup>rd</sup> Floor

Subtotal: 114

### 5311 Ocean Blvd:

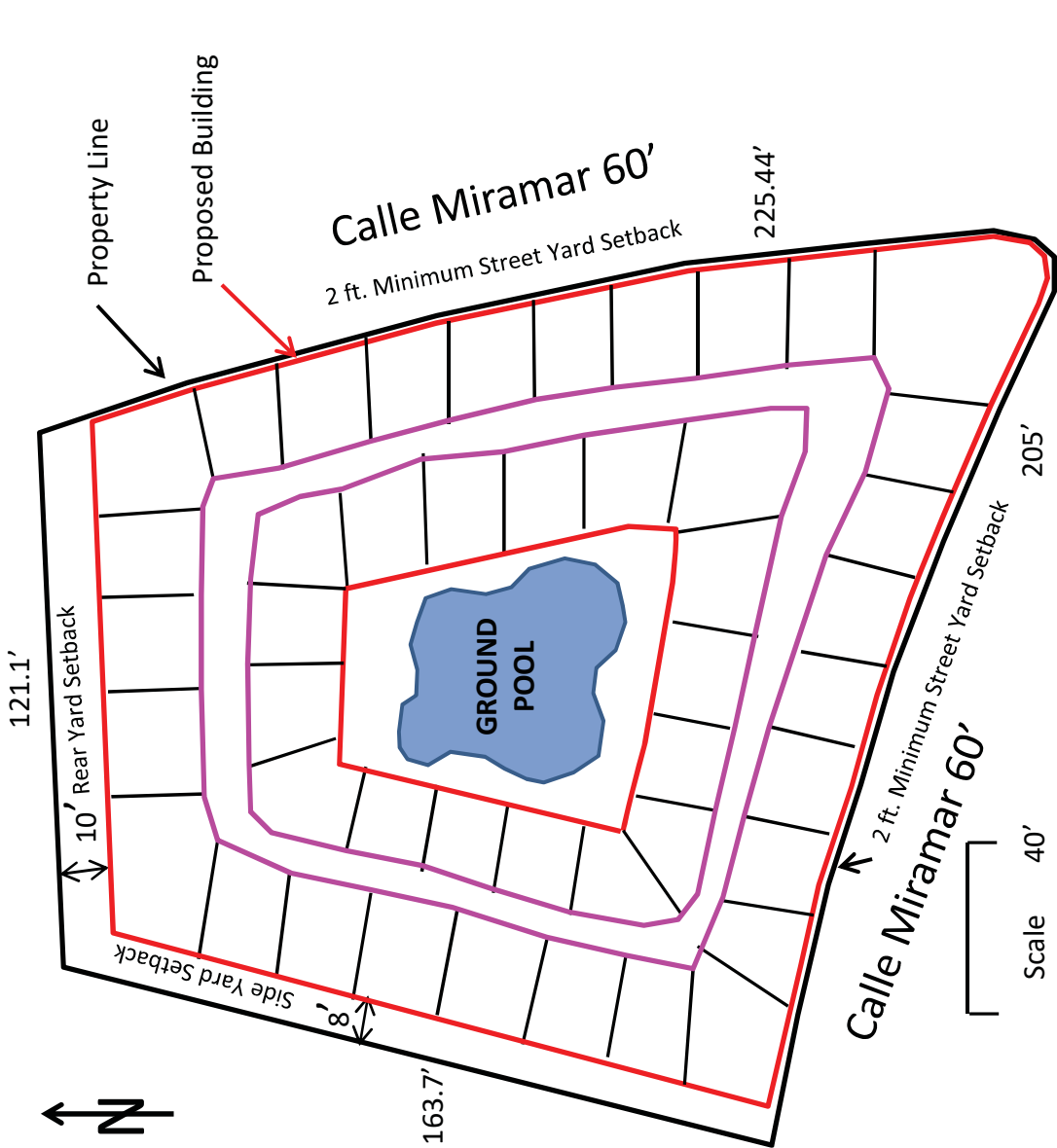
18-19 Guest Rooms Each Floor

Subtotal: 56

Total: 170 Rooms



# DCP - 2<sup>nd</sup>&3<sup>rd</sup> Floor Room Plan - 215 Calle Miramar



Aug. 24, 2020

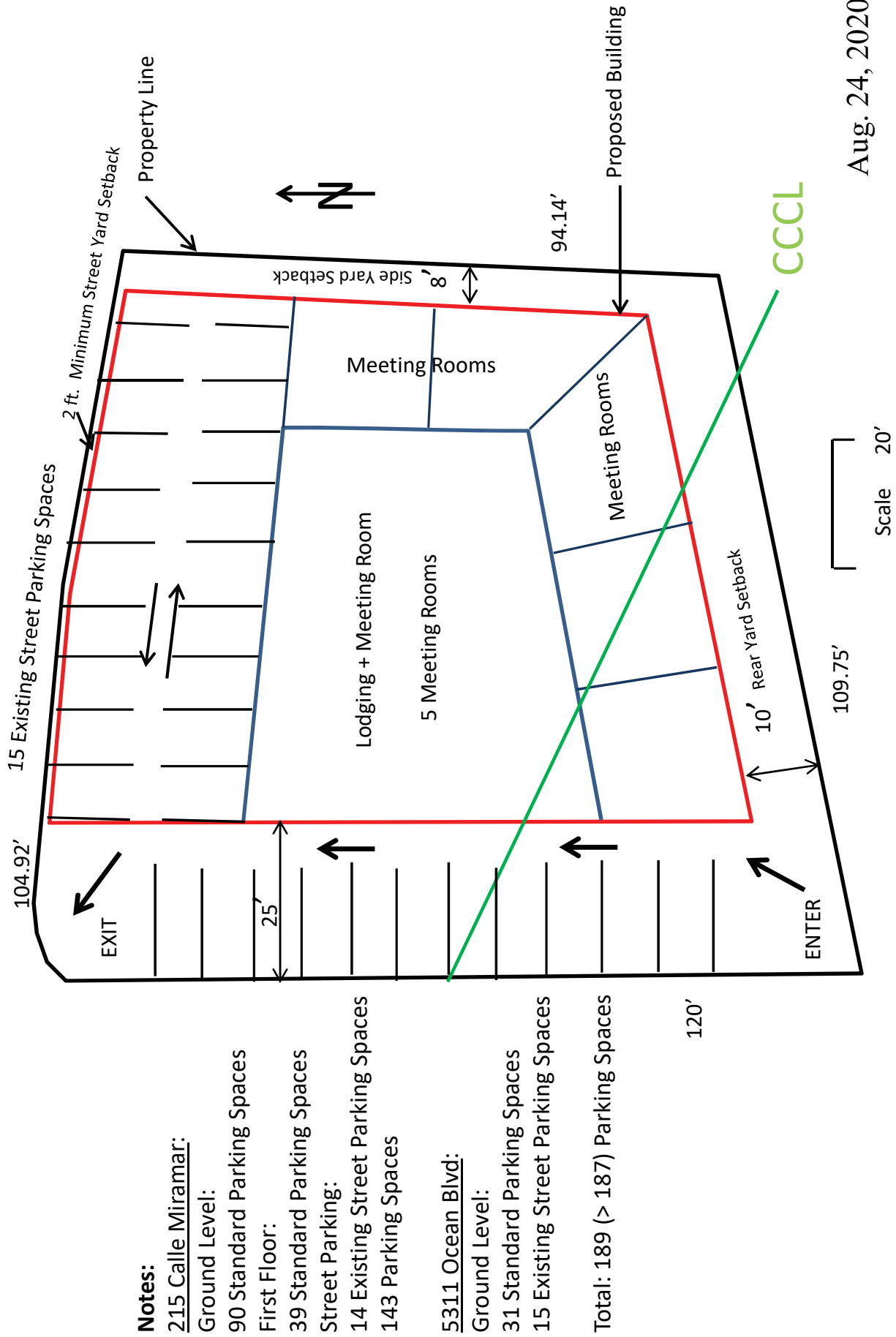
**Notes:**

- 215 Calle Miramar:
  - 24 Guest Rooms 1<sup>st</sup> Floor
  - 45 Guest Rooms 2<sup>nd</sup> & 3<sup>rd</sup> Floor
  - Subtotal: 114
- 5311 Ocean Blvd:
  - 18-19 Guest Rooms Each Floor
  - Subtotal: 56
- Total: 170 Rooms
- Building height:
  - 215 Calle Miramar:
  - Building Height: 35 ft.
  - First Floor: 13 ft. NAVD (Base Flood Elevation)

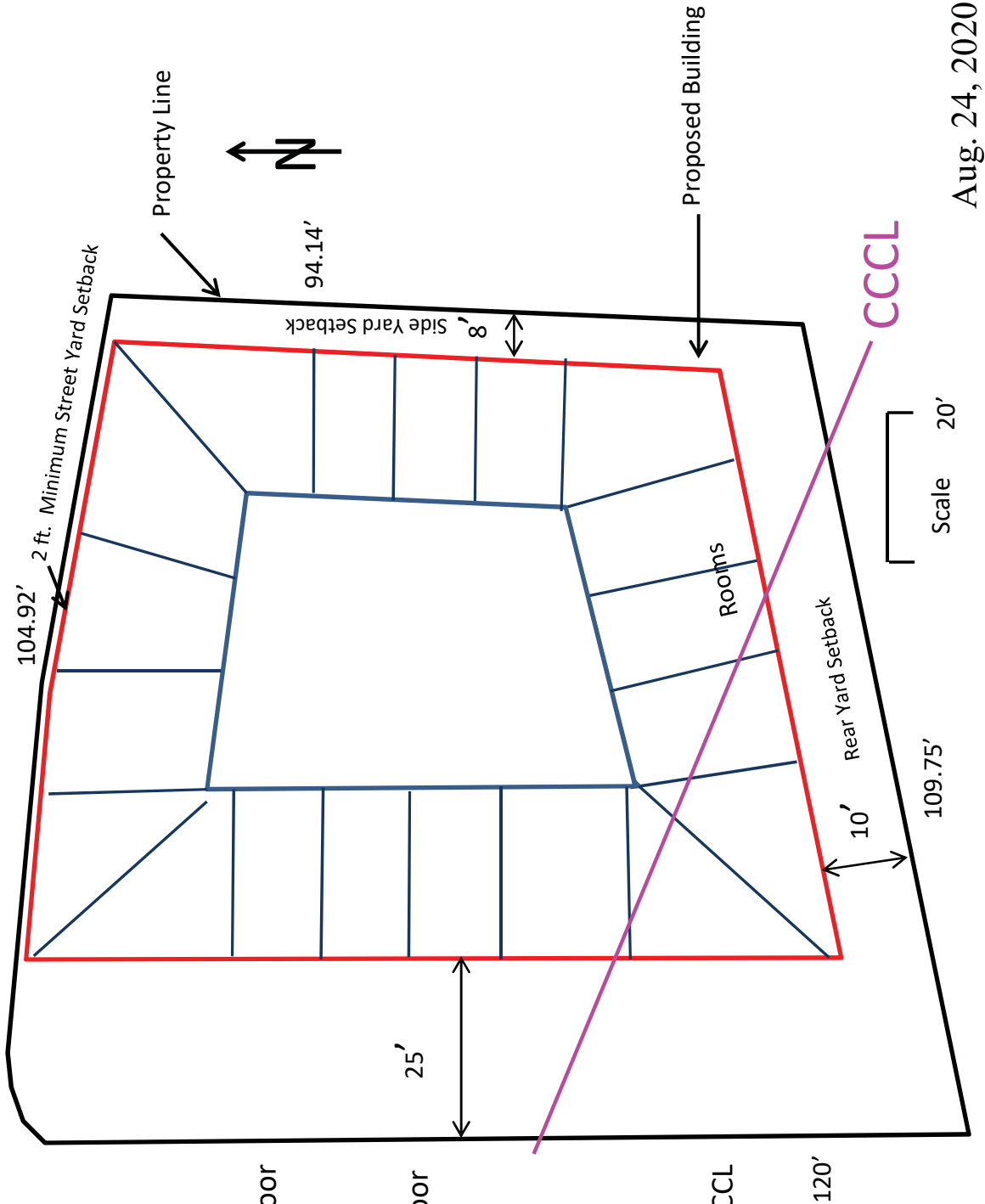


**Exisiting Use - 5311 Ocean Blvd.**

# DCP - Ground Floor Plan - 5311 Ocean Blvd



# DCP - 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor Room Plan - 5311 Ocean Blvd



Aug. 24, 2020

## Notes:

Notes:

215 Calle Miramar:

24 Guest Rooms 1<sup>st</sup> Floor

45 Guest Rooms 2<sup>nd</sup> & 3<sup>rd</sup> Floor

Subtotal: 114

5311 Ocean Blvd:

18-19 Guest Rooms Each Floor

Subtotal: 56

Total: 170 Rooms

Building Height:

5311 Ocean Blvd:

Building Height: 35 ft.

First Floor: 19.4 ft. NAVD (CCCL

Elevation)



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2753 Man of War Circle, Sarasota, FL 34240. Phone: (941) 376-9105. E-mail: [Weiqlin2753@gmail.com](mailto:Weiqlin2753@gmail.com)

## **Attachment – 4 Aerial Photos and Zoning Map**

Part A – Pre-Application (DRC Meeting) General Information Form

Aerial imagery of parcel(s) (2020 aerial photos)

Aerial 1 – General area of subject property, adjacent properties and area roadways

Aerial 2 – Subject site; label all PIDs and roadways

Zoning Map – Existing Area Zoning Map

Aug.24, 2020



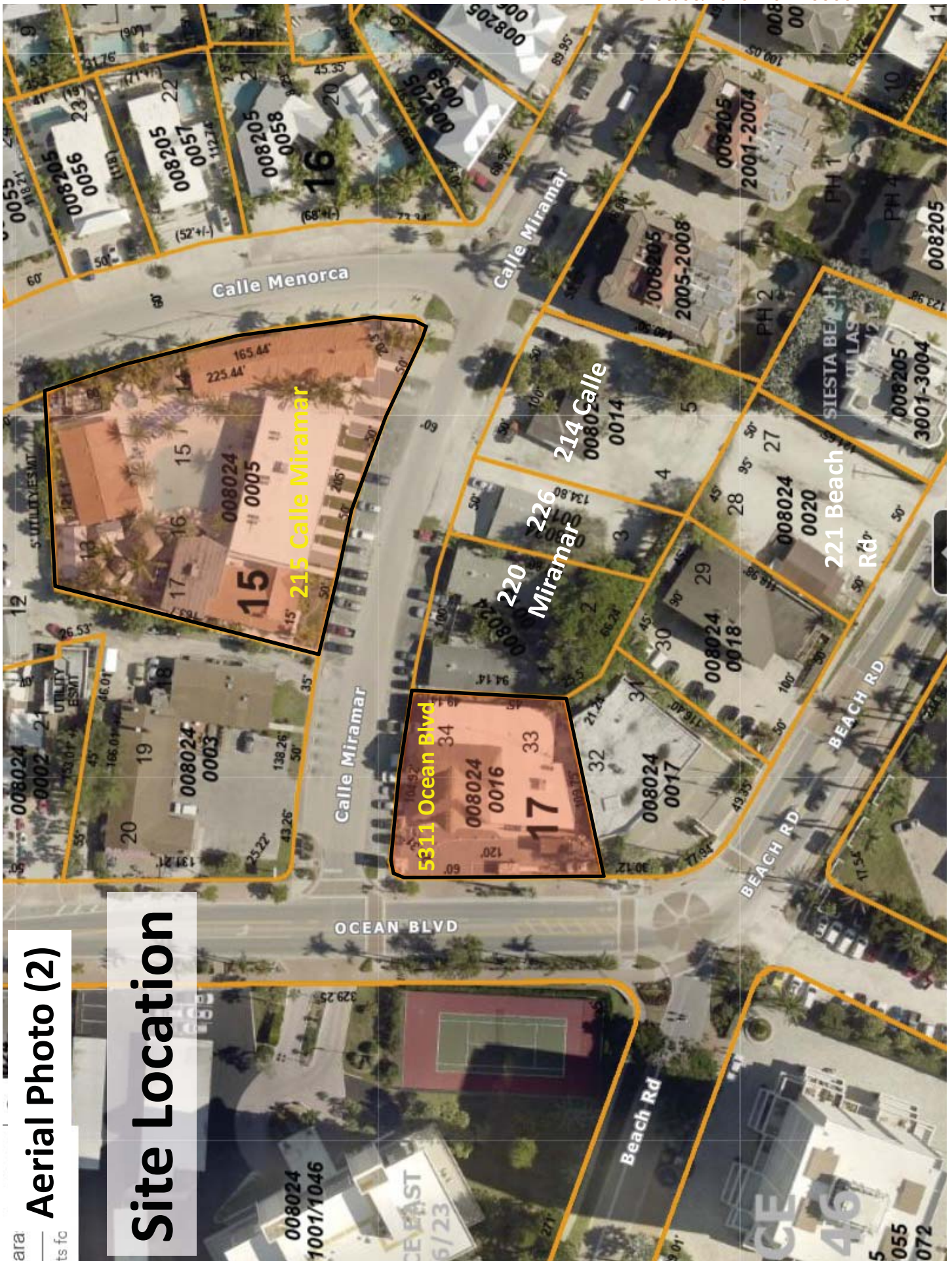
# Site Location – Siesta Key

Aerial Photo (1)

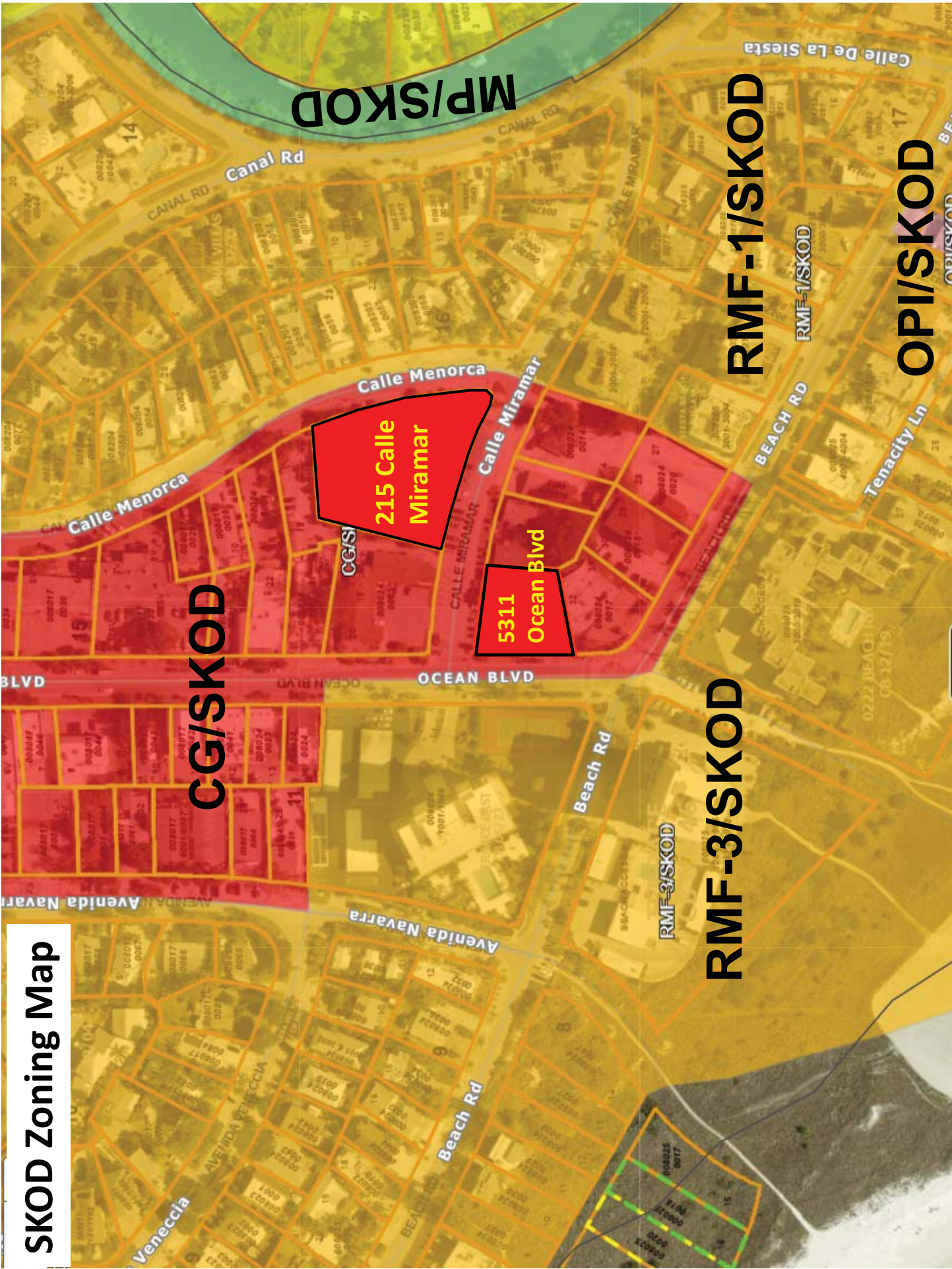




# Site Location







SKOD Zoning Map





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Phone: (941) 376-9105. E-mail: weiqilin2753@gmail.com

## **Attachment – 2 Comp Plan Amendment FLU 2.9.1**

### **Part A – Pre-Application (DRC Meeting) General Information Form**

Our proposed changes to Comprehensive Plan Amendment – FL Land Use Policy 2.9.1 are as following:

*Barrier Islands are designated on the Future Land Use Map to recognize existing land use patterns and to provide a basis for hurricane evacuation planning and disaster mitigation efforts. The intensity and density of future development on the Barrier Islands of Sarasota shall not exceed that allowed by zoning ordinances and regulations existing as of March 13, 1989, except that, (i) with respect to lands zoned RMF as of that date and consistently so thereafter, a non-conforming duplex whose density exceeds the density restrictions of the zoning ordinances and restrictions may be rebuilt within the footprint of the structure, or a non-conforming multifamily structure may be demolished and a duplex rebuilt in its place within the prior footprint of the multi-family structure without violating this policy; and (ii) with respect to lands zoned CG/SKOD with an existing Transient Accommodation use (resort/hotel/motel) and with 40+ units before March 13, 1989, and still in operation as the same use as of the date of this amendment takes effect, such lands may be redeveloped to a new resort/hotel/motel which exceeds the density and intensity restrictions of zoning regulations existing as of that date without violating this policy.*



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Phone: (941) 376-9105. E-mail: weiqilin2753@gmail.com

## **Attachment - 3 Proposed UDC Text Amendment**

### **Part A – Pre-Application (DRC Meeting) General Information Form**

#### **Proposed UDC Text Amendment:**

We request a UDC Text Amendment that would apply **Countywide** to include *any existing Transient Accommodation use (resort/hotel/motel) and with 40+ units before March 13, 1989, and still in operation as the same use as of date of this amendment takes effective, such lands may be redeveloped to a new resort/hotel/motel which exceeds the density and intensity restrictions of zoning regulations existing as of that date.* which is consistent with our proposed changes to Comprehensive Plan Amendment – FL Land Use Policy 2.9.1. (**Attachment 2 - Comp Plan Amendment FLU 2.9.1.**)

## UDC 124-76(c)(1) “CN” COMMERCIAL NEIGHBORHOOD



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS

CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES

EFFECTIVE DATE JANUARY 1, 2019

- f. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the CN District:

	CN
Density (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast) Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	—
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Assistant Living Facilities (prohibited in SKOD)	9.0
Transient Accommodations	—
Over 25% of units with kitchen	—
Up to 25% of units with kitchen	
In Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	—
Open Space (minimum)	

*Existing Transient Accommodation use (resort/hotel/motel) and with 40+ units before March 13, 1989, and still in operation as the same use.*

Insert the red text box here

N/A

## ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS


Section 124-76— District Development Standards - Base Districts.

“CN” COMMERCIAL, NEIGHBORHOOD.

Print Version

Page 240 of 1165

# UDC 124 -76(c)(1) “CN” COMMERCIAL NEIGHBORHOOD

	<p align="center"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b></p> <p align="center">ADOPTED BY ORDINANCE No. 2018-047 ON NOVEMBER 27, 2018 AS CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES EFFECTIVE DATE JANUARY 1, 2019</p>
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	CN
<i>Lot Dimensions (minimum) <sup>1</sup></i>	
Lot Area, Nonresidential Uses (sq. ft.)	—
Lot Area, Outparcels (sq. ft.)	—
Lot Width, Nonresidential Uses (ft.)	—
<i>Yards (minimum feet) <sup>2</sup></i>	
Street Yard	20
Side Yard <sup>3</sup>	8
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
<i>Bulk (maximum) <sup>2</sup></i>	
Height by Right (feet)	25 <sup>4</sup>
Height by Special Exception (feet)	35
Building Coverage	—
Floor Area Ratio (FAR)	1.2 <sup>5</sup>

*No change is proposed on this page!*

<sup>1</sup> There is no setback requirement from an active railroad right-of-way.

# UDC 124 -76(c)(1) “CN” COMMERCIAL NEIGHBORHOOD



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS

CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES

EFFECTIVE DATE JANUARY 1, 2019

- <sup>2</sup> An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.
- <sup>3</sup> Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.
- <sup>4</sup> Upper-story residential uses in the CN District shall have a maximum height of 35 feet.
- <sup>5</sup> Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.

*No change is proposed on this page !*

### ARTICLE 6– GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76– District Development Standards - Base Districts.

“CN” COMMERCIAL NEIGHBORHOOD.

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**UDC 124 -76(c)(2) “OPI” OFFICE, PROFESSIONAL AND INSTITUTIONAL****SARASOTA COUNTY UNIFIED DEVELOPMENT CODE**

ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS

CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES

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Rehabilitative clinic, Social service facility, soup kitchen, transient lodging or shelter for the homeless (NAICS 624, 6242), subject to the following standards:

- i. The facility shall be located on a parcel not less than two acres in size.
  - ii. No structure shall be closer than 50 feet to any residentially-zoned property.
3. Major utilities (Defined in Section 124-305), limited to aeration facility, artesian well, electrical substation, wastewater treatment facility, subject to the standards of Section 124-137.
  4. Special events in conjunction with an approved outdoor recreation use, subject to the standards of Section 124-142
  5. Animal hospital, veterinary clinic, with or without animal boarding (NAICS 541940). A Veterinary clinic without animal boarding may be allowed in the OPI district, provided that such veterinary clinic receives approval as a Special Exception and the use meets the following minimum standards:
    - i. The parcel is designated on the Future Land Use Plan Map as Office/Multi Family Residential.
  6. Medical marijuana dispensary (Defined in Section 124-305), subject to the standards of Section 124-150.
  7. All self-service storage (NAICS 531130) that is located outside of the State Road 776 Corridor Plan Area
- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the OPI Districts:

	OPI
<i>Density (maximum DU/acre)</i>	
Residential (Upper Story Residential) Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0

**ARTICLE 6– GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS**


Section 124-76– District Development Standards - Base Districts.

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## UDC 124 -76(c)(2) “OPI” OFFICE, PROFESSIONAL AND INSTITUTIONAL

	<p style="text-align: center;"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b>  ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS  CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES  EFFECTIVE DATE JANUARY 1, 2019</p>
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	OPI
Density by Special Exception	—
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Assistant Living Facilities (prohibited in SKOD)	9.0
Transient Accommodations	—
Over 25% of units with kitchen	—
Up to 25% of units with kitchen	
In Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	—
Open Space (minimum)	N/A
Lot Dimensions (minimum) <sup>1</sup>	
Lot Area, Nonresidential Uses (sq. ft.)	—
Lot Area, Outparcels (sq. ft.)	—
Lot Width, Nonresidential Uses (ft.)	—
Yards (minimum feet) <sup>2</sup>	

*Existing Transient Accommodation use (resort/hotel/motel) and with 40+ units before March 13, 1989, and still in operation as the same use.*


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**ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS**

Section 124-76— District Development Standards - Base Districts.  
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**UDC 124 -76(c)(2) “OPI” OFFICE, PROFESSIONAL AND INSTITUTIONAL**

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	OPI
Street Yard	25
Side Yard <sup>3</sup>	10
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
Bulk (maximum) <sup>2</sup>	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection f., below)	85
Building Coverage	30%
Floor Area Ratio (FAR)	1.2 <sup>4</sup>

<sup>1</sup> There is no setback requirement from an active railroad right-of-way.

<sup>2</sup> An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the Ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.

<sup>3</sup> Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.

**ARTICLE 6-- GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS**

Section 124-76-- District Development Standards - Base Districts.

“OPI” OFFICE, PROFESSIONAL AND INSTITUTIONAL.

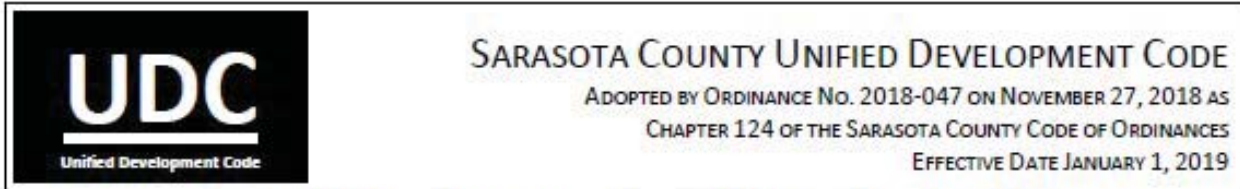
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No change is proposed on this page !



## UDC 124 -76(c)(2) “OPI” OFFICE, PROFESSIONAL AND INSTITUTIONAL



- <sup>4</sup> Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.
- f. *Additional Height by Special Exception.* When maximum height of a structure is increased through the special exception process, the following restrictions shall be met:
  1. Maximum building coverage shall be reviewed as part of the Special Exception application.
  2. Side and rear yards shall be provided at a ratio of one foot for each four feet of additional building height in excess of the permitted maximum height.
  3. Street yards shall be 25 feet or one-half of the building height, whichever is greater.

*No change is proposed on this page !*

### ARTICLE 6– GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

*Section 124-76– District Development Standards - Base Districts.*

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# UDC 124 -76(c)(3) “CG” COMMERCIAL, GENERAL



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

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22. Vehicle service, intensive (NAICS 8111) ,subject to the following standards:
- The property shall be located within one mile of an interstate interchange;
  - The property shall be a minimum of 9 acres;
  - The property shall be located along a major arterial roadway;
  - Service bay doors shall not be oriented toward the public right-of-way or residentially-zoned property, or shall be screened from view from the public right-of-way or residentially zoned property.
- f. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the CG Districts:

	CG
<i>Density (maximum DU/acre)</i>	
Residential (Upper Story Residential and Bed and Breakfast) Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	13.0
Free standing multi-family and attached residential by Special Exception	13.0
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Assistant Living Facilities (prohibited in SKOD)	9.0

*No change is proposed on this page !*

### ARTICLE 6– GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76– District Development Standards - Base Districts.

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# UDC 124 -76(c)(3) “CG” COMMERCIAL, GENERAL



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

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	CG
Transient Accommodations	—
Over 25% of units with kitchen	13.0
Up to 25% of units with kitchen	26.0
In Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	26.0
Open Space (minimum)	See below <sup>2</sup>
Lot Dimensions (minimum) <sup>3</sup>	
Lot Area, Nonresidential Uses (sq. ft.)	—
Lot Area, Outparcels (sq. ft.)	20,000
Lot Width, Nonresidential Uses (ft.)	—
Yards (minimum feet) <sup>1</sup>	
Street Yard	20
Side Yard <sup>4</sup>	8
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30

*Existing Transient Accommodation  
use (resort/hotel/motel) and with 40+  
units before March 13, 1989, and still  
in operation as the same use.*

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N/A

### ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76— District Development Standards - Base Districts.


“CG” COMMERCIAL, GENERAL.

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# UDC 124 -76(c)(3) “CG” COMMERCIAL, GENERAL

	<p style="text-align: center;"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b>          ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS          CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES          EFFECTIVE DATE JANUARY 1, 2019</p>
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	CG
All other Waterfront Yards	20
<i>Bulk (maximum)<sup>1</sup></i>	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection g., below)	85
Building Coverage	See below <sup>5</sup>
Floor Area Ratio (FAR)	1.2 <sup>6</sup>

- <sup>1</sup> An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.
- <sup>2</sup> See subsection g., below.
- <sup>3</sup> There is no setback requirement from an active railroad right-of-way.
- <sup>4</sup> Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.
- <sup>5</sup> Multifamily use in the CG District existing as of October 27, 2003, shall be limited to 30 percent of building coverage.
- <sup>6</sup> Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.
- g. *Additional Height by Special Exception.* When maximum height of a structure is increased through the special exception process, the following restrictions shall be met:
1. Maximum building coverage shall be reviewed as part of the Special Exception application.


## ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76— District Development Standards - Base Districts.  
 “CG” COMMERCIAL, GENERAL.

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No change is proposed on this page!

# UDC 124 -76(c)(3) “CG” COMMERCIAL, GENERAL

	<p style="text-align: center;"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b>          ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS          CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES          EFFECTIVE DATE JANUARY 1, 2019</p>
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2. Side and rear yards shall be provided at a ratio of one foot for each four feet of additional building height in excess of the permitted maximum height.
  3. Street yards shall be 25 feet or one-half of the building height, whichever is greater.
  4. Height from 85 feet to a maximum of 110 feet may be requested by special exception in the CG District (excluding CG/SKOD) only for projects containing a substantial mix of residential and commercial uses, to be developed in an integrated manner using design techniques such as pedestrian walkability, provision of a community use facility, internal trip capture, site sensitive design, and integration with surrounding uses and such height is determined through the special exception process to be necessary to achieve this development form. Approval of Special Exceptions will require a super majority vote by the Board of County Commissioners.
- h. *Additional Standards for Parcels Previously Zoned CSC.* The following standards shall apply to all parcels converted to the CG District from the CSC District as of October 27, 2003, except when a redevelopment plan pursuant to Section 124-129 is approved.
1. Maximum building coverage for all sites developed or redeveloped after October 27, 2003, shall be 25 percent.
  2. All yards adjacent to residentially-zoned property, or to alleys adjacent to residentially-zoned property, shall be at least 20 feet in depth.
  3. Yards adjacent to property zoned other than residential shall be at least eight feet in depth.
  4. For properties developed or redeveloped after October 27, 2003, a maximum of 30 percent of the site shall be in open space. Where off-site stormwater facilities are provided, no open space credit shall be allowed for such facilities. All development in a revitalization or redevelopment area adopted by the County shall be exempt from this 30 percent requirement.

No change is proposed on this page!

## ARTICLE 6– GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS


Section 124-76– District Development Standards - Base Districts.

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# UDC 124 -76(c)(4) “CI” COMMERCIAL, INTENSIVE

	<p align="center"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b></p> <p align="center">ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES EFFECTIVE DATE JANUARY 1, 2019</p>
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	CI
Density (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast) Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	—
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Transient Accommodations	—
Over 25% of units with kitchen	—
Up to 25% of units with kitchen	
In Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	—
Open Space (minimum)	
Lot Dimensions (minimum) <sup>1</sup>	
Lot Area, Nonresidential Uses (sq. ft.)	—
Lot Area, Outparcels (sq. ft.)	—

Existing Transient Accommodation use (resort/hotel/motel) and with 40+ units before March 13, 1989, and still in operation as the same use.

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N/A


## ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76— District Development Standards - Base Districts.  
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# UDC 124 -76(c)(4) “CI” COMMERCIAL, INTENSIVE

	<p style="text-align: center;"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b>          ADOPTED BY ORDINANCE No. 2018-047 ON NOVEMBER 27, 2018 AS          CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES          EFFECTIVE DATE JANUARY 1, 2019</p>
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	CI
Lot Width, Nonresidential Uses (ft.)	—
Yards (minimum feet) <sup>2</sup>	
Street Yard	20
Side Yard <sup>3</sup>	8
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
Bulk (maximum) <sup>2</sup>	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection f., below)	85
Building Coverage	—
Floor Area Ratio (FAR)	1.2 <sup>4</sup>

<sup>1</sup> There is no setback requirement from an active railroad right-of-way.


<sup>2</sup> An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.

## ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76— District Development Standards - Base Districts.  
 “CI” COMMERCIAL, INTENSIVE.

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## UDC 124 -76(c)(4) “CI” COMMERCIAL, INTENSIVE

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- <sup>3</sup> Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.
- <sup>4</sup> Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.
- f. *Additional height by Special Exception.* When maximum height of a structure is increased through the special exception process, the following restrictions shall be met:
  - 1. Maximum building coverage shall be reviewed as part of the Special Exception application.
  - 2. Side and rear yards shall be provided at a ratio of one foot for each four feet of additional building height in excess of the permitted maximum height.
  - 3. Street yards shall be 25 feet or one-half of the building height, whichever is greater.

*No change is proposed on this page !*



## UDC 124 -76(c)(5) “CHI” COMMERCIAL, HIGHWAY INTERCHANGE



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

ADOPTED BY ORDINANCE No. 2018-047 ON NOVEMBER 27, 2018 AS

CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES

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	CHI
Density (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast)	
Density by Right	—
Density by Right in adopted Revitalization or Redevelopment Plan	—
Density by Special Exception	
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	
Assistant Living Facilities (prohibited in SKOD)	—
Transient Accommodations	
Over 25% of units with kitchen	18.0
Up to 25% of units with kitchen	36.0
In Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	—
Open Space (minimum)	30%
Lot Dimensions (minimum) <sup>1</sup>	

*Existing Transient Accommodation use (resort/hotel/motel) and with 40+ units before March 13, 1989, and still in operation as the same use.*

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*N/A*

## ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS


Section 124-76— District Development Standards - Base Districts.

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	CHI
Lot Area, Nonresidential Uses (sq. ft.)	1 acre
Lot Area, Outparcels (sq. ft.)	—
Lot Width, Nonresidential Uses (ft.)	400 <sup>2</sup>
<i>Yards (minimum feet)<sup>4</sup></i>	
Street Yard	50
Side Yard <sup>3</sup>	50
Rear Yard	50
Side, Rear Yard Abutting Res. District	50
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
<i>Bulk (maximum)<sup>4</sup></i>	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection f., below)	85
Building Coverage	35%
Floor Area Ratio (FAR)	—

<sup>1</sup> There is no setback requirement from an active railroad right-of-way.

<sup>2</sup> Minimum lot width of 200 feet required for all secondary service roads.

**ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS**

Section 124-76— District Development Standards - Base Districts.

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## UDC 124 -76(c)(5) "CHI" COMMERCIAL, HIGHWAY INTERCHANGE



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

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3. Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.
4. An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.
- f. *Additional height by Special Exception.* When maximum height of a structure is increased through the special exception process, the following restrictions shall be met:
  1. Maximum building coverage shall be reviewed as part of the Special Exception application.
  2. Side and rear yards shall be provided at a ratio of one foot for each four feet of additional building height in excess of the permitted maximum height.
  3. Street yards shall be 25 feet or one-half of the building height, whichever is greater.
- g. *Additional Standards.*
  1. Minimum area for consideration of rezoning to CHI classification is four acres.
  2. Minimum area for consideration of a development concept plan is four acres.
  3. No off-street loading area is permitted in a required street yard. Off-street loading areas are permitted within side or rear yards, but shall not be located within 5 feet of any property line.
  4. No two buildings shall be located closer to one another than a distance equal to the height of the lower building.
  5. Front yards shall be a minimum of 50 feet, except that gas pumps, pump islands, pump island and drive-in bank canopies may be erected no closer than 5 feet from any roadway right-of-way line.
  6. Transient accommodations and offices may be up to 50 feet in height by right, and up to 85 feet in height as a special exception.
  7. Streets and Pedestrian Paths.
    - i. Development shall be served by an internal street system via frontage roads.

## ARTICLE 6- GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76- District Development Standards - Base Districts.

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No change is proposed on this page!



## UDC 124 -76(c)(5) "CHI" COMMERCIAL, HIGHWAY INTERCHANGE



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

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- ii. Where an access road to service a CHI District does not presently exist, access points to the proposed district shall be located at a minimum distance of 1,000 feet from the point that the exit ramp of a limited access highway intersects with the arterial or collector road system.
- iii. On a corner lot, no curb cut shall be located closer than 60 feet to the curb line extended of the intersecting street.
- iv. No curb cut, except for a service drive, shall be located closer than 20 feet to a side or rear lot line, unless a common curb cut serves adjacent uses, and in no instance shall the distance between separate curb cuts serving adjacent land uses be less than 40 feet.
- v. Except where frontage is on a service drive, a freestanding use shall have no more than two curb cuts on any single right-of-way, and such curb cuts shall have a minimum distance of 40 feet between them.
- vi. Where pedestrian paths are provided, they shall be separated from vehicular traffic by not less than one foot from the street right-of-way line. Paving of these paths shall be of concrete. Other materials may be used for surfacing these paths upon approval of the Board of County Commissioners.
- vii. Any development involving more than one building or structure shall provide common access roads and pedestrian paths and comply with the requirements are Section 124-121, Access and Circulation.

*No change is proposed on this page !*

## ARTICLE 6- GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS


Section 124-76- District Development Standards - Base Districts.

"CHI" COMMERCIAL, HIGHWAY INTERCHANGE.

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# UDC 124 -76(c)(6) “CM” COMMERCIAL, MARINE

	<p style="text-align: center;"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b>          ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS          CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES          EFFECTIVE DATE JANUARY 1, 2019</p>
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1. Entertainment, indoor (Defined in Section 124-305), with entertainment after 10:00 pm  
All entertainment shall be governed by Air and Sound Pollution and Noise, Chapter 54, Article V and VI of the County Code.
2. Entertainment, outdoor (Defined in Section 124-305), entertainment after 10:00 pm All entertainment shall be governed by Air and Sound Pollution and Noise, Chapter 54, Article V and VI of the County Code.
3. Retail sales (NAICS 442-453, except 453930), over 60,000 square feet gross floor area in a single occupant building
4. All transient accommodations including hotels, motels, inns, and extended stay facilities (NAICS 721110), subject to the following standards:
  - i. Establishments having more than 100 rooms may have a restaurant, and bar and, in addition, shops for the retail sale of flowers, sundries, books, jewelry, gifts, art and similar items, and barber or beauty shops. Such uses must be located inside the main building.
5. Bed and breakfast (Defined in Section 124-305), subject to the standards specified in Section 124-141
- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the CM Districts:


	CM
Density (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast)	
Density by Right	9.0
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	
Residential (Upper Story and Multifamily) in an adopted Critical Area	—

## ARTICLE 6– GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76– District Development Standards - Base Districts.  
 “CM” COMMERCIAL, MARINE.

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# UDC 124 -76(c)(6) “CM” COMMERCIAL, MARINE

	<p style="text-align: center;"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b>          ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS          CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES          EFFECTIVE DATE JANUARY 1, 2019</p>
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	CM
Plan, for mixed use development as defined in that plan	
Assistant Living Facilities (prohibited in SKOD)	—
Transient Accommodations	—
Over 25% of units with kitchen	13.0
Up to 25% of units with kitchen	36.0
In Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	—
Open Space (minimum)	—
Lot Dimensions (minimum) <sup>1</sup>	
Lot Area, Nonresidential Uses (sq. ft.)	—
Lot Area, Outparcels (sq. ft.)	—
Lot Width, Nonresidential Uses (ft.)	—
Yards (minimum feet) <sup>2</sup>	
Street Yard	20
Side Yard <sup>3</sup>	8
Rear Yard	10

*Existing Transient Accommodation use (resort/hotel/motel) and with 40+ units before March 13, 1989, and still in operation as the same use.*

Insert the red text box here

*N/A*

## ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76— District Development Standards - Base Districts.  
 “CM” COMMERCIAL, MARINE.

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# UDC 124 -76(c)(6) “CM” COMMERCIAL, MARINE



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS

CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES

EFFECTIVE DATE JANUARY 1, 2019

	CM
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
<i>Bulk (maximum)<sup>2</sup></i>	
Height by Right (feet)	35
Height by Special Exception (feet)	—
Building Coverage	—
Floor Area Ratio (FAR)	1.2 <sup>4</sup> 1.0 <sup>5</sup>

<sup>1</sup> There is no setback requirement from an active railroad right-of-way.

<sup>2</sup> An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.

<sup>3</sup> Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.

<sup>4</sup> Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.

<sup>5</sup> Maximum FAR applies when development is located within Major Employment Centers as designated in the Comprehensive Plan. FAR may be exceeded by 50% when conditions of Future Land Use Policy 3.4.9 of the Comprehensive Plan are met.

### ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76— District Development Standards - Base Districts.

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No change is proposed on this page!

# UDC 124 -76(d)(1) IR” INDUSTRIAL, RESEARCH



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

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CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES

EFFECTIVE DATE JANUARY 1, 2019

- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the IR Districts:

	IR
Density (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast)	
Density by Right	—
Density by Right in adopted Revitalization or Redevelopment Plan	—
Density by Special Exception	—
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	—
Assistant Living Facilities (prohibited in SKOD)	—
Transient Accommodations	—
Over 25% of units with kitchen	—
Up to 25% of units with kitchen	
In Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	—

*Existing Transient Accommodation use (resort/hotel/motel) and with 40+ units before March 13, 1989, and still in operation as the same use.*

Insert the red text box here

N/A

### ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS


Section 124-76— District Development Standards - Base Districts.

“IR” INDUSTRIAL, RESEARCH.

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# UDC 124 -76(d)(1) IR” INDUSTRIAL, RESEARCH

	<p align="center"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b>          ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS          CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES          EFFECTIVE DATE JANUARY 1, 2019</p>
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	IR
Open Space (minimum)	
Lot Dimensions (minimum) <sup>1</sup>	
Lot Area, Nonresidential Uses (sq. ft.)	—
Lot Area, Outparcels (sq. ft.)	—
Lot Width, Nonresidential Uses (ft.)	—
Yards (minimum feet) <sup>2</sup>	
Street Yard	25 <sup>3</sup>
Side Yard <sup>4</sup>	8
Rear Yard	25
Side, Rear Yard Abutting Res. District	75
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
Bulk (maximum) <sup>2</sup>	
Height by Right (feet)	65
Height by Special Exception (feet)	—
Building Coverage	—

*No change is proposed on this page !*

## ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS


Section 124-76— District Development Standards - Base Districts.

“IR” INDUSTRIAL, RESEARCH.

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# UDC 124 -76(d)(1) IR” INDUSTRIAL, RESEARCH

	<p style="text-align: center;"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b>          ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS          CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES          EFFECTIVE DATE JANUARY 1, 2019</p>
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	IR
Floor Area Ratio (FAR)	1.0 <sup>5</sup>

- <sup>1</sup> There is no setback requirement from an active railroad right-of-way.
  - <sup>2</sup> An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.
  - <sup>3</sup> Street yard of 50 feet required for all arterial streets.
  - <sup>4</sup> Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.
  - <sup>5</sup> Maximum FAR applies when development is located within Major Employment Centers designated in the Comprehensive Plan. FAR may be exceeded by 50% when conditions of Future Land Use Policy 3.4.9 of the Comprehensive Plan are met.
- f. *Additional Standards.*
1. No outdoor storage or display, off-street loading or off-street parking shall be permitted within 25 feet of the residential district boundary. See also Section 124-104 Outdoor Display and Storage.

No change is proposed on this page!

## ARTICLE 6– GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76– District Development Standards - Base Districts.  
 “IR” INDUSTRIAL, RESEARCH.

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# UDC 124 -76(d)(2) "ILW" INDUSTRIAL, LIGHT MANUFACTURING AND WAREHOUSING.



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS

CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES

EFFECTIVE DATE JANUARY 1, 2019

- v. Compliance with Other Laws. All Medical Marijuana Research or Processing uses shall at all times be in compliance with all federal and state laws and regulations, and the County Code.
- vi. Medical Marijuana Treatment Centers. Medical Marijuana Treatment Centers are not a permitted combination of uses under the UDC. Instead, the individual uses are allowed separately as a Cannabis Farm, Medical Marijuana Dispensary, and Medical Marijuana Research or Processing.
- 17. Stockpiling of sand and gravel. The stockpiling of sand and gravel is prohibited within the Agricultural Reserve RMA, as described and depicted in the County Comprehensive Plan, Figure RMA-1, Resource Management Area Map.
- 18. All waste-related services
- 19. Recycling equipment, storage, and facilities (NAICS 562920), subject to the standards of Section 124-143.
- 20. All heavy industrial (NAICS 311, 312, 321, 322, 324, 325, 326, 327, 331, 332, 333, 336, 337), except those uses listed as Permitted in subsection b. above
- 21. Slaughterhouse (NAICS 311611, 311615), provided that no structure shall be located within 500 feet of any residentially-zoned property.
- 22. Warehouse, storage of flammable liquids (Defined in Section 124-305)
- 23. Wholesale trade of flammable liquids (NAICS 4247)
- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the ILW Districts:

	ILW
Density (maximum DU/acre)	
Residential (Upper Story Residential and Bed and Breakfast)	
Density by Right	—
Density by Right in adopted Revitalization or Redevelopment Plan	—

*No change is proposed on this page!*

### ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76— District Development Standards - Base Districts.

"ILW" INDUSTRIAL, LIGHT MANUFACTURING AND WAREHOUSING.

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# UDC 124 -76(d)(2) “ILW” INDUSTRIAL, LIGHT MANUFACTURING AND WAREHOUSING.



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

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	ILW
Density by Special Exception	—
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	—
Assistant Living Facilities (prohibited in SKOD)	—
Transient Accommodations	—
Over 25% of units with kitchen	—
Up to 25% of units with kitchen	
In Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	—
Open Space (minimum)	
Lot Dimensions (minimum) <sup>1</sup>	
Lot Area, Nonresidential Uses (sq. ft.)	—
Lot Area, Outparcels (sq. ft.)	—
Lot Width, Nonresidential Uses (ft.)	—
Yards (minimum feet) <sup>2</sup>	
Street Yard	25 <sup>3</sup>

*Existing Transient Accommodation use (resort/hotel/motel) and with 40+ units before March 13, 1989, and still in operation as the same use.*

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N/A

### ARTICLE 6-- GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76-- District Development Standards - Base Districts.


"ILW" INDUSTRIAL, LIGHT MANUFACTURING AND WAREHOUSING.

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# UDC 124 -76(d)(2) "ILW" INDUSTRIAL, LIGHT MANUFACTURING AND WAREHOUSING.

	<p align="center"><b>SARASOTA COUNTY UNIFIED DEVELOPMENT CODE</b>          ADOPTED BY ORDINANCE No. 2018-047 ON NOVEMBER 27, 2018 AS          CHAPTER 124 OF THE SARASOTA COUNTY CODE OF ORDINANCES          EFFECTIVE DATE JANUARY 1, 2019</p>
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	ILW
Side Yard <sup>4</sup>	8
Rear Yard	25
Side, Rear Yard Abutting Res. District	75
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
Bulk (maximum) <sup>2</sup>	
Height by Right (feet)	65
Height by Special Exception (feet)	—
Building Coverage	—
Floor Area Ratio (FAR)	1.0 <sup>5</sup>

<sup>1</sup> There is no setback requirement from an active railroad right-of-way.

<sup>2</sup> An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.

<sup>3</sup> Street yard of 50 feet required for all arterial streets.

<sup>4</sup> Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.

*No change is proposed on this page !*

## ARTICLE 6— GENERAL, BASE, AND INACTIVE ZONING DISTRICT DEVELOPMENT STANDARDS

Section 124-76— District Development Standards - Base Districts.  
 "ILW" INDUSTRIAL, LIGHT MANUFACTURING AND WAREHOUSING.

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## UDC 124 -76(d)(2) "ILW" INDUSTRIAL, LIGHT MANUFACTURING AND WAREHOUSING.



### SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS

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- <sup>5</sup> Maximum FAR applies when development is located within Major Employment Centers as designated in the Comprehensive Plan. FAR may be exceeded by 50% when conditions of Future Land Use Policy 3.4.9 of the Comprehensive Plan are met.

f. *Additional Standards.*

1. No outdoor storage or display, off-street loading or off-street parking shall be permitted within 25 feet of the residential district boundary. See also Section 124-124, Outdoor Display and Storage.

*No change is proposed on this page !*

# UDC 124 -305 DEFINITED TERMS



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS

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travel; railroads, drainage or irrigation canals; and any other public or private utility purposes.  
**Specific or Special Purpose Survey:** A survey performed for a purpose other than the purposes detailed in (a) through (j). **Topographic Survey:** A survey of selected natural and artificial features of a part of the earth's surface to determine horizontal and vertical spatial relations.

**Swale.** Open shallow channels with low-lying vegetation covering the side slopes and bottom that collect and slowly convey runoff to downstream discharge points.

**Thoroughfare Plan.** The Future Thoroughfare Plan (as amended) adopted as part of the Comprehensive Plan.

**Tourist Attraction.** A natural or man-made feature or characteristic that travelers from outside of Sarasota County visit for pleasure or educational purposes.

**Townhouse.** See Section 124-130, Housing Types.

**Traditional House.** See Section 124-130, Housing Types.

**Traffic Control Devices.** All signs, signals, markings, and devices placed or erected by authority of a public body or official having jurisdiction for the purpose of regulating, warning, or guiding traffic.

**Transfer of Development Rights.** A means of transferring residential density authorized pursuant to these regulations from one parcel in an RSZ (Residential Sending Zone) District to another parcel in the RRZ (Residential Receiving Zone) District or HRRZ (High Density Residential Receiving Zone) District; or from one parcel in a CSZ (Conservation Sending Zone) District to another parcel in the FUD (Future Urban Development) Overlay District or FURRZ (Future Urban Residential Receiving Zone) District. (See also Section 124-39(d)(3), Transfer of Development Rights.)

**Transfer of Development Rights (TDR).** The Transfer of Development Rights from one property to another, or a program established to facilitate that practice.

**Transfer Permit.** Transfer Permit means a permit issued by the Board authorizing the transfer of rights to develop a specified number of units from one parcel in an RSZ (Residential Sending Zone) District to another parcel in the RRZ (Residential Receiving Zone) District or HRRZ (High Density Residential Receiving Zone) District; or from one parcel in a CSZ (Conservation Sending Zone) District to another parcel in the FUD (Future Urban Development) Overlay District or FURRZ (Future Urban Residential Receiving Zone) District.

**Transferable Density:** The amount of Development Rights intensity appurtenant to land designated as a Sending Site which are available for transfer to a designated Receiving Site.

**Transient Accommodations.** accommodation used as a dwelling accommodations (hereinafter collec

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# UDC 124 -305 DEFINITED TERMS



## SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

ADOPTED BY ORDINANCE NO. 2018-047 ON NOVEMBER 27, 2018 AS

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**Transient Accommodations.** A transient accommodation means a dwelling unit or other accommodation used as a dwelling unit or other place of human habitation with sleeping accommodations (hereinafter collectively referred to as "an accommodation") which is rented, leased or sub leased for less than monthly periods or which is subject to time sharing pursuant to general law for less than monthly time share periods. "Monthly" shall mean either a calendar month or 30 days. Transient accommodations shall include hotels, motels, inn, extended-stay facility, bed and breakfasts, boatels or other similar uses. A transient accommodation shall be considered a residential use for density purposes. Each transient unit not having a kitchen shall be equal to ½ dwelling unit. Each transient unit having kitchen facilities shall be equal to one dwelling unit. *However, an existing Transient Accommodation use (resort/hotel/motel) before March 13, 1989, and with 40+ units, and still in operation as the same use as of date of this amendment takes effective, shall not be limited by the density calculations.*

- (a) An accommodation is not a transient accommodation if it is rented, leased, or sub leased for monthly periods or longer.
- (b) An accommodation is not a transient accommodation if it is being rented or leased for less than monthly periods by the seller of the accommodation prior to his vacating the premises after sale to a purchaser.
- (c) An accommodation is not considered a transient accommodation if it is a dwelling unit, zoned RMF or RMF/SKOD, located on the Barrier Islands, and rented for periods of less than 30 days or a calendar month, whichever is less.
- (d) Transient Accommodations are allowed only in those zoning districts which list such uses as a permitted use or a special exception use.
- (e) Transient Accommodations within the BRR/PD District shall be measured and calculated pursuant to Section 124-101(b)(6).

**Transportation Impact Analysis.** A comprehensive collection and analysis of all information necessary to accurately evaluate the effect and impact of traffic generated by a development on the current and future road network surrounding the development.

**Travel-way.** That portion of the right-of-way or accessway that is to be or has been improved and can be used by vehicles.

**Truck Stop.** A truck stop is an establishment where the principal use is primarily the refueling and servicing of trucks and tractor trailer rigs. Such establishments may have restaurants or snack bars and sleeping accommodations for the drivers of such over the road equipment and may provide facilities for the repair and maintenance of such equipment.

**Turnaround.** A facility located at the termination of road or accessway designed to allow vehicular traffic to reverse direction without leaving the travel surface or right-of-way. Turnarounds may include use of a cul-de sac, T-turnaround, Y-turnaround, or hammerhead turnaround.

**Turning Lane.** An auxiliary lane, including tapered areas, primarily for the deceleration and queuing of vehicles leaving the through lanes.



# UDC 124 -305 DEFINITED TERMS

•**Transient Accommodations**. A transient accommodation means a dwelling unit or other accommodation used as a dwelling unit or other place of human habitation with sleeping accommodations (hereinafter collectively referred to as "an accommodation") which is rented, leased or sub leased for less than monthly periods or which is subject to time sharing pursuant to general law for less than monthly time share periods. "Monthly" shall mean either a calendar month or 30 days. Transient accommodations shall include hotels, motels, inn, extended-stay facility, bed and breakfasts, boatels or other similar uses. A transient accommodation shall be considered a residential use for density purposes. Each transient unit not having a kitchen shall be equal to ½ dwelling unit. Each transient unit having kitchen facilities shall be equal to one dwelling unit. *However, an existing Transient Accommodation use (resort/hotel/motel) before March 13, 1989, and with 40+ units, and still in operation as the same use as of date of this amendment takes effective, shall not be limited by the density calculations.*

- (a) An accommodation is not a transient accommodation if it is rented, leased, or sub leased for monthly periods or longer.
- (b) An accommodation is not a transient accommodation if it is being rented or leased for less than monthly periods by the seller of the accommodation prior to his vacating the premises after sale to a purchaser.
- (c) An accommodation is not considered a transient accommodation if it is a dwelling unit, zoned RMF or RMF/SKOD, located on the Barrier Islands, and rented for periods of less than 30 days or a calendar month, whichever is less.
- (d) Transient Accommodations are allowed only in those zoning districts which list such uses as a permitted use or a special exception use.
- (e) Transient Accommodations within the BRR/PD District shall be measured and calculated pursuant to Section 124-101(b)(6).