



S. West of Trail: Form-Based Code

Public Participation Event

Thursday, April 23, 2015

5:30pm - 7:30pm: Feedback Session &
Open House Forum

At the Sarasota Memorial Hospital in
Meeting Room 3C. Attendees should take the
B elevator to the 3^d floor and follow the signs to
Meeting Room 3C.

For additional information please email
Briana.Dobbs@sarasotagov.com

City of Sarasota

Urban Design Studio (UDS)

111 S. Orange Avenue Suite 100 A

Sarasota, FL 34236 Phone: 941-365-2200 ext. 3650

Website: <http://www.sarasotagov.org/UrbanDesignStudio.cfm>



Who we Are - UDS



City of Sarasota Contract Employees



Located in Federal Building 111 S. Orange Avenue



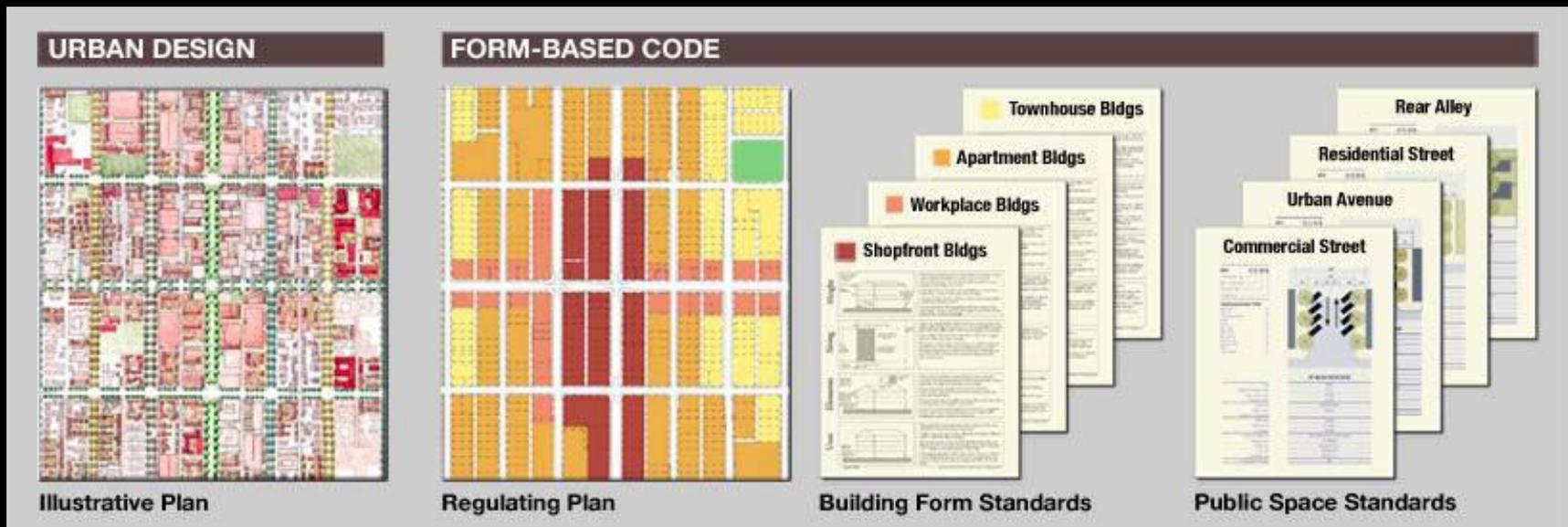
- Our Contract
- **Revise Zoning Code**
- Work with staff to revise and incorporate **Engineering & Design Criteria Manual (EDCM)** Sections.
- Make **recommendations** for revisions to the **Comprehensive Plan** for Implementation.
- **Resource** to the City Manager for limited spatial design recommendations **for City Projects**.

Existing Documents Fragmented & Focused on individual lot increment – text heavy and lack sufficient graphics and cohesion.



What is A Form-Based Code?

It is a type of Zoning Code that promotes predictable development patterns, by regulating the form of buildings and how they shape streets and public spaces.



Form-based Codes

- Encourage a mix of land uses, often reducing the need to travel extensively as part of one's daily routine.
- Promotes a mix of housing types.
- Consensus based public outreach and participation.
- Tailors the requirements for local context and topography.
- Emphasizes site design & building form, which will last many years beyond use and density which change over time.
- Address the design of the public realm & the importance the streetscape, parking and the interface of buildings have in creating a "sense of place."
- Provides information that is clear, concise and graphically illustrated.

Creating a sense of Place – the importance of the public realm.



Downtown has an early version of a Form-Based Code.

Local Example - City of Bradenton New FBC



BRADENTON
FORM-BASED CODE



Process

Spring/Summer 2015:

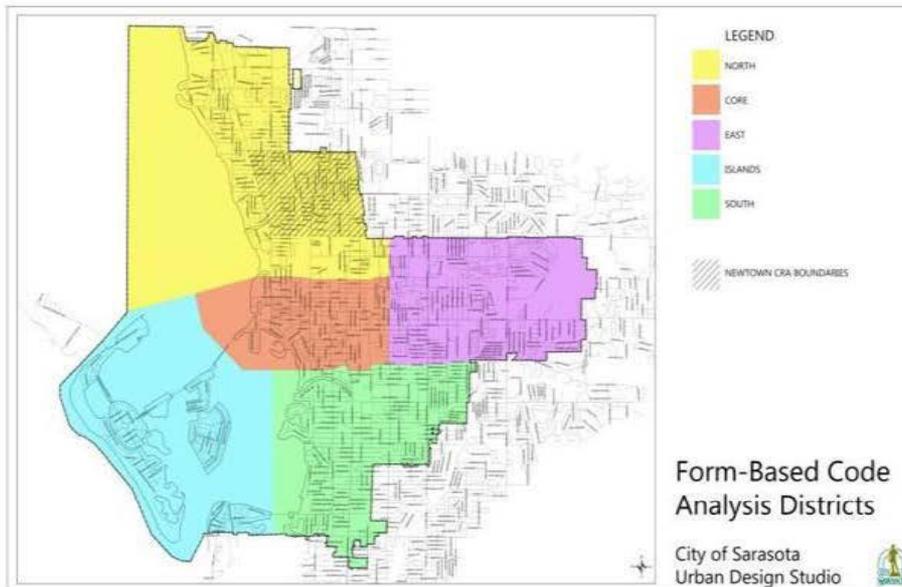
- Walking Audits
- Group Feedback Sessions

Summer/Fall 2015:

- Code Writing

Winter/ Spring 2016

- Public Feedback & Review
- Adoption Hearings

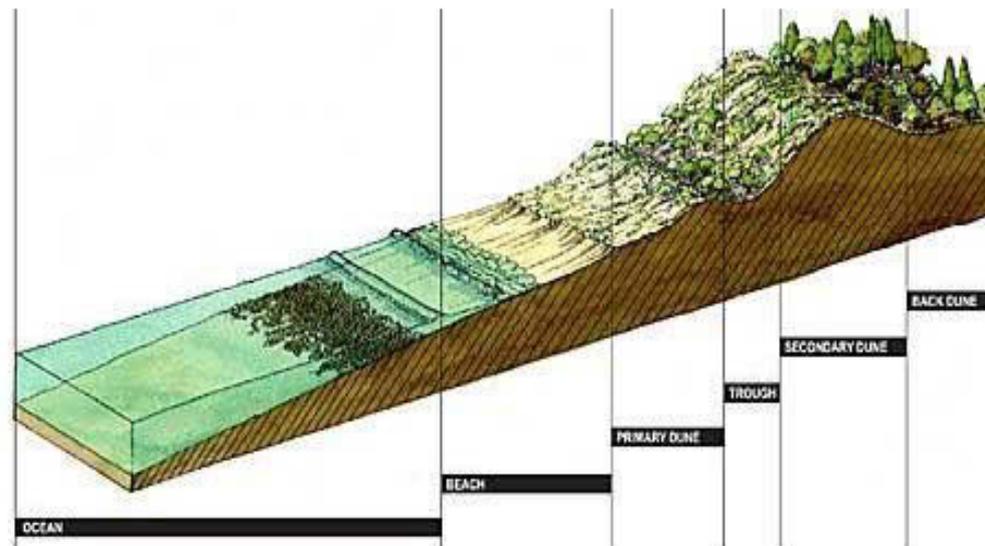


Today's Session

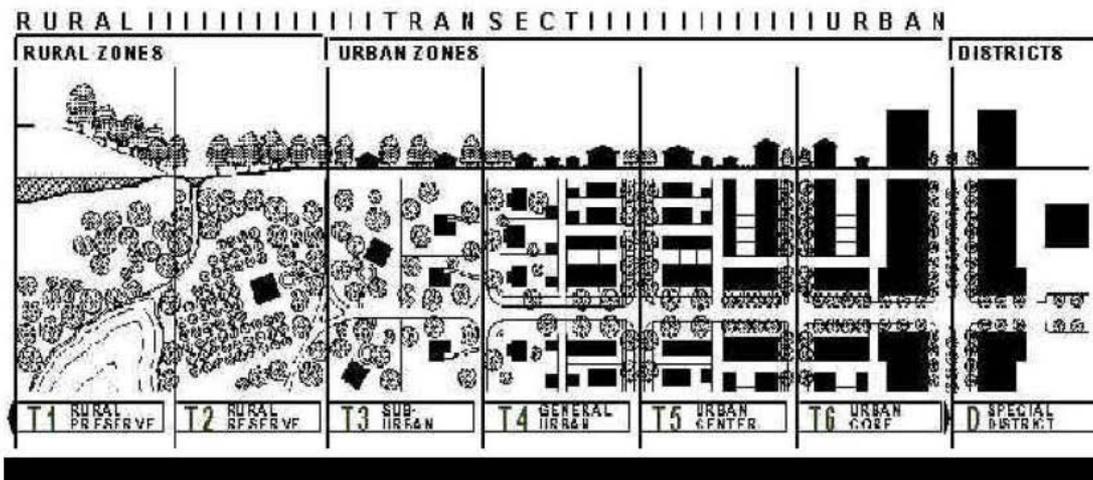
- 1st Phase of City-wide Public Participation & Outreach.
- Introduce the conceptual new zones, conduct a preliminary mapping exercise.
- Discuss Infrastructure, multi-modal transportation, safety and quality of life issues for today's stakeholders & future generations.

What is the Transect?

A transect or geographical cross-section of nature was first conceived near the end of the 18th century. Originally it was used to map and analyze different ecological environments that showed different characteristics through different zones, such as ocean shores, dunes, wetlands, plains, and uplands or mountains.



Human beings also live in different places such as metropolitan areas, cities, suburbs, towns and farms. The Form-based Code Transects apply the principle of the natural transect to describe a range of environments that can be arranged from the most natural to the most urban as illustrated in the diagram below.



Develop concepts with the Community using spatial design illustrations, maps and diagrams to implement plans.



Park Interface



Sample Block Illustrations

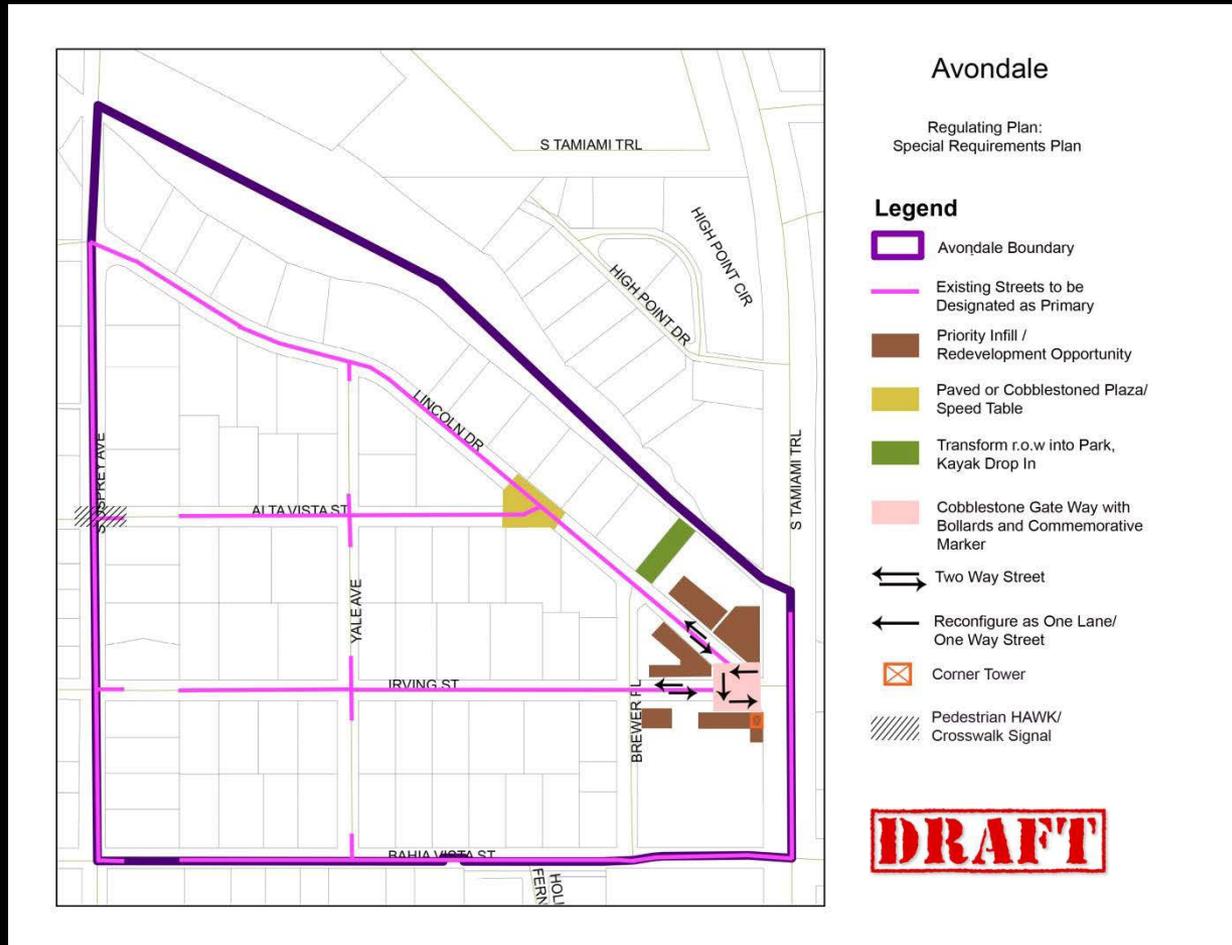


Water Tower Park

Were able to help neighborhood seek \$850,000 Grant Dollars for Light Imprint Design



Sample Special Requirements Plan



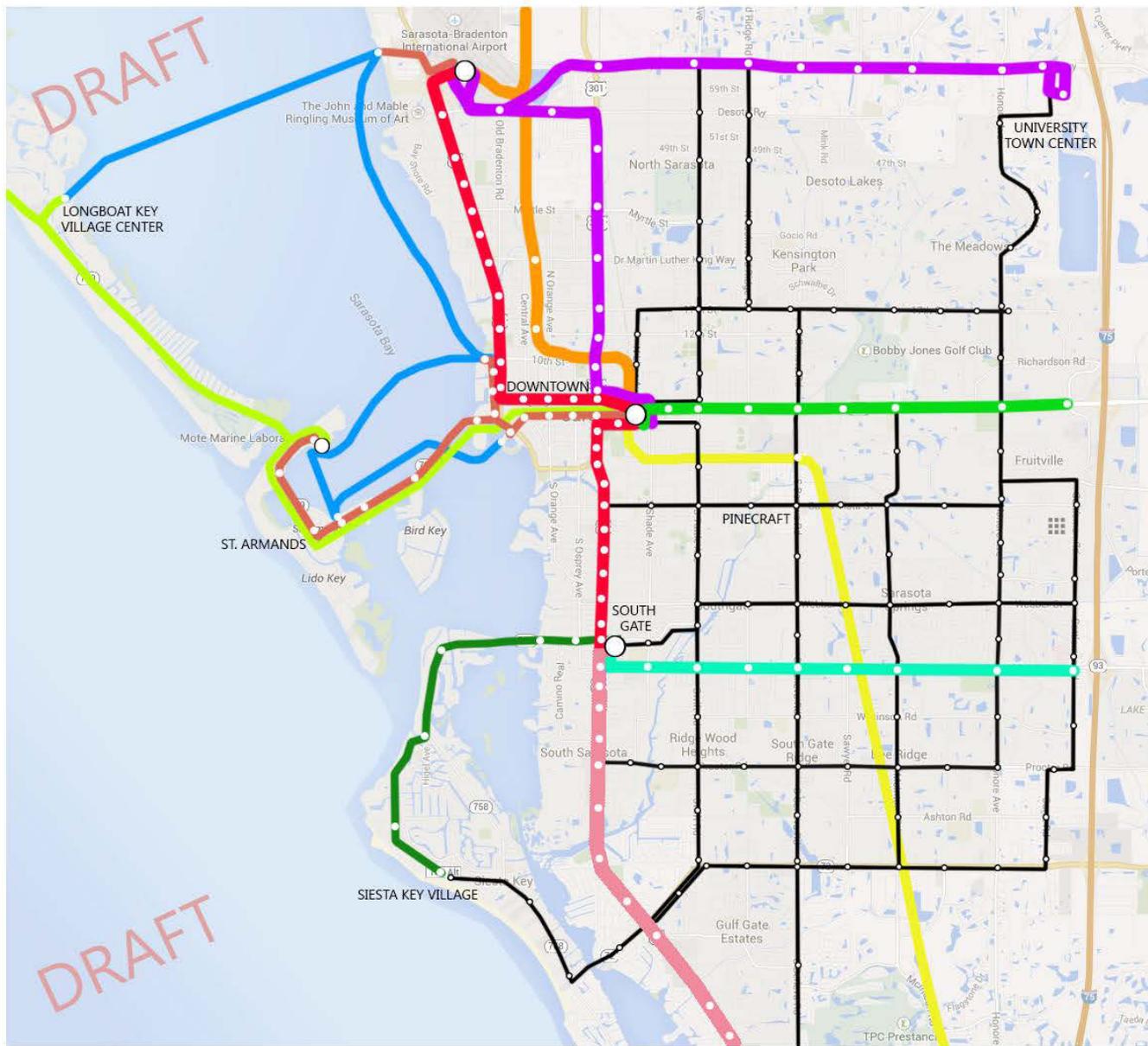
New Districts & Public Outreach



Include multi-modal transportation



Transit and Mobility Vision



Legend

-  Commuter Rail
-  Fruitville Line
-  Tamiami Tram Line
-  Sarasota Seahorse Waterbus
-  BRT from South
-  Bee Ridge BRT
-  University 301 BRT
-  Downtown and Island Trolley
-  Siesta Key Trolley
-  Longboat & Anna Maria Trolley
-  Legacy Trail
-  Bus Line
-  Hubs
-  Bus Stop

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Sarasota
FUTURE TRANSIT MAP

URBAN DESIGN STUDIO
CITY OF SARASOTA

Bicycle users, a spectrum



sidewalk
woonerf

sidewalk
slowest streets with guardian
curb-protected cycle track

sidewalk
slow streets (sharrow)
curb-protected cycle track
cycle track

sidewalk
slow streets (sharrow)
curb-protected cycle track
cycle track
bike lane, fearfully

sidewalk
slow streets (sharrow)
curb-protected cycle track
cycle track
bike lane, fearfully

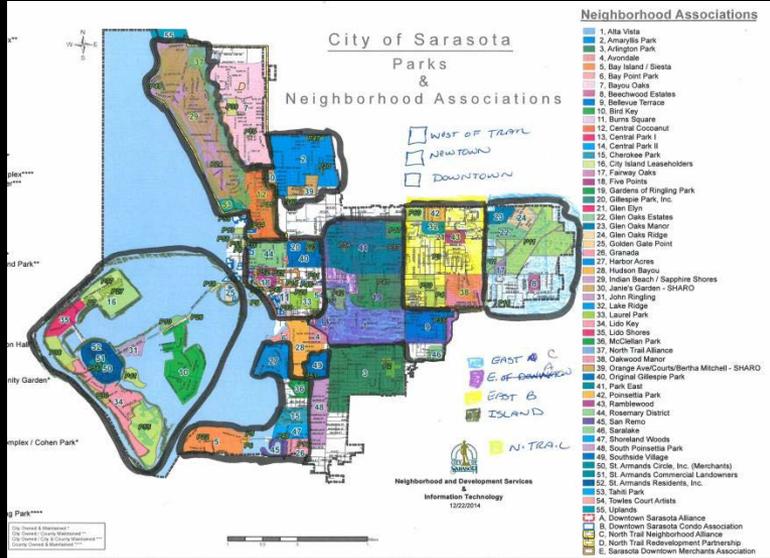
slow streets (sharrow)
curb-protected cycle track
cycle track
bike lane, confidently

slow streets (sharrow)
curb-protected cycle track
cycle track
bike lane, confidently
highway lane or shoulder, tour de france

City Engineer – Ongoing Bicycle & Mobility Master Plans



Process



Neighborhood Associations	FBC Group	Participation Events	T Zone Map	Calibrated Zoning Ma
James Garden	Newtown Catalyst Plan		2014	
Orange Ave/Courts/Bertha Mitchell	Newtown Catalyst Plan		2014	
Original Gillespie Park	Newtown Catalyst Plan		2014	
Poinsettia Park	Newtown Catalyst Plan		2014	
Amariya Park	Newtown Catalyst Plan		2014	
Arlington Park	Southside Catalyst Plan		2014	yes
Hudson Bayou	W. of Trail A	January	yes	yes
South Poinsettia Park	W. of Trail A	January	yes	yes
Bay Point Park	W. of Trail A	January	yes	yes
Avondale	W. of Trail A	January	yes	yes
Bayou Oaks	WTP Catalyst Plan	February	yes	yes
Bird Key	Island Catalyst Plan	March		
City Island Leaseholders	Island Catalyst Plan	March		
Golden Gate Point	Island Catalyst Plan	March		
John Ringling	Island Catalyst Plan	March		
Lido Key	Island Catalyst Plan	March		
Lido Shores	Island Catalyst Plan	March		
St. Armands Circle, Inc. Merchants	Island Catalyst Plan	March		
St. Armands Commercial Landowners	Island Catalyst Plan	March		
St. Armands Residents, Inc.	Island Catalyst Plan	March		
Cherokee Park	W. of Trail B	April		
Granada	W. of Trail B	April		
Harbor Acres	W. of Trail B	April		
McClellan Park	W. of Trail B	April		
San Remo	W. of Trail B	April		
Shoreland Woods	W. of Trail B	April		
Southside Village	W. of Trail B	April		
Bay Island/Siesta	W. of Trail B	April		



WALKING AUDIT
CITY OF SARASOTA
URBAN DESIGN STUDIO
SATURDAY FEB. 22, 2014
8:30 a.m. – 12:30 p.m.



Beechwood Estates	East C	May		
Fairway Oaks	East C	May		
Glen Oaks Estates	East C	May		
Glen Oaks Manor	East C	May		
Glen Oaks Ridge	East C	May		
Alta Vista	East A	June		
Bellevue Terrace	East A	June		
Central Park I	East A	June		
Central Park II	East A	June		
Gardens of Ringling Park	East A	June		
Lake Elyn	East B	June		
Lake Ridge	East B	June		
Oakwood Manor	East B	June		
Park East	East B	June		
Ramblewood	East B	June		
Saratola	East B	June		
Central Coconut	N. Trail	July		
IBSSA	N. Trail	July		
Tahiti Park	N. Trail	July		
North Trail Neighborhood Alliance	N. Trail	July		
North Trail Redevelopment Partnership	N. Trail	July		
Burns Square	Downtown	August		
Five Points	Downtown	August		
Gillespie Park, Inc.	Downtown	August		
Laurel Park	Downtown	August		
Rosemary District	Downtown	August		
Towles Court Artists	Downtown	August		
Downtown Sarasota Alliance	Downtown	August		
Downtown Sarasota Condo Association	Downtown	August		
Sarasota Downtown Merchants Association	Downtown	August		

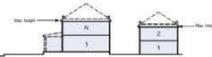
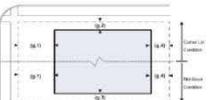
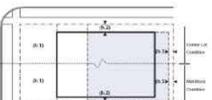
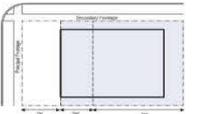
Mapping Exercise

- Packets Provided with:
- Current Land Use & Zoning Maps
- Draft Maps to look at potential new zone
- Cards of the New Zones & Metrics
- Feedback Cards & Staff to assist

T3-R

TABLE 15A. FORM-BASED CODE GRAPHICS - T3-R

Sarasota

T3	
(See Table 1)	
BUILDING HEIGHT	
<ol style="list-style-type: none"> 1. Building height shall be measured to the main or roof deck as specified on Table 8. 2. For calculation purposes, one story is up to 14 ft. 3. First story height and upper story height shall be a minimum of 9 ft. 4. Height shall be measured to the eave or roof deck as specified on Table 8. 5. Minimum residential finished floor height 2 ft. 	
	
SETBACKS - PRINCIPAL BLDG.	
<ol style="list-style-type: none"> 1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table. 	
	
SETBACKS - OUTBUILDING	
<ol style="list-style-type: none"> 1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown. 	
	
PARKING PLACEMENT	
<ol style="list-style-type: none"> 1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 15B). 2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 15B). Side- or rear-entry garages may be allowed in the first or second Layer by Waiver. 3. Trash containers shall be stored within the third Layer. 	
	
I. BUILDING FUNCTION (See Table 10 & Table 12)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
K. BUILDING HEIGHT (See Table 8)	
Principal Building	2 stories max.
Outbuilding	2 stories max.
L. LOT OCCUPATION (See Table 14)	
Lot Width	100 ft. min.
Lot Coverage	30% max.
G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Principal	30 ft. min.
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	8 ft. min.
(g.4) Rear Setback	15 ft. min. *
Frontage Outbuild	none
H. SETBACKS - OUTBUILDING (See Table 14h)	
(h.1) Front Setback	30 ft. min. + 8ft. setback
(h.2) Side Setback	3 ft. min. on E. or corner
(h.3) Rear Setback	4 ft. min. *
J. PRIVATE FRONTAGES (See Table 7)	
Fence & Fence	permitted
Slip	not permitted
Shopfront & Awning / Marquee	not permitted
Gallery	not permitted
Arcade	not permitted
Refer to Summary Table 14	
PARKING PROVISIONS (See Table 10 & 11)	
* or 15 feet from center line of alley	
"ft" stands for any Stories above Rosee show, up to the maximum. Refer to metrics for exact minimums and maximums.	

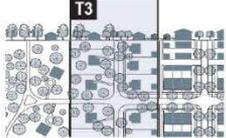


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T3.1-O

TABLE 15A. FORM-BASED CODE GRAPHICS - T3.1-O

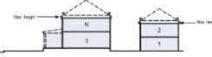
Sarasota



(See Table 1)

BUILDING HEIGHT

- Building height shall be measured in number of stories, excluding Attics and raised basements.
- For calculation purposes, one story is up to 14 ft.
- First story height and upper story height shall be a minimum of 8 ft.
- Height shall be measured to the eave or roof level as specified on Table 8.
- Minimum residential finished floor height 2 ft.



1. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

2. BUILDING HEIGHT (See Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

3. LOT OCCUPATION (See Table 14)

Lot Width	50 ft. min.
Lot Coverage	35% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g-1) Front Setback Principal	20 ft. min. 30 ft. max.
(g-2) Front Setback Secondary	12 ft. min.
(g-3) Side Setback	8 ft. min.
(g-4) Rear Setback	15 ft. min.*
Frontage Bulbout	40% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h-1) Front Setback	20 ft. min. + bldg. setback
(h-2) Side Setback	3 ft. min. or 6 ft. at corner
(h-3) Rear Setback	4 ft. min.*

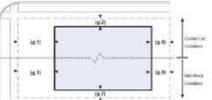
j. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Stoop	not permitted
Shopfront & Awning Marquis	not permitted
Gallery	not permitted

Refer to Summary Table 14

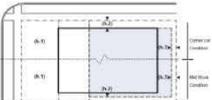
SETBACKS - PRINCIPAL BLDG.

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



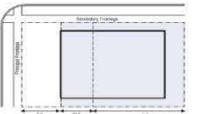
SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

- Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Adjustment.
- Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
- Trash containers shall be stored within the third Layer.



* or 15 feet from center line of alley right away or easement.
 *14' stands for any Stories above those shown, up to the maximum.
 Refer to metrics for exact minimums and maximums.

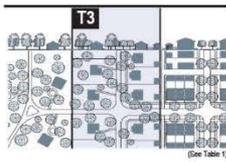


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T3.2-O

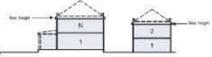
TABLE 15A. FORM-BASED CODE GRAPHICS - T3.2-O

Sarasota



BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height and upper story height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3.6 ft.

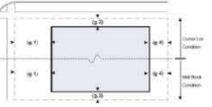


I. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

SETBACKS - PRINCIPAL BLDG.

1. The Footings and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Footings shall be built along the Principal Footings to the minimum specified width in the table.

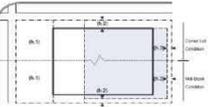


F. LOT OCCUPATION (See Table 14)

Lot High	30 ft. min.
Lot Coverage	35% max.

SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g) 10 Front Setback Principal	15 ft. min., 25 ft. max.
(g) 20 Front Setback Secondary	12 ft. min.
(g) 30 Side Setback	6 ft. min.
(g) 40 Rear Setback	15 ft. min. *

H. SETBACKS - OUTBUILDING (See Table 14h)

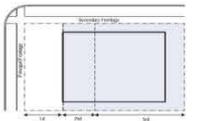
(h) 10 Front Setback	20 ft. min. + bldg. setback
(h) 20 Side Setback	3 ft. min. or 6 ft. at corner
(h) 30 Rear Setback	4 ft. min. *

J. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Stoop	not permitted
Shapertop & Awning Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17a). Side- or rear-entry garages may be allowed in the first or second Layer by Adjustment.
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17a).
3. Trash containers shall be stored within the third Layer.



PARKING PROVISIONS (See Table 10 & 11)

* or 15 feet from center line of alley right away or easement.
 *N/A stands for any details above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

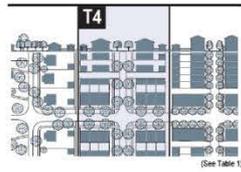


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T4-R Mostly Attached

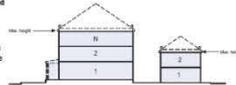
TABLE 15B. FORM-BASED CODE GRAPHICS - T4-R

Sarasota



T4

- BUILDING HEIGHT**
1. Building height shall be measured in number of stories, excluding Attics and raised basements.
 2. For calculation purposes, one story is up to 10 ft.
 3. First Story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 8 ft.
 4. Height shall be measured to the eave or roof deck as specified on Table 8.
 5. Minimum residential finished first floor height 3 ft.



I. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

K. BUILDING HEIGHT (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

F. LOT OCCUPATION (See Table 14)

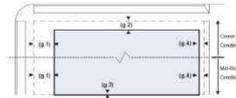
Lot Width Detached	30 ft. min.
Lot Coverage Detached	50% max.
Lot Width Attached	20 ft. min.
Lot Coverage Attached	75% max.

G. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Primary	6 ft. min., 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min., 18 ft. max.
(g.3) Side Setback Detached	4 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	0 ft. min.*
Frontage Buildout Primary	80% min. at setback
Frontage Buildout Secondary	50% min.

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

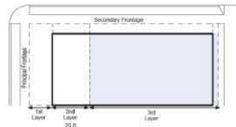


H. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min.*

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



J. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquee	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

PARKING PROVISIONS
(See Table 10 & 11)

* or 15 feet from center line of alley right away or easement.
"ft" stands for any stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

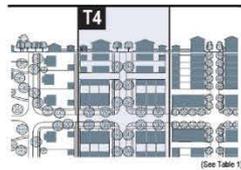


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T4-R Mostly Detached

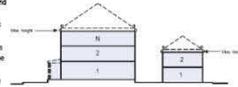
TABLE 15B. FORM-BASED CODE GRAPHICS - T4-R

Sarasota



BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 6.
5. Minimum residential finished first floor height 3 ft.



i. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING HEIGHT (See Table 6)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14)

Lot Width Detached	30 ft. min.
Lot Coverage Detached	50% max.
Lot Width Attached	20 ft. min.
Lot Coverage Attached	75% max.

g. SETBACKS - PRINCIPAL BLDG. (See Table 14g)

(g.1) Front Setback Primary	6 ft. min., 10 ft. max.
(g.2) Front Setback Secondary	6 ft. min., 10 ft. max.
(g.3) Side Setback Detached	4 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	4 ft. min.*
Frontage Buildout Primary	80% min. at setback
Frontage Buildout Secondary	50% min.

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min.*

j. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Sleep	permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

PARKING PROVISIONS

(See Table 10 & 11)

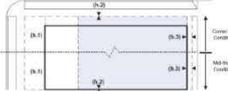
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



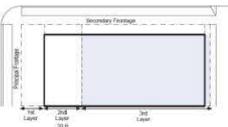
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17f).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17f).
3. Trash containers shall be stored within the third Layer.



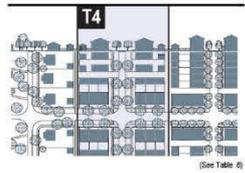
DRAFT

* or 15 feet from center line of alley right away or easement.
 "ft." stands for any stories above those shown, up to the maximum.
 Refer to metric for exact minimums and maximums.

T4.1-O

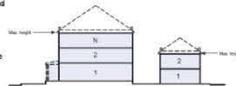
TABLE 15B. FORM-BASED CODE GRAPHICS - T4.1-O

Sarasota



BUILDING HEIGHT PRE-BONUS

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 8 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished floor height 3 ft.

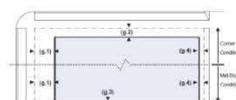


i. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



k. BUILDING HEIGHT (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



l. LOT OCCUPATION (See Table 14)

Lot Width (Detached)	30 ft. min.
Lot Coverage (Detached)	50% max.
Lot Width (Attached)	18 ft. min.
Lot Coverage (Attached)	75% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

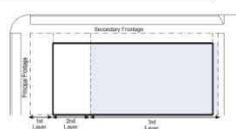
(g.1) Front Setback Primary	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 20 ft. max.
(g.3) Side Setback Detached	5 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	3 ft. min. *
Frontage Buildout	60% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	5 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min. *

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third layer.



j. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Shop	permitted
Shopfront & Awning Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

PARKING PROVISIONS

(See Table 10 & 11)

* or 15 feet from center line of alley right away or easement.
 "N" stands for any Stories above Base shown, up to the maximum.
 Refer to metrics for exact minimums and maximums.

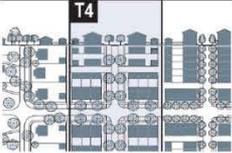


DRAFT

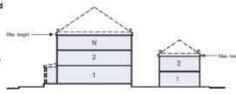
T4.2-O

TABLE 15B. FORM-BASED CODE GRAPHICS - T4.2-O

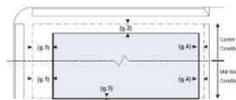
Sarasota

T4	
	(See Table 1)
I. BUILDING FUNCTION (See Table 10 & Table 12)	
Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use
k. BUILDING HEIGHT (See Table 8)	
Principal Building	4 stories max.
Outbuilding	2 stories max.
f. LOT OCCUPATION (See Table 14)	
Lot Width Detached	30 ft. min.
Lot Coverage Detached	50% max.
Lot Width Attached	16 ft. min.
Lot Coverage Attached	75% max.
g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Primary	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 15 ft. max.
(g.3) Side Setback Detached	5 ft. min.
(g.3) Side Setback Attached	3 ft. min.
(g.4) Rear Setback	3 ft. min. *
Frontage Bulbout	60% min. at setback
h. SETBACKS - OUTBUILDING (See Table 14h)	
(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min. *
j. PRIVATE FRONTAGES (See Table 7)	
Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquee	permitted
Gallery	not permitted
Arcade	not permitted
	Refer to Summary Table 14
PARKING PROVISIONS (See Table 10 & 11)	

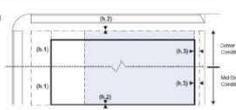
- BUILDING HEIGHT**
1. Building height shall be measured in number of stories, excluding Attics and raised basements.
 2. For calculation purposes, one story is up to 14 ft.
 3. First story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
 4. Height shall be measured to the eave or roof deck as specified on Table 8.
 5. Minimum residential finished first floor height 3 ft.



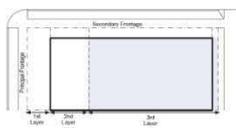
- SETBACKS - PRINCIPAL BLDG.**
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



- SETBACKS - OUTBUILDING**
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



- PARKING PLACEMENT**
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
 2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
 3. Trash containers shall be stored within the third Layer.



* or 15 feet from center line of alley right away or easement.
"ft" stands for any stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

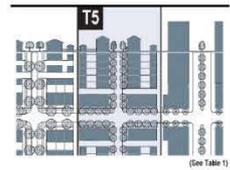


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T5.1-O

TABLE 15C. FORM-BASED CODE GRAPHICS - T5.1-O

Sarasota



BUILDING HEIGHT

- Building height shall be measured in number of stories, excluding above and raised basements.
- For calculation purposes, one story is up to 14.5.
- First story height shall be a minimum of 12 ft and a maximum of 25 ft. The upper story height shall be a minimum of 10 ft.
- Height shall be measured to the eave or roof deck as specified on Table 3.
- Minimum residential finished first floor height 3 ft.



1. BUILDING FUNCTION (See Table 10.8 & Table 13)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

2. BUILDING HEIGHT (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

3. LOT OCCUPATION (See Table 14)

Lot Width	N/A
Lot Coverage	85% max.

4. SETBACKS - PRINCIPAL BUILDING (See Table 14)

(a-1) Front Setback Principal	0 ft min., 10 ft max. (Along Tenthon Trail, Table 14b) Parallel east of 30' ft min., 15 ft max., in order to provide for sidewalk. Current sidewalk becomes cycle track. Building may have arcade or gallery encroaching First Layer.)
(a-2) Front Setback Secondary	0 ft min., 10 ft max.
(a-3) Side Setback	0 ft min., 24 ft max.
(a-4) Rear Setback	3 ft min. *
Frontage Buildout	85% min. at setback

5. SETBACKS - OUTBUILDING (See Table 14)

(b-1) Front Setback	40 ft max. from rear prop.
(b-2) Side Setback	0 ft min. or 2 ft. at corner
(b-3) Rear Setback	3 ft max. *

6. PRIVATE FRONTAGES (See Table 7)

Front & Fence	not permitted
Store	permitted
Shopfront & Awning Marquis	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14

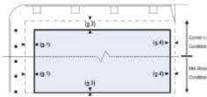
PARKING PROVISIONS

(See Table 10.8.11)

* or 15 feet from center line of alley right away or easement.
"N" stands for any stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

SETBACKS - PRINCIPAL BLDG.

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



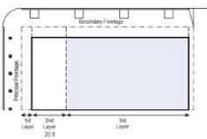
SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

- Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17.6).
- Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17.6).
- Truck containers shall be stored within the third Layer.

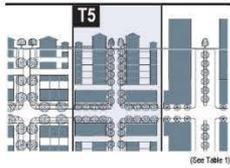


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T5.2-O

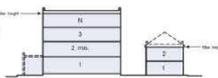
TABLE 15C. FORM-BASED CODE GRAPHICS - T5.2-O

Sarasota



BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding floors and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 12 ft. and a maximum of 25 ft. The upper story height shall be a minimum of 10 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 5.
5. Minimum residential finished first floor height 9 ft.



l. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

m. BUILDING HEIGHT (See Table 6)

Principal Building	5 stories max.
Outbuilding	2 stories max.

n. LOT OCCUPATION (See Table 14)

Lot Width	N/A
Lot Coverage	85% max.

o. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

g(1) Front Setback Principal

- 0 ft. min., 10 ft. max. (Along Tamiami Trail, Tattler, Frigate east of 327, 8 ft. min., 10 ft. max., in order to provide for sidewalk. Current sidewalk becomes cycle track. Building may have arcade or gallery encroaching First Layer.)

g(2) Front Setback Secondary

- 0 ft. min., 10 ft. max.

g(3) Side Setback

- 0 ft. min., 24 ft. max.

g(4) Rear Setback

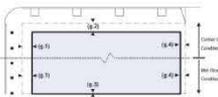
- 0 ft. min.*

Frontage Bulb-out

- 85% min. at setback

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



h. SETBACKS - OUTBUILDING (See Table 14h)

h(1) Front Setback Principal

- 40 ft. max. from rear prop.

h(2) Side Setback

- 0 ft. min. or 2 ft. at corner

h(3) Rear Setback

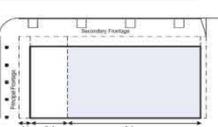
- 0 ft. min.*

j. PRIVATE FRONTAGES (See Table 7)

Porch or Fence	not permitted
Slope	permitted
Shopfront & Awning Marquis	permitted
Gallery	permitted
Arcade	not permitted

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17f).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17f).
3. Trash containers shall be stored within the third Layer.



* or 15 feet from center line of alley right away or easement.

"N" stands for any Stories above those shown, up to the maximum.

Refer to metrics for exact minimums and maximums.



DRAFT

April Walking Audits



Harbor Acres Aerial



McClellan Park Aerial



Cherokee Park



Shoreland Woods Aerial



Bay Island / Siesta Aerial



San Remo Aerial



Granada Aerial



Walking Audits

- Outreach to neighborhood leadership early in process.
- Help to develop communication plans for increased participation.
- Identify Neighborhood Issues.
- Compare maps with existing conditions.
- Supplement Maps with local history.

Issues

- Traffic
- Stormwater
- Connectivity
- Taxes/Flood Zone Impacts
- Property Rights
- Compatibility/Infill
- Neighborhood Infrastructure Reinvestment

Group Sessions

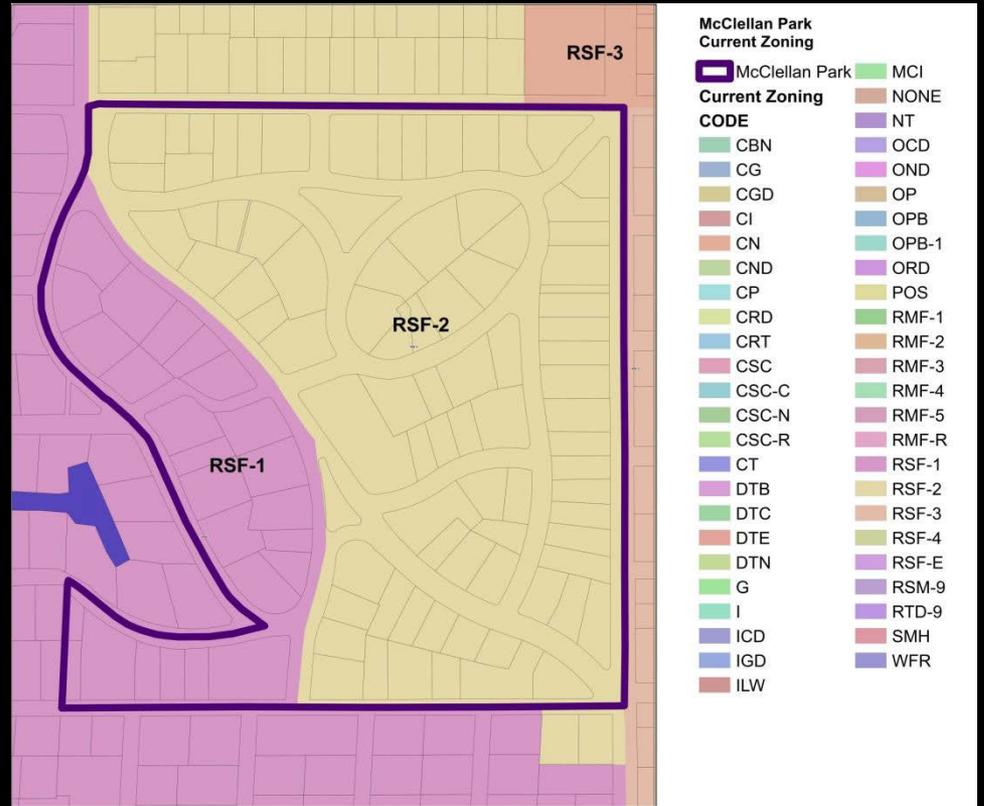
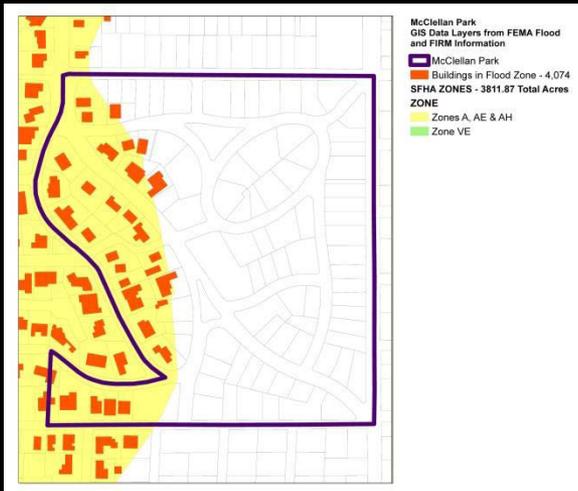
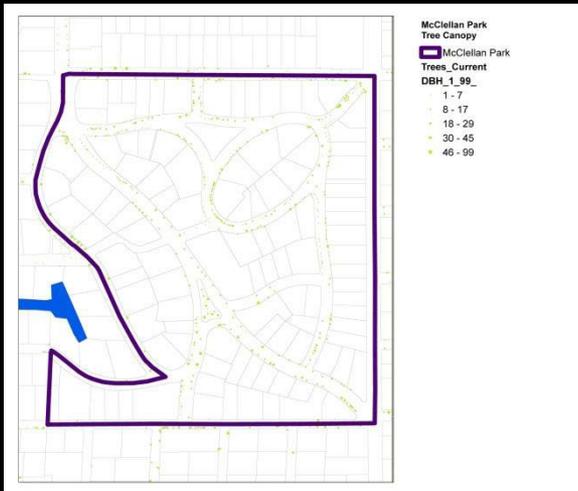
- Engage a larger group within the area (postcards are mailed to all property owners).
- Discuss both neighborhood & citywide issues.
- Public information on coding process, schedule & participation opportunities.
- Early feedback loop on preliminary mapping.

Observe Existing Conditions



McClellan Park





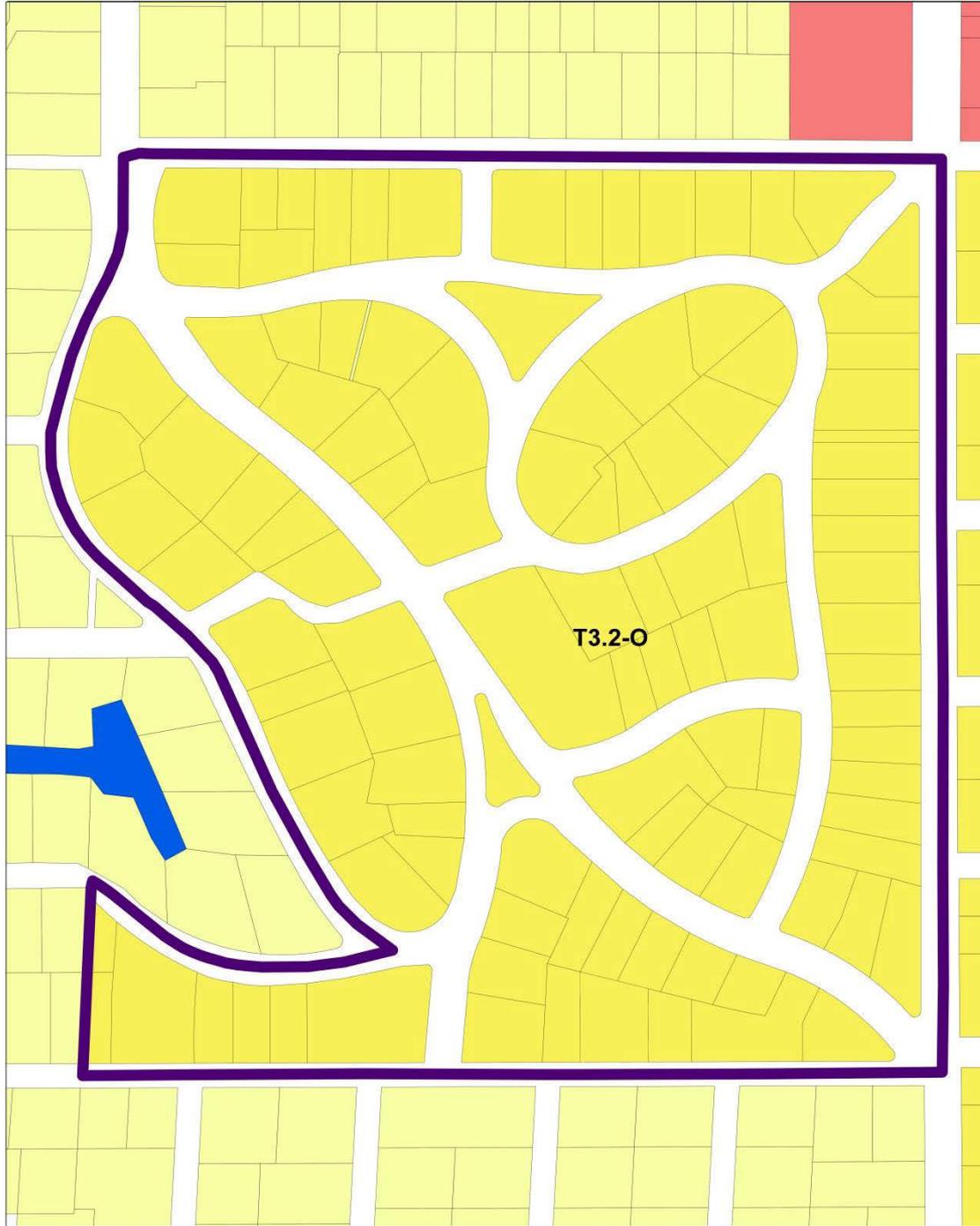
W. A. Y.

SARASOTA



McCLELLAN PARK

SARASOTA
MANATEE COUNTY
FLORIDA



**McClellan Park
Straight Translation**

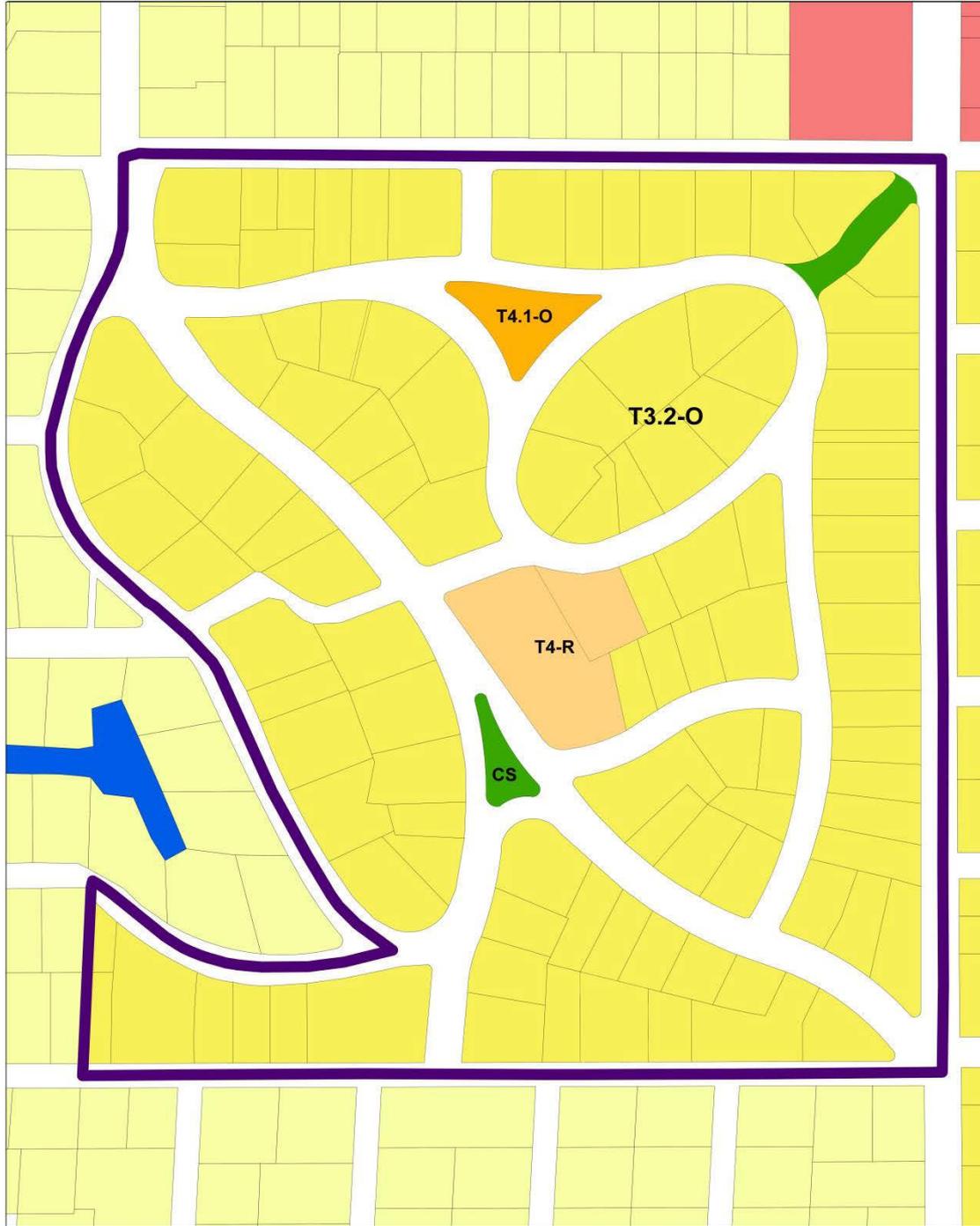
 McClellan Park
Straight Translation

 <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

DRAFT



**McClellan Park
Calibrated Zoning**

-  McClellan Park
-  <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

DRAFT

Flood Zone Adaptations

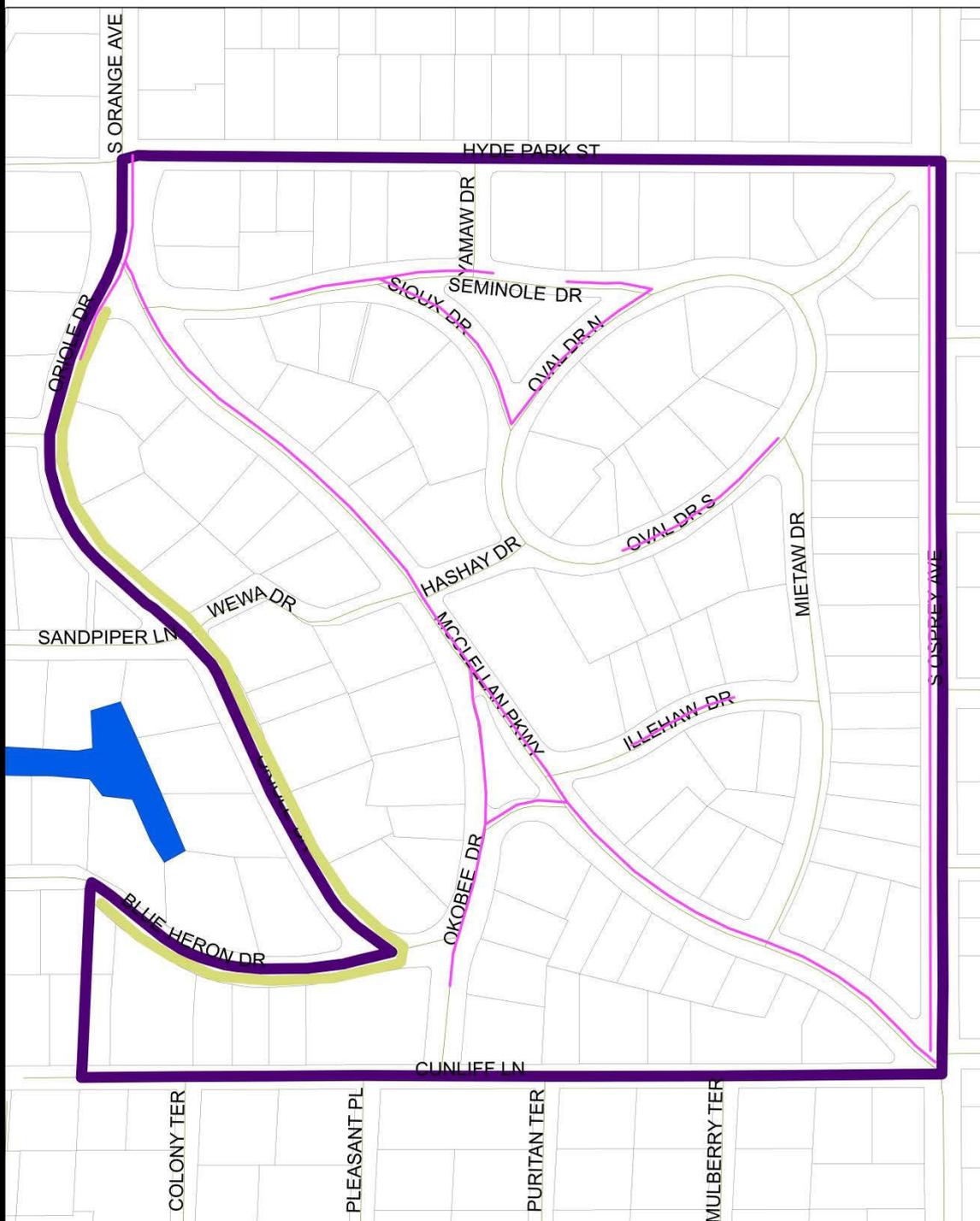


Stormwater & Infrastructure



Neighborhood Entrance Issues





McClellan Park

 McClellan Park

 Existing Streets to be Designated Primary

 Light Imprint Design (L.I.D)

Draft Special Requirements Plan



The Following Graphics are Conceptual Samples. The intent is to begin community discussions, and receive input to aid us in our work.

They are meant to illustrate a way to establish a residential neighborhood focal point and view terminus through the use of the special requirements plan & calibrated zoning.

McClellan Park Triangle



McClellan Park Triangle Infill



Triangle Hidden Interior Parking Layout



McClellan Park Triangle Infill



Sample climate-responsive architecture



climate-responsive architecture

497 E Water St   Exit Street View



© 2015 Google
© 2015 Google

Google earth

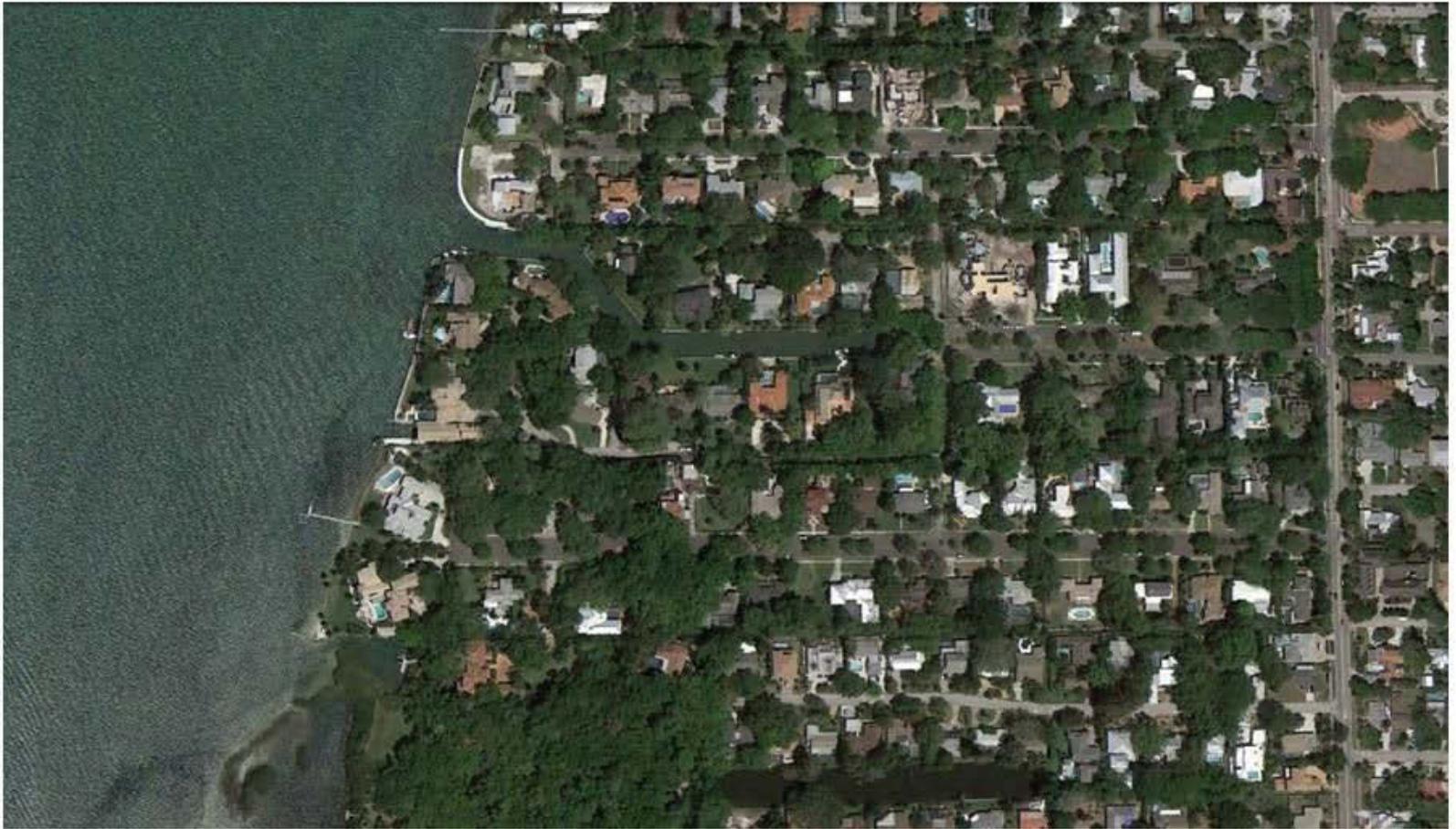
30°16'40.36" N 86°01'00.08" W elev 48 ft eye alt 34 ft 

[Report a problem](#)

climate-responsive architecture



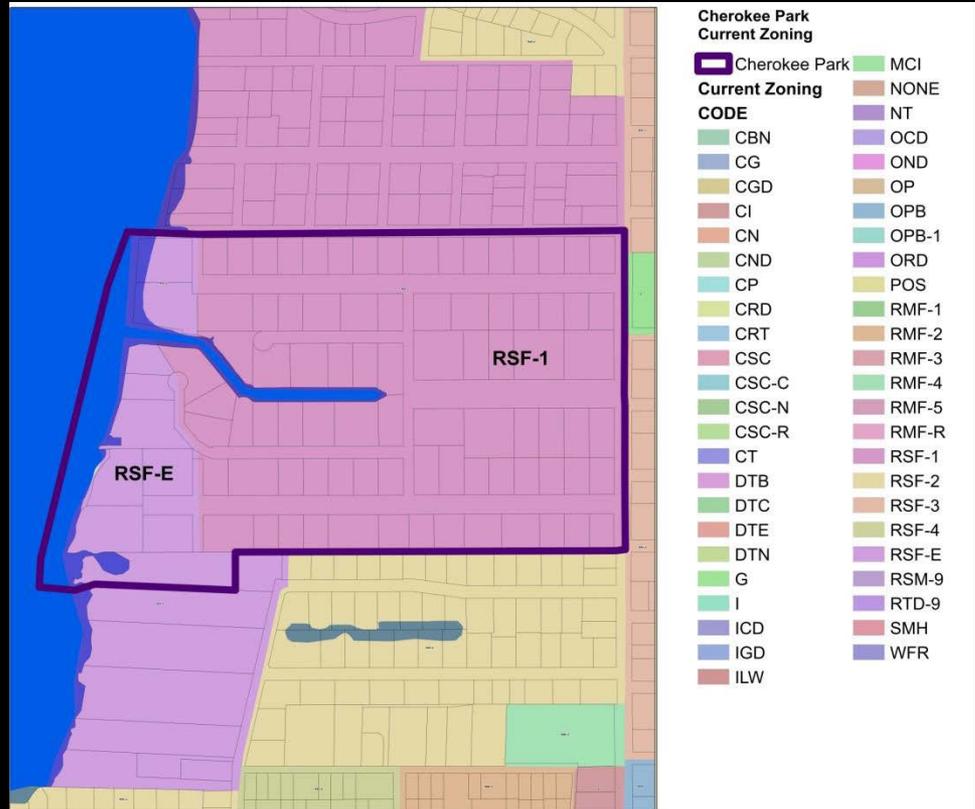
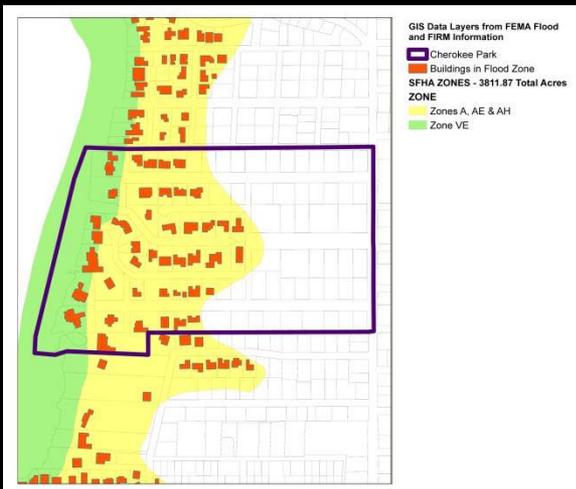
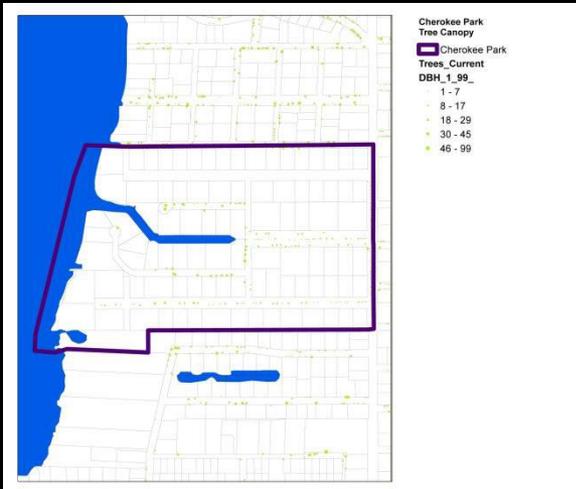
Cherokee Park



Cherokee Park



Mapping Analysis



**Cherokee Park
Straight / Calibrated Zoning**

 Cherokee Park

 <all other values>

Transect

 CI

 CS

 T1

 T3-R

 T3.1-O

 T3.2-O

 T4-R

 T4.1-O

 T4.2-O

 T5-R

 T5.1-O

 T5.2-O

 T6-10

 T6-18

DRAFT





Cherokee Park

-  Cherokee Park
-  Existing Streets to be Designated Primary
-  Light Imprint Design (L.I.D)

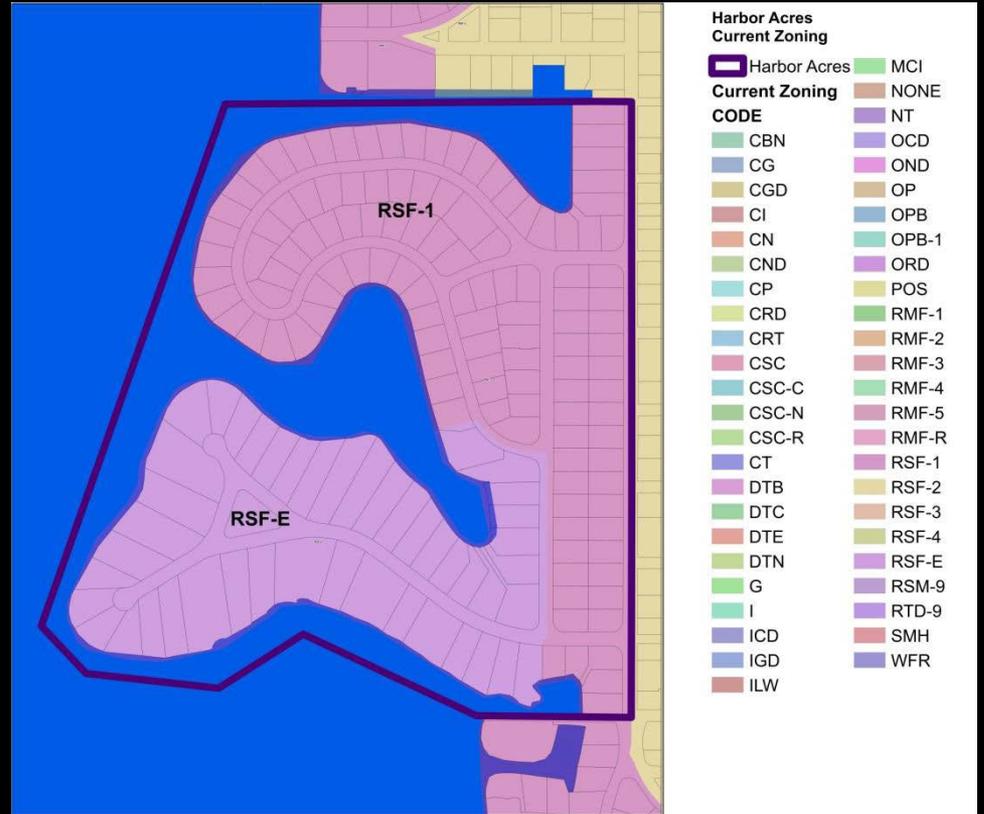
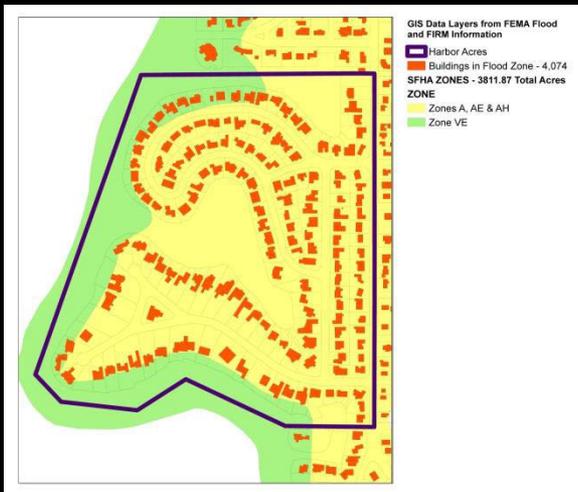
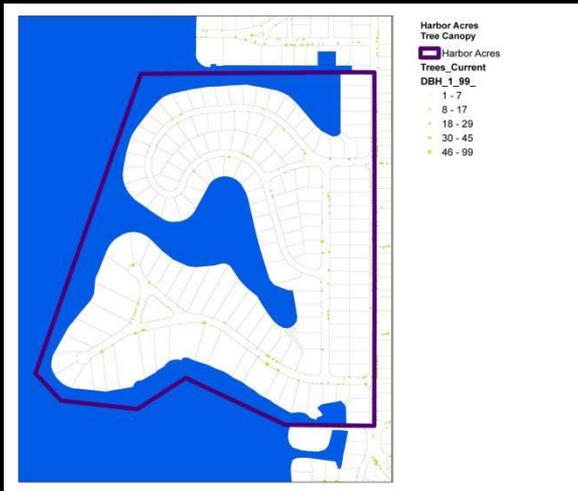
Draft Special Requirements Plan

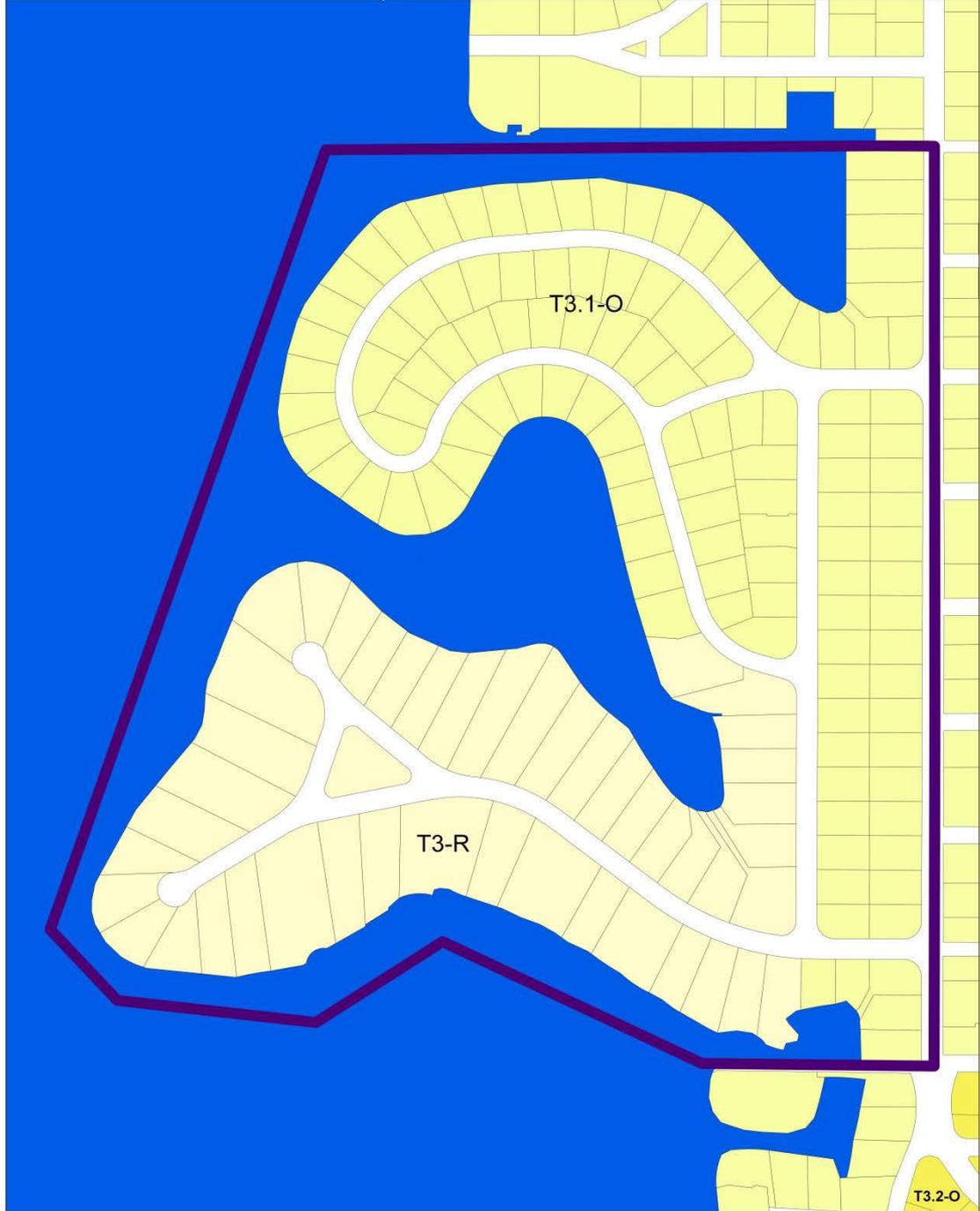
Harbor Acres Aerial



Harbor Acres







**Harbor Acres
Straight/ Calibrated Zoning**

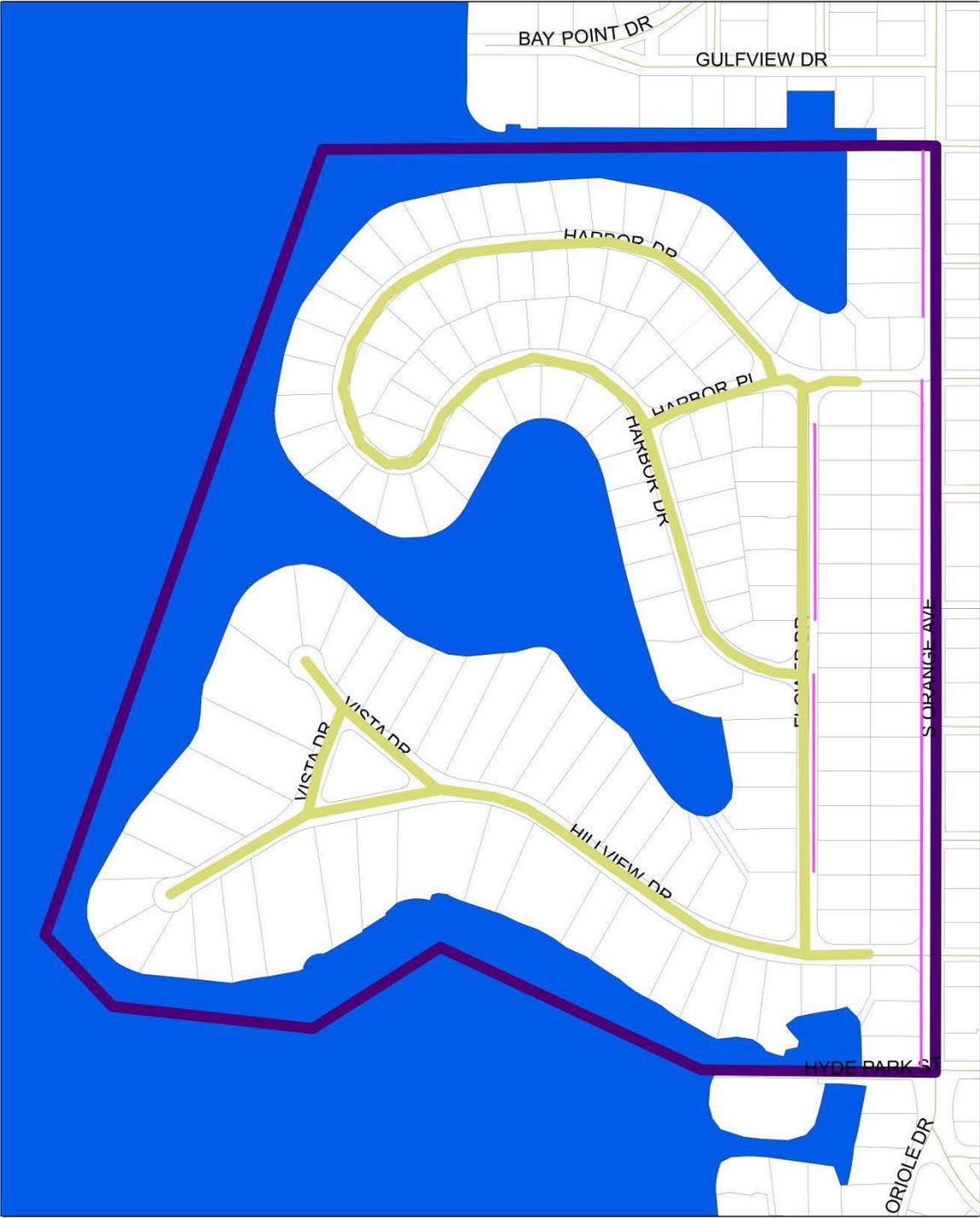
 Harbor Acres

 <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

DRAFT



Harbor Acres

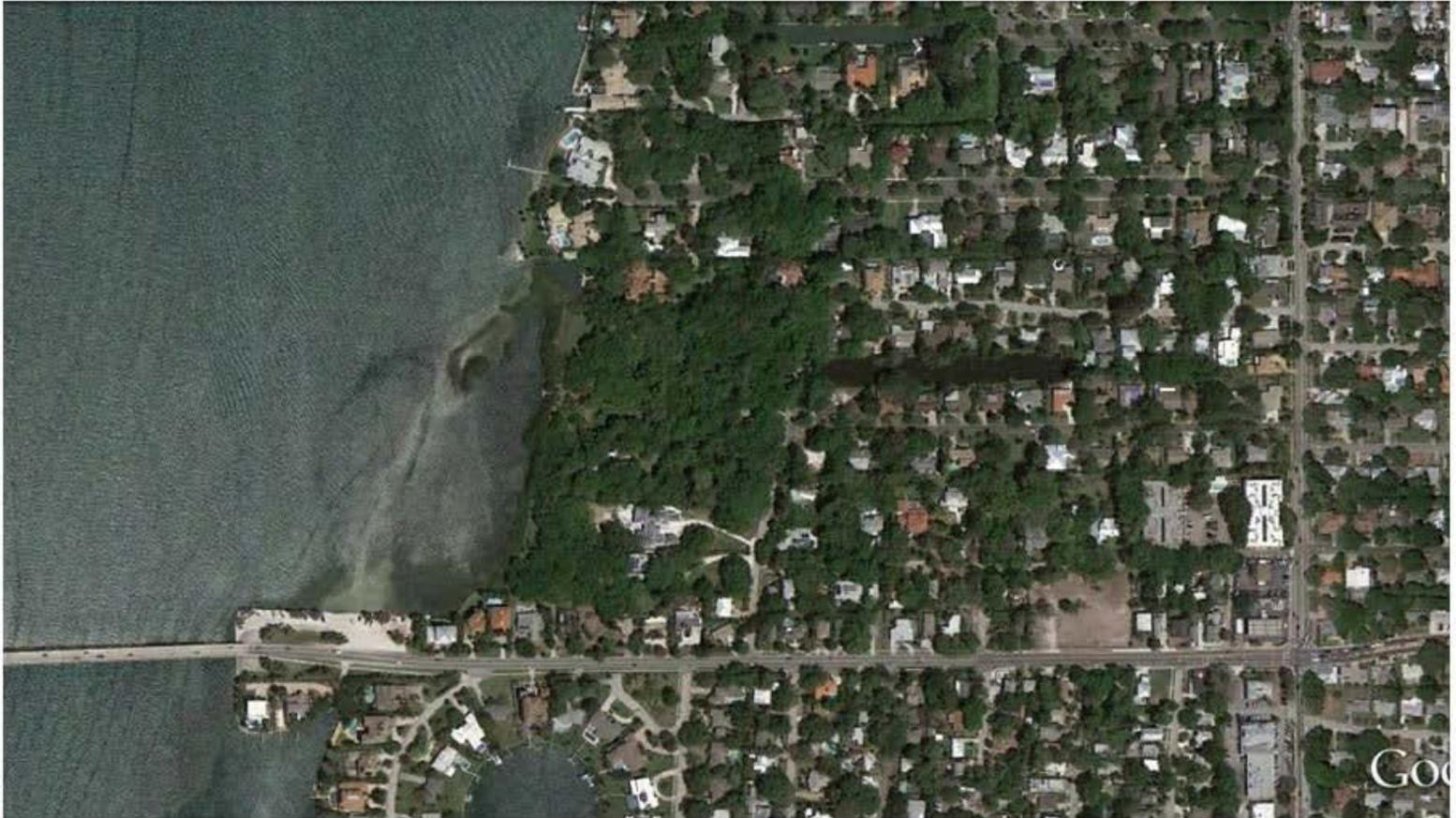
-  Harbor Acres
-  Existing Streets to be Designated Primary
-  Light Imprint Design (L.I.D)

Draft Special Requirements Plan

Sample Light Imprint Stormwater & Traffic Calming Treatment



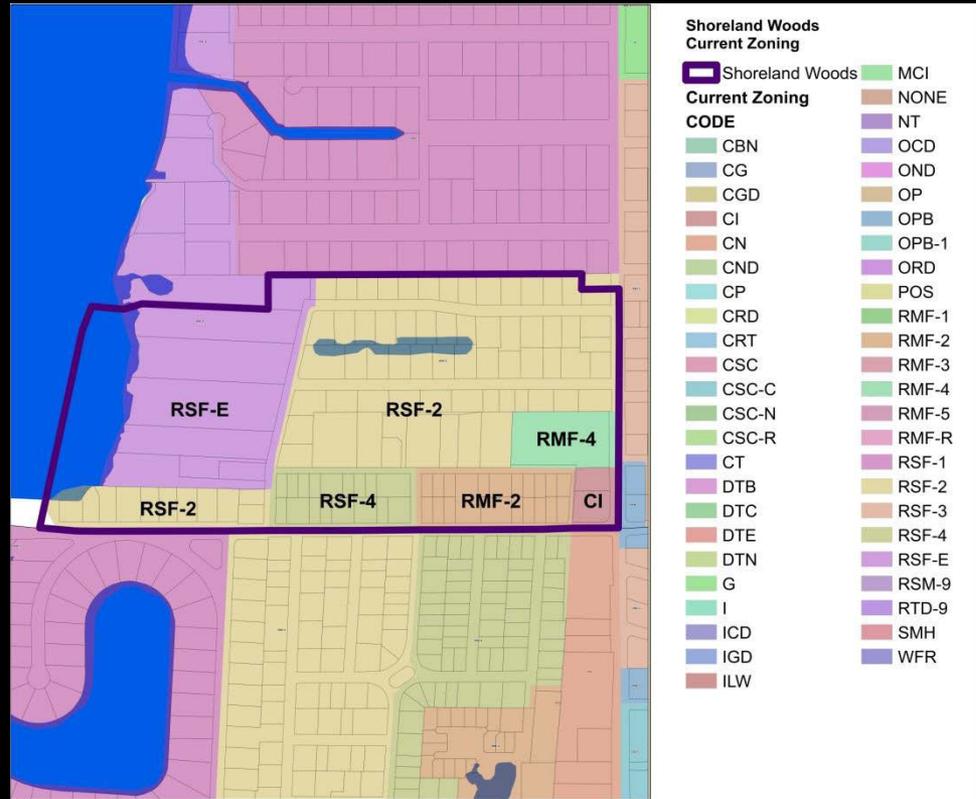
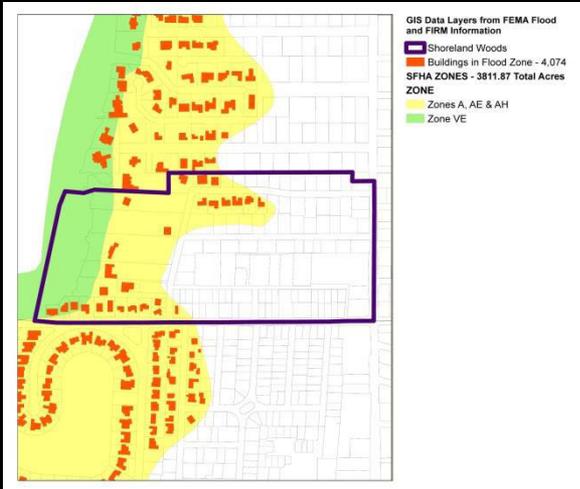
Shoreland Woods Aerial



Shoreland Woods









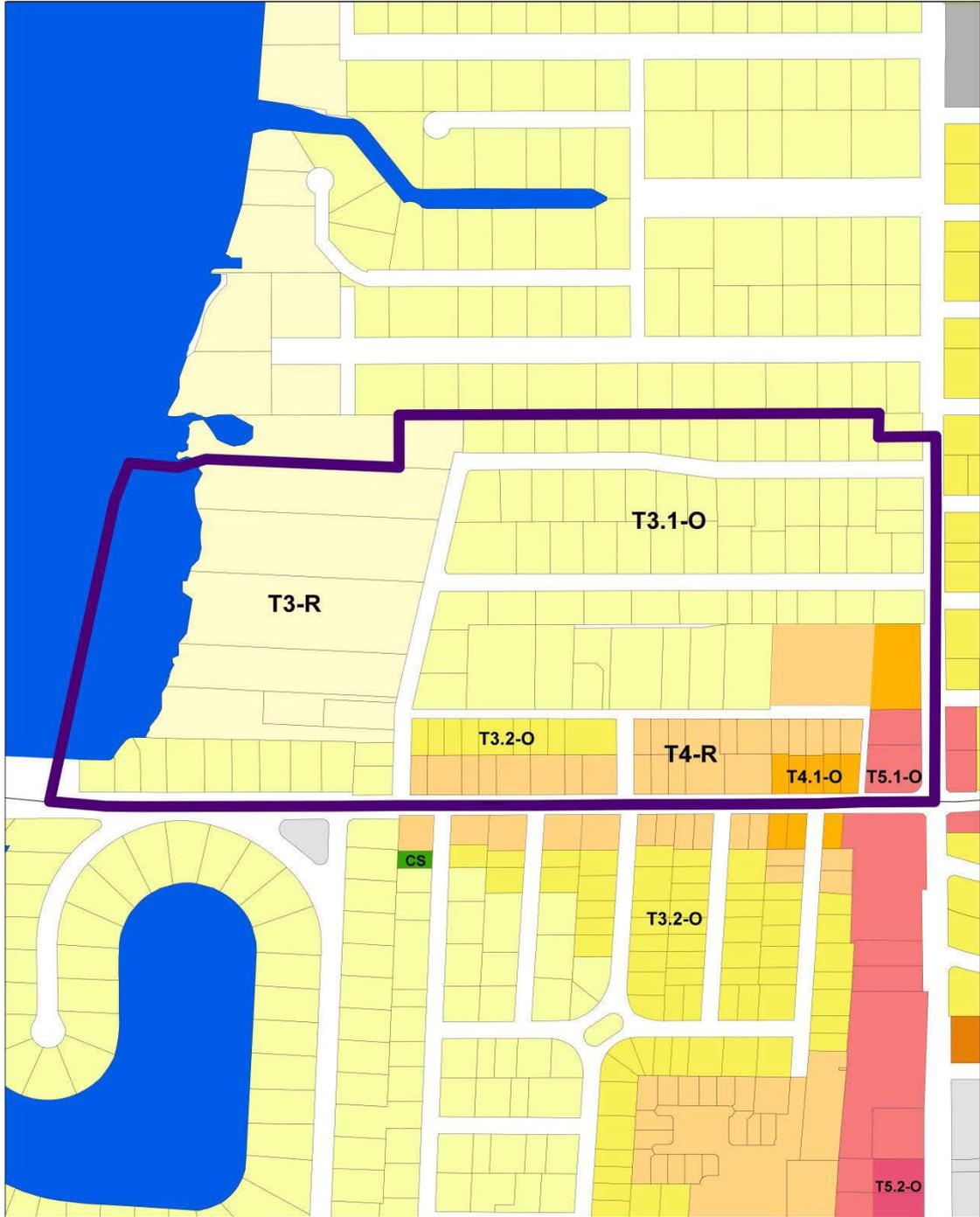
**Shoreland Woods
Straight Translation**

-  Shoreland Woods
-  <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

DRAFT



**Shoreland Woods
Calibrated Zoning**

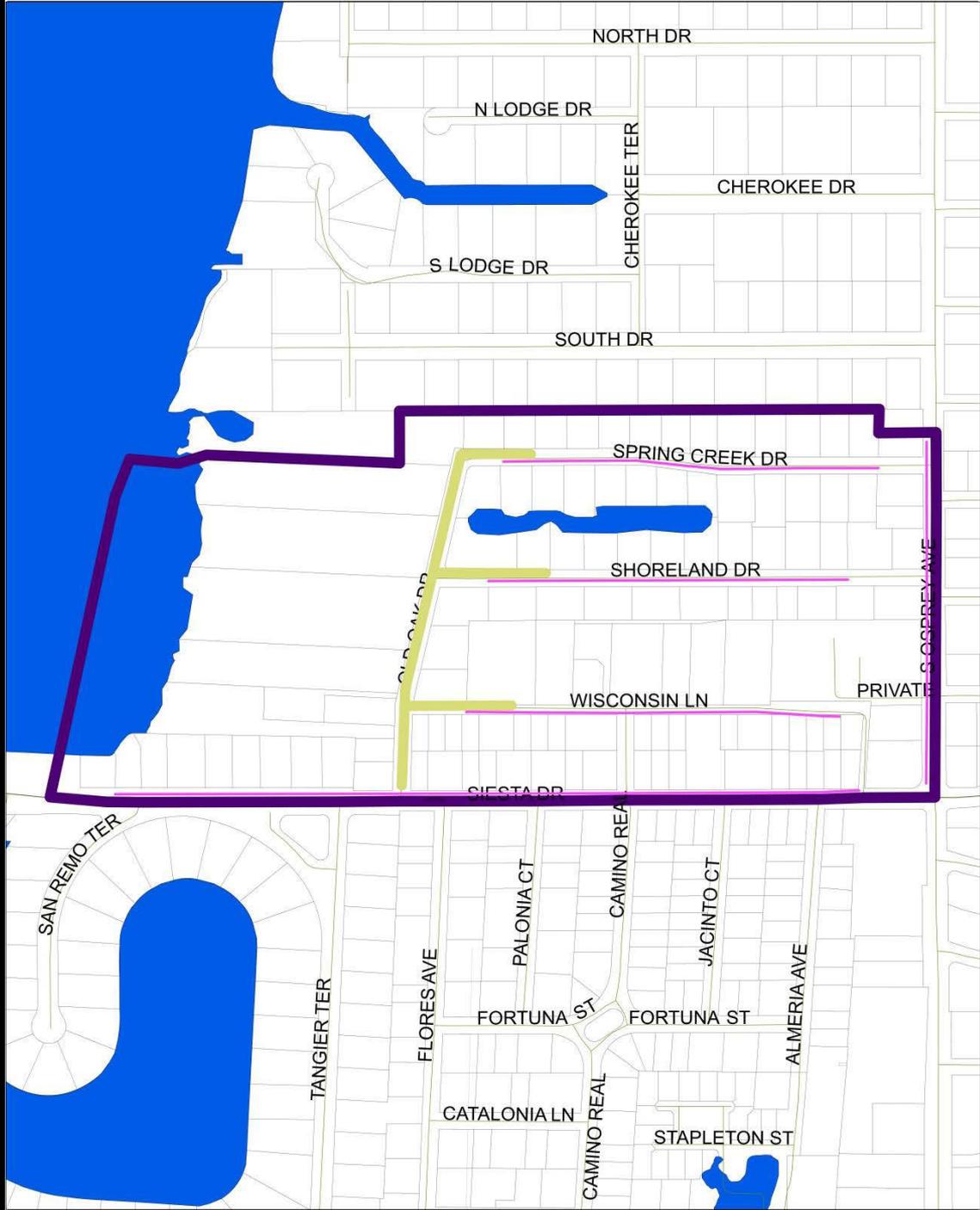
 Shoreland Woods

 <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

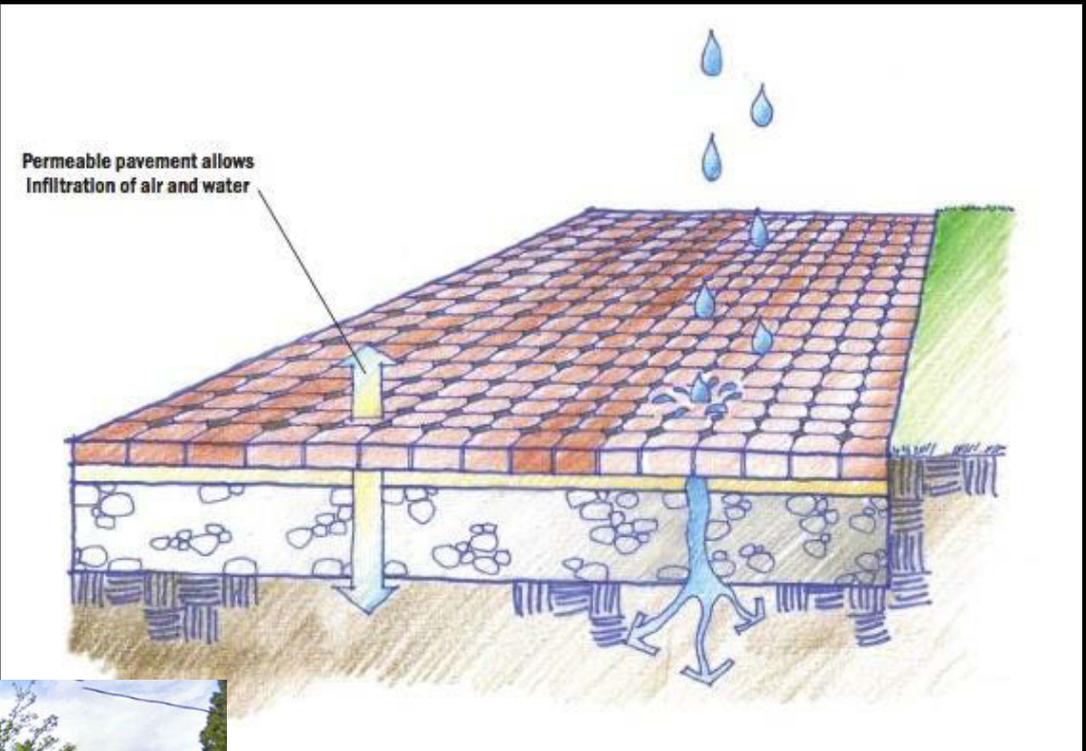
DRAFT



Shoreland Woods

-  Shoreland Woods
-  Existing Streets to be Designated Primary
-  Light Imprint Design (L.I.D)

Draft Special Requirements Plan



FBC & Urban Forestry

CANOPY ROADS

URBAN FORESTRY MASTER PLAN

City of Bradenton, Florida

CANOPY ROADS

A Canopy Road is a roadway with canopy trees that border each side of the road while providing a significant amount of canopy over or directly adjacent to the roadway. Preservation and maintenance of healthy trees that comprise Canopy Roads will help maintain their historic, aesthetic, cultural, and environmental value. In order to designate, preserve, promote, and protect Canopy Roads, the City and TLPB should consider:

- Developing appropriate definitions for a Canopy Road Protection Zone.
 - A designated section of right-of-way and up to 15 feet of the adjacent private property.
- Developing appropriate definitions of a Clear Zone.
 - The canopy above a roadway must be maintained to a 16-foot clearance over drivable surface from curb to curb for vehicular use. It shall also mean the canopy above pedestrian zones trimmed to 10 feet above ground surface and 2 feet laterally from edge of sidewalk.



18th Street Northeast

Clear Zones listed above are suggestions and will be further defined as the Canopy Road program is further developed. Clear Zones shall be required to meet current Florida Department of Transportation (FDOT) and all other local requirements at the time projects are implemented.

- Developing preferred Canopy Road characteristics such as:
 - A Canopy Road shall have a minimum length of one-eighth mile (660 feet) with a minimum of 50% overhead coverage (excluding invasive species) per section of roadway as measured by branching, drip line, shading, and other visual cues; or
 - A Canopy Road shall have a minimum length of one-quarter mile (1,320 feet) with overhead coverage contributing to a point-based evaluation based on tree canopy coverage as a percentage of overall roadway length, canopy condition, and composition; and
 - A Canopy Road shall consist of a minimum of 75% native plant species and naturalized plant species; and
 - A Canopy Road may be composed of more than one segment of differently named roads providing they are contiguous and the combined length meets the minimum requirement.
 - Canopy Roads shall have appropriate signage to delineate the limits of the Canopy Road.

- Developing special pruning requirements so not to compromise the integrity of the canopy to shade the road. For example:
 - Requirements for franchised utilities to notify the City prior to any utility line clearing on Canopy Roads, and that such proposed maintenance be performed under the direct supervision of an ISA Certified Arborist, urban forester, or registered consulting arborist (RCA).
- Developing permit requirements for protection of Canopy Roads for projects with proposed impacts to Canopy Roads.

The City Council should be authorized to designate roads as Canopy Roads and set standards for their implementation through the adoption of an appropriate ordinance. Requests for Canopy Roads could be made by residents, City staff, the TLPB, or other members of the community. Once the above standards are further established, the following process for designating Canopy Roads should be further developed and implemented:



48th Street Court East

- A written public meeting notice should be provided to property owners residing on a potential Canopy Road and the appropriate neighborhood associations.
- The public meeting notice should detail the Canopy Road standards that would become applicable if the road is designated a Canopy Road.
- A public meeting notice should be posted on the potential Canopy Road a minimum of 15 days prior to the public meeting.
- Requests should be coordinated and brought to the Council by PCD for approval.

POTENTIAL CANOPY ROADS

- 12th Street West from Manatee Avenue to Barcarrota Boulevard
- Manatee Avenue East from 1st Street to 15th Street East
- 2nd Avenue East from 15th Street East to 24th Street East
- 48th Street Court East from Manatee Avenue to 8th Avenue East
- 18th Street Northeast from 1st Avenue East to 4th Avenue East

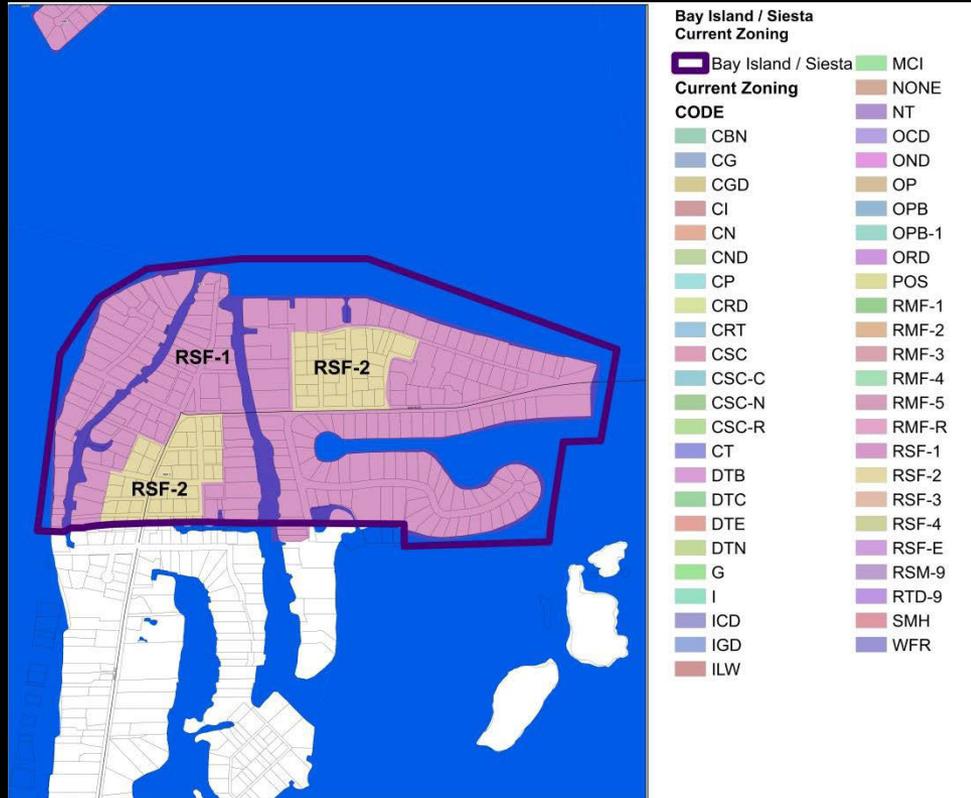
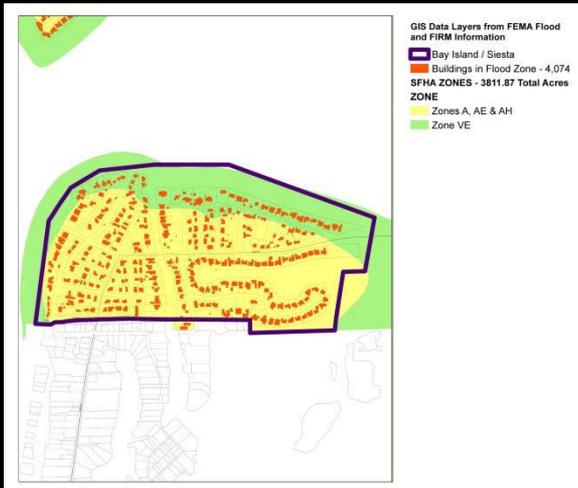
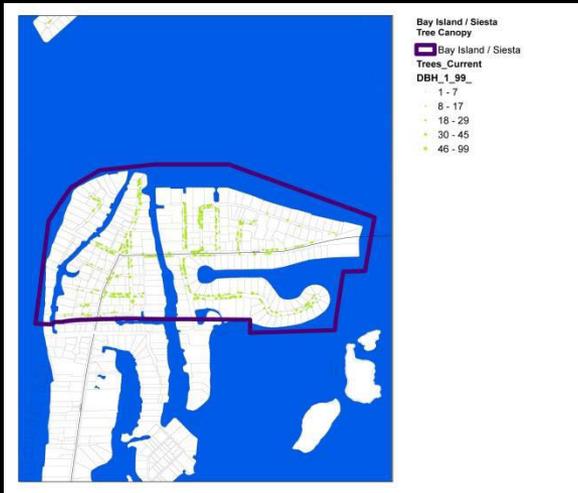
Florida Friendly Natives



Okinawa Spinach
Gynura cretinaria
HARSH PERENNIAL, EDIBLE GROUNDCOVER
Light: Full sun
Height: 1-1.5 ft
Soil: Moist, well-drained
Bark will exude latex if eaten raw or cooked. Fast growing.

Bay Island / Siesta Aerial





**Bay Island / Siesta
Straight /Calibrated Zoning**

 Bay Island / Siesta

 <all other values>

Transect

 CI

 CS

 T1

 T3-R

 T3.1-O

 T3.2-O

 T4-R

 T4.1-O

 T4.2-O

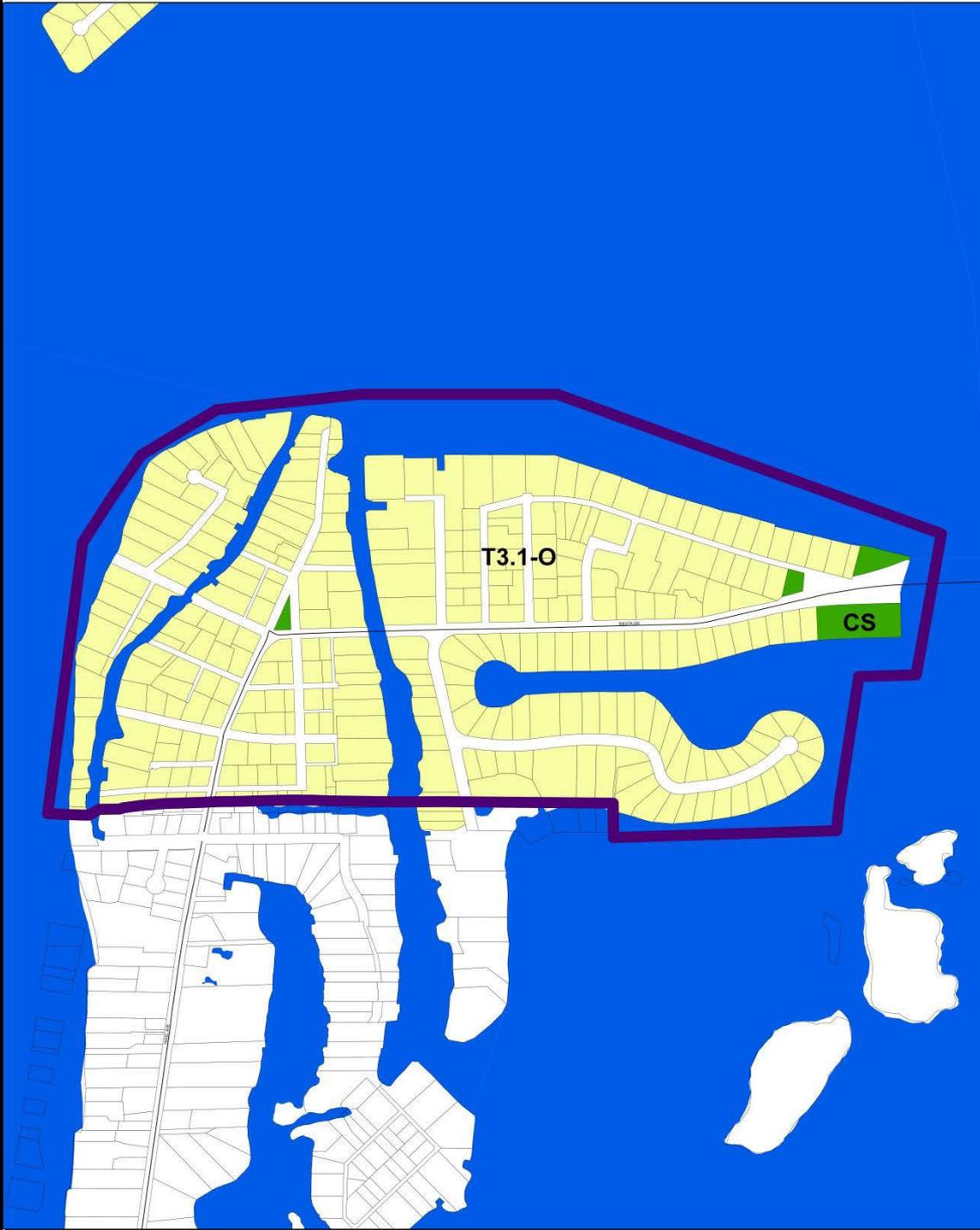
 T5-R

 T5.1-O

 T5.2-O

 T6-10

 T6-18



**Bay Island / Siesta
Calibrated Zoning**

 Bay Island / Siesta

 <all other values>

Transect

 CI

 CS

 T1

 T3-R

 T3.1-O

 T3.2-O

 T4-R

 T4.1-O

 T4.2-O

 T5-R

 T5.1-O

 T5.2-O

 T6-10

 T6-18



Bay Island/ Siesta Special Requirement Plans

 Bay Island / Siesta

 Existing Streets to be Designated Primary

 Improve Alley

 Intersection Improvement such as Roundabout

 Tower or Cupola Terminate View of Siesta Drive



Draft Special Regulations Plan

*Light Imprint Design (L.I.D) all Steets Over Time

The Following Graphics are Conceptual Samples. The intent is to begin community discussions, and receive input to aid us in our work.

They are meant to illustrate a multi-modal transportation approach and a long range plan sample of flood zone adaptation for new construction.

What if?



What if?



What if?



What if?



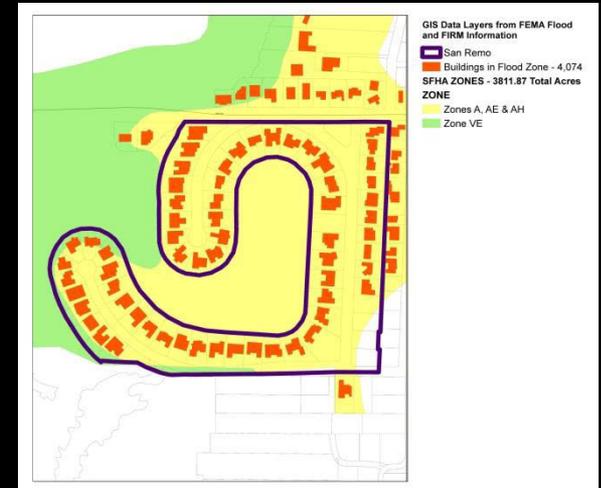
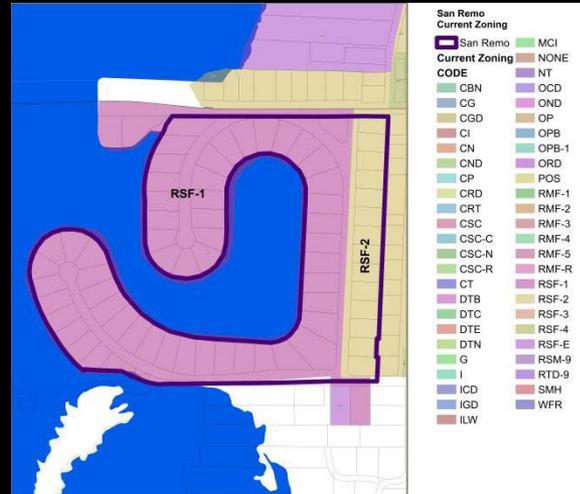
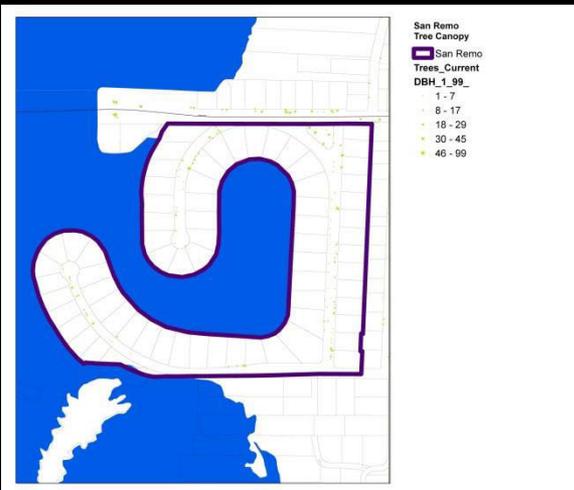
What if?



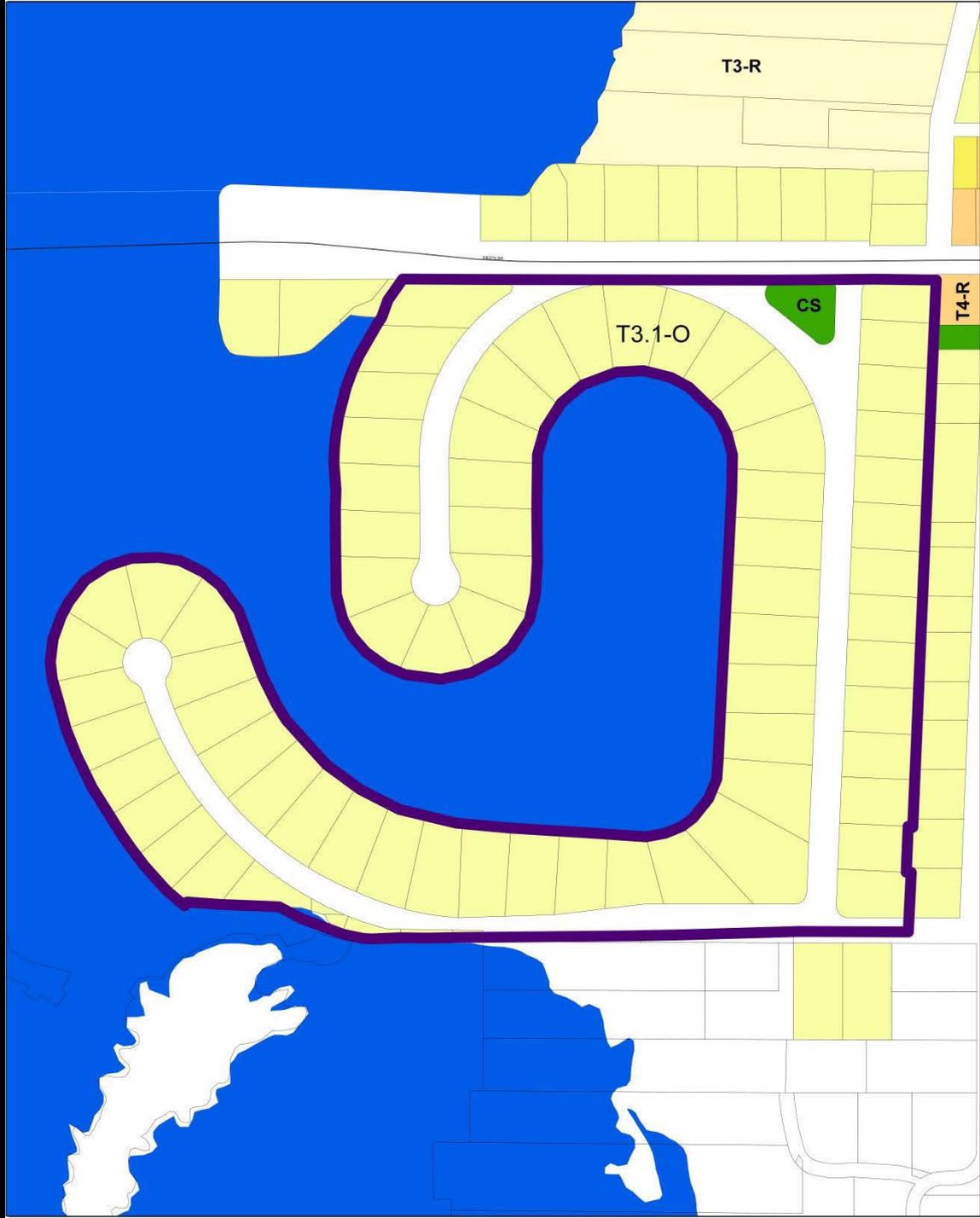
San Remo Aerial



San Remo Mapping Studies







**San Remo
Straight/ Calibrated Zoning**

 San Remo

 <all other values>

Transect

 CI

 CS

 T1

 T3-R

 T3.1-O

 T3.2-O

 T4-R

 T4.1-O

 T4.2-O

 T5-R

 T5.1-O

 T5.2-O

 T6-10

 T6-18

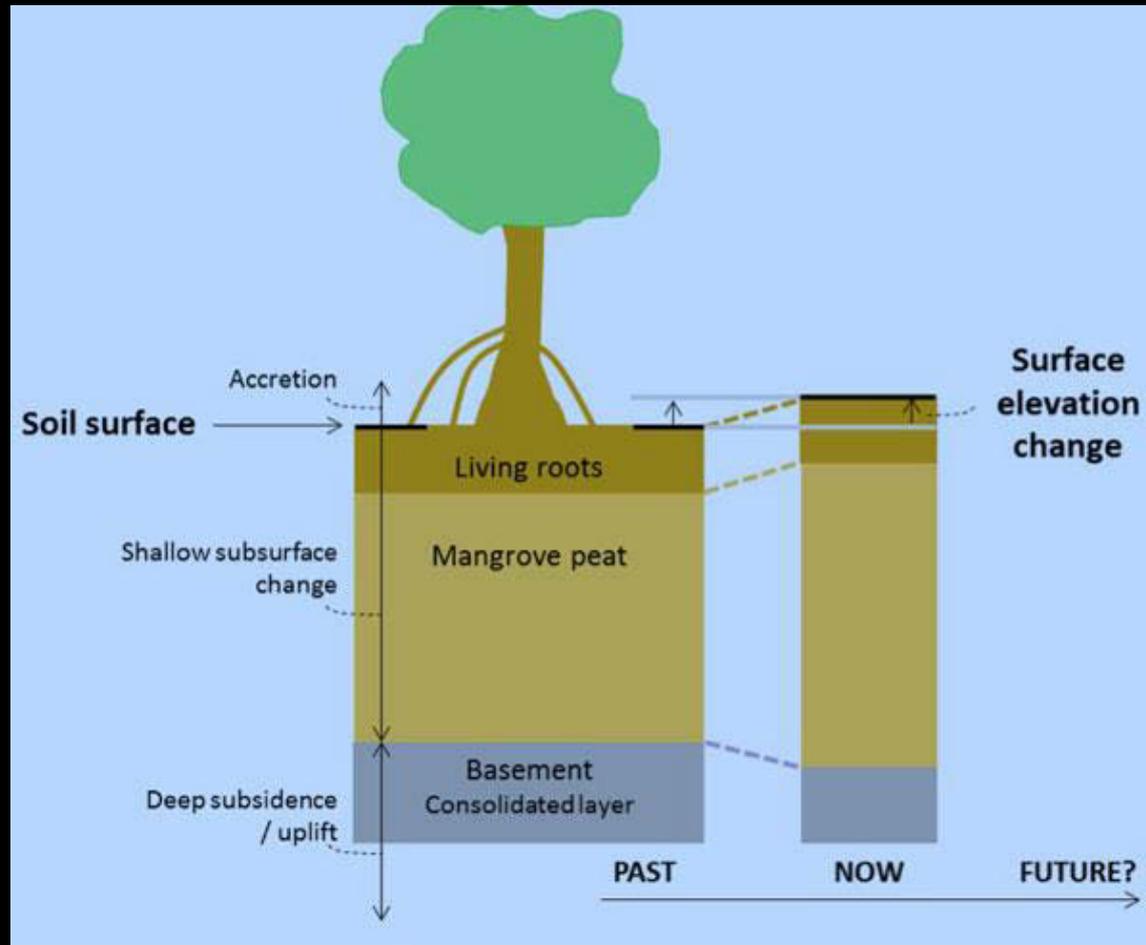
Older Housing Pattern still dominant

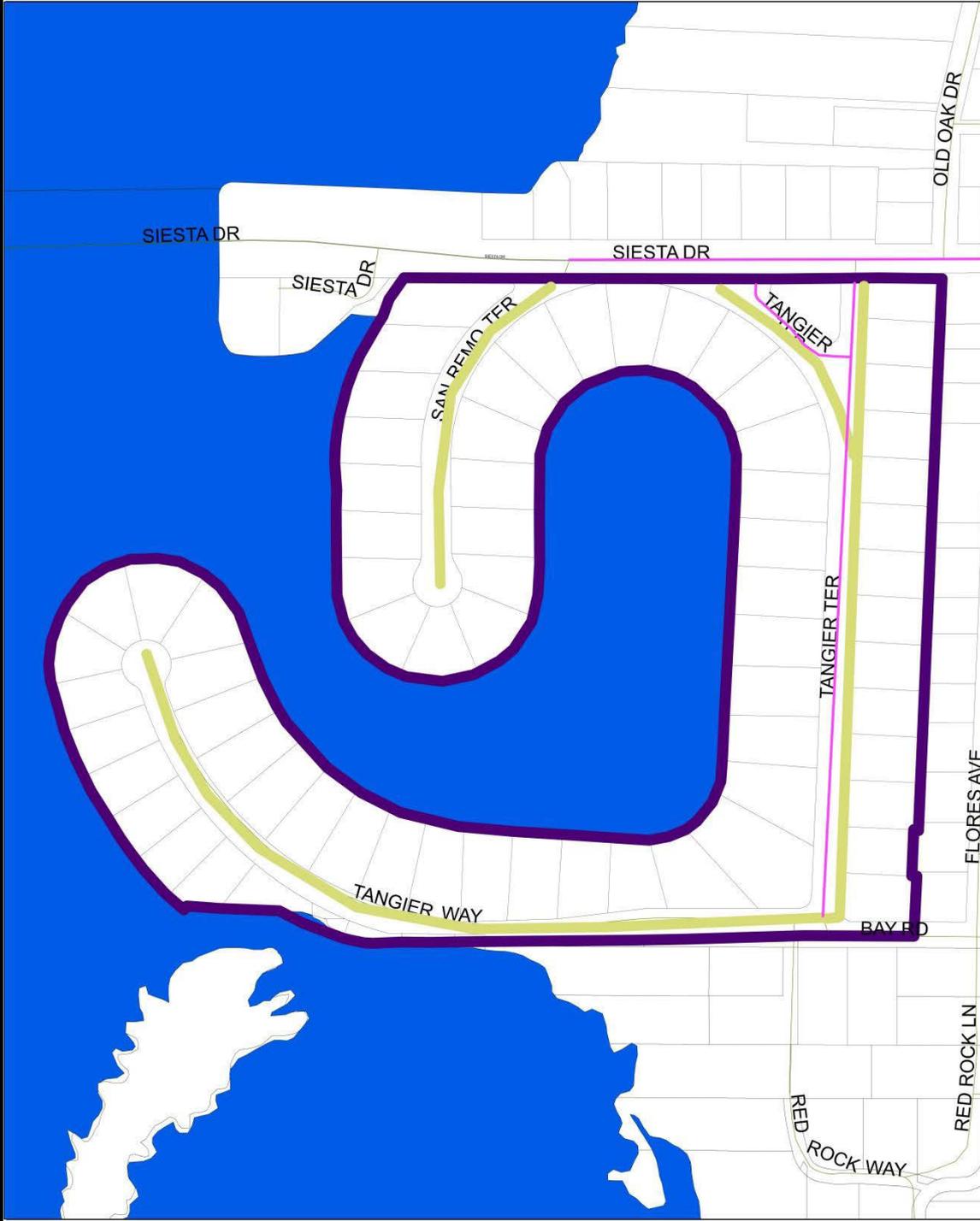


Flood Zone Adaptation Newer Construction



Mangroves help build land elevation





San Remo

 San Remo

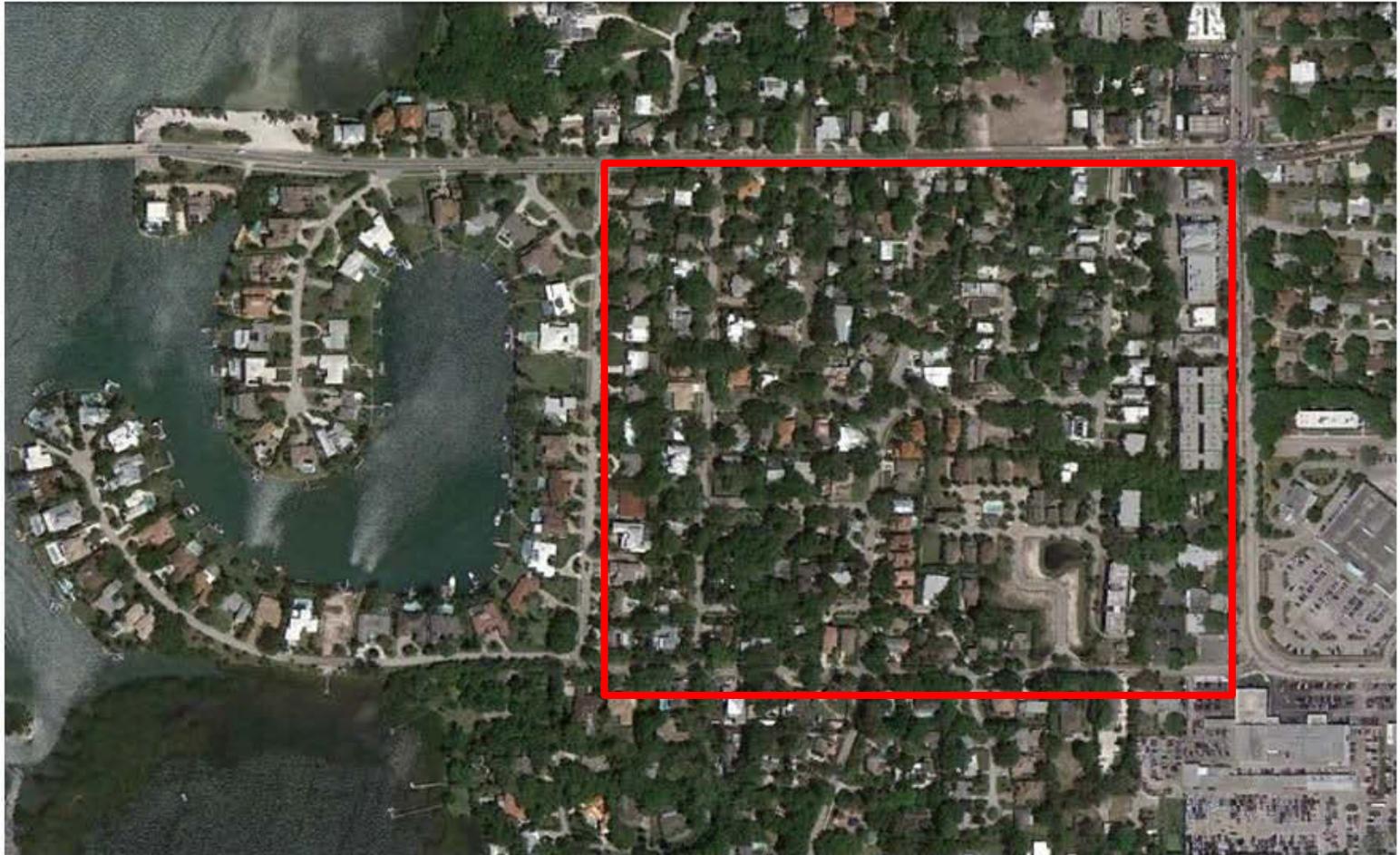
 Existing Streets to be Designated Primary

 Light Imprint Design (L.I.D)

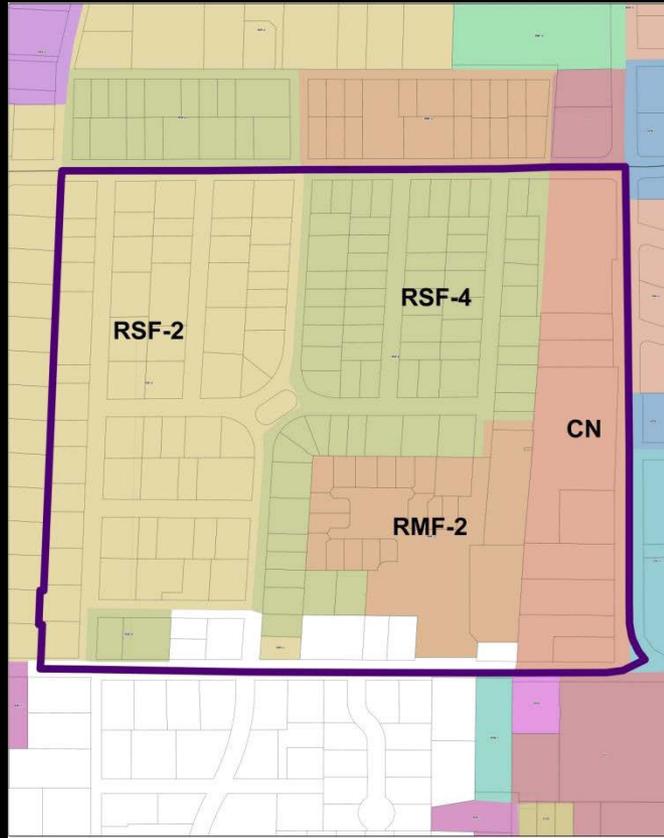
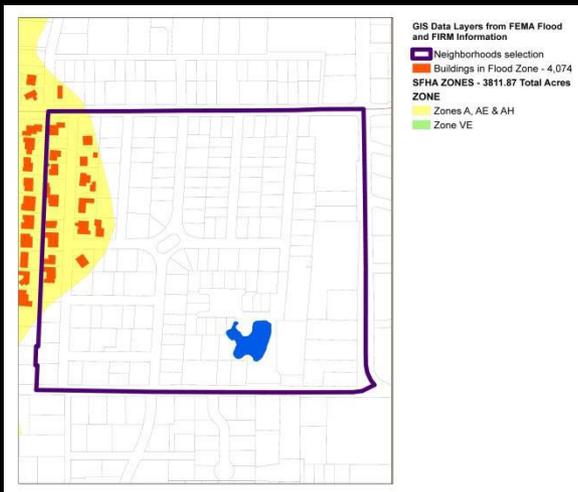
Draft Special Regulations Plan

DRAFT

Granada Aerial



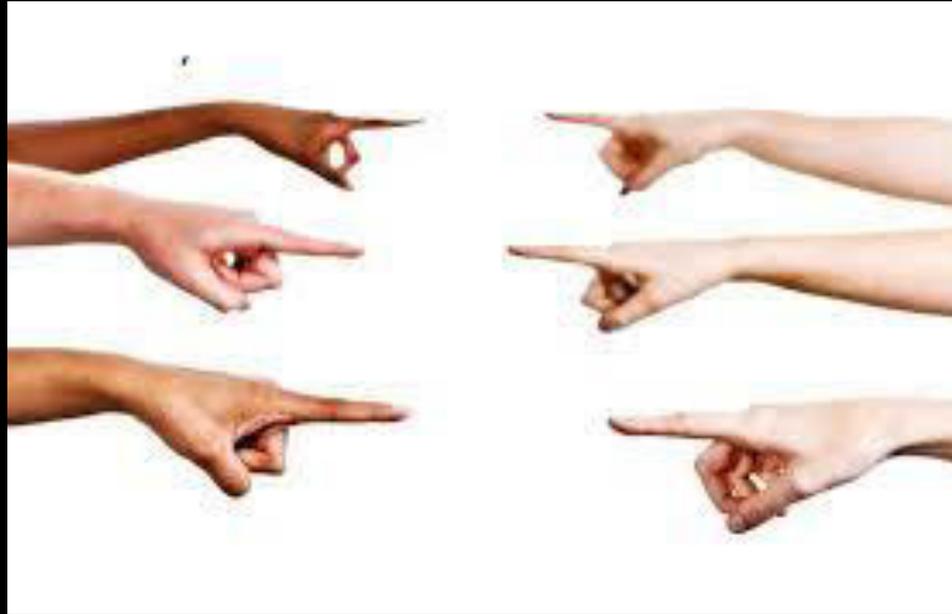




Granada Current Zoning

Granada	MCI
Current Zoning CODE	NONE
CBN	NT
CG	OCD
CGD	OND
CI	OP
CN	OPB-1
CND	ORD
CP	POS
CRD	RMF-1
CRT	RMF-2
CSC	RMF-3
CSC-C	RMF-4
CSC-N	RMF-5
CSC-R	RMF-R
CT	RSF-1
DTB	RSF-2
DTC	RSF-3
DTE	RSF-4
DTN	RSF-E
G	RSM-9
I	RTD-9
ICD	SMH
IGD	WFR
ILW	

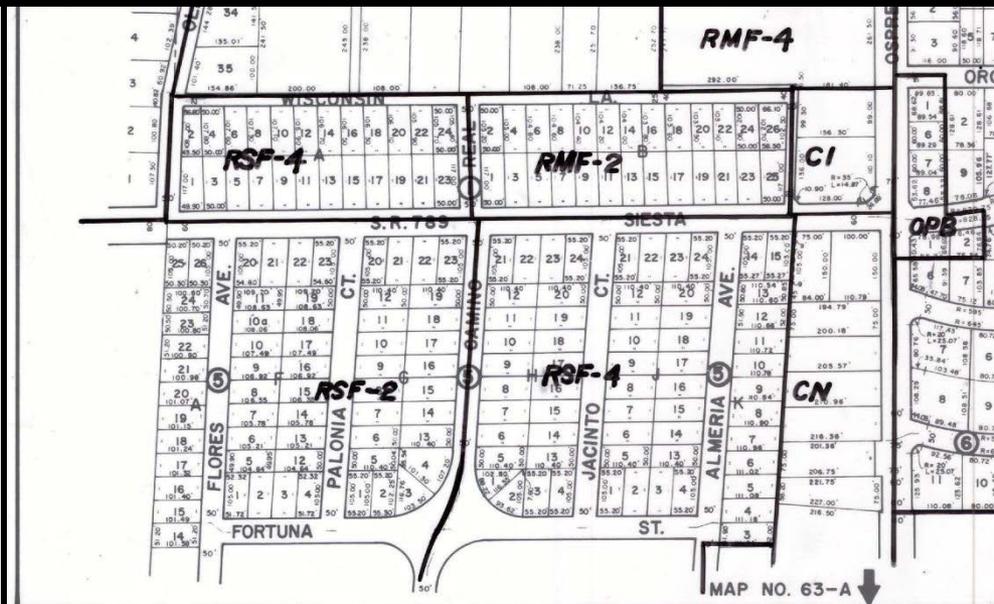
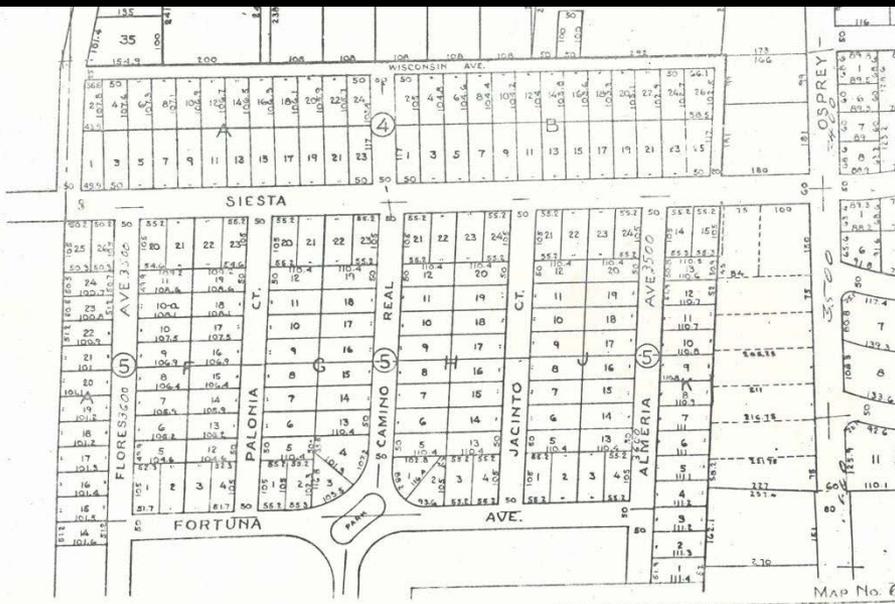
The Origins

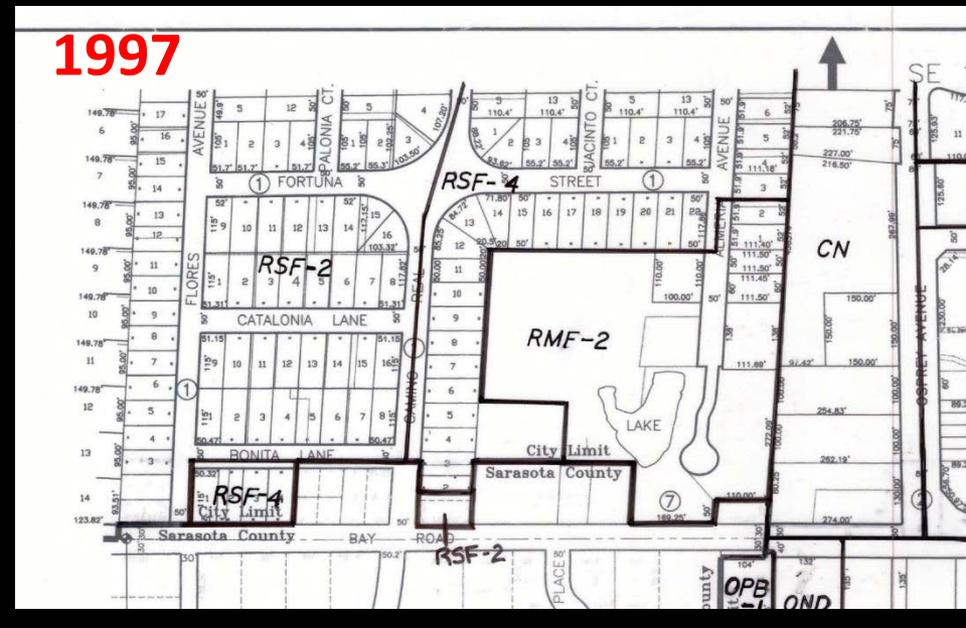
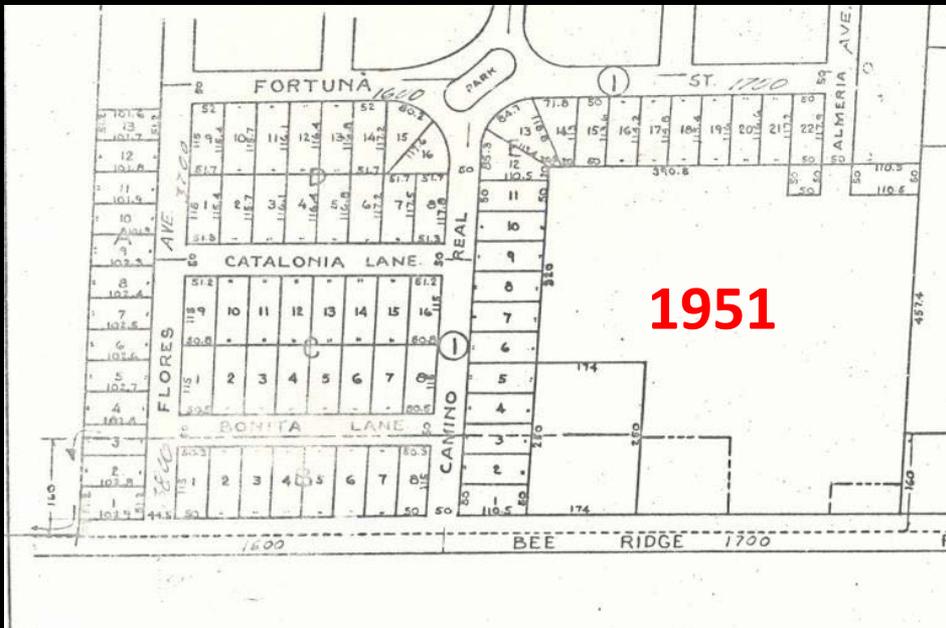


“Why are people changing the character of our neighborhood with Mega Houses?”

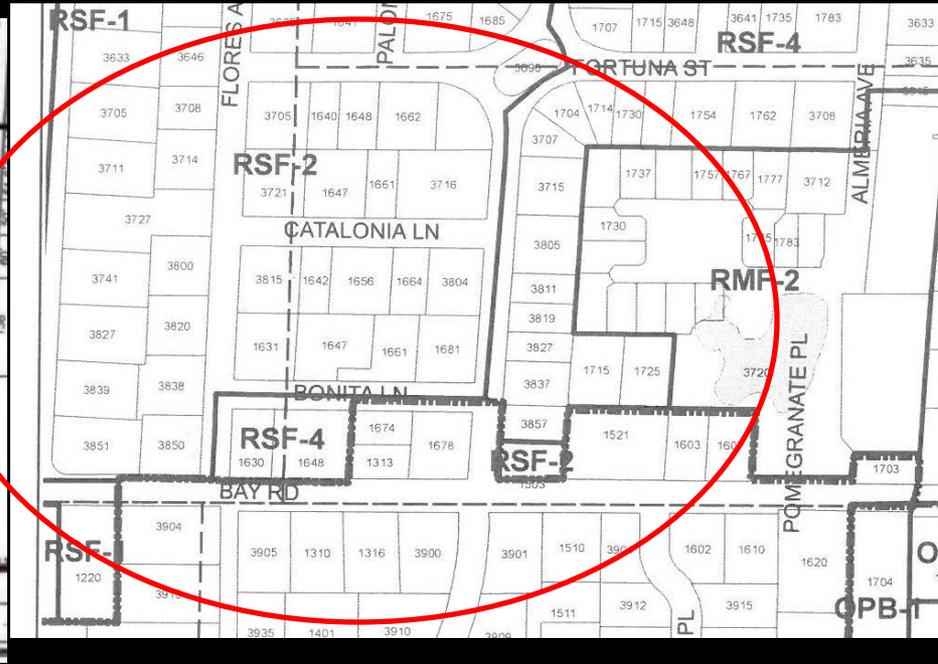
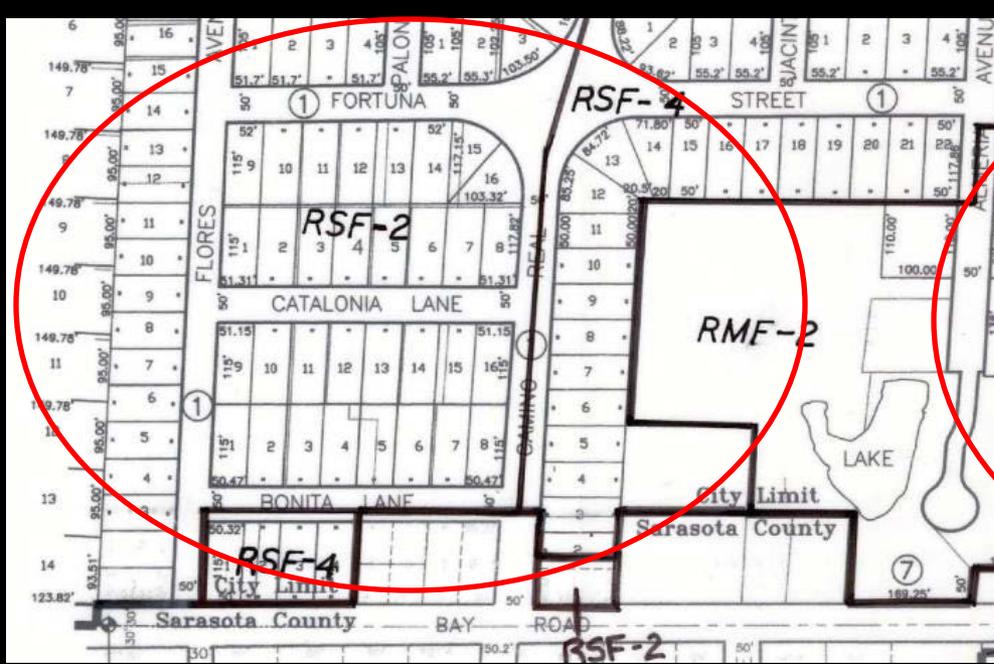
“Smaller lots and houses are incompatible with our large lots and houses!”

In the 1970s there was a citywide downzoning





Result From 1997 to 2013 Significant Loss in Neighborhood Housing Inventory

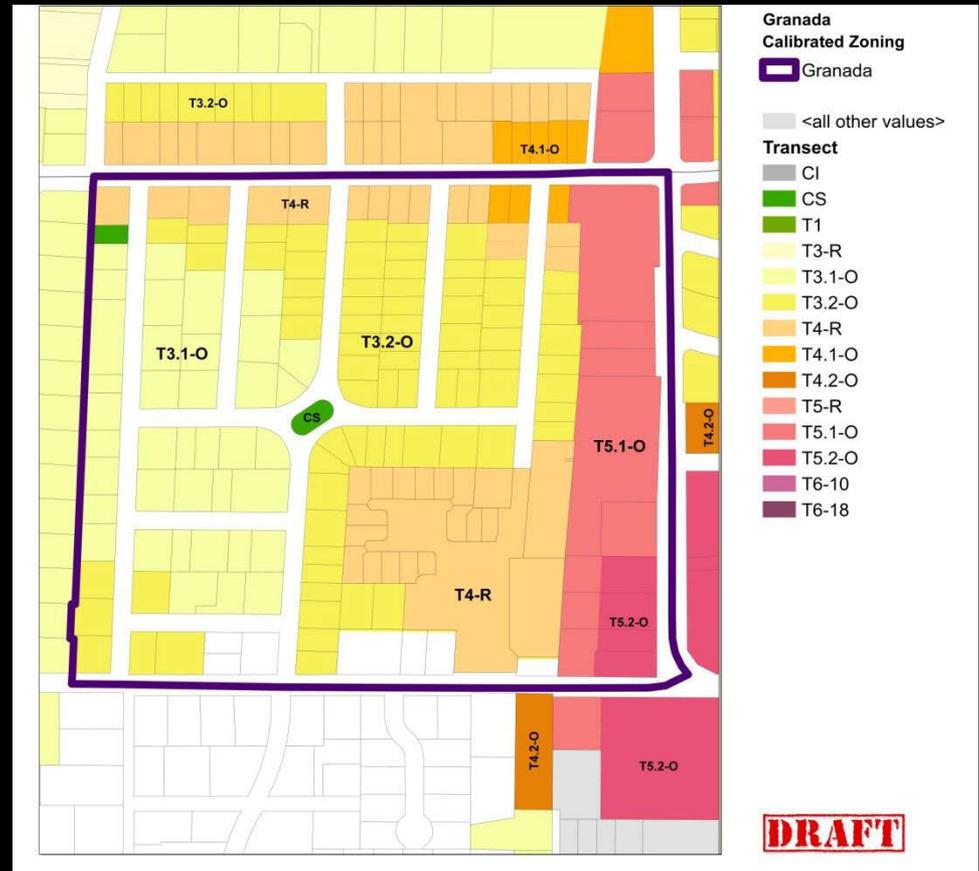
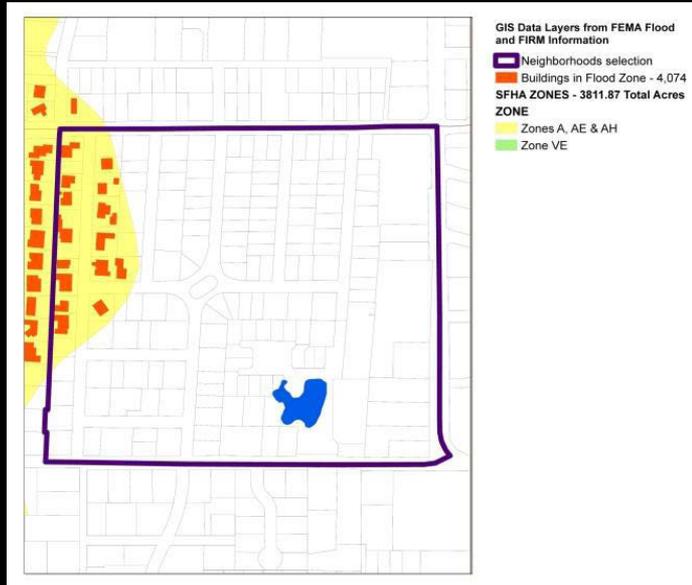


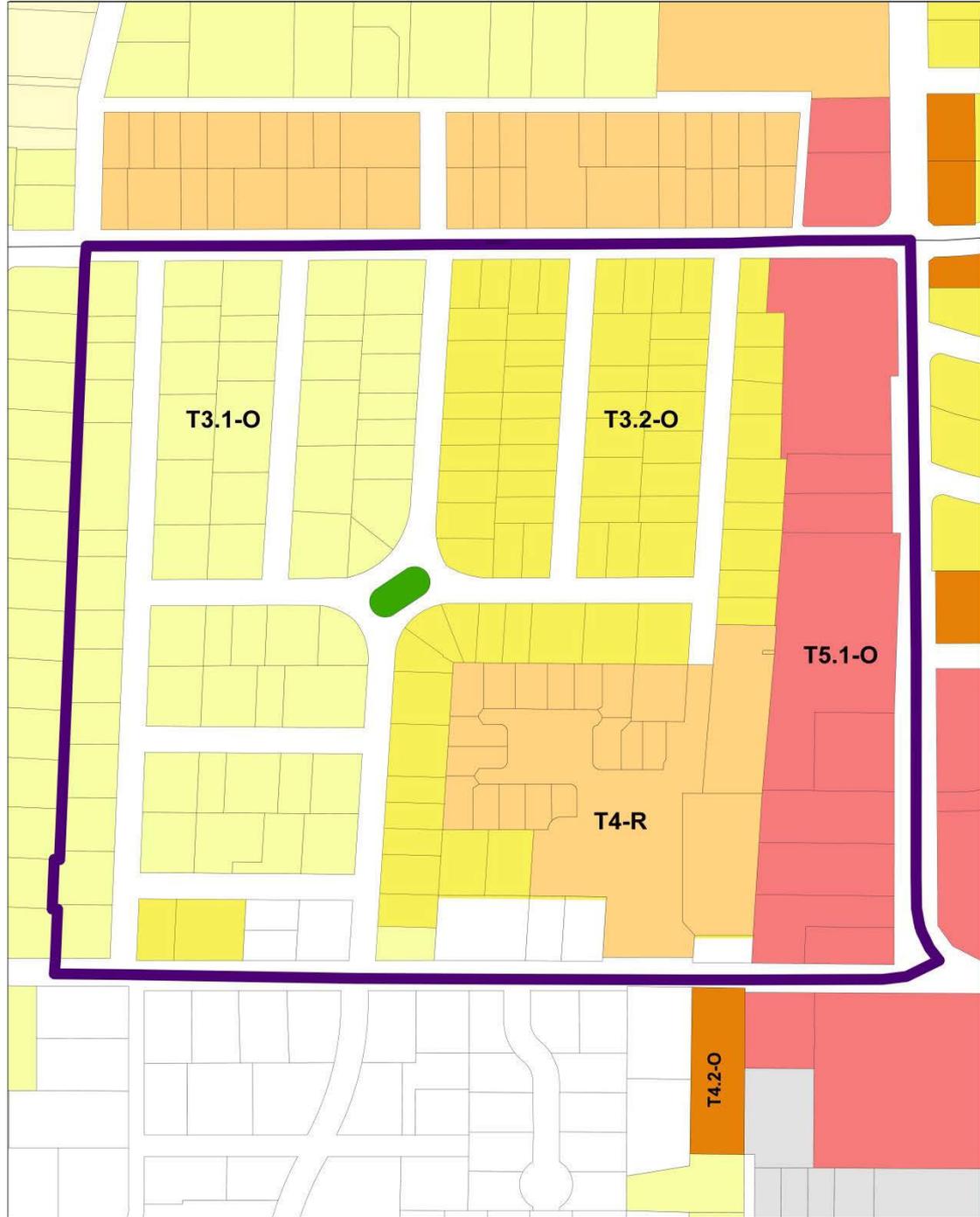
Down Zoning Results- lot that produced 2 houses now produces 1 large home



2 Houses now 1 Large House

Deintensification in Flood Vulnerability Areas while preserving housing stock in other areas.





Granada
 Straight Translation

 Granada

Straight Translation

 <all other values>

Transect

 CI

 CS

 T1

 T3-R

 T3.1-O

 T3.2-O

 T4-R

 T4.1-O

 T4.2-O

 T5-R

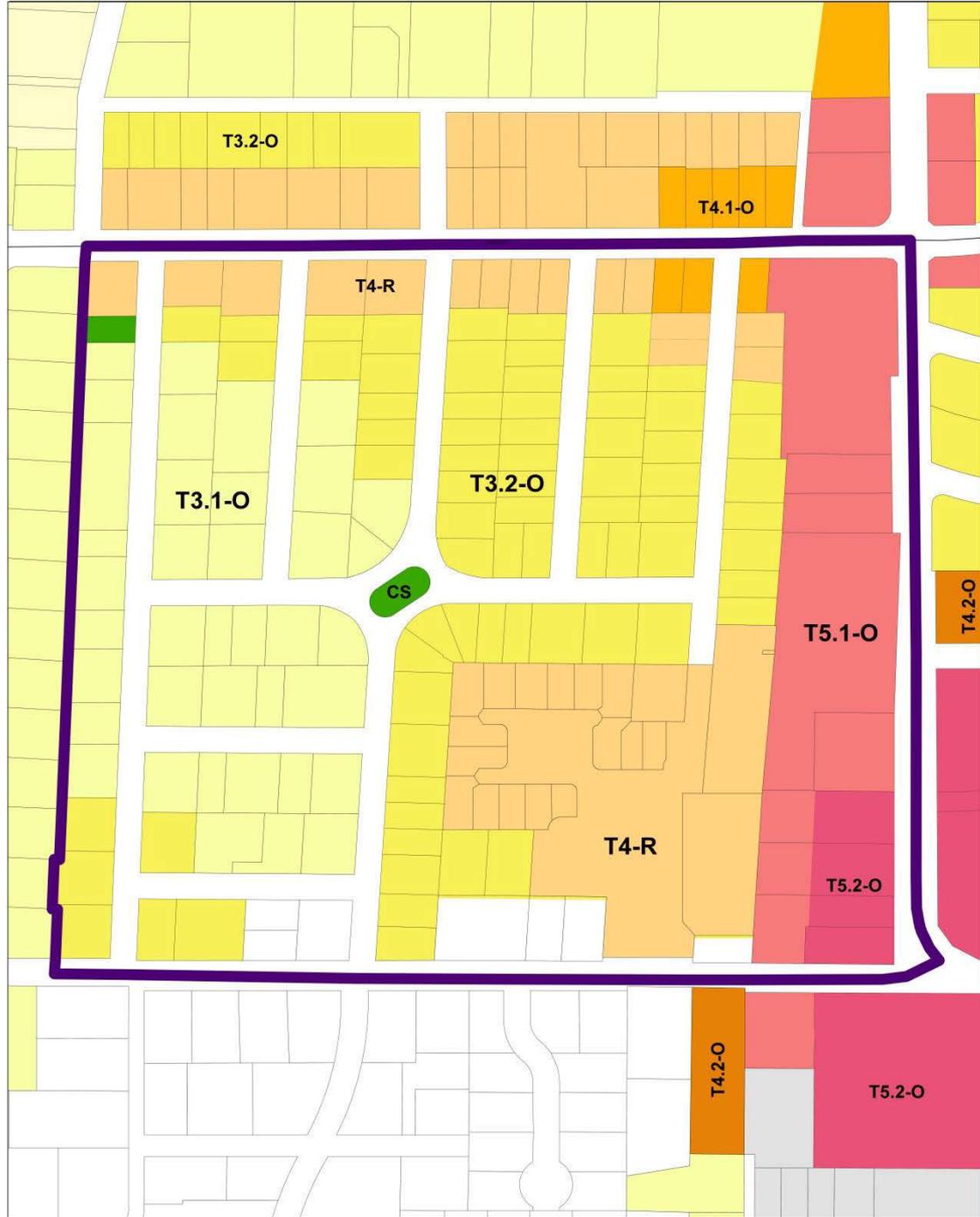
 T5.1-O

 T5.2-O

 T6-10

 T6-18

DRAFT



**Granada
Calibrated Zoning**

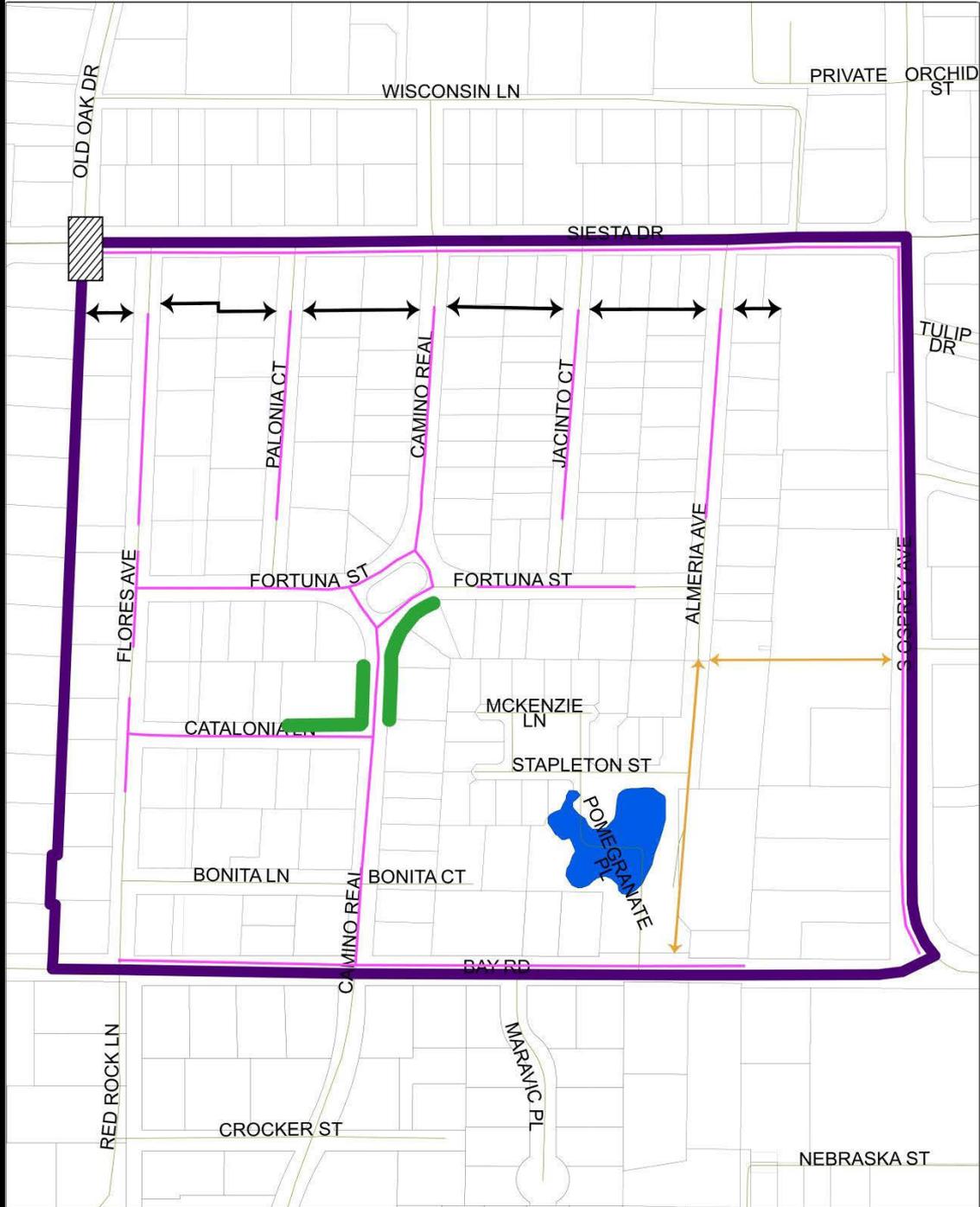
 Granada

 <all other values>

Transect

-  CI
-  CS
-  T1
-  T3-R
-  T3.1-O
-  T3.2-O
-  T4-R
-  T4.1-O
-  T4.2-O
-  T5-R
-  T5.1-O
-  T5.2-O
-  T6-10
-  T6-18

DRAFT



Granada

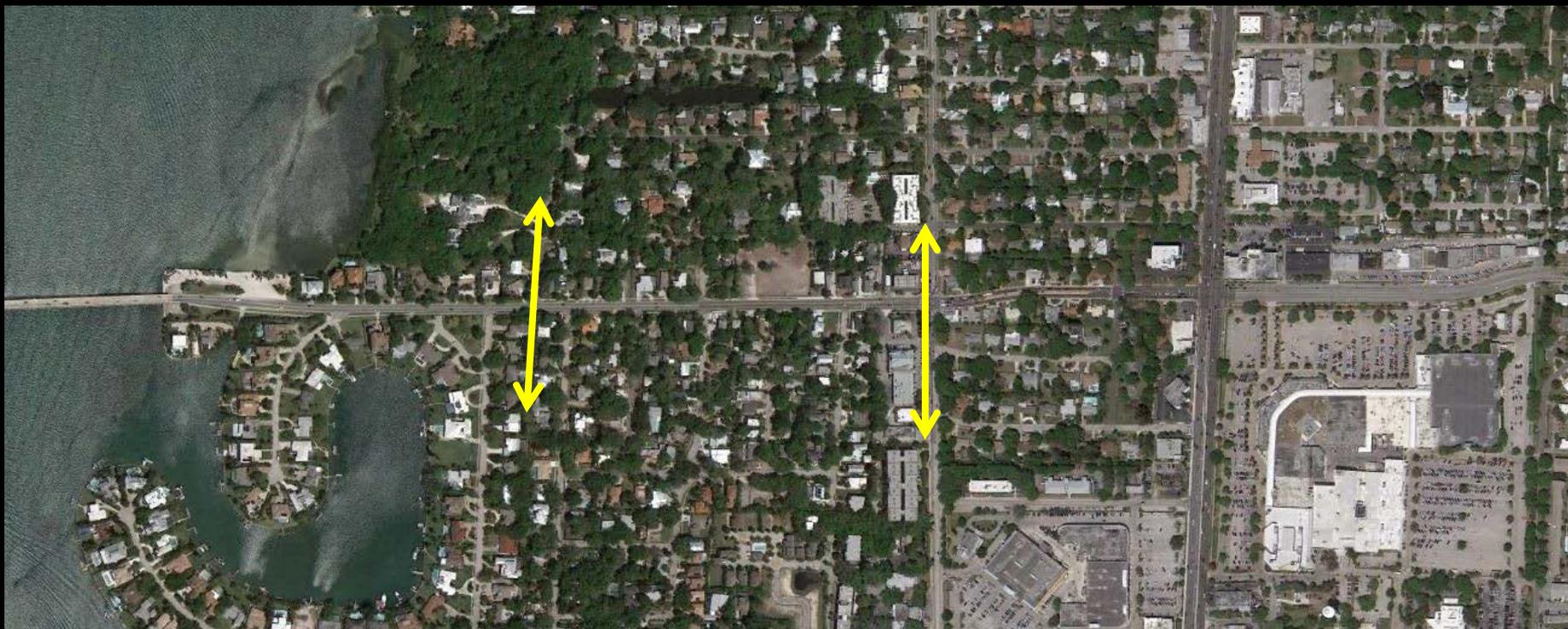
-  Granada
-  Existing Streets to be Designated Primary
-  Plant Street Trees
-  Add Alley or Shared Driveway
-  Add Paseo
-  Add Crosswalk

Draft Special Regulations Plan

The Following Graphics are Conceptual Samples. The intent is to begin community discussions, and receive input to aid us in our work.

They are meant to illustrate the conversion of an auto dominated roadway to a more complete street public realm with connectivity, and zone districts that reinforce the edges and transitions into the neighborhood.

Connectivity



Siesta Drive

Siesta Drive existing



Siesta Drive

Siesta Drive proposed (keep curb)



South Osprey Avenue

S Osprey Ave. (existing)



South Osprey Avenue

S Osprey Ave. (proposed)



What if?





existing conditions



current zoning



current zoning



calibrated transect zones

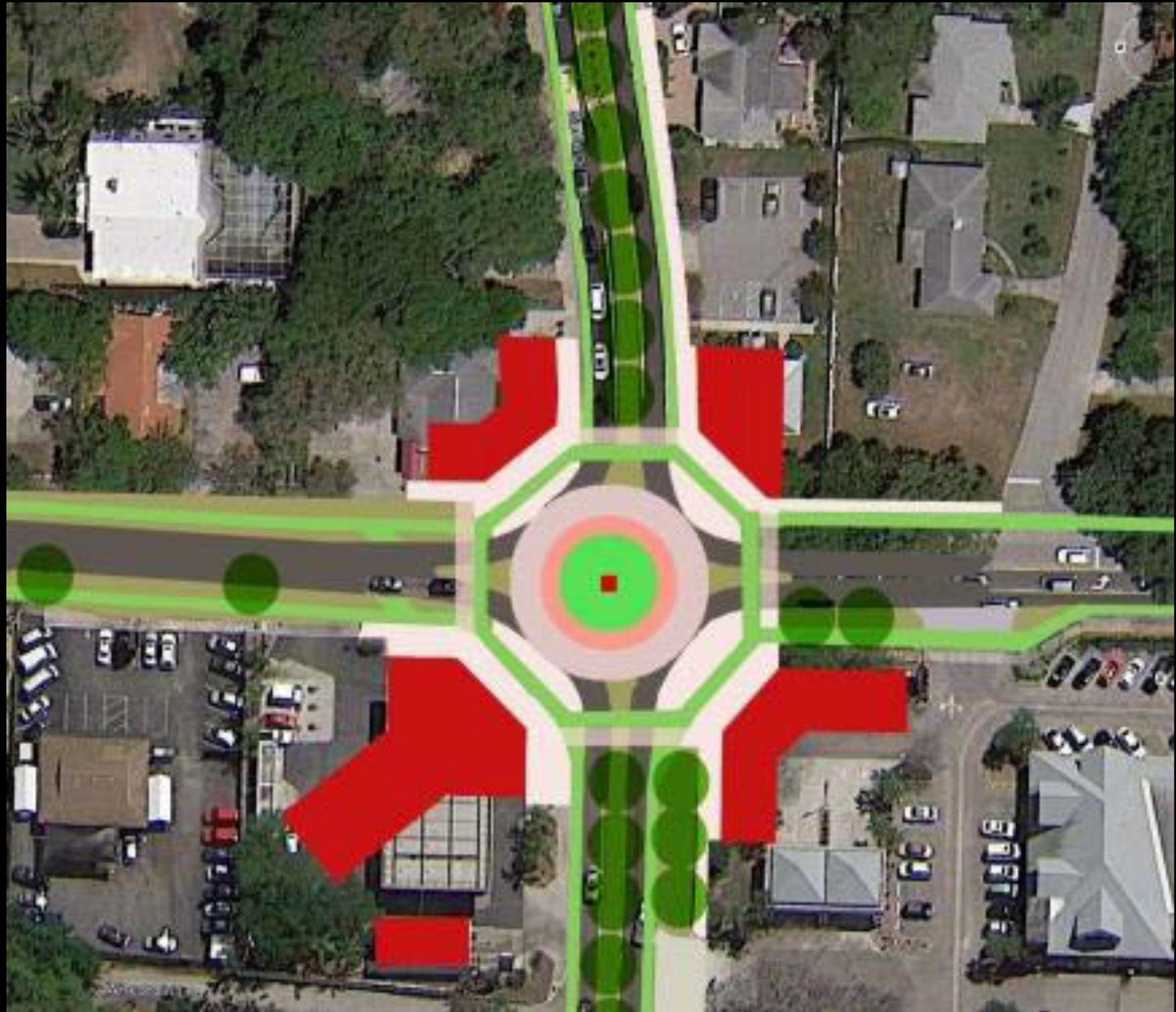


calibrated transect zones

What if?



What if?



What if?



What if?



What if?



What if?



What if?



Focused on Residential Areas while seasonal residents are here.

Will return in August to work with Merchants. We did not want to interfere with their seasonal business. .



Process

Spring/Summer 2015:

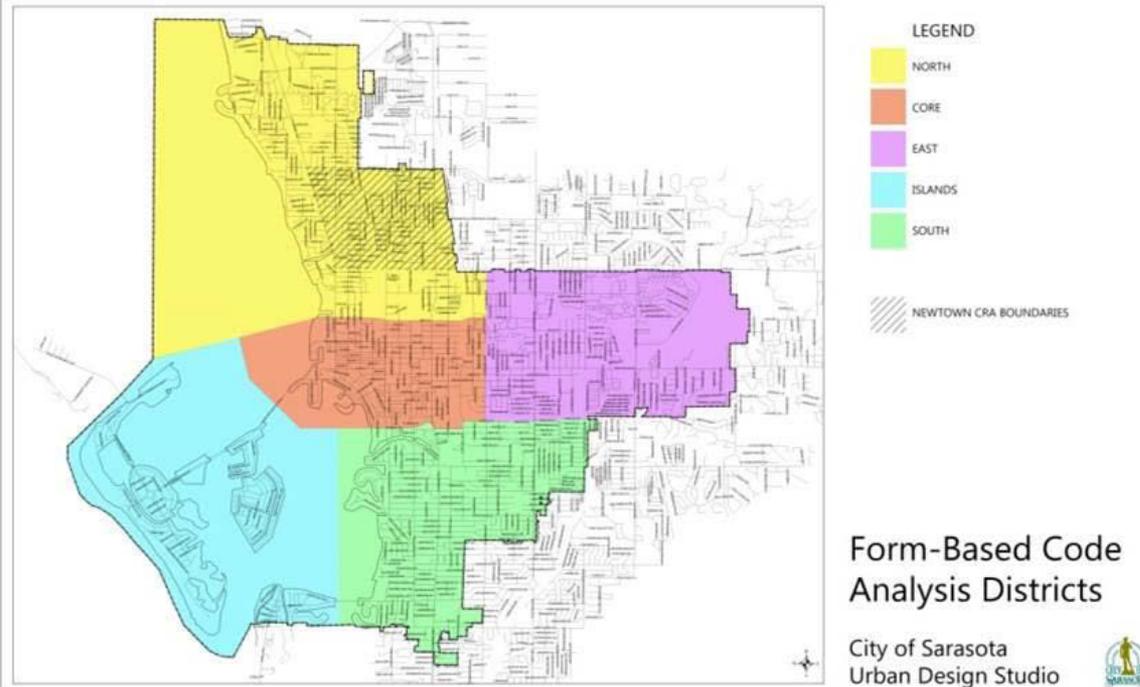
- Walking Audits
- Group Feedback Sessions

Summer/Fall 2015:

- Code Writing

Winter/ Spring 2016

- Public Feedback & Review
- Adoption Hearings



Next Steps -

- Complete Walking Audits & Group Feedback sessions with the rest of the City's Neighborhoods.
- Coordinate with Neighborhood Associations & Other Stakeholders
- Continued Analysis
- Return next Winter with Draft Documents

draft articles

CITY OF SARASOTA FORM-BASED CODE TABLE OF CONTENTS

ARTICLE 1. GENERAL PROVISIONS

ARTICLE 2. INFILL COMMUNITY SCALE PLANS

ARTICLE 3. BUILDING MASSING, VOLUME, AND CONFIGURATION

ARTICLE 4. ARCHITECTURAL STANDARDS

ARTICLE 5. THOROUGHFARE AND CONNECTIVITY STANDARDS

ARTICLE 6. LANDSCAPE STANDARDS

ARTICLE 7. LIGHTING STANDARDS

ARTICLE 8. SIGNAGE STANDARDS

ARTICLE 9. LIGHT IMPRINT STORWATER STANDARDS

ARTICLE 10. RENEWABLE ENERGY

ARTICLE 11. URBAN FARMING

ARTICLE 12. PUBLIC ART

ARTICLE 13. DEFINITIONS

ARTICLE 14. APPENDICES

DRAFT

URBAN DESIGN



Illustrative Plan

FORM-BASED CODE



Regulating Plan



Building Form Standards



Public Space Standards