

City of Sarasota – Zoning Code
DIVISION 5. – COMMERCIAL ZONE DISTRICTS
Sec. VI-501 and 502

Marian Anderson Place, zoned
Commercial Residential District (CRD)

- Promotes mixed-use development that combines commercial and housing uses in a single or multiple buildings.
- This zone allows increased development opportunities on busier streets without fostering a strip commercial appearance.
- Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalks, especially at street corners.
- This development type will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new housing opportunities in the city.
- Development will consist primarily of businesses on the ground floor with housing on upper stories.
- The zone should be limited in its application to locations that will not be negatively impacted by the height bonus, for example, signalized intersections on busy streets to create a more pedestrian oriented environment or sleeve to cross these major streets.
- The emphasis of the nonresidential uses is primarily on local or community oriented retail, service and office uses.

Table VI-501
Primary Uses Allowed in the Commercial Zones

P = Permitted Use C = Major Conditional Use MC = Minor Conditional Use Blank = Prohibited Use L = Provisional Use	
RESIDENTIAL USE CATEGORIES	
Household Living	P (1)
Group Living	P (1)
COMMERCIAL CATEGORIES	
Commercial Recreation	
Commercial Parking	L
Quick Vehicle Servicing	
Major Event Entertainment	
Office	P
Retail Sales and Service	Only retail sales and service as noted below
Sales-oriented	P
	Exceptions to sales-oriented noted below
Alcoholic Beverage Store	C
Convenience Store	C
Motor vehicle / boat sales agency	
Motor vehicle / boat showroom	
Personal service-oriented	P
Entertainment-orientated	P
	Exceptions to entertainment-oriented noted below
Bars, tavern, night club	C
Hotel/Motel & Other Temporary Lodging	P
Repair-oriented	P
Adult Use Establishments	
Self-Storage	
Vehicle Repair	

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INDUSTRIAL USE CATEGORIES	
Artist, sculptor, potter, weaver, etc. studios	L
INSTITUTIONAL USE CATEGORIES	
Basic Utilities	P
Colleges	C
Community Services	C
	Exceptions to community services noted below
Short Term Housing and Mass Shelters	
Libraries / Museums	P
Day Care	P
Medical Centers	
Parks & Open Space	P
Private Clubs	MC
Religious Institutions	L
Schools	P
OTHER USE CATEGORIES	
Aviation and Surface Passenger Terminals	C
Detention Facilities	
Radio and Frequency Transmission Facilities	
Commercial Wireless Telecommunication Towers	C
Rail Lines and Utility Corridors	

Table VI-502
Residential Structure Types Allowed in the Commercial Zones

P = Permitted C = Major Conditional Use MC = Minor Condition Use Blank = Prohibited Use

Accessory Dwelling Unit	P
Attached Duplex	
Attached Single Family	P
Cluster Housing	
Detached Single Family	
Duplex / Two Family	
Group Living Structure	P
Manufactured Home	
Manufactured Home Park	
Mobile Home	
Multi-Dwelling Development	
Multi-Dwelling Structure	P
Triplexes / Three family	
Live / Work Unit	P
Mixed Use Development	P

