

For the purpose of these regulations, certain words or terms used herein shall be interpreted as follows: The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular. The word shall is mandatory, the word may is permissive. The words used or occupied include the words intended, designed, or arranged to be used or occupied. The word lot includes the words plot or parcel. The word person includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

**ACCESSORY USE OR STRUCTURE:**

A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

**ALLEY:**

A roadway dedicated to public use which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

**ALTERATION:**

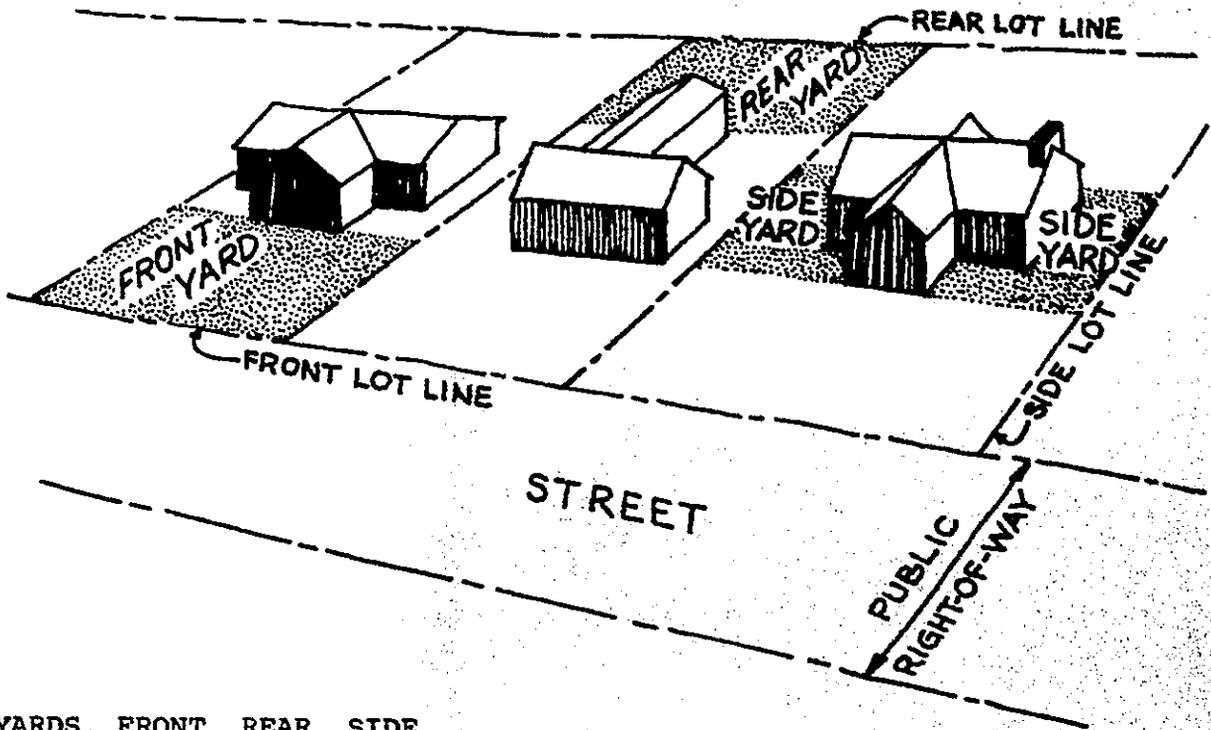
Any change in the arrangement of a building, including any work affecting the structural parts of a building.

**BOAT LIVERY:**

A premises or site used as a commercial establishment for the provision of: rental of covered or uncovered boat slips or dock space or enclosed dry storage space, rental and/or sale of boats and boat-motors, repair and maintenance of boats and boat-motors, marine fuel and lubricants, bait and fishing equipment, on-shore restaurants, and small boat hauling or launching facilities. Such premises or site shall not include boat and/or motor manufacturing as an incidental use.

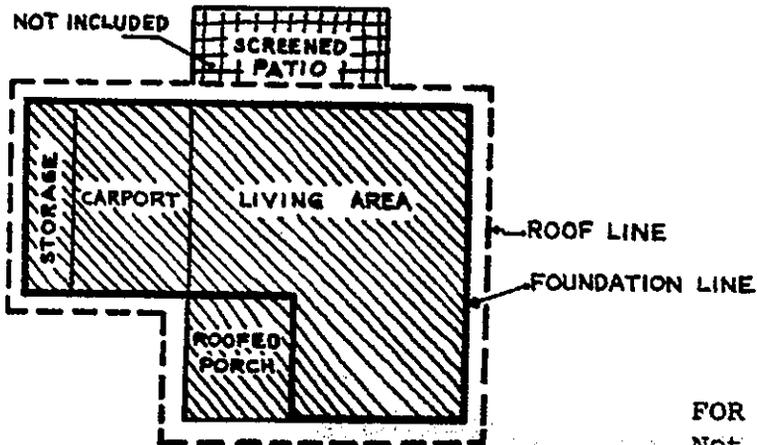
**BOAT YARDS AND WAYS:**

A premises or site used as a commercial establishment for the provision of all such facilities as are customary and necessary to the construction or reconstruction or repair or maintenance or sale of boats or marine engines or marine equipment and supplies of all kinds including, but not limited to, rental of covered or uncovered boat slips or dock space or enclosed dry storage space or marine railways or lifting or launching services.



**YARDS, FRONT, REAR, SIDE**  
 See definitions, page 18.

**BUILDING AREA**  
 See definition, page 11.



**FOR ILLUSTRATION ONLY**  
 Not a part of the adopted  
 Zoning Ordinance.

**BUILDING AREA:**

The total area inside the foundation which is covered by roof. Does not include area covered by screen.

**BUILDING, HEIGHT OF:**

The vertical distance measured from the curb level to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the mean height level between eaves and ridge gable, hip and gambrel roofs. For buildings set back from the street line, the height of the building shall be measured from the average elevation of the finished grade along the front of the building provided its distance from the street line is not less than the height of such grade above the established curb level.

**BUILDING LINE:**

The line parallel with the lot line beyond which no building may be extended to occupy any portion of the lot between the two lines.

**BUILDING SITE:**

The lot or lots or portion of a lot or lots used for a structure, the total area of which lots is ascribed to the building or structure for compliance with Zoning Regulations.

**CEMETERY:**

An area of land set apart for the sole purpose of the burial of bodies of dead persons and for the erection of customary markers, monuments and mausoleums.

**CHILD CARE CENTER:**

Any building or shelter where three or more children are cared for at one and the same time away from their own home, either by day or night, which children are not related by blood or marriage to the operator. This does not include foster homes.

**CHURCH:**

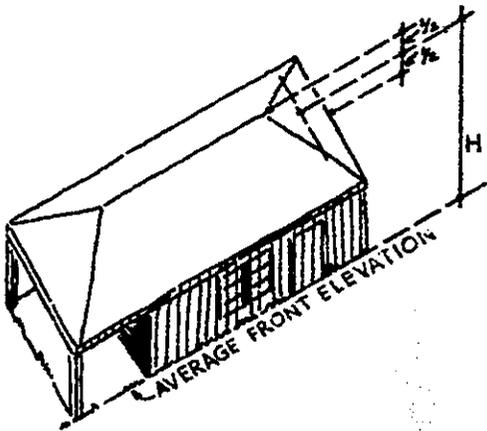
Any structure and/or site used by a society of persons as a place for regular assembly, primarily for public worship.

**CLINIC, PRIVATE:**

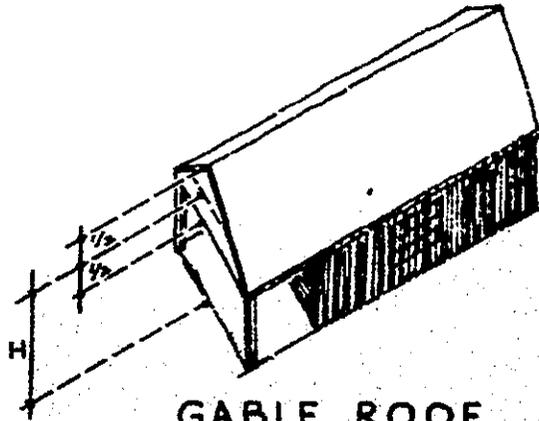
Any structure or premises used as an establishment for medical or surgical examination and/or treatment of persons classed as outpatients when maintained and/or operated by any person or organization of persons other than governmental organizations.

BUILDING, HEIGHT OF  
See definition , page 11

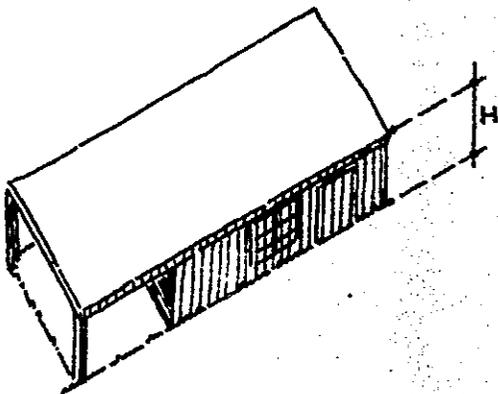
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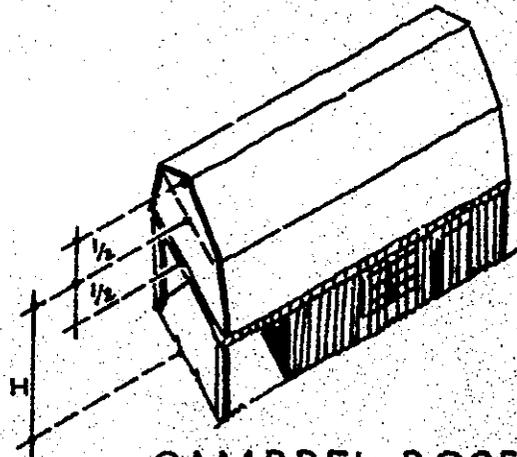
HIP ROOF



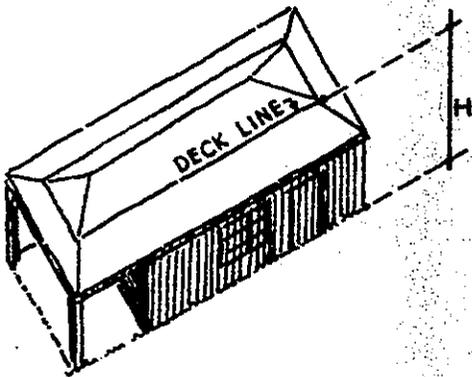
GABLE ROOF



FLAT ROOF



GAMBREL ROOF



MANSARD ROOF

**CLINIC, PUBLIC:**

Any structure or premises used as an establishment for medical or surgical examination and/or treatment of persons classed as out patients when maintained and/or operated by any governmental organization for the benefit of the general public.

**CLUB, PRIVATE:**

A property owned and operated by a group or an association of persons and maintained and operated solely by and for the members of such group or association and their guests and not available for unrestricted public access or use.

**COMMERCIAL FISHERY:**

A premises, structure or site used as a commercial establishment for the receiving, processing, packaging, storage and wholesale or retail distribution and sale of products of the sea. Such a premise, structure or site may include facilities for the docking, loading and unloading, fueling, icing and provisioning of vessels and for the drying and maintenance and storage of nets and buoys.

**DRIVE-IN THEATRE:**

A place of outdoor assembly used for the showing of plays, operas, motion pictures and similar forms of entertainment which is designed to permit the audiences to view the performance from self-propelled vehicles parked within the theatre enclosure.

**DWELLING, MULTIPLE FAMILY:**

A building or portion thereof, used or designed as a residence for two or more families living independently of each other.

**DWELLING, SINGLE FAMILY:**

A detached building, designed as a residence for, or occupied exclusively by one family.

**DWELLING, TWO-FAMILY (DUPLEX):**

A detached building designed as a residence for, or occupied exclusively by two families living independently of each other.

**DWELLING UNIT:**

A building or portion of a building designed and used as a place of residence for one family.

**FAMILY:**

Any number of individuals related by blood, marriage or legal adoption, and not more than four persons not so related, living together as a single housekeeping unit.

**FILLING STATION:**

Same as Service Station.

**FUNERAL HOME:**

A premises, structure or site used as a commercial establishment for the preparation of deceased humans for burial and/or for the conduct of funeral services prior to burial or other disposition of deceased human remains. Such a premises, structure or site shall not be used for the cremation, burial, prolonged storage or permanent disposition of deceased human remains.

**GARAGE, MECHANICAL:**

Any structure or premises used for the storage, care, repair, refinishing or equipping for operation of motor vehicles, or where automotive mechanical services is provided.

**GASOLINE STATION:**

Same as Service Station.

**GUEST HOUSE:**

A single family dwelling located on the same lot as a principal residence but not exceeding in area 50% of the area of the principal residence and which is not occupied year round except by members of the family but which is used as a temporary residence by non-paying guests.

**HOME OCCUPATION:**

An accessory use in a residential area consisting of an occupation carried on entirely within the dwelling and only by members of the family permanently living therein, where products are not offered for sale from the premises, and where except for the permitted sign, no evidence of the occupation is visible or audible from the exterior of the dwelling, and no commercial vehicles are kept on the premises or parked overnight on the premises except as otherwise permitted by these regulations.

**HOSPITAL, PRIVATE:**

Any structure or premises used for providing residential, medical and surgical care to ill, injured or disabled persons

on a temporary or permanent basis by any person or organization of persons other than governmental organizations.

**HOSPITAL, VETERINARY, GENERAL:**

Any structure or premises used primarily and essentially for the medical or surgical care of ill, injured or disabled animals other than humans.

**HOSPITAL, VETERINARY, SMALL ANIMAL:**

Any structure or premises used primarily and essentially for the medical or surgical care of ill, injured or disabled animals (other than humans) of no greater size than a dog.

**LOT:**

A parcel of land which is, or may be equipped with a building or structure and accessory buildings or structures including the open spaces required under this section.

- (a) **CORNER LOT:** A lot abutting upon two or more streets at their intersection.
- (b) **INTERIOR LOT:** Any lot which is not a corner lot or a through lot.
- (c) **THROUGH LOT:** Any lot having frontage on two parallel or approximately parallel streets or highways.

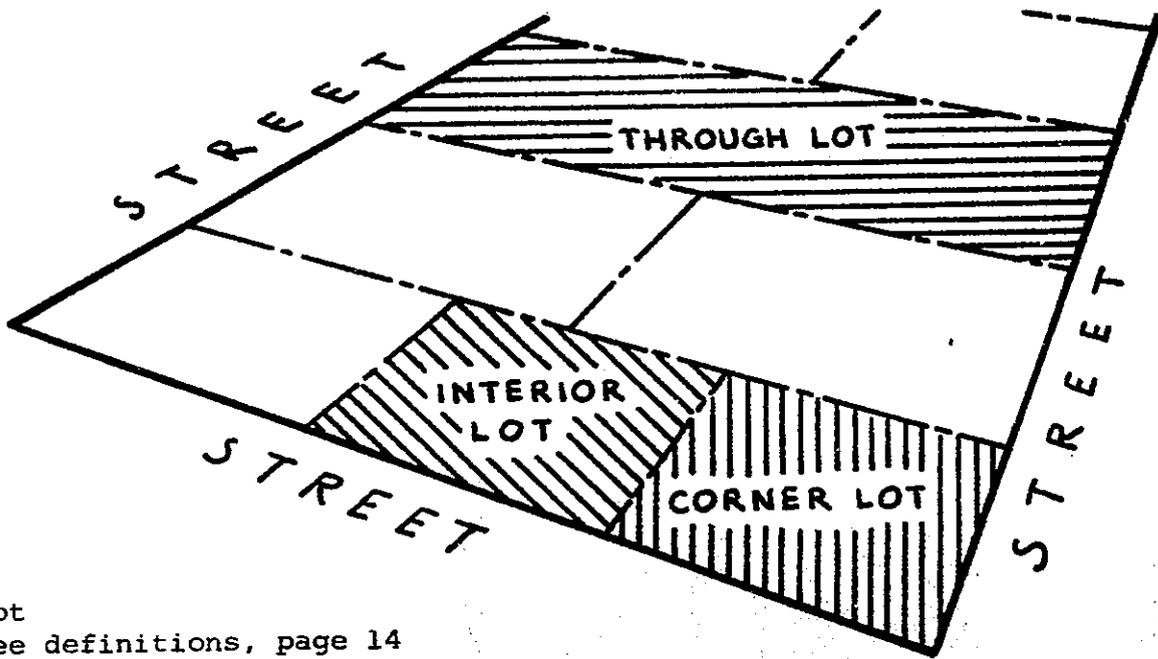
**LOT LINES:**

The lines abounding a lot as defined herein.

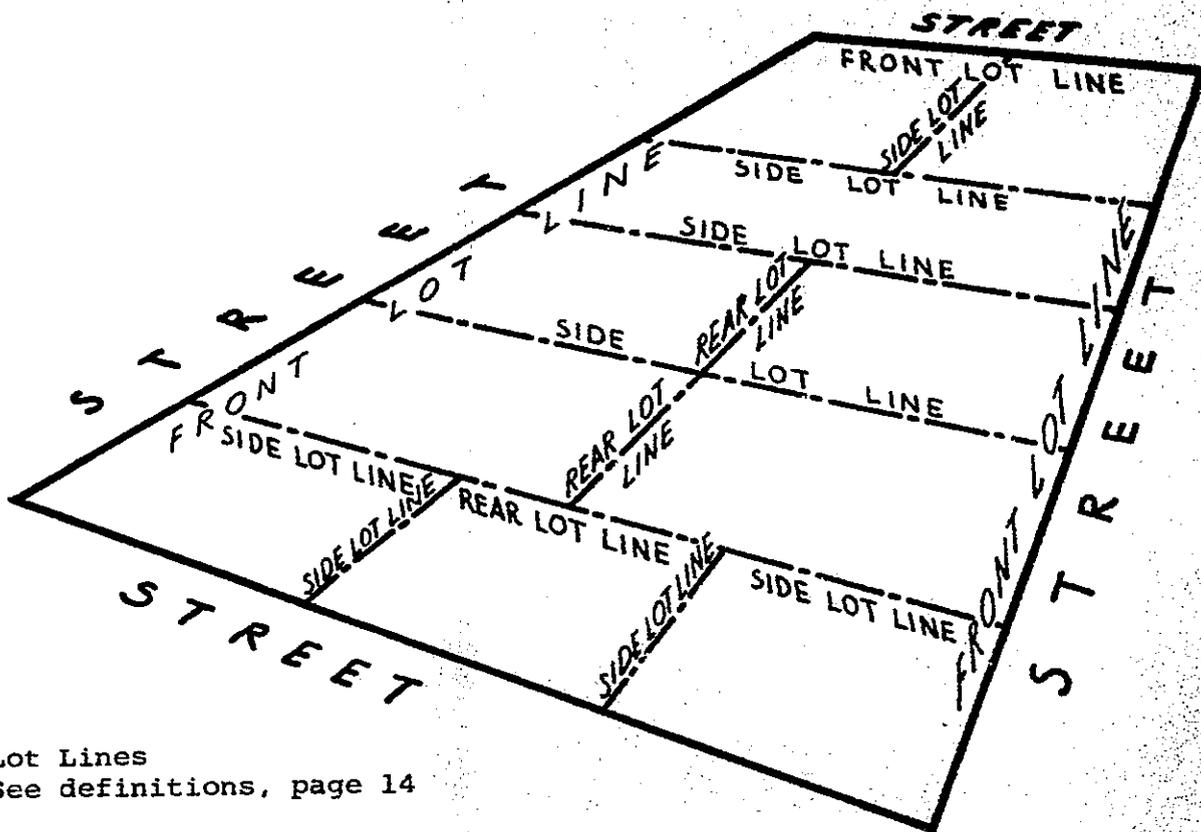
- (a) **FRONT LOT LINE:** The line dividing a lot from a street.
- (b) **REAR LOT LINE:** The lot line opposite the front lot line except on corner lots or through lots. In case of irregular, triangular, or gore shaped lot, it shall mean a line within the lot, ten feet long, parallel to and at the maximum distance from the front lot line.
- (c) **SIDE LOT LINE:** Any lot line not a front lot line or a rear lot line. (Corner lots are considered to have two front lot lines and two side lot lines).

**MARINA:**

A premises or site used as a commercial establishment for the provision of: rental of uncovered boat slips or dock space, marine fuels and lubricants, on-shore restaurant, on-shore sundries store, and on-shore sanitary facilities. Such premises or site shall not include boat hauling or launching, mechanical or structural repair or boat or motor rental facilities.



Lot  
See definitions, page 14



Lot Lines  
See definitions, page 14

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adopted Zoning Ordinance.

**MEAN HIGH WATER LINE:**

The land contour line derived from the intersection of the land surface with a level plane located at elevation .7 feet above mean sea level datum for Sarasota County.

**MOBILEHOME:**

A structure designed for use as a dwelling unit, which may legally be registered and licensed as a vehicle.

**MOBILEHOME PARK:**

A single parcel of ground upon which there are five or more Mobilehome sites.

**MOBILEHOME SITE:**

A space, or plot of ground within a MOBILEHOME PARK, designated for the accommodation of not more than one mobilehome for the purpose of dwelling or sleeping.

**MOBILEHOME SUBDIVISION:**

A residential subdivision which fully complies with the County Subdivision Regulations, in which the dwelling units consist of mobilehomes and accessory residential structures.

**MODEL HOME:**

A residential structure used for demonstration purposes, not occupied as a dwelling unit, and open to the public for inspection.

**NON-CONFORMING USE:**

The use of a structure or land or water or a combination of these which was lawfully begun but which does not conform to the use regulations of the zoning district in which it is situated.

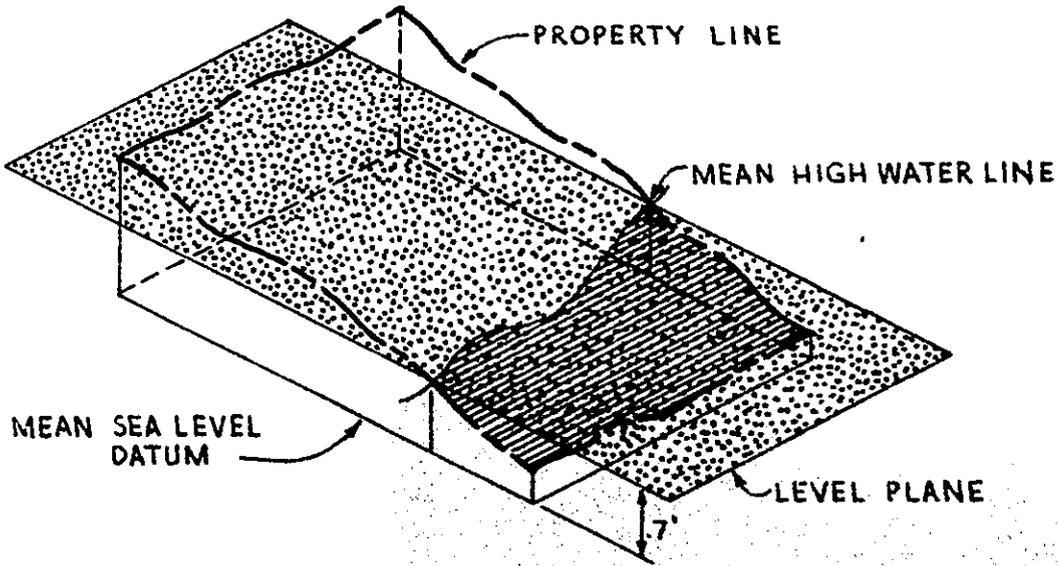
**NURSERY, PLANT:**

Any lot, structure or premises used as a commercial enterprise for the purpose of growing or keeping of plants for sale or resale.

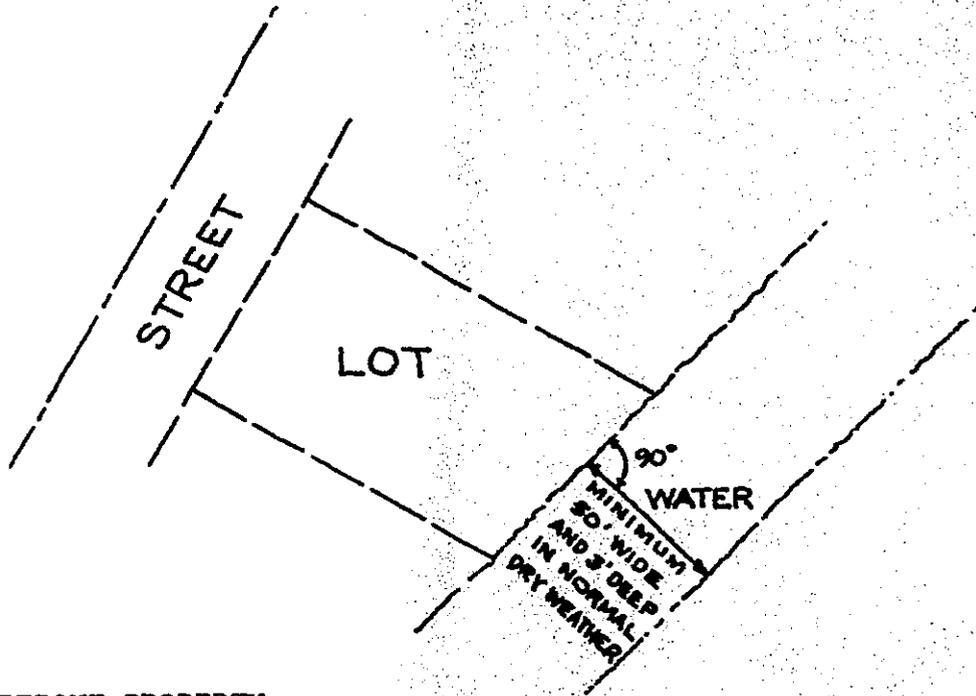
**NURSING HOME:**

A home, institution, building, residence or other place, public or private, whether operated for profit or not, which provides maintenance, personal care, or nursing for a period exceeding 24 hours to three or more persons not related by blood or marriage to the operator, who by reason of illness, physical infirmity or advanced age are unable to care for themselves.

MEAN HIGH WATER LINE  
See definition, page 15



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WATERFRONT PROPERTY  
See definitions, page 17

**OWNER:**

A person, firm or corporation (including a duly authorized agent, attorney, guardian, conservator or trustee) who, or which, owns or controls property; or, in case of a leased premises, the legal holder of the lease contract or his legal representative, assign or successor.

**PARKING LOT:**

An area or plot of ground used for the storage or parking of motor vehicles.

**PROFESSIONAL OFFICES:**

Any structure or premises used for offices of architects, attorneys, dentists, engineers, medical doctors, and planners, and other similar professional uses characterized principally by consultive services and by prohibition by the profession of display advertising as unethical practice.

**PUBLIC UTILITY:**

Any facilities for the rendering of services to the general public, which is limited to the supply of electric, gas, communications, transportation, water supply, sewage disposal, water conservation and drainage and garbage or refuse disposal.

**SCHOOLS, PRIVATE:**

Any structure, site or premises where instruction in any branch of knowledge is conducted by any person or organization of persons other than governmental organizations.

**SCHOOL, NURSERY:**

Any structure, lot or premises where a commercial establishment is maintained or operated temporarily or permanently for the training and care (other than medical care) of pre-school age children.

**SERVICE STATION:**

A commercial enterprise established for the purpose of retail sale or supply to motor vehicles of fuel, lubrication, minor repairs to tires, minor accessories and including the customary space and facilities for the installation of such commodities on or in vehicles but not including space or facilities for storage, painting, repair, refinishing, body work, extensive mechanical work on or other servicing of motor vehicles.

**SHORE LINE:**

Same as Mean High Water Line.

**STABLE, PRIVATE:**

A stable with a capacity of not more than one (1) horse for each thirty-five hundred (3500) square feet of lot area, whereon such stable is located, and where such horses are owned by the owners or occupants of the premises and are not kept for remuneration, hire or sale.

**STABLE, PUBLIC:**

A stable other than a private stable.

**STORY:**

That part of a building contained between any floor and the floor or roof next above.

**STREET:**

A public or private vehicular right-of-way which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, road and any other vehicular right-of-way except an alley.

**STREET, COLLECTOR:**

A street which is designed to carry intermediate volumes of traffic, which serves to distribute traffic from a Major Street into minor streets.

**STREET, MAJOR OR ROAD, MAJOR:**

A street which is designed to carry large traffic volumes and which has been designated as a Major Street on the Comprehensive Street Plan.

**STREET, MINOR:**

A street designed to serve only as access to the properties which front on it.

**STREET, PRIVATE:**

A recorded street owned by the abutting property owners, over which there is no public right of access.

**STREET, LESSER:**

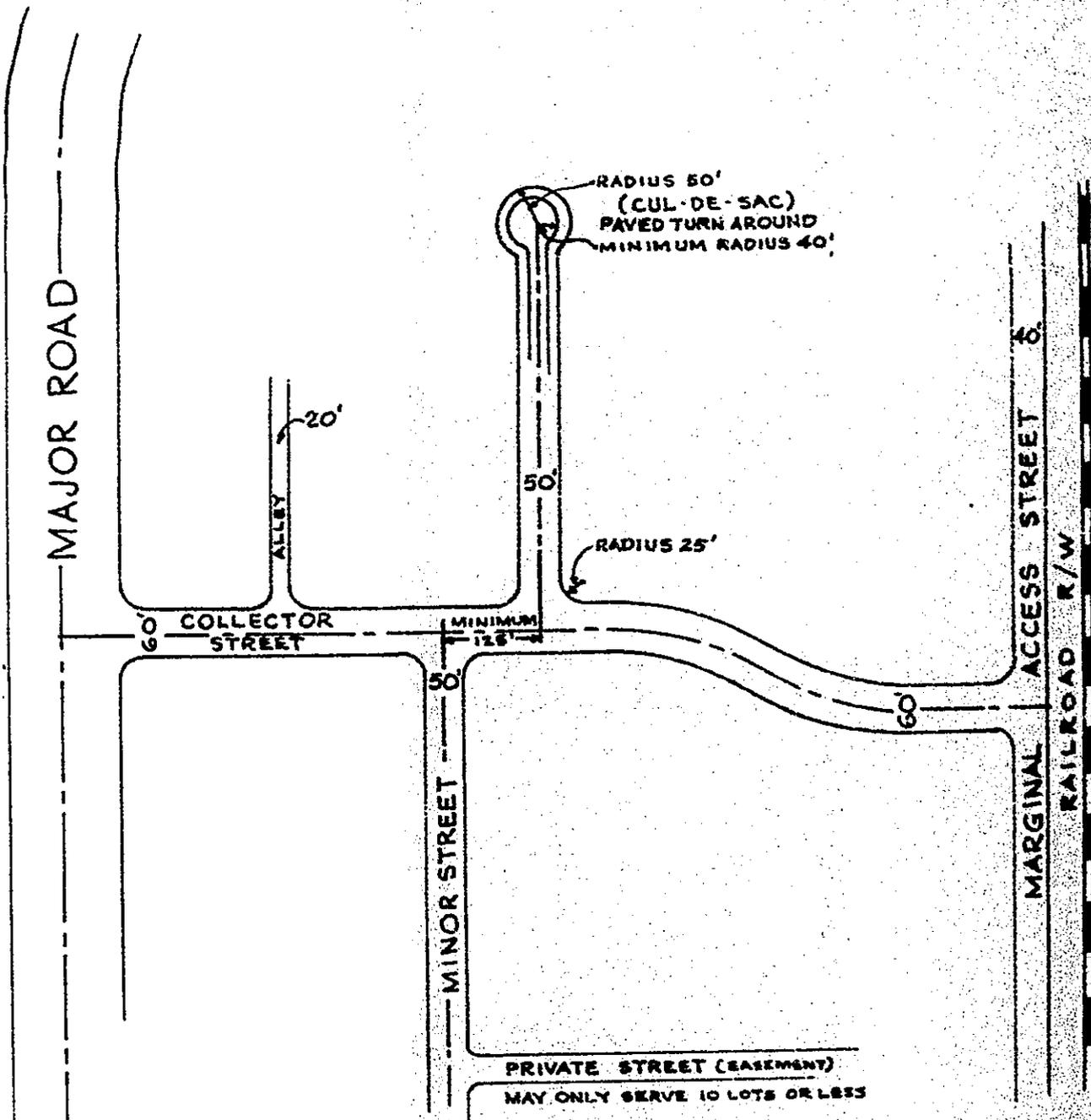
Any street other than a Major Street or Major Road.

**STRUCTURE:**

Anything constructed or erected, the use of which requires more or less permanent location on the land or attachment to something having a permanent location on the land.

**WATERFRONT PROPERTY:**

The term waterfront or water frontage as used herein will apply only to property abutting on the Gulf, bays, bayous, navigable streams and on man-created canals, lakes or impounded reservoirs, provided that such man-created canals, lakes or reservoirs have an average dry weather water surface of 50 feet measured perpendicular to the water frontage of the abutting property and provides a minimum water depth of three (3) feet during normal dry weather.



STREET, MAJOR, COLLECTOR, MINOR  
 See definitions, page 17

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**YARD:**

An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except by tree or shrubbery or as otherwise provided herein.

**YARD, FRONT:**

A yard across the full width of the lot extending from the nearest wall or other vertical portion of the structure to the front line of the lot.

**YARD, REAR:**

A yard extending across the full width of the lot and measured between the rear line of the lot and the nearest wall or other vertical portion of the main building.

**YARD, SIDE:**

An open unoccupied space on the same lot with a building between the nearest wall or other vertical portion of the building and the side line of the lot extending through from the front yard to the rear yard or to the rear line of the lot where no rear yard is required.

Chapter 4      Schedule of District Regulations

Section 1      RESIDENTIAL

"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT  
(See also General Regulations)

A.      Uses Permitted:

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) One single family dwelling per lot.
- (2) Accessory uses or structures customary in residential areas.
- (3) One attached or detached servants quarters or guest house, but in no case more than two dwelling units per lot.
- (4) Non-Commercial, Permeable or floating, uncovered structures such as piers, docks, wharfs, ramps, mooring devices, lifting and launching devices, the decking of which is no higher than three (3) feet above mean high water, and which are accessory to a single family dwelling and serve only the residents of such dwelling. Such structures shall not extend seaward from the mean high water line more than 100 feet or 10% of the open water span at point of installation, whichever is less, and in no case nearer than 25 feet to the center of a publicly used channel. Unwalled roofed areas or boat shelters are permitted on conforming piers, docks, or wharfs provided that no part of such superstructure extends further seaward from the mean high water line than a permitted pier, dock or wharf and provided that the top of such structure is not more than 13 feet above the mean high water line. None of the structures or uses enumerated in this paragraph are permitted on Gulf of Mexico frontage. Structures enumerated in this subparagraph are exempt from setback requirements from the mean high water line.

B.      Special Exceptions:

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:

- (1) Cemeteries and Mausoleums (graves and/or monuments shall not be closer than 25 feet from property lines.)
- (2) Private clubs, community centers, civic and social organizations.
- (3) Public buildings.
- (4) Public and non-public recreation areas and structures.

- (5) Schools.
- (6) Child care centers
- (7) Nursing homes.
- (8) Churches.
- (9) Plant nurseries and accessory buildings (office, storage, sheds, etc.) but no commercial structures for the sale of products.
- (10) Professional offices, where all operations and/or material storage are carried on wholly within a building and where any commercial vehicle, other than those that can be license in the State of Florida as passenger vehicles, are stored within a building; no hospital facilities are permitted; no structure shall contain any display windows; except in emergency, major surgical operative procedures and delivery of children are not permitted.

**C. District Standards:**  
See Table 1.

**"E" ESTATES RESIDENTIAL DISTRICT**  
(See also General Regulations)

- A. Uses Permitted:**  
In this district a building or structure or land or water shall be used for only the following purposes:
  - (1) Any use permitted in R-1 District.
- B. Special Exception:**  
In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception.
  - (1) Any Special Exception permitted in R-1 District.
  - (2) Private Stable.
- C. District Standards:**  
See Table 1.

**"R-1A" SINGLE FAMILY RESIDENTIAL DISTRICT**  
(See also General Regulations)

- A. Uses Permitted:**  
In this district a building or structure or land or water shall be used for only the following purposes:
  - (1) Any use permitted in R-1 District.
- B. Special Exceptions:**  
In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception.
  - (1) Any Special Exception permitted in R-1 District.
- C. District Standards:**  
See Table 1.

Revised June 11, 1963  
March 10, 1964

**"R-E" SINGLE FAMILY RESIDENTIAL DISTRICT**  
**(See also General Regulations - Chapter 5)**

**A. Uses Permitted:**

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) One single family dwelling per lot.
- (2) Accessory uses or structures customary in residential areas.
- (3) Non-commercial, permeable or floating, uncovered structures such as piers, docks, wharfs, ramps, mooring devices, lifting and launching devices, the decking of which is no higher than three feet above mean high water, and which are accessory to a single family dwelling and serve only the residents of such dwelling. Such structures shall not extend seaward from the mean high water line more than 100 feet or 10% of the open water span at point of installation, whichever is less, and in no case nearer than 25 feet to the center of a publicly used channel. Unwalled roofed areas or boat shelters are permitted on conforming piers, docks, or wharfs provided that no part of such super-structure extends further seaward from the mean high water line than a permitted pier, dock or wharf and provided that the top of such structure is not more than 13 feet above the mean high water line. None of the structures or uses enumerated in this paragraph are permitted on Gulf of Mexico frontage. Structures enumerated in this subparagraph are exempt from setback requirements from the mean high water line.

**B. Special Exceptions:**

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:

- (1) Attached or detached guest house.
- (2) Attached or detached servant's quarters.

**C. Prohibited Uses:**

Home occupation uses are specifically prohibited.

Revised Nov. 24, 1964

**D. District Standards:**

**Minimum lot area: 25,000 square feet.**

**Minimum lot width: 80 feet measured at right angles to a side lot line at the narrowest point.**

**Minimum front setback: 25 feet from right of way line or 50 feet from center of existing road, whichever is greater.**

**Minimum side setbacks: 10 feet to wall, 7 feet to overhang.**

**Minimum setback from waterfront: 20 feet from mean high water line.**

**Maximum coverage of lot by structures: 25%.**

**Maximum height: 3 story, 30 feet.**

**Any parcel approved by the Board of County Commissioners or recorded, prior to the adoption of this district,\* may be used for any use permitted above even though such parcel may not have the minimum lot size and/or minimum width specified above.**

**\*November 24, 1964 per Resolution 64-146 by the Board of County Commissioners.**

**Revised Nov. 24, 1964**

**"R-2" SINGLE FAMILY RESIDENTIAL DISTRICT**  
(See also General Regulations)

- A. **Uses Permitted:**  
In this district a building or structure or land or water shall be used for only the following purposes:
- (1) Any use permitted in R-1 District.
- B. **Special Exception:**  
In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:
- (1) Any Special Exception permitted in R-1 District.
- C. **District Standards:**  
See Table 1.

**"R-2A" TWO FAMILY RESIDENTIAL DISTRICT**  
(See also General Regulations)

- A. **Uses Permitted:**  
In this district a building or structure or land or water shall be used for only the following purposes:
- (1) Any use permitted in R-1 District.  
(2) One two family dwelling or duplex per lot, but in no case more than two dwelling units per lot.
- B. **Special Exceptions:**  
In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:
- (1) Any Special Exception permitted in R-1 District.
- C. **District Standards:**  
See Table 1.

**"R-2B" MULTIPLE FAMILY RESIDENTIAL DISTRICT**  
(See also General Regulations)

- A. **Uses Permitted:**  
In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Any use permitted in R-1 District.
- (2) Multiple family dwellings.
- (3) Class "A" Signs provided area of sign is limited to 16 square feet.

B. Special Exception:

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception.

- (1) Any Special Exception permitted in R-1 District.
- (2) Professional Offices
- (3) Hospitals and Sanitariums, except mental institutions.

C. District Standards:

For dwelling uses, See Table 1.

"RT" RESIDENCE-MOBILEHOME DISTRICT  
(See also General Regulations)

A. Uses Permitted:

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Any use permitted in R-1 District.
- (2) One mobilehome per lot.

B. Special Exceptions:

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception.

- (1) Any Special Exception permitted in R-1 District.

C. District Standards:

See Table 1.

"R-3" MULTIPLE USE RESIDENTIAL DISTRICT  
(See also General Regulations)

A. Uses Permitted:

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Single and multiple family dwellings.
- (2) Hotels, motels and apartment houses.

- (3) Rooming houses and boarding houses.
- (4) Eating and/or drinking establishments, not drive-in type, with enclosed seating capacity of 40 or more persons.
- (5) Marina.
- (6) Commercial and non-commercial, permeable or floating, uncovered structures such as piers, docks, wharfs, ramps, mooring devices, lifting and launching devices, the decking of which is no higher than 3 feet above mean high water. Such structures shall not extend seaward from the mean high water line more than 100 feet or 10% of the open water span at point of installation, whichever is less, and in no case nearer than 25 feet to the center of a publicly used channel. Unwalled roofed areas or boat shelters are permitted on conforming piers, docks or wharfs provided that no part of such superstructure extends further seaward from the mean high water line than a permitted pier, dock or wharf and provided that the top of such structure is not more than 13 feet above the mean high water line. None of the structures or uses enumerated in this subparagraph are permitted on Gulf of Mexico frontage.
- (7) Professional offices, where all operations and/or material storage are carried on wholly within a building and where any commercial vehicle, other than those that can be licensed in the State of Florida as passenger vehicles, are stored within a building; no hospital facilities are permitted; no structure shall contain any display windows; except in emergency, major surgical operative procedures and delivery of children are not permitted.
- (8) Accessory uses and structures customarily associated with and incidental to the above uses.
- (9) Class "A" signs, Class "B" signs.

**B. Special Exceptions:**

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception.

- (1) Boat Livery.
- (2) Commercial Fishery.
- (3) Stables, public or private.
- (4) Retail sales and personal service establishments provided they are located wholly within, and are incidental to, the permitted uses in this district.
- (5) Filling Station.
- (6) Public and non-public recreation areas and structures.
- (7) Schools.
- (8) Private clubs, community centers, civic and social organizations.

Revised June 11, 1963  
March 10, 1964

- (9) Nursing Homes.
- (10) Child care centers.
- (11) Hospitals and sanitariums except mental institutions.
- (12) Churches.
- (13) Plant nurseries and accessory buildings (office, storage, sheds, etc.) but no commercial structures for the sale of products.

C. District Standards:

For dwelling use see Table 1.

For non-dwelling uses, 25 feet setback is required from all lot lines.

Setback requirements from mean high water line shall not apply for uses listed under paragraphs A-5, A-6, B-1, B-2.

"R-2S" SPECIAL SINGLE FAMILY RESIDENTIAL DISTRICT  
(See also General Regulations)

A. Uses Permitted:

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Any use permitted in R-1 District, except servants quarters or guest house.

B. Special Exceptions:

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:

- (1) Any Special Exception permitted in R-1 District.

C. District Standards:

See Table 1.

All lots in this zoning district must be served by a water and sewerage system.

"R-3A" MOBILEHOME PARK DISTRICT  
(See also General Regulations)

A. Uses Permitted:

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Mobilehome parks in which mobilehome sites are leased or rented. Mobilehome parks may include:
  - (a) One mobilehome per mobilehome site.
  - (b) Park recreational facilities.
  - (c) Park maintenance facilities.
  - (d) Park laundry facilities.
  - (e) Office.
  - (f) Enclosed storage structures and storage garage facilities for use of park residents.

- (g) Accessory structures customary in residential areas.
- (2) Class "A" signs.

**B. Development Standards:**

- (1) Existing mobilehome parks, which have a permit to operate under Florida Statutes Chapter 513, may, regardless of size, be rezoned to R-3A District after meeting with minimum requirements of health set by the Sarasota County Health Department and with minimum requirements of health and safety set by the Sarasota County Department of Regulatory Services. The minimum area for mobilehome parks established after October 26, 1960 shall be 15 acres. After October 26, 1960, the following standards shall apply to all new mobilehome parks and to all new portions of already existing mobilehome parks.
- (2) Each mobilehome site or space shall be at least 3,000 square feet in area.
- (3) Streets in mobilehome parks shall be private, but shall be constructed in accordance with public street specifications in the County Subdivision Regulations.
- (4) There shall be a landscaped buffer strip not less than 50 feet in depth along major streets abutting a mobilehome park, and a landscaped buffer strip not less than 25 feet in depth along other mobilehome park district boundaries. All buffer strips (except waterfront) shall contain a plant and/or structural screen which shall be at least 75% opaque, at least 6 feet high and shall extend the length of the buffer strip except for driveway openings. Newly planted screens shall meet the height and opaqueness requirement within 12 months of planting. The landscaped buffer strip shall be separate from mobilehome sites, recreation areas, street R.O.W., utility sites, etc., but may be utilized for drainage structures and utilities distribution and collection.
- (5) Street lighting shall be installed. Street lighting may be either overhead or low level, but must be reflected onto the street.
- (6) Inter-communication systems must not be audible beyond park boundaries. Public address systems are prohibited.
- (7) Each mobilehome site shall contain a concrete slab of not less than 200 square feet in area.
- (8) There shall be allotted within the boundaries of each park, a minimum of 500 square feet per mobilehome site as common use area for open or enclosed recreation area. The minimum recreation area which may be allotted is 3 acres for any park established after October 26, 1960.

- This area shall be exclusive of mobilehome sites, buffer strips, street right-of-way, storage area or utilities sites. The area shall be owned and maintained by the park management.
- (9) Each mobilehome site shall be provided with approved type 115-230 volt electric supply outlets.
  - (10) Each mobilehome site shall be connected to a central water system and a central sewer treatment plant. No individual water supply or sewage disposal system shall be permitted on any site.
  - (11) No structures, except permitted signs, shall be placed within buffer strips.
  - (12) Mobilehome parks shall be processed in accordance with the procedure set forth in the Sarasota County Subdivision Regulations. The same information and data shall be furnished at each stage of plan approval as is required in subdivision plat approval. Minimum building elevations, street construction requirements, and drainage improvement requirements, shall be as required in new subdivisions. (See Sarasota County Subdivision Regulations).
  - (13) There must be access from the mobilehome park to a major street over County maintained streets.
  - (14) No part of a mobilehome, carport or other structure placed or constructed upon a mobilehome site shall be closer than 5 feet to a mobilehome site line.
  - (15) Total structural coverage of a mobilehome site shall not exceed 40% of the site area.
  - (16) Mobilehome park designers shall utilize contemporary design practice and shall avoid the monotony of obsolete rectilinear or herringbone patterns.
  - (17) After all required improvements have been completed for a mobilehome park, or an approved construction unit of the park, the Zoning Administrator shall certify the completed mobilehome sites as being approved for occupancy. Until a mobilehome site is approved for occupancy, no mobilehome shall be placed thereon.

**C. Special Exceptions:**

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:

- (1) Mobilehome subdivisions, developed in full accord with all Subdivision Regulations. Uses permitted include:
  - (a) One mobilehome per lot.
  - (b) Accessory uses and accessory structures customary in residential areas.

- (c) Non-commercial, permeable or floating, uncovered structures such as piers, docks, wharfs, ramps, mooring devices, lifting and launching devices, the decking of which is no higher than 3 feet above mean high water, and which are accessory to a mobilehome and serve only the residents of such mobilehome. Such structures shall not extend seaward from the mean high water line more than 100 feet or 10% of the open water span at the point of installation, whichever is less, and in no case nearer than 25 feet to the center of a publicly used channel. Unwalled roof areas or boat shelters are permitted on conforming piers, docks, or wharfs provided that no part of such superstructure extends further seaward from the mean high water line than a permitted pier, dock or wharf and provided that the top of such structure is not more than 13 feet above the mean high water line. None of the structures or uses enumerated in this subparagraph are permitted on Gulf of Mexico frontage.
- (d) Public or neighborhood recreation areas and facilities.
- (e) Accessory uses such as maintenance areas, laundry areas, necessary to the successful development and management of a mobilehome subdivision, which uses are shown on the approved subdivision plan.
- (f) Exempt Signs; (See Supplementary District Regulations).

**STANDARDS FOR MOBILEHOME SUBDIVISIONS:**

Minimum Mobilehome Subdivision Area: 50 acres.

Minimum Lot Area: 3750 square feet.

Minimum lot area may be reduced to 3250 square feet if for the accumulated total of such area reduction below 3750 square feet per lot there is an equal or greater area provided for recreational use of the residents of the subdivision.

Maximum Building Area: 40% of total lot area.

Minimum Setback Required: 5 feet from all lot lines.

(To be measured from the nearest building wall or other vertical structure. No overhang shall be nearer than 4 feet to the property line).

Buffers: There shall be a landscaped buffer strip not less than 50 feet in depth along major streets abutting a Mobilehome subdivision, and a landscaped buffer strip not less than 25 feet in depth along other mobilehome

subdivision district boundaries. All buffer strips (except waterfront) shall contain a plant and/or structural screen which shall be at least 75% opaque, at least 6 feet high and shall extend the length of the buffer strip except for driveway openings. Newly planted screens shall meet the height and opacity requirement within 12 months of planting. The landscaped buffer strip shall be separate from mobilehome sites, recreation areas, street R.O.W., utility sites, etc., but may be utilized for drainage structures and utilities distribution and collection.

- (2) Churches
- (3) Clubs and community centers.
- (4) Public buildings.
- (5) Non-public recreation area and structures.
- (6) Utilities (water and sewer).
- (7) Schools.
- (8) Child care centers.
- (9) Nursing homes.

**STANDARDS:** For Special Exceptions (2) - (9). Since the size and nature of the uses permitted as Special Exceptions may vary widely, a site plan and detailed exposition of the uses proposed shall be submitted with each request for a Special Exception. Prior to granting a Special Exception the Planning Commission and the Governing Body shall insure that:

- (a) Any nuisance feature involved is suitably separated from nearby homesites.
- (b) Excessive vehicular traffic is not generated on minor residential streets.
- (c) An automobile parking or traffic problem is not created.
- (d) Appropriate drives, walks and buffers are installed.
- (e) The proposed use will make a substantial contribution to the neighborhood environment.

**TABLE 1 - DISTRICT STANDARDS**

DISTRICT	MINIMUM LOT AREA SQ. FEET	MAXIMUM HEIGHT	FRONT	MINIMUM YARDS - FEET		
				SIDE		REAR
				WALL	OVER HANG	
R-1	15,000	3 story 30 feet	25	10	7	15
R-1A	10,000	"	25	10	7	15
R-2	7,500	"	25	8	5	15
R-2S	6,000	"	25	8	5	15
R-2A	7,500	"	25	8	5	15
R-2B	7,500	No Limit	25*	10*	7	15*
R-3	7,500	No Limit	25*	10*	7	15*
R-T	7,500	3 story 30 feet	25	8	5	15
E	1 Acre	"	25	20	16	20

Structures must be set back at least 20 feet from mean high water line except where otherwise allowed.

All lots shall have legal access to public right of way.

Exceptions: Accessory structures may be located no closer than 6 feet to the rear lot line or 20 feet to the mean high water line, except that screen enclosed structures may be located within 10 feet of the mean high water line.

No more than 40% of lot area shall be covered by structures.

\* All setbacks shall be at least  $\frac{1}{4}$  of building height.

**SIDE YARD EXCEPTIONS**

Allowable on lots approved by the Board of County Commissioners prior to October 26th, 1960, or recorded prior to said date.

DISTRICT	LOT WIDTH FEET	SIDEYARD REQUIRED - FEET	
		TO WALL	TO OVER HANG
R-1	Over 70 to 90	8	6
R-1	Up to 70	6	5
R-1A	Up to 70	6	5
R-2	Over 50 to 70	6	5
R-2	Up to 50	5	4

Section 2

**"C-1" GENERAL BUSINESS DISTRICT**  
(See also General Regulations)

A. Uses Permitted:

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Any use permitted in R-3 District.
- (2) Retail establishments in which all operations are carried on wholly within the building. Some typical examples of such retail establishments are:

Apparel Store  
Appliance Sales and Service  
Art, Craft, Photo Store and Studio  
Book Store  
Drug Store  
Department Store  
Food Store  
Furniture Store  
Florist  
Gift Shop  
Hardware  
Houseware Store  
Jewelry Store  
Medical Supplies and Equipment  
Office Supplies and Equipment  
Shoe Sale and Repair  
Soda Shop  
Showrooms and Sales Offices  
Sundries Store

- (3) Personal service establishments in which all operations are carried on wholly within the building. Some typical examples of such personal establishments are:

Barber and Beauty Shop  
Business School  
Clinic, private, public  
Dancing Studio  
Funeral Home or Mortuary  
Laundry and Dry Cleaning Pick up Stations  
Commercial Parking Garage  
Small Animal Veterinary  
Theatre

- (4) **Financial Institutions:** Some typical examples of such financial institutions are:

Bank  
Savings and Loan  
Small Loan  
Pawn Shop  
Finance Company  
Brokerage House

- (5) **Contractors establishments** in which all operations are carried on wholly within the building. Some typical examples of such contractors establishments are:

Electrical  
Plumbing  
Terrazzo  
Carpenter  
Masonry  
Well Drilling  
Building Specialties

- (6) Marina, Boat Livery  
(7) Business Office, Professional Offices  
(8) New and Used Automobile Sales  
(9) Mechanical garage (not including body repair shop) provided it is fully enclosed and also is an accessory use to new or used automobile sales.  
(10) Commercial parking lot for passenger cars only  
(11) Model Homes  
(12) Garden and lawn tool and equipment  
(13) Public service building, governmental building  
(14) Filling station  
(15) Club, Community Center, Social Organization  
(16) Eating and drinking establishment  
(17) Car Wash  
(18) Self Service Laundry and Dry Cleaning  
(19) Accessory uses customarily incidental to the above uses.

**B. Special Exception:**

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:

- (1) Any Special Exception permitted in R-3 District  
(2) Mechanical garage not including body repair shop

- (3) Body repair shop provided it is fully enclosed and also is an accessory use to new or used automobile sales.
- (4) Church
- (5) Boat Yards and Ways.

C. District Standards:

For dwelling uses exclusively, see Table 1, R-3 Standards.  
For non-dwelling uses or combined dwelling and non-dwelling uses, see Table 2.

"C-1A" GENERAL BUSINESS DISTRICT  
(See also General Regulations)

A. Uses Permitted:

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Any use permitted in C-1 District
- (2) Mechanical garage not including body repair shop
- (3) Plant Nursery
- (4) Mobilehome sales, provided no mobilehomes are located in required yards. (A mobilehome may not be used as an office except when used in conjunction with mobilehome sales, or when specifically permitted by a temporary use permit).
- (5) Combined retail-wholesale sales when all operations are carried on wholly within a building.

B. Special Exceptions:

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:

- (1) Any Special Exception permitted in C-1 District
- (2) Drive in theatre
- (3) Cemeteries and mausoleums (graves and/or monuments shall be no closer than 25 feet to property lines)
- (4) Commercial recreation facilities

C. District Standards:

For dwelling uses exclusively, see Table 1, R-3 Standards.  
For non-dwelling uses or combined dwelling and non-dwelling uses, see Table 2.

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**"C-1B" GENERAL BUSINESS DISTRICT**

(See also General Regulations)

**A. Uses Permitted:**

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Any use permitted in C-1A District.
- (2) Drive in theatre
- (3) Commercial recreation facilities

**B. Special Exceptions:**

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:

- (1) Any Special Exception permitted in C-1A District.

**C. District Standards:**

For dwelling uses exclusively see Table 1, R-3 Standards. For non-dwelling uses or combined dwelling and non-dwelling uses, see Table 2.

**"C-2" HEAVY BUSINESS DISTRICT**

**A. Uses Permitted:**

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Retail and wholesale sales
- (2) Mechanical garage and body repair shop
- (3) Personal service establishments
- (4) New and used vehicle sales and service and storage but no open storage of wrecked vehicles or parts
- (5) Lumber yards, building supplies storage and sales
- (6) Combination office-sales-maintenance-storage facilities for construction, maintenance and repair trades
- (7) Warehouse and storage structures and yards except for above ground storage of fuels and flammable liquids in excess of 220 gallons. Below ground storage of fuels and flammable liquids is allowable in any quantity.
- (8) Beverage bottling plants
- (9) Laundry and dry cleaning plants
- (10) Processing, fabricating and distributing operations, except asphalt batching plants and concrete processing plants

- (11) Marinas, boat liveries, boat yards and ways, commercial fisheries.
- (12) General veterinary hospitals
- (13) Commercial recreation facilities
- (14) Model homes
- (15) Business offices, professional offices
- (16) Public service building, governmental building
- (17) Club, community center, social organizations
- (18) Plant Nursery
- (19) Uses customarily incidental to the above uses
- (20) Class "A" signs, Class "B" signs

**B. Special Exceptions:**

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:

- (1) Church
- (2) Drive in theatre
- (3) Cemeteries and mausoleums (graves and/or monuments shall be no closer than 25 feet to the property line)
- (4) Single family residence
- (5) Above ground storage of fuels and flammable liquids in excess of 220 gallons.
- (6) Asphalt batching plants and concrete processing plants.

**C. District Standards:**

See Table 2.

**"C-2A" HEAVY BUSINESS DISTRICT**

**A. Uses permitted:**

In this district a building or structure or land or water shall be used for only the following purposes:

- (1) Any use permitted in C-1B District
- (2) Body repair shop provided it is fully enclosed.
- (3) New and used vehicle sales and service and storage but no open storage of wrecked vehicles or parts.  
No vehicles except transient automobiles may be located in required yards.
- (4) Warehouse and storage structures provided all operations and/or storage is carried on wholly within the building.  
Below ground storage of fuels and flammable liquids is allowable in any quantity but above ground storage of fuels and flammable liquids is limited to 220 gallons.
- (5) Uses customarily incidental to the above uses
- (6) Class "A" Signs, Class "B" Signs.

Revised June 18, 1963

B. Special Exceptions:

In this district a building or structure or land or water shall be used for only the following purposes upon grant of a Special Exception:

- (1) Any Special Exception permitted in C-1B District.
- (2) Above ground storage of fuels and flammable liquids in excess of 220 gallons.

C. District Standards:

For dwelling uses exclusively see Table 1, R-3 Standards.  
For non-dwelling uses or combined dwelling and non-dwelling uses, see Table 2.

For purposes of interpreting the standards in this district, it shall be considered "wholly within the building" if all operations and/or material storage is located behind a 100% opaque fence of acceptable material and design, at least 8 feet high, such fence conforming to minimum yard requirements and requiring a building permit. Such operation and/or material storage shall not be higher than the fence.

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**TABLE 2 DISTRICT STANDARDS**

District	Minimum yards - feet			***Maximum total floor area as percentage of lot area	Minimum setback from residential district boundary
	front	side	rear		
C-1	**	*	20	65	20
C-1A	#45	*	20	50	20
C-1B	#70	*	20	35	30
C-2	45	*	20	65	50
C-2A	#45	*	20	50	40

\* For fire resistive construction the side setback shall be 2 feet minimum unless the building walls are placed on the lot line. For non fire resistive construction, minimum side setback shall be 7 feet. Side setback shall be measured to the nearest part of the building.

Accessory structures may be located in rear yards no closer than 6 feet to the rear lot line.

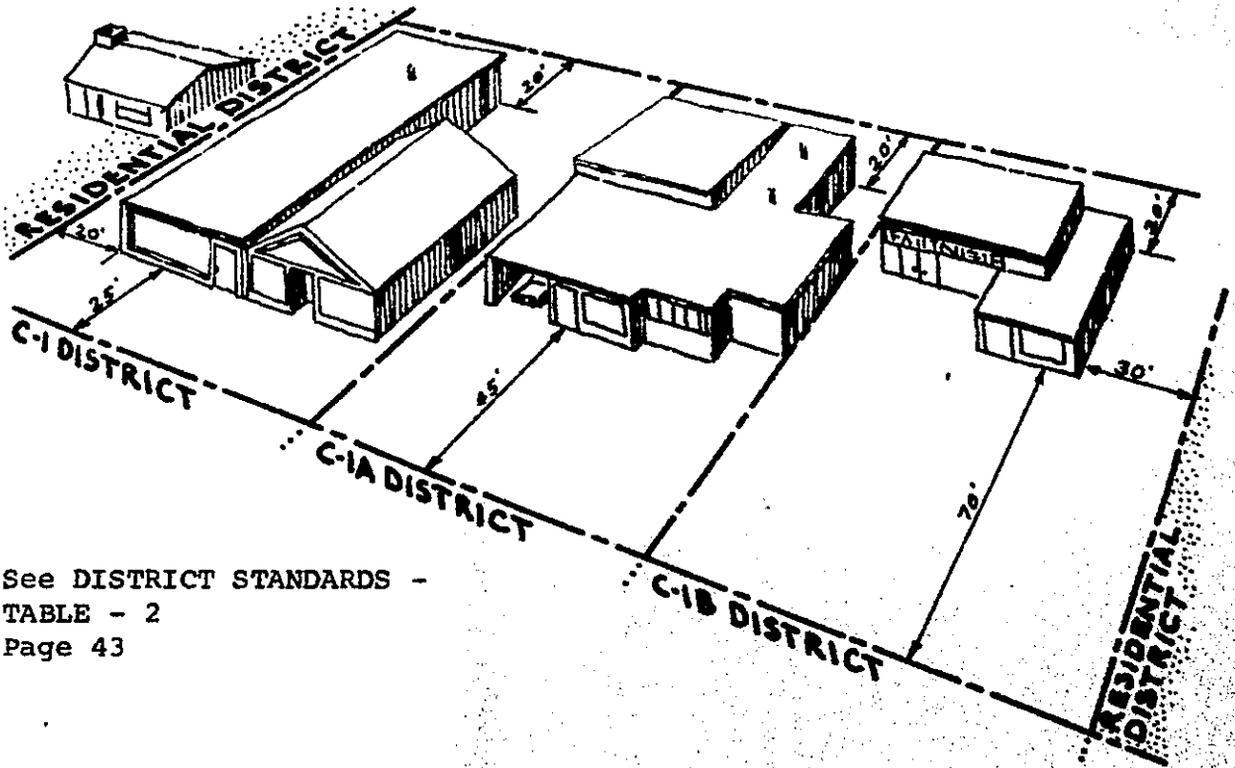
No setback is required adjacent to mean high water line or along railroad trackage.

\*\* Minimum front setback shall be 25 feet; however, a new building or structure may match the front setback of an existing structure (except gas pumps, above ground tanks, pump islands and pump island canopies) along the same side of the right of way line in the same block provided the buildings or structures are not separated by more than 500 feet. In no case shall the front setback be less than one foot.

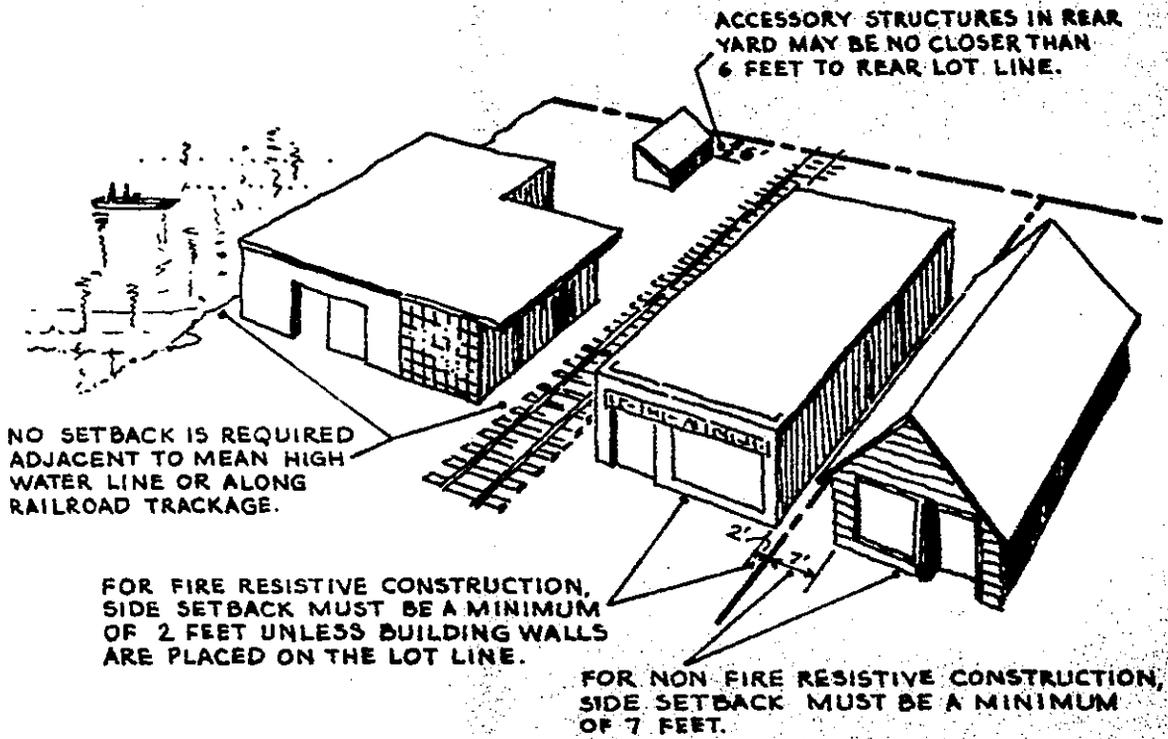
\*\*\* A minimum of 80% of that portion of the land which must be kept clear of buildings or structures must be used for off street parking, vehicular maneuvering, loading and unloading, landscaped islands and the like.

# If a corner lot abuts a major street and a lesser street, the setback from the lesser street shall be 25 feet minimum. If a through lot runs from a major street to a lesser street, the setback from the lesser street shall be 25 feet minimum.

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See DISTRICT STANDARDS -  
TABLE - 2  
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ACCESSORY STRUCTURES IN REAR YARD MAY BE NO CLOSER THAN 6 FEET TO REAR LOT LINE.

NO SETBACK IS REQUIRED ADJACENT TO MEAN HIGH WATER LINE OR ALONG RAILROAD TRACKAGE.

FOR FIRE RESISTIVE CONSTRUCTION, SIDE SETBACK MUST BE A MINIMUM OF 2 FEET UNLESS BUILDING WALLS ARE PLACED ON THE LOT LINE.

FOR NON FIRE RESISTIVE CONSTRUCTION, SIDE SETBACK MUST BE A MINIMUM OF 7 FEET.

FOR ILLUSTRATION ONLY  
Not a part of the adopted  
Zoning Ordinance.