



From: Karin Murphy, AICP, CNU-A, Urban Design Studio (UDS)

Re: Form-based Code Article 2 Subareas, Districts & Infill Plans

Date: August 1, 2016

Overview

The Draft Article 2 of the Form-based Code (FBC) contains the following:

- **The City's 5 Geographic Subareas**
Creation of the 5 Geographic Subareas divisions of Article 2 have been structured as a way to designate and define areas of the City that are physically different in character, topography, and settlement pattern.

- **Neighborhoods, Special Metrics, Restrictions or allowances within a Neighborhood or Subarea (former Overlay Districts)**

Currently, the overlays and other districts within the City are spread throughout the Zoning Code and Comprehensive Plan. Now, in Article 2, the City's Overlay Districts and Neighborhoods have been grouped together, mapped, and identified in a color-coded matrix with contextual standards identified. We have added a column next to these standards to identify their relevant location in the new code. For example if there is a specific regulation that is either more, or less restrictive than the general standard it is included in this section of the code.

The Article 2 subarea matrix will be used and modified as we complete the code allowing us to keep the useful metrics and standards of the overlays where they are needed. Some overlay standards will be incorporated in another section of the code (i.e. an individual fence standard may become the city-wide standard for a transect zone), or removed after discussions with individual neighborhoods if they are not producing the desired outcomes. Article 2 is also the place where we will put some new specific metrics based upon a lot, block or neighborhood context ensuring that the code remains easy to administer while at the same time captures and enhance the character of individual neighborhoods.

- **Identified Districts & District Maps**

The existing zoning code maps for these districts are hard to read and in most cases lack street names and parcels, making it difficult to determine their applicability and parcel boundaries. Unfortunately, most of the City's maps are in PDF Format. As a result, UDS is creating them from scratch while working with staff to ensure accuracy. While we have completed many of the maps and exhibits, this work has been time consuming, and will be ongoing. The result of these efforts will be maps that may be utilized with an increased level of certainty and ease.

Article 2 also contains special districts such as the Universities and other Institutions such as the Airport and Sarasota Memorial Hospital that require special reviews. Their master plan requirements, and standards are included in a matrix for easy access and information for surrounding property owners. This work is ongoing and we are currently working with these institutions to bring their approved plans, processes and standards into the new FBC.

- **A new Urban Village District Designation with Map & Standards**

The primary focus of infill plans is to develop a long-term strategic approach to achieve a diverse range of housing types and redevelopment opportunities consistent with the City's long term vision for a mixed-use, walkable and transit ready future. The Urban Village provides a transect strategy for large parcels within the City that include aging shopping centers and sites where mixed-use is desired. These 7 acre or larger sites have been mapped and draft standards have been created in order to work with the City and stakeholders to achieve the goals of redevelopment, and connectivity. The new review process (A General Development Plan with Planning Board Review) will be routed separately and included in Article 1.

- **The City's Housing Plans & Policies & their relationship to the Transect Zones**

We have created and customized a section identifying the City's regulations, development, management, and financing strategies to achieve a range of housing types city-wide, including but not limited to affordable and workforce housing, utilizing a FBC modular approach. This section has been designed to encourage and inform the development community of the opportunities and partnerships available to achieve these goals. The format and tables provide strategies appropriate to specific Transect Zones. UDS has worked and will continue to work with the Affordable Housing Task force to receive feedback on this section of the code consistent with the intent of the Consolidated Housing Plan.

- **A potential Density Bonus with Assessment Requirements**

This division provides an optional density assessment opportunity within the Mobility Fee Commercial Corridor Districts and Urban Village Sites. It is performance based, meaning additional density could be achieved by fulfilling three goals of the community: 1) affordable/workforce housing, 2) parks & open space and 3) transit Infrastructure. It is designed to promote innovation while achieving specific assessments and provisions for these critical components tied to managed growth. This is an optional piece that can easily be removed from the code if there is not community buy-in. However, because of the severe shortage of affordable and missing middle housing types, we wrote it this spring in response to our work with the City and County on the Consolidated Housing Plan Update and the City's move to Housing First strategies.

ARTICLE 2: SUBAREAS, DISTRICTS, & INFILL PLANS

2.1 INTENT

The City of Sarasota has been divided into five geographic subareas: Central, North, East, South and West. This division provides a way to designate and define areas of the City that are physically different in character, topography, and historical settlement patterns. Each of the subareas has been given a section with tables and metrics that provide a finer grain of calibration to complement the assigned Sarasota Transect Zone for each property.

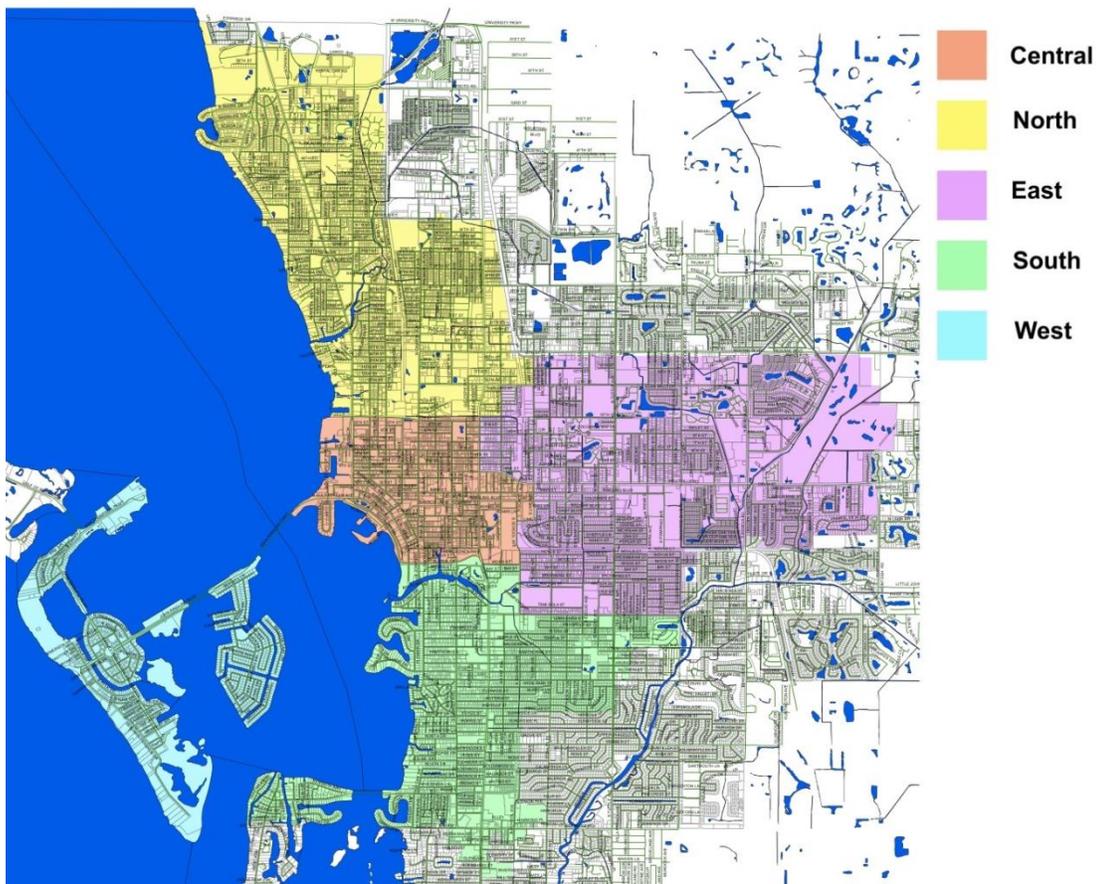
2.2 BOUNDARIES

The 5 subareas and their boundaries are depicted in the Exhibit 2.2.

2.3 APPLICABILITY

When a subarea standard applies to a particular property, it shall take precedence over the transect zone metrics, uses or other regulations of this FBC.

Exhibit 2.2: Subarea Mapping



2.4 SUMMARY

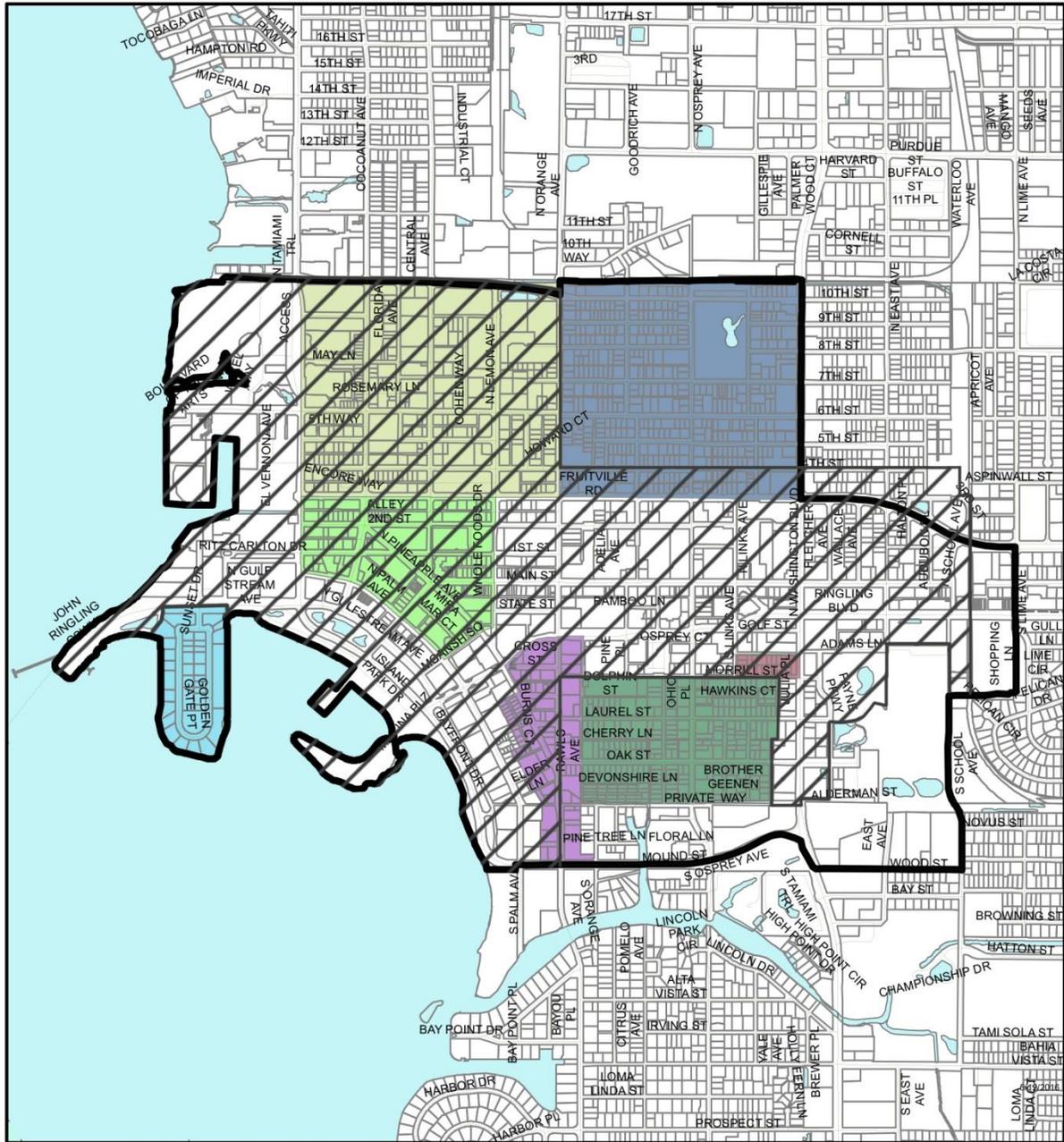
Table 2.4: Article 2 Summary Chart

TYPE	SECTION NUMBER	SUBAREA, DISTRICT OR INFILL PLANS	CENTRAL	NORTH	EAST	SOUTH	WEST
SUBAREAS							
Central	2.6.3	Golden Gate Point (GGP)	X				
	2.6.4	Golden Gate Point Alternative	X				
	2.6.5	Sign Corridor Standards	X		X		
	2.6.6	Laurel Park (LP)	X				
	2.6.8	Public Art	X		X		
North	2.7.2	Bayou Oaks		X			
	2.7.7	North Trail Alliance		X			
East	2.8.14	Public Art	X		X		
South	2.9.1	Arlington Park				X	
West	2.10.6	St. Armands Circle Inc., Merchants					X
DISTRICTS							
Coastal Islands	2.12.1	Conservation District					X
	2.12.2	Impervious Surface					X
	2.12.3	Density					X
	2.12.4	Height					X
Historic	2.13.1	Downtown Historic District	X				
	2.13.2	Overtown Historic Districts	X				
	2.13.3 -9	TBD Historic Maps	TBD	TBD	TBD	TBD	TBD
Higher Education	2.14.1	Campus Master Plans Requirements		X			
	2.14.2	Ringling College Standards		X			
INFILL PLANS							
Urban Village	2.16.1	Urban Village Standards	X	X	X	X	
Housing Plans & Policies	2.17.1	Summary Table	X	X	X	X	
	2.17.2	Regulation	X	X	X	X	
	2.17.3	Development / Management	X	X	X	X	
	2.17.4	Financing	X	X	X	X	
Test Density Assessment	2.18	Requirements	X	X	X	X	
	2.18.1	Eligibility Requirements Chart					
	2.18.2	Pay or Provide Chart	X	X	X	X	
Housing & Density	2.19.1	Rosemary	X				
	2.19.2	Housing Authority		X			

2.5 RESERVED

2.6 CENTRAL SUBAREA

Exhibit 2.6: Central Subarea Map



Legend

- | | | |
|--|---|--|
|  Central |  Gillespie Park |  Public Art Requirement |
|  Burns Square |  Golden Gate Point |  Rosemary District |
|  Five Points |  Laurel Park |  Towles Court Artists |

- A. The Central subarea is bound by 10th Street and Fruitville Rd. to the north; N. Washington Blvd., Lime Ave., and School Ave. to the east; Wood St. and Mound St. to the South; and Sarasota Bay to the west; as depicted on Exhibit 2.6.

Table 2.6: Central Summary Chart

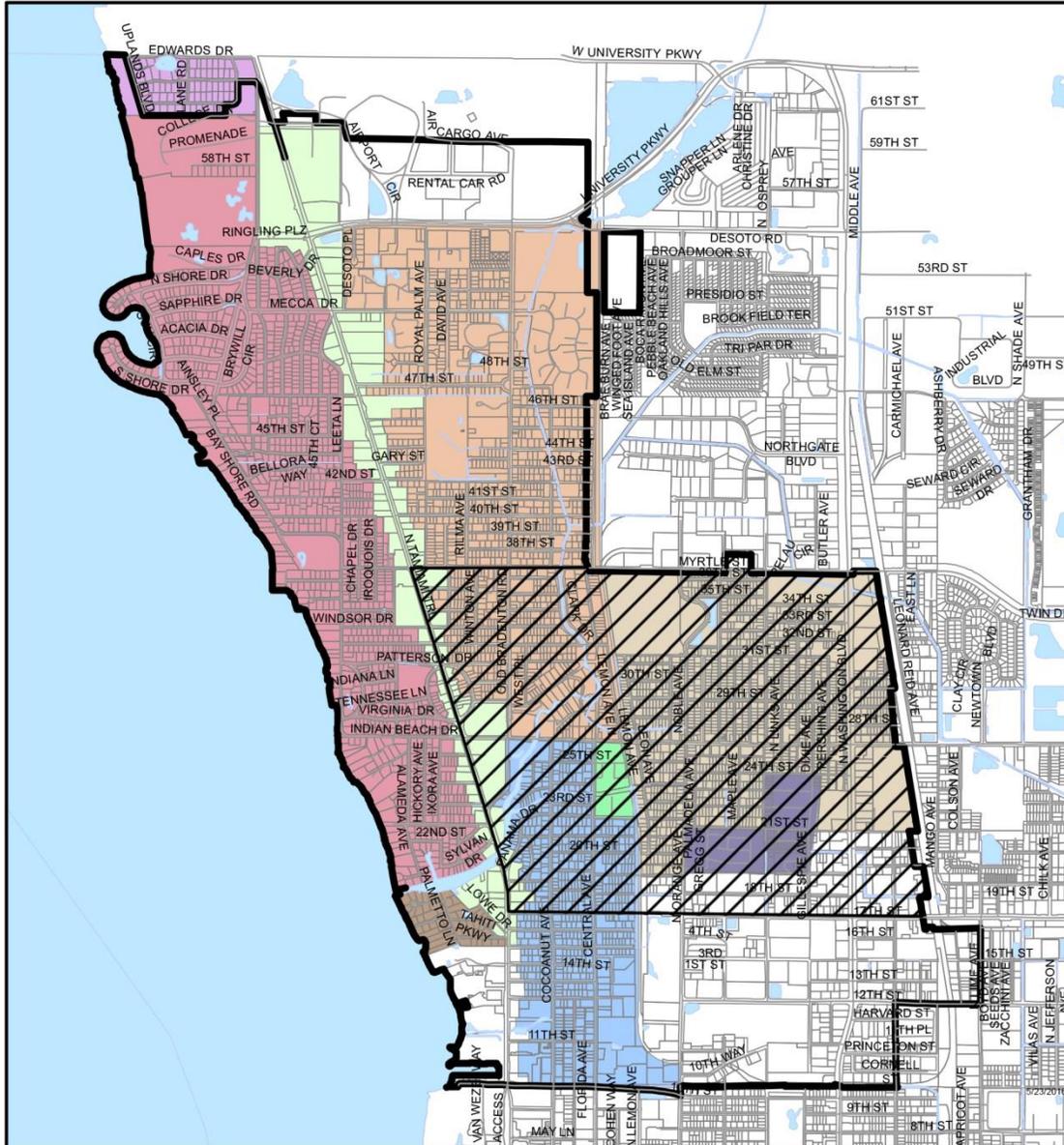
Section Number	District/ Boundary	Standard Requirements	Standards		
2.6.1	Burns Square	Neighborhood	Reserved		
2.6.2	Five Points	Neighborhood	Reserved		
2.6.3	A. Golden Gate	A. The following are additional standards applicable to properties on Golden Gate Point			
		B. Additional Setbacks	Additional Setbacks required 1. for buildings taller than 35 ft. from finished grade	a. Front & waterfront	8 ft. min
				b. Side & rear	12 ft. min
		C. Building Height	1.	Shall be measured vertically from the first habitable floor of each building or no more than 15 ft. from above finished grade, whichever is less.	
		D. Outdoor Area	1. Ground level units	Outdoor area must be individual areas, directly accessible from the unit and visually screened from each other.	
				b. The area may be on the ground or above.	
				c. The area must be surfaced to allow for recreational purposes (lawn, pavers, decking, or sport court paving).	
				d. Area may be screened but not fully enclosed.	
				e. Uncovered ground level required outdoor areas may extend into the required side and rear setback, but not into the required front building setback.	
			2. Upper level units	a. May be provided individually or combined.	
b. If combined, the total amount of required outdoor area for upper level dwelling units is the cumulative amount of the required area per dwelling unit for individual areas or the combined required outdoor area, (see table VI-303), whichever is greater.					
c. The combined area must be surfaced with paving that allows the area to be used for recreational purposes (lawn, pavers, decking, or sport court paving).					
2.6.4	Alternative Standards for Golden Gate Point (GGP)	A. The following alternative standards are intended to provide an option for new development to be designed and sited in a manner that will encourage human activity on the street. The alternative is applicable to a range of development sizes; however, it may be more practical, feasible, or workable for large projects. Therefore, not all development will qualify for this alternative.			
		B. Article 3 Building	1. Front Setback	a. 10 ft. min., 20 ft. max.	
			2. Rear Setback	a. 10 ft. min.	
			3. Side Setback	a. 10 ft. min.	
			4. Lot Coverage	a. 100% max.	
			5. Height	a. 50 ft. max. / 4 stories max.	
		C. Article 5 Parking	1. Parking lots and garages shall be set back behind the principal façade. This provision should not be used to preclude for parking lot access driveways		
			2. Zoning lot that front 3 streets	a. Parking on 1 corner allowed	
3. Adjustments are prohibited					

2.6.4	Alternative Standards for Golden Gate Point (GGP)	Article 4	1. Building Facing a Street	a. 25% min. of all stories	
		D. Combined Window Area	2. Not Facing a Street	a. 15% min. of all stories	
			3. Adjustments are prohibited		
E. Provisions		1. Neighborhood meeting and site plan approval- Refer to Article 1			
2.6.5	Reserved for Sign Corridor Standards				
2.6.6	Laurel Park (LP)	A. Article 3 Building Configuration	1. Lot Area	Detached Single Family: 4,840 sf min. Attached Single Family: (1) 2,429 sf. min.	
			2. Lot Width	a. 50 ft. min. (1) 25 ft. min.	
			3. Height	a. 30 ft. max. (1) 30 ft. max.	
			4. Front Setback	a. 5 ft. min., 20 ft. max. (1) 5 ft. min., 20 ft. max.	
			5. Side Setback	a. 5 ft. min. (1) 5 ft. min.	
			6. Rear	a. 5 ft. min. (1) 5 ft. min.	
			7. Accessory Unit Rear	a. 3 ft. min (1) 3 ft. min.	
			8. Building Coverage	a. 35% max. (1) 50% max.	
			8. Impervious Surface	a. 75% max. (1) none	
		B. Article 4 Front Entrance	1. Buildings must face the street & include a front door as a primary entrance.		
			2. Front door entry shall incorporate a window.		
		C. Article 4 Front Porch	1. Main entrance (porch, deck or similar open-aired feature) on principal building required.		
			2. Depth	a. 6 ft. min.	
			3. Minimum width	a. 30% of bldg. or 8 ft. (whichever is larger)* b. * Calculation does not include garage.	
		D. Article 4 Garage & Carports (Attached & Detached)	1. Setback from front façade	a. 15 ft. min. from primary building	
			2. Setback from front lot line	a. 25 ft. min. b. If there is more than 1 front lot line, the standard applies to the front yard with the front entry.	
			3. Width	a. 50% of primary bldg. front façade max.	
		E. Article 5 Building Elevation	1. Stem Wall	a. Permitted	
			2. Stem Wall Screening	a. Required. Opening beneath structure shall be screened with materials consistent with the building design.	
			3. Fill	a. Prohibited unless necessary to match adjacent grade.	
		F. Article 5	1. Underground new utility house feed lines.		
2.6.7	Gillespie Park	Neighborhood	Reserved		
2.6.8	Public Art	A. Article 1 Public Art Requirements must be fulfilled if all of the following standards apply:	1. Construction Value	a. Any property owner or developer who applies to the City for a building permit to construct or make improvements that exceed \$250,000.00 in construction value.	
			2. Location	a. As depicted in Exhibit 2.6.	
			3. Use	a. Multi-family, mixed-use, commercial building or nonresidential portion of a mixed use building.	
			4. Assigned T Zones	a. T5.1-0, T.5.2-0, T6-10, T6-18 & Public Buildings	
		B. Developers that meet the above standards must choose 1 of the 3 options listed in Section 1.15.9 (L).			
2.6.19	Rosemary	Neighborhood	Reserved		
2.6.10	Towels Court Artist	Neighborhood	Reserved		

North

Exhibit 2.7: North Subarea Map

- A. The North Subarea is bounded by the City limits to the north and east; 10th St to the south; and Sarasota Bay to the west; as depicted in Exhibit 2.7.



Legend

- Amaryllis Park
- Bayou Oaks
- Central Cocoanut
- Indian Beach / Sapphire Shores
- Janie's Garden - SHARO
- Newtown CRA
- North Trail Alliance
- Orange Ave/Courts /Bertha Mitchell--SHARO
- Tahiti Park
- Uplands

Table 2.7: North Summary Chart

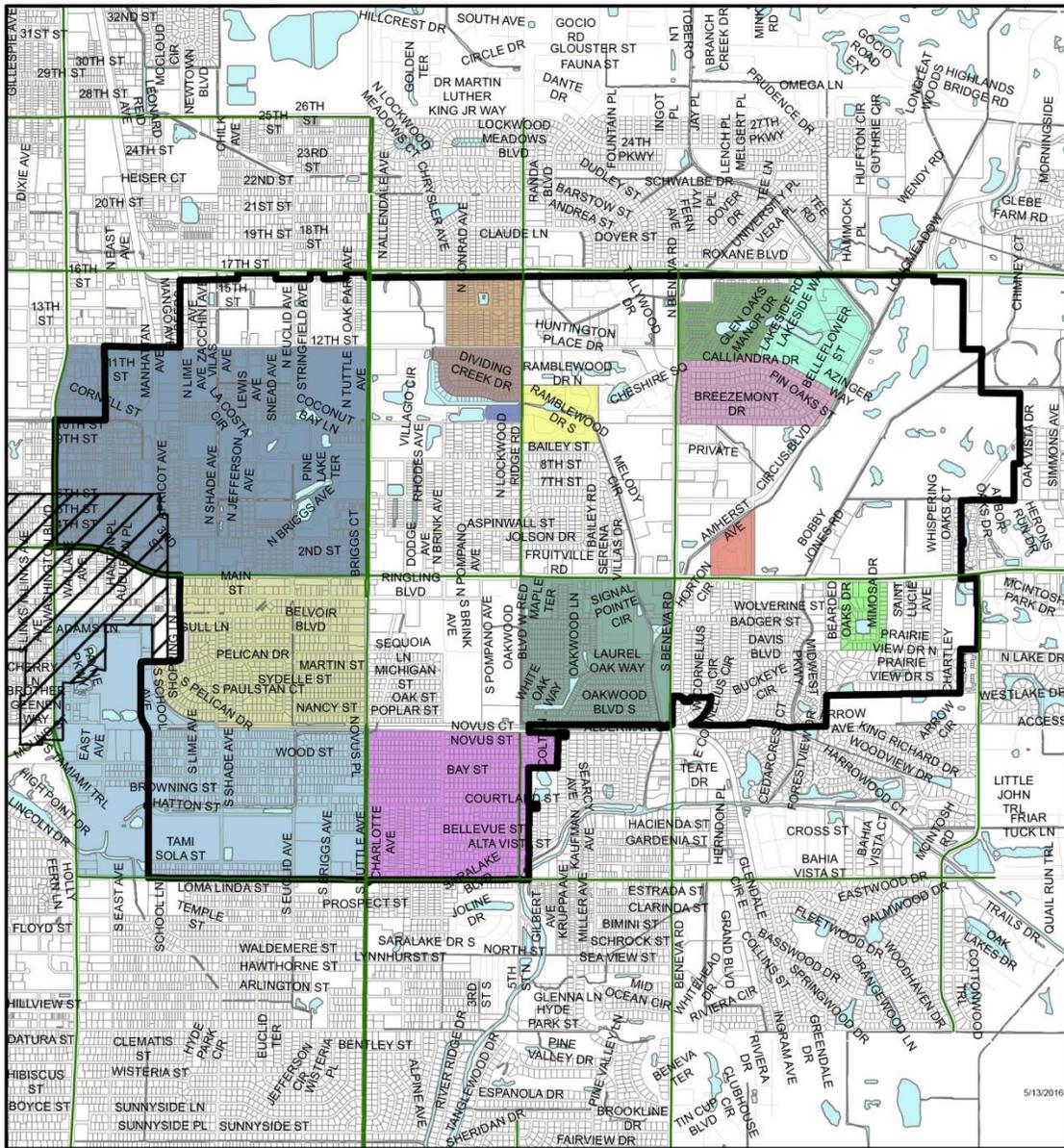
Section Number	District/ Boundary	Standard Requirements	Standards			
2.7.1	Amaryllis	Neighborhood	Reserved			
2.7.2	Bayou Oaks	A. Applicability	1. All parcels zoned T4.1-O and within the Bayou Oaks neighborhood are required to meet the following standards.			
		B. Article 5 Utilities	1. Underground all new house utility feed.			
		C. Article 4 Front Entrance	1. Buildings must face the street & include a front door as a primary entrance.			
			2. Front door entry shall incorporate a window and glazing.			
			3. Recess from front façade	a. 6 ft. max.		
		D. Article 4 Windows	1. 1st story on streets		a. 15% glass min.	
			2. Garage door windows do not count towards requirement.			
		E. Article 4 Front Porch	1. Main entrance (porch, deck or similar open-aired feature) on principal building is required.			
			2. Front porch must have direct access from street or pedestrian easement and must be visible from the street.			
			3. Depth	a. 6 ft. min.		
			4. Min. Width	a. 30% of bldg. or 8 ft. (whichever is larger)*		
				b. * Calculation does not include garage.		
		5. Porch may extend 6 ft. into front setback plus an additional 3 ft. for eaves.				
		F. Article 4 Garage & Carport	1. Setback from front façade		a. 15 ft. min. from primary building	
			2. Setback from front lot line	a. 25 ft. min.		
b. If there is more than 1 wall on front façade, measure from wall closest to street.						
c. If there is more than 1 front lot line, standard applies to the yard that contains front entry.						
3. Width		a. 50% of primary bldg. front façade max.				
G. Article 5 Fences & Walls	1. Fences and walls located between the front façade of the primary building & front lot line		a. Height	(1) 4 ft. max.		
			b. Ornamental decorations & lighting on pillars	(1) 18 in. max. above 4 ft.		
H. Article 5 Building Elevation	1. Stem Wall		a. Permitted			
	2. Stem Wall Screening		a. Required. Opening beneath structure shall be screened with materials consistent with the building design.			
	3. Fill		a. Prohibited unless necessary to match adjacent grade.			
2.7.4	Central Coconut	Neighborhood	Reserved			
2.7.5	Indian Beach Sapphire Shores (IBSSA)	Neighborhood	Reserved			
2.7.6	Janie's Garden	Neighborhood	Reserved			
2.7.7	North Trail Alliance	A. Article 3 Building	1. Height Restriction	a. Lots abutting T3-R, T3.1-O, T3.2-O or T-4R	(1) 20 ft. max. height in third lot Layer	
			2. Rear Setback	a. 3 ft. min.		
			3. Rear Setback Exception	a. Rear lot line abutting thoroughfare	(1) 0 ft. min.	

2.7.7	North Trail Alliance	B. Article 4 & 5 Façade	1. Street Frontage	a. 50% min. must be occupied by building		
				b. Street wall or landscaping is required along remaining front lot line where building is absent.		
			2. Entrance	a. 1 entrance of commercial or mixed-use building must face Tamiami sidewalk or corner.		
			3. Habitable Space	a. Portions of a building or parking garage facing N. Tamiami Trail shall provide 20 ft. min. depth of habitable space for at least 50% of the length of the lot length.		
		C. Article 4 Windows	1. Combined Window Area	a. 1st story facing St.	(1)	30% min.
				b. Above 1st story facing St.	(1)	25% min.
				c. All stories not facing St.	(1)	15% min. (excluding alleys)
			2. Bottom of window height	a. 48 in. max. above grade of ground floor		
			3. Security/ Decorative Grilles	a. Optional; 50% opaque max.; located in glassed area.		
		D. Article 5 Parking	1. Location	a. Exempt from Parking Location	(1)	Lots that have 80 ft. or less of street frontage on N. Tamiami Trail & no other access than through N. Tamiami Trail.
			2. Tandem Spaces	a. Width	(1)	8 1/2 ft. min.
				b. Length	(1)	38 ft. min.
				c. Tandem spaces shall not extend over the sidewalk		
				d. Permitted for same unit residential parking & nonresidential employee parking may use tandem spaces.		
				a. May not be used to satisfy the off-street parking standards for convenience stores or other convenient-oriented uses.		
		3. Off-site Parking			(1)	600 ft. max. from primary entrance of building (measured by shortest legal pedestrian route).
			b. Location	(2)		May not be separated from the use by arterial St ROW.
				(3)		Exception: separated ped. walkway, traffic control, or remote parking shuttle bus service is provided.
				(4)		Off-site parking areas shall not be located in any residential district.
E. Article 5 Signage	1. Wall Sign	a. Location	(1)	Top of the 1st or 2nd story façade of each building.		
	2. A-Frame Sign	a. Location	(1)	On private property only		
	3. Temporary Signs	a. Number	(1)	1 per street frontage		
		b. Size	(1)	16 sf. per face		
		c. Height	(1)	6 ft. max.		
		d. Duration	(1)	6 months		

2.7.7	North Trail Alliance	E. Article 5 Signage	4. Monument Sign	a. Number	(1) 1 per street frontage
				b. Size	(1) 120 sf. per face
				c. Height	(1) 10 ft. max.
			5. Building Banners	a. Location	(1) 1 for every 50 ft. of building length
					(2) Each face of the building on private property unless a ROW encroachment permit is attained
				b. Clear Height	(1) 8 ft. min.
				c. Height	(1) 9 ft. max.
			6. Alley Signs	d. Projection	(1) 3 ft. max.
				a. 1 projecting or 1 wall sign at each customer entrance	
				b. Size	(1) 4 sf. per face max.
	c. Clear Height	(1) 8 ft. min.			
7. Pole, yard, electronic message board, and landscaping wall signs are prohibited.					
8. Design Guidelines	a.	See Appendix D. Advisory Community Design guidelines. These non-mandatory guidelines shall be consulted prior to developing signs for any project.			
2.7.8	Orange Ave/Courts/ Bertha Mitchell/- SHARO	Neighborhood	Reserved		
7.7.9	Tahiti Park	Neighborhood	Reserved		
2.7.10	Uplands	Neighborhood	Reserved		

2.7 East

Exhibit 2.8: East Subarea Map



Legend

- East
- Alta Vista
- Beechwood Estates
- Bellevue Terrace
- Fairway Oaks
- Gardens of Ringling Park
- Glen Elyn
- Glen Oaks Estates
- Glen Oaks Manor
- Glen Oaks Ridge
- Lake Ridge
- Oakwood Manor
- Park East
- Poinsettia Park
- Ramblewood
- Public Art

- A. The East Subarea is bounded by the City limits to the north; the City limits to the east; the City limits and Bahia Vista St. to the south; School Ave., Lime Ave., Washington Blvd., East Ave. and Boyd St. to the west; as depicted in Exhibit 2.8.

Table 2.8: East Summary Chart

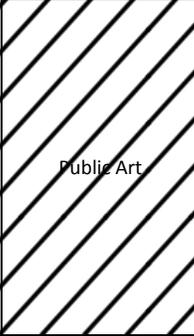
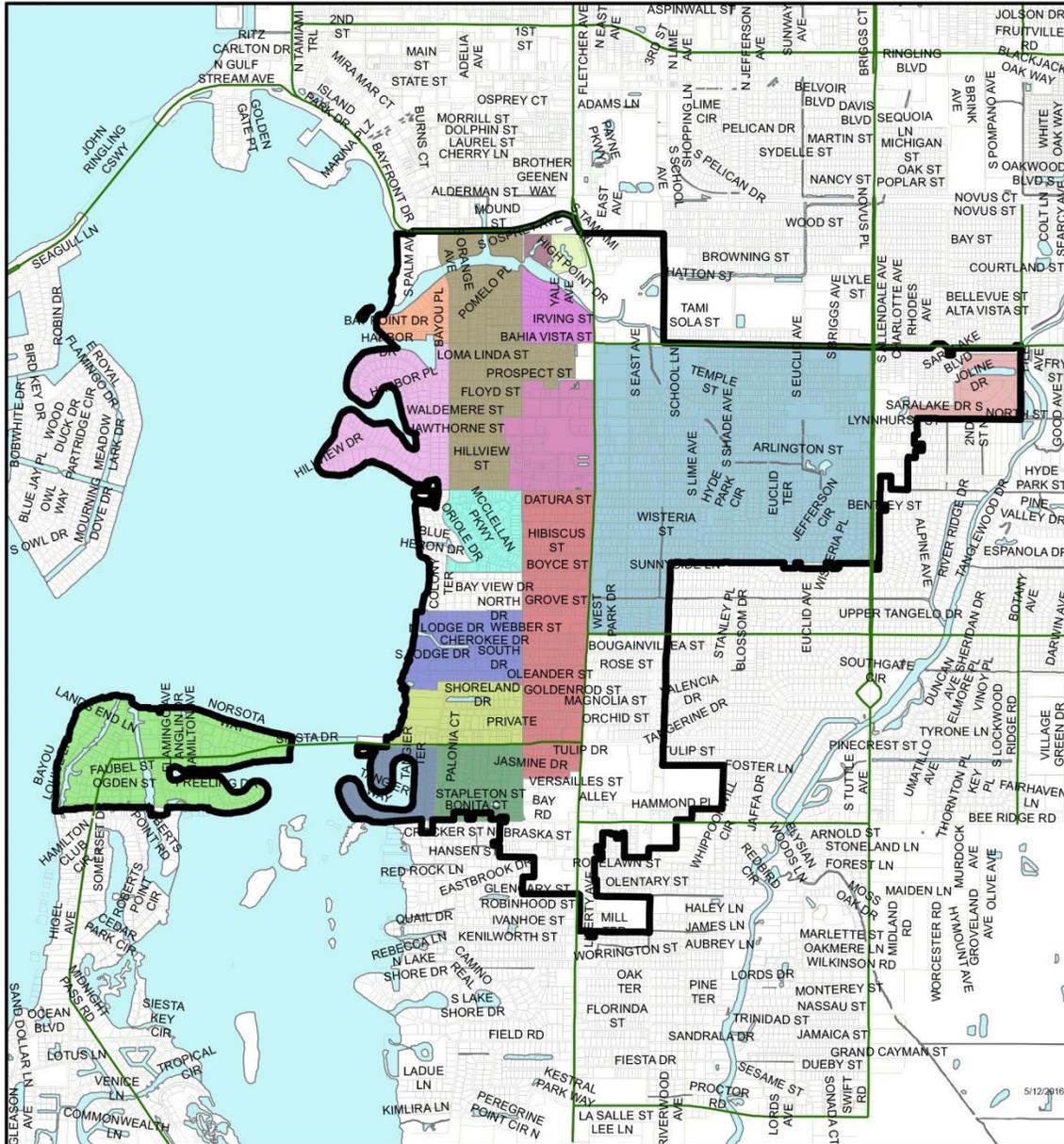
Section Number	District/ Boundary	Standard Requirements	Standards	
2.8.1	Alta Vista	Neighborhood	Reserved	
2.8.2	Beechwood Estates	Neighborhood	Reserved	
2.8.3	Bellevue Terrace	Neighborhood	Reserved	
2.8.4	Fairway Oaks	Neighborhood	Reserved	
2.8.5	Gardens of Ringling	Neighborhood	Reserved	
2.8.6	Glen Elyn	Neighborhood	Reserved	
2.8.7	Glen Oaks Estates	Neighborhood	Reserved	
2.8.8	Glen Oaks Manor	Neighborhood	Reserved	
2.8.9	Glen Oaks Ridge	Neighborhood	Reserved	
2.8.10	Lake Ridge	Neighborhood	Reserved	
2.8.11	Oakwood Manor	Neighborhood	Reserved	
2.8.12	Park East	Neighborhood	Reserved	
2.8.13	Poinsettia Park	Neighborhood	Reserved	
2.8.14		Article 1 Public Art Requirements must be fulfilled if all of the following standards apply: A.	1. Construction Value	a. Any property owner or developer who applies to the City for a building permit to construct or make improvements that exceed \$250,000.00 in construction value.
			2. Location	a. As depicted in Exhibit 2.6.
			3. Use	a. Multi-family, mixed-use, commercial building or nonresidential portion of a mixed use building.
			4. Assigned T Zones	a. T5.1-0, T.5.2-0, T6-10, T6-18 & Public Buildings
			B. Developers that meet the above standards must choose 1 of the 3 options listed in Section 1.15.9 (L).	
2.8.15	Ramblewood	Neighborhood	Reserved	

Exhibit 2.9: South Subarea Map



Legend

- South
- Arlington Park
- Avondale
- Bay Island / Siesta
- Bay Point Park
- Central Park I
- Central Park II
- Cherokee Park
- Granada
- Harbor Acres
- Hudson Bayou
- McClellan Park
- San Remo
- Saralake
- Shoreland Woods
- South Poinsettia Park
- Southside Village

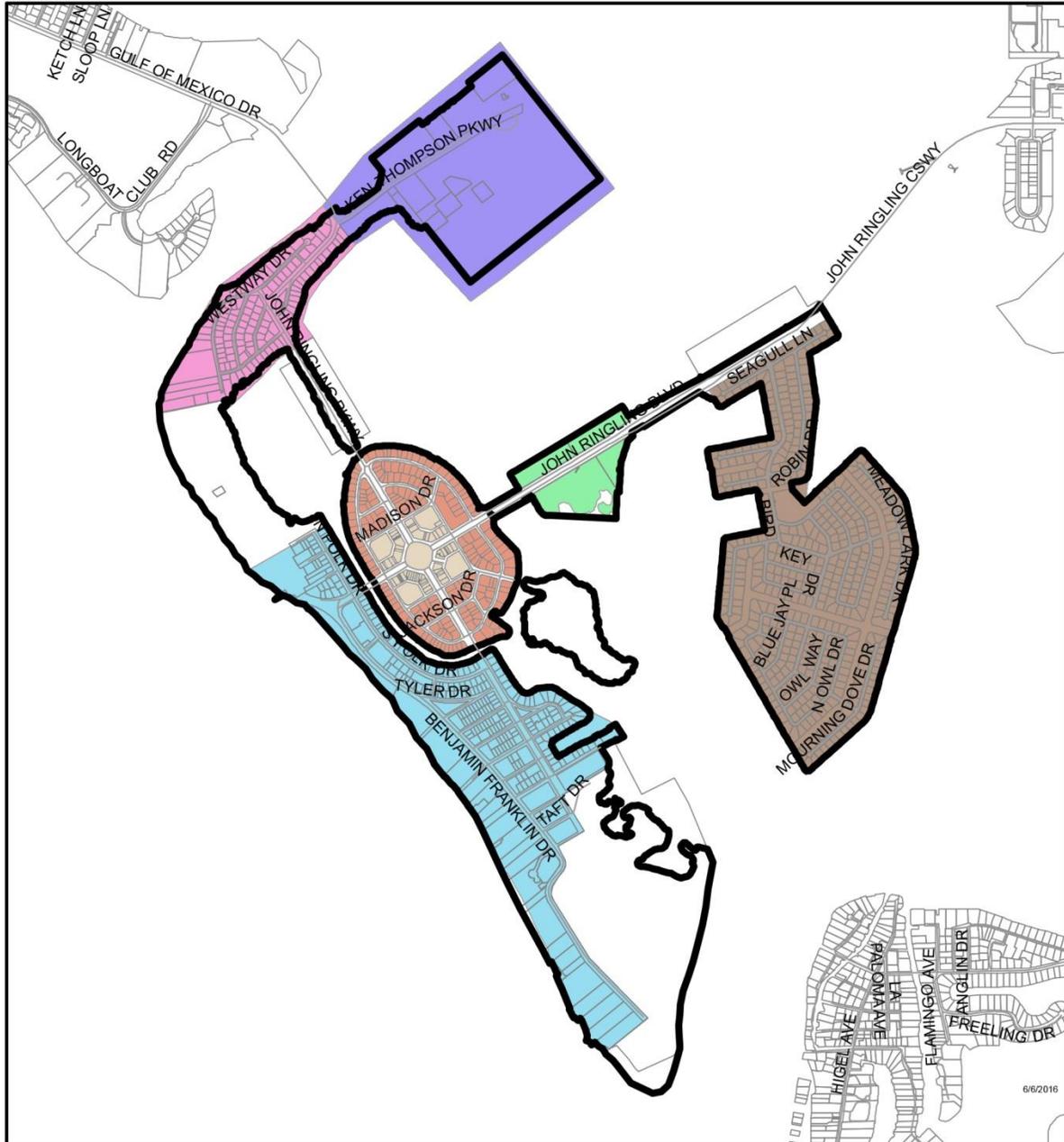
- A. The South Subarea is bounded by Mound St and Bahia Vista St to the north; the City limits to the East; the City limits to the south; and the Bay and to the west; or more specifically depicted in the exhibit below.

Table 2.9: South Summary Table

Section Number	District/ Boundary	Standard Requirements	Standards		
2.9.1	Arlington Park	A. Article 4 Garage	1. Setback from front façade	a. 15 ft. min.	
			2. Width	a. 24 ft. max	
		B. Article 4 Front Porch	1. Main entrance (porch, deck or similar open aired feature) on the principal building is required.		
			2. Depth	a. 6 ft. min.	
			3. Width	a. 30% of bldg. or 8 ft. (whichever is larger)*	
				b. *Calculation does not include garage	
			4. Longest section of porch must face the street.		
		5. Porches may extend 6 ft. into front setback + 2 ft. for eaves.			
		C. Article 4 Front Entrance	1. Buildings must face a street & include a front door as the primary entrance.		
			2. Front door shall incorporate a window		
			3. 6 ft. max. recessed from primary facade		
		D. Article 4 Windows	1. 1st story façade	a. 15% glass (not including garages)	
E. Article 5 Elevating a Bldg.	1. Stem Wall	a. Permitted			
	2. Stem Wall Screening	a. Required			
	3. Fill Dirt	a. Prohibited unless necessary to match adjacent grade.			
F. Article 4 Accessory Dwellings	1. Accessory Dwellings	a. Permitted			
	2. Not included in overall density				
G. Article 5 Utilities	1. Underground all new utility lines				
2.9.2	Avondale	Neighborhood	Reserved		
2.9.3	Bay Island/Siesta	Neighborhood	Reserved		
2.9.4	Bay Point Park	Neighborhood	Reserved		
2.9.5	Central Park I	Neighborhood	Reserved		
2.9.6	Central Park II	Neighborhood	Reserved		
2.9.7	Cherokee Park	Neighborhood	Reserved		
2.9.8	Granada	Neighborhood	Reserved		
2.9.9	Harbor Acres	Neighborhood	Reserved		
2.9.10	Hudson Bayou	Neighborhood	Reserved		
2.9.11	McClellan Park	Neighborhood	Reserved		
2.9.12	San Remo	Neighborhood	Reserved		
2.9.13	Saralake	Neighborhood	Reserved		
2.9.14	Shoreland Woods	Neighborhood	Reserved		
2.9.15	S. Poinsettia Park	Neighborhood	Reserved		
2.9.16	Southside Village	Neighborhood	Reserved		

2.10 WEST

Exhibit 2.10: West Subarea Map



Legend

- Bird Key
- City Island Leaseholders
- Lido Shores
- John Ringling
- Lido Key
- St. Armands Circle Merchants & St. Armands Commercial Landowners
- St. Armands Residents, Inc.

A. Boundary

The West Subarea is bounded by John Ringling Causeway to the east, and Sarasota Bay and the City limits.

Table 2.10.1: West Summary Table

Section Number	District/ Boundary	Standard Requirements	Standards
2.10.1	Bird Key	Neighborhood	Reserved
2.10.2	City Island Lease Holder	Neighborhood	Reserved
2.10.3	Lido Shores	Neighborhood	Reserved
2.10.4	John Ringling	Neighborhood	Reserved
2.10.5	Lido Key	Neighborhood	Reserved
2.10.6	St. Armands Circle Merchants & Landowners	A. Article 5 Signs	1. A-Frames and Electronic Message Boards Prohibited
2.10.7	St. Armands Residents	Neighborhood	Reserved

2.11 DISTRICTS

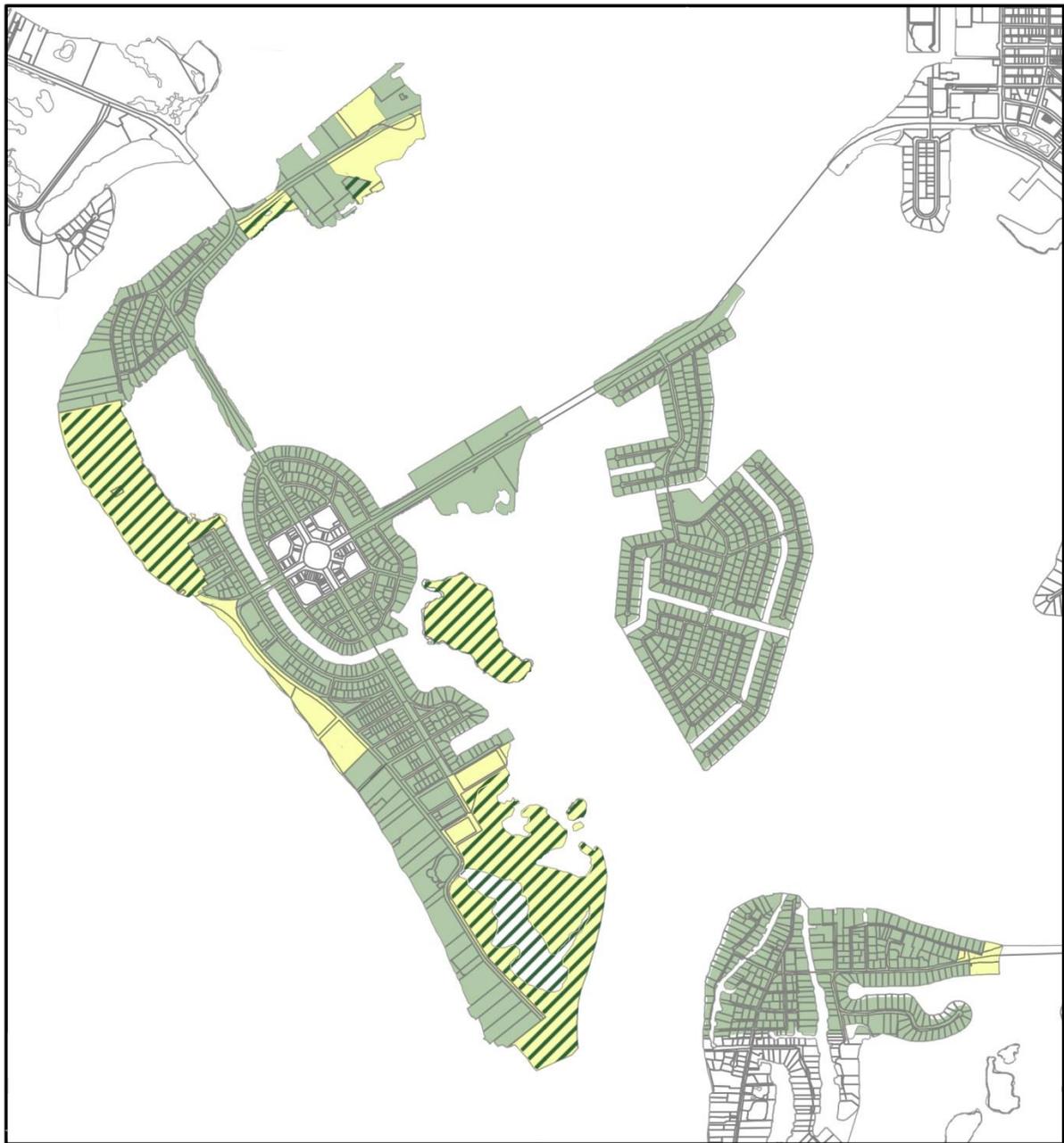
A. PURPOSE & INTENT

Districts are demarcated geographical areas within the City where certain land development regulations apply. Currently, there are three districts within the City of Sarasota including the Coastal Islands District, the Historic Districts and the Higher Education District. The intent of this section is to:

1. Preserve and protect distinctive characteristics of buildings and places.
2. Maintain and improve the settings of those buildings and places.
3. Encourage new designs compatible with existing buildings within the district.
4. Provide for the recognition and regulation of existing sites and to provide the regulatory framework for future development.
5. Reflect the elements of the city's cultural, social, economic, and environmental history.

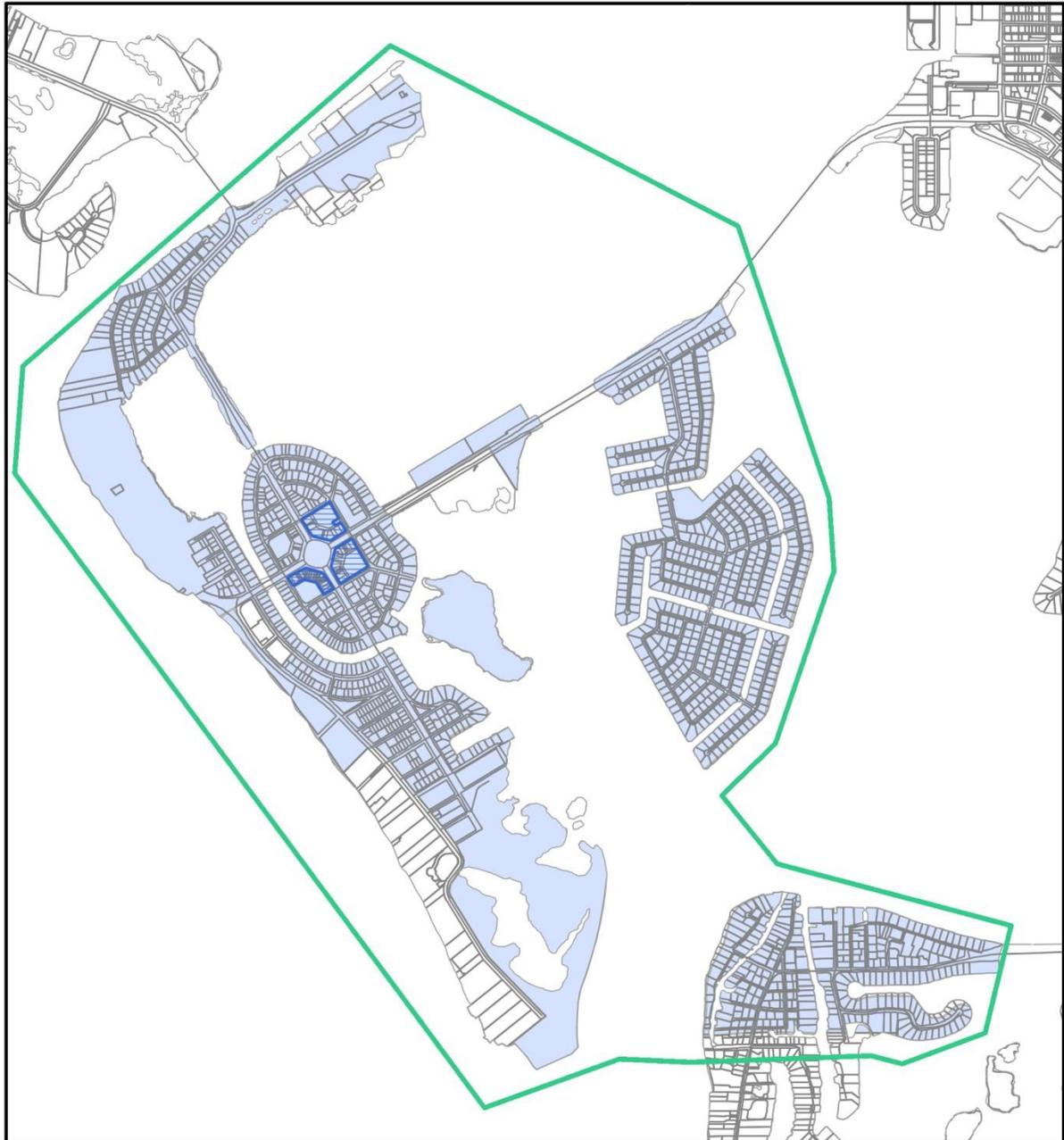
2.12 COASTAL ISLANDS DISTRICT

Exhibit 2.12.1: Impervious Surfaces & Conservation District Map



- Legend**
- Impervious Surfaces**
-  10% max.
 -  70% max.
 -  Conservation District

Exhibit 2.12.2: Maximum Height & Density Map



Legend

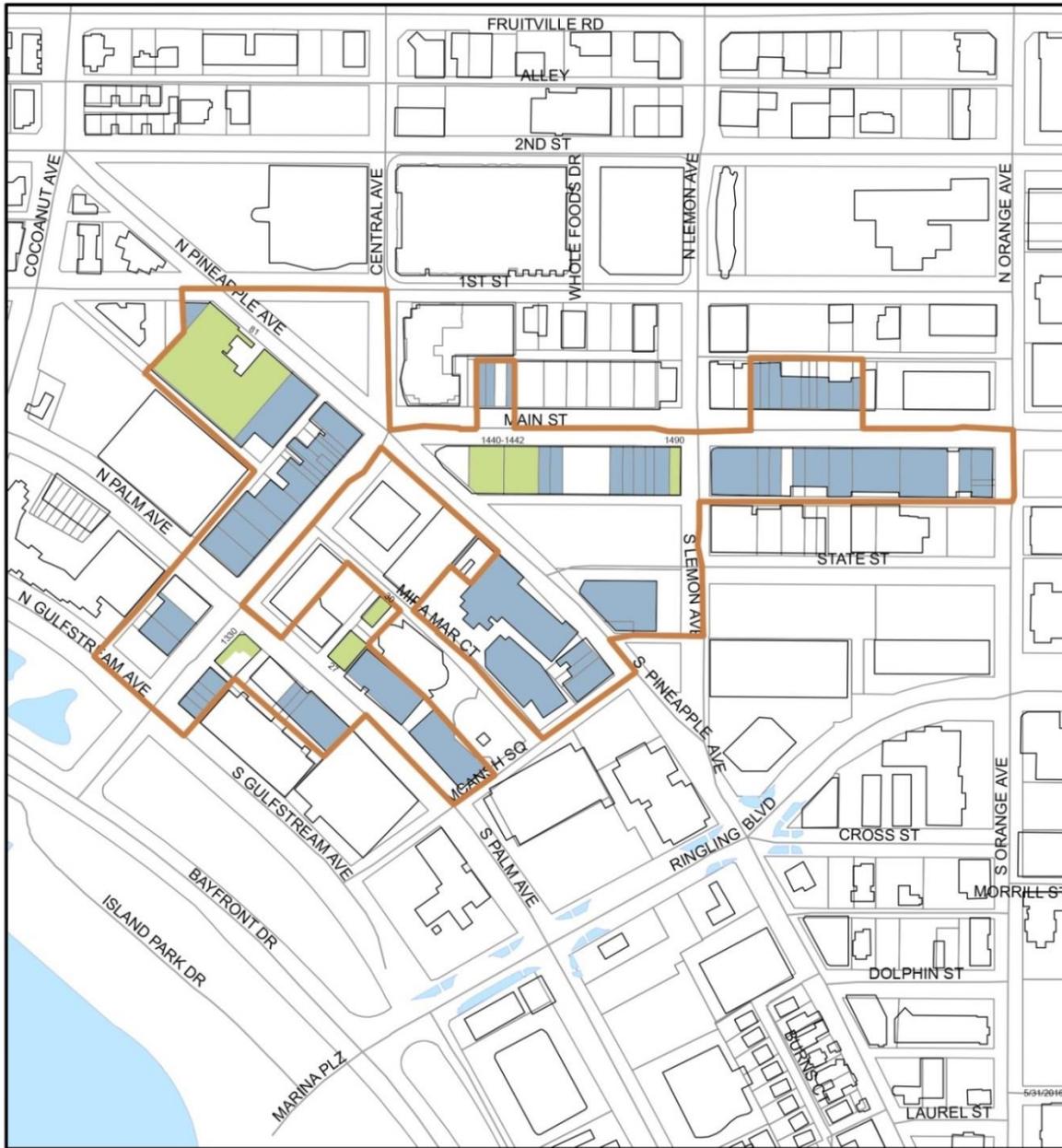
-  Maximum Height 35 ft.
-  No Increased Density
-  Density Exception: Increased Density Allowed

Table 2.12.1: Coastal Island District Table

Section Number	District/ Boundary	Standard Requirements	Standards	
2.11.1	Conservation District (See Exhibit 2.12.1)	A. Article 3 Uses	1. Conditional Uses	a. Basic utilities, Public and private aquatic preserves and wildlife management area; rookeries and refuges, fish hatcheries and refuges, and uses accessory to such activities. Publicly owned parks, recreational areas, and uses accessory to such activities, consistent with the environmentally sensitive nature of the COD.
				b. Must follow Section 1.15.13 in addition to the following standards
		B. Development and Conditional Use Standards	1. All development shall be designed to minimize the impact of human activities on natural systems, and not adversely affect the natural character of the area.	
			2. All development shall demonstrate to what extent environmentally sensitive areas (see Article 8) are being impacted; and if so, the proposed mitigation techniques, including, but not limited to, habitat restoration.	
			3. All development permits shall be conditioned upon proof that any state or federal permit regarding threatened or endangered species has been obtained.	
			4. Additional conditions may be applied by the PB and the CC to a conditional use that has a potentially adverse environmental impact on contiguous lands located within the conservation district.	
			5. Minimum zoning lot requirements in the Conservation District are not applicable.	
			6. Maximum zoning lot coverage regulations in the Conservation District is 10% max. or less if determined by the PB and CC.	
7. There shall be no minimum yard requirements in the Conservation District.				
8. Height of structures in the Conservation District is 35 ft. max or a lower height determined on a case-by-case basis by the PB and the CC.				
2.11.2	Impervious Surface (See Exhibit 2.12.1)	A. Impervious Surface	1. Impervious Surfaces	a. 70% max.
			2. Exception	a. More Restrictive 10% max. (See Exhibit 2.12.1)
2.11.3	Density (See Exhibit 2.12.2)	A. Density	1. The city shall not approve amendments to the future land use map (LU-6), Zoning Atlas, or zoning text that increase residential density on the coastal islands as identified on Exhibit 2.12.1.	
			2. Increased density	a. Prohibited.
			3. Exception	a. Increase in residential density on sites marked in Exhibit 2.12.2 to create a residential liner building that screen nonresidential uses from residential uses as determined through a master planning process is permitted.
2.11.4	Height (See Exhibit 2.12.2)	A. Height	1. Coastal Island Height	a. 35 ft. max. measured from min. FEMA elevation (See Exhibit 2.12.2).
			2. Exception	a. See exhibit 2.12.2.

2.13 HISTORIC DISTRICTS

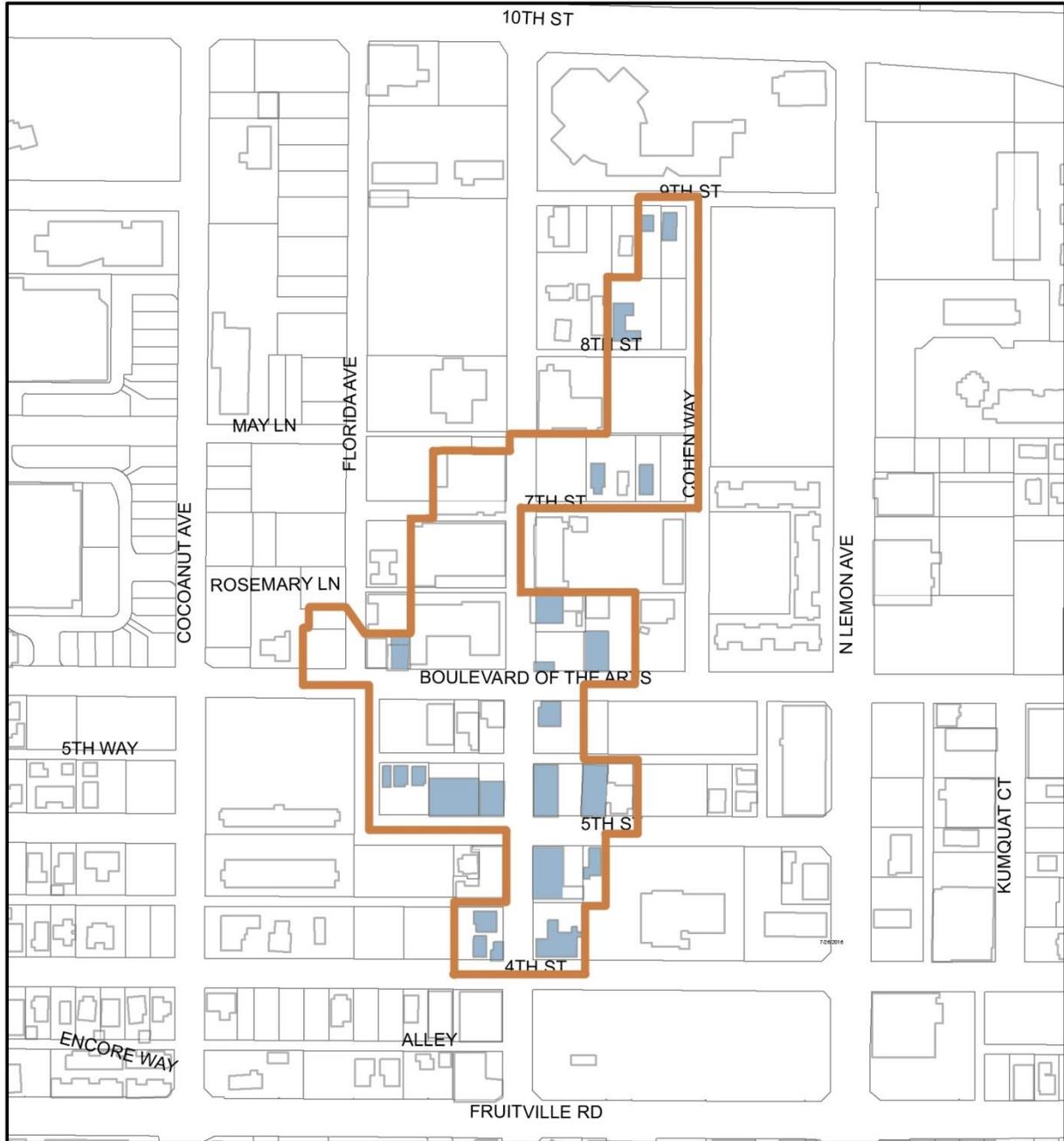
EXHIBIT 2.13.1: DOWNTOWN HISTORIC DISTRICT MAP



Legend

-  City of Sarasota Building Footprints
-  Contributing Building
-  National Registered Listed Building
-  District Boundary

2.13.2 Overtown Historic District



Legend

-  City of Sarasota Building Footprints
-  Contributing Building
-  Overtown Historic District Boundary

2.13.3 Central – Coconut Historic District (TBD)

2.13.4 Burns Court Historic District (TBD)

2.13.5 Harding Circle Historic District (TBD)

2.13.6 Downtown Historic District (TBD)

2.13.7 Rigby’s LaPlaza Historic District (TBD)

2.13.8 Caples’-Ringling Estate Historic District (TBD)

2.13.9 Laurel Park Historic District (TBD)

2.14 HIGHER EDUCATION DISTRICT

Exhibit 2.14.1: Florida State University Master Plan (RESERVED)

Exhibit 2.14.2: New College Master Plan (RESERVED)

Exhibit 2.14.3: Ringling College Master Plan (RESERVED)

Table 2.14.1: Campus Master Plans Requirements

A. INTENT				
Campuses provide research and educational benefits of statewide and national importance, and further provide substantial educational, economic, and cultural benefits to their host local governments. However, they may also have an adverse impact on the public facilities and services and natural resources of host governments. The intent of this section is to address this unique relationship by providing for the preparation of campus master plans and associated campus development agreements.				
B. APPLICABILITY	Florida State University	New College	Ringling College	Reserved
Each university board of trustees shall prepare and adopt a campus master plan for the university and maintain a copy of the plan on the university’s website. Master plans must be updated at least every 5 years.				
C. ALLOCATION OF T-ZONES				
Base Density				
Future Land Use				
D. BLOCK SIZE				
Block Perimeter				
E. THOROUGHFARES				
HW				
BV				
AV				
CS				
DR				
ST				
RD				
Rear Lane				
Rear Alley				
Path				
Passage				
Bike Trail				
Bike Lane				
Bike Route				
F. LEVEL OF SERVICE				
Transportation				
Provision of Roads				
Parking				
Recreation & Open Space				
Environmental Management				
G. LOT OCCUPATION				
Lot Width				
Lot Coverage				
H. SETBACK - PRINCIPAL				
Front Setback				
Side Setback				
Rear Setback				

I. BUILDING DISPOSITION

Edgeyard				
Sideyard				
Rearyard				

J. PRIVATE FRONTAGES

Common Yard				
Porch & Fence				
Terrace, Dooryard				
Forecourt				
Stoop				
Shopfront				
Gallery				
Arcade				
Parking Lot				

K. BUILDING CONFIGURATION

Principal Building				
Outbuilding				

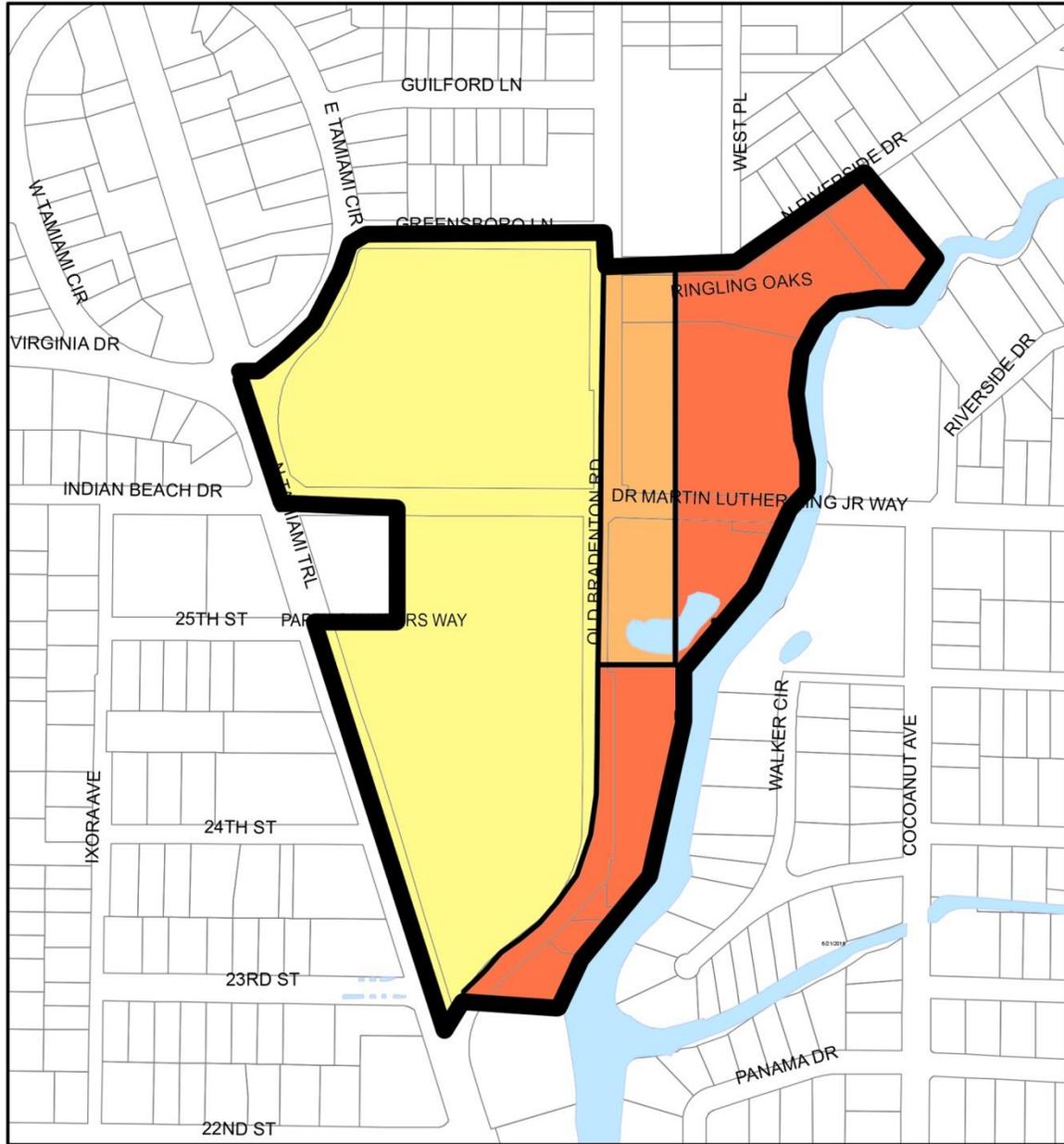
L. BUILDING FUNCTION

Educational				
Residential				
Food Service				
Office				
Facilities				

M. UTILITIES

Solid Waste				
Drainage				
Sewer				
Potable Water				

Exhibit 2.14.4: Ringling College Height Standards



Legend

- 65 ft max.
- 55 ft max.
- 40 ft max.
- Ringling College Boundary

Table 2.14.2: Ringling Standards

Section Number	District/ Boundary	Standard Requirements	Standards		
2.14.2	Ringling College (See Exhibit 2.14.4)	A. Article 3 Uses	1. Permitted Uses	a. Colleges	
			2. Permitted Accessory Uses	a. Offices; meeting areas; laboratories; libraries; housing for students, faculty & visitors; cafeteria & food service; recreation, health & sports facilities; theatres; before & after school day care; health care facilities, bookstores; parking; maintenance facilities; & other uses typically accessory to a college. These permitted accessory uses shall not be subject to the retail sales and service limitation (Table VI-401, Note 5).	
		B. Article 3 & 4 Building	1. Unified Campus Development	a. All of the zoning lots, within the Ringling College Boundary and under the ownership of the Ringling College of Art and Design, may be combined to satisfy density, FAR, building coverage and parking and loading requirements even where the zoning lots are separated by a public ROW.	
				b. All other development standards must be met independently for each zoning lot.	
			2. FAR	a. 1.0 max. for nonresidential development	
			3. Building Coverage	a. 50% max. for nonresidential development	
			4. Height (See Exhibit 2.13.1 for specific locations)	a. West section	65 ft. max*
				b. Center section	55 ft. max*
				c. East section	40 ft. max
				d. *Additional height allowed for mechanical screening	
			5. Mechanical Screening Requirements (whichever is less)	a. Nonhabitable pitched roof, 20 ft. max. above eave line or minimum necessary to screen mechanical equipment.	
				b. Screening limited to 35% of to total area	
		C. Article 5 Parking	1. 500 ft. Nonresidential space	a. 1 space min.	
			2. No parking requirements for residential and residential accessory uses		
			3. Grass, shell & other previous materials	a. Permitted for 50% max. off street parking	
				b. Prohibited for handicapped spaces	
				c. Must be maintained & may not cause nuisance. See 2-310 Sarasota City Code.	
			d. Must comply with drainage requirements in EDCM.		
		4. Alternative parking ratio provisions	a. Refer to Art. 1		
		D. Article 4 Window	1. Portion facing street	a. 1st story	30% glass min.
				b. Above 1st story	25% glass min.
			2. Portions not facing street	a. Combined area for all stories	20% glass min.
			3. Glass shall be clear or lightly tinted with a VLTF of 0.6 or higher (R+A+T=1.0).		
			4. Translucent, opaque, and mirrored glass may not be used.		
			5. Security Grilles	a. 50% min. transparent	
				b. located inside glassed area	

2.14.2	Ringling College (See Exhibit 2.14.4)	D. Article 4 Window	6. If exterior walls of the building are more than 20 ft. from the front, side or rear zoning lot line, the NDS Director is authorized to approve the reduction or elimination of the window area if one or more of the following techniques is used on the exterior wall of the building: wall murals (trompe l'oeil); decorative masonry patterns; vertical or horizontal change in wall plane; vertical trellises; landscaped or raised planter beds placed in front of the wall; canopies; or awnings. If the Ringling College of Art and Design requests this option, they must submit their request in writing to the NDS Director and explain the basis for the request.		
		Article 3, 4, & 5 Dr. MLK Jr. Way & Bradenton Rd. Frontage	1. Front Setback	a. 50 ft. max.	
			2. Buildings facing street must provide a 25 ft. min. depth of active use along at least 50% of the length of the first two stories.		
			3. Parking lots or garages shall be set behind active portions of the building. *		
			4. * This provision shall not be construed to preclude parking lot access driveways for buildings more than 100 ft. in length.		
		E. (Applies to new buildings within 150 ft. of Dr. MLK Jr. Way and Bradenton Rd.)	5. The NDS Director may reduce or eliminate these standards only if existing buildings, tree preservation and infrastructure improvements would preclude the applicant's ability to meet these standards. If the Ringling College of Art and Design requests this option, they must submit their request in writing to the NDS Director and explain the basis for the request.		
		F. Article 4 & 5 Whittaker Bayou Frontage	1. Avoid blank walls along Whittaker Bayou. If such walls are necessary for interior reasons, the structure wall shall receive some form of articulation or "add-on" elements such as wall murals (trompe l'oeil), decorative masonry, cornice bands, canopies or awnings.		
			2. Pedestrian walkways shall be provided along the Bayou between water & building to develop a continuous pedestrian walkway along the entire bayou frontage.		

2.15 INFILL PLANS

A. INTENT

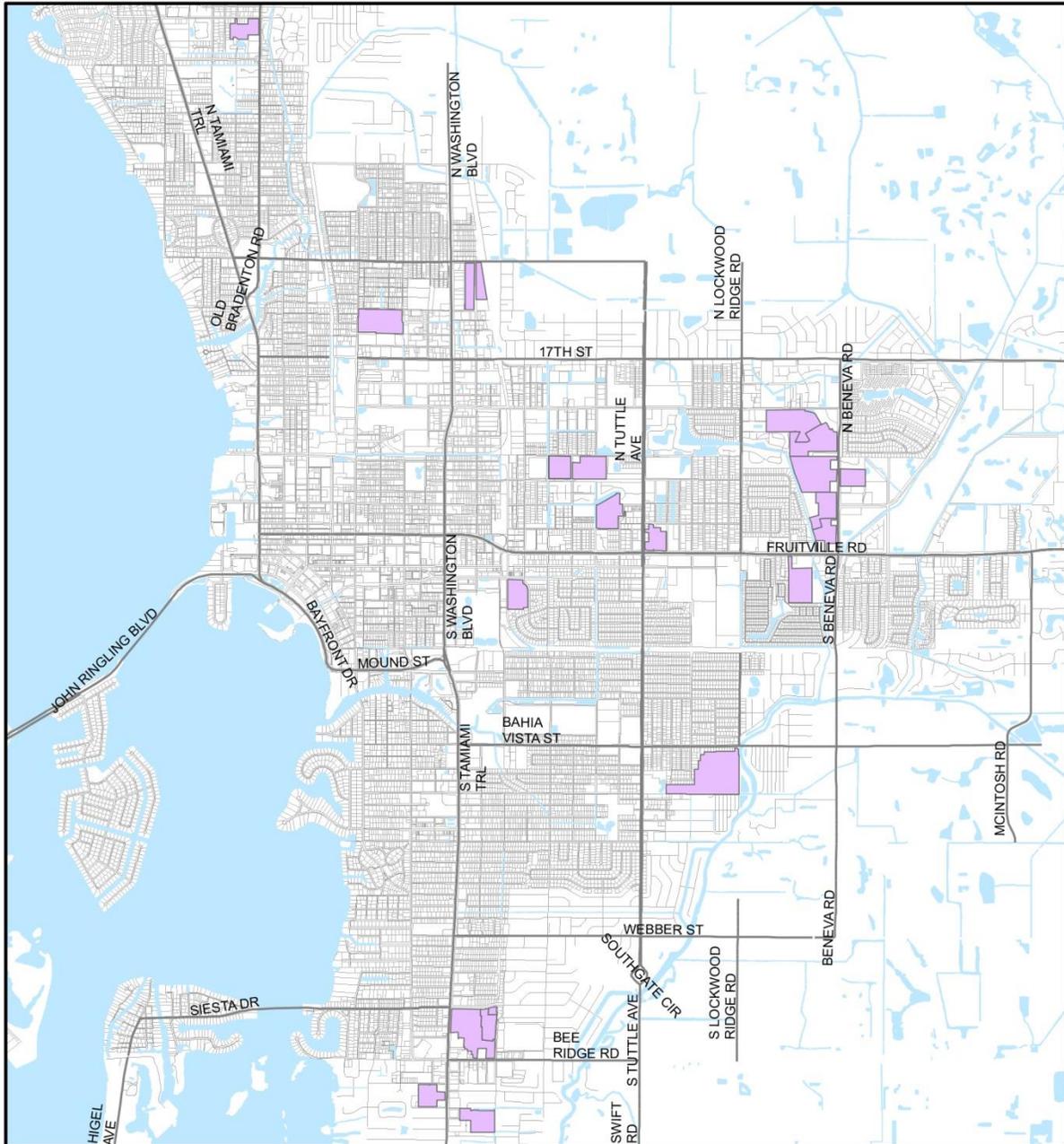
The primary focus of infill plans is to develop a long-term strategic vision that will serve as a blueprint for creating a range of housing and sustainable development to better serve the needs of residents. The purpose is to promote and facilitate the development and redevelopment of underutilized sites by encouraging flexibility and use of innovative approaches to development. The incentives and regulations offered in this section of the code are used by the City as one means of meeting its commitment to provide housing for economic groups within the region.

2.16 URBAN VILLAGE

Table 2.16: Urban Village

Section Number	District/ Boundary	Standard Requirements	Standards	
2.16.1	Urban Village (See Exhibit 2.16.2)	A. Purpose	1. The purpose of this section is to provide a development process and standards for designated large acreage infill sites that are appropriate for compact mixed-use development that promotes connectivity and compatibility with surrounding residential transect zones.	
		B. Intent	1. Create and reinforce walkable urban environments and reduce vehicle miles traveled through the use of a mix of housing types, civic, retail and service uses.	
			2. Provide the opportunity to design and construct commercial spaces in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses or long term vacancies and blight.	
		C. Allocation of T- Zones	1. See Article 1.15.30 Urban Village.	
		D. Allowed T Zones	1. T4-R, T4.1-O, T4.2-O, T5-R, T5.1-O & T5.2-O	
			2. Consistent with FLU Classifications and adjacent Transect Zones	
		E. Density	1. Consistent with designated Transect Zones - See Art. 3	
		F. Block Length	2. 400 ft. max.	
		G. Lot Coverage	1. T4R, T4.1-O, T4.2-O	a. 70% max.
			2. T5R, T5.1-O, T5.2-O	a. 80% max.
		H. Building Disposition	1. Consistent with designated Transect Zones - See Art. 4	
		I. Function & Use	1. Consistent with designated Transect Zones - See Art. 3	
		J. Connectivity	1. Gated Streets Prohibited	
			2. Cul de sacs are not be permitted unless alternative is not possible due to terrain & property configuration.	
K. Thoroughfare Types	1. Permitted in all T-zones	a. BV, AV, DR, ST. Passage, Bike Route		
	2. Permitted in T5 Zones	a. CS, Rear Alley		
		b. Service Driveway (with ROW Use Agreement only)		
	3. Permitted in T4 Zones	a. Rear Lane, Path		
4. Prohibited in all T-zones	a. RD			
L. Civic Space	1. 5% of acreage min.			
	2. Permitted Types	a. Green, park, plaza, square, playground		

Exhibit 2.16.2: Urban Village Mapping



Legend

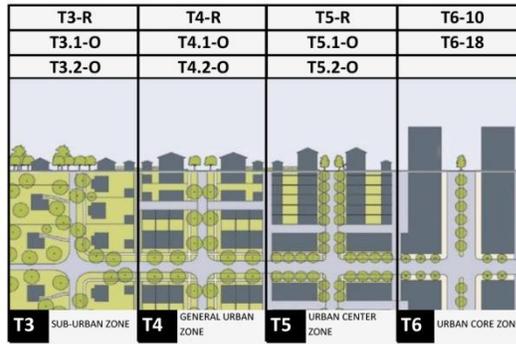
 Urban Village Parcels

2.17 HOUSING PLANS AND POLICIES

A. INTENT

1. The intent of this section is to integrate the City's housing policies and plans into the land development regulations of the FBC, consistent with the Local Housing Incentive Plan (LHIP). This section is a method meant to recognize and build upon the working relationships with the private sector, community providers, and residents in order to improve and expand the capacity and efficiency of the City's delivery of missing housing types and opportunities.
2. The City recognizes that it must take a proactive approach to facilitate the provision of decent, safe, and healthy housing types City-wide for existing and future residents due to affordability issues and land values within amenity rich coastal community.
3. This is accomplished by identifying a wide range of public and private sector programs for financing, partnership opportunities, and other incentives in conjunction with the City's Transect Zones and local context. Through integration with the transect zones the City can assist and encourage the provision of a broad spectrum of housing types while preserving and enhancing the community's physical and social fabric.
4. The City also recognizes the role density and walkability play within the provision of affordable housing stock, varied building types and ownership methods. Well located density puts people close to jobs, amenities, and services reducing a high level of automobile dependency and the impacts to household income. Section 2.18 has been developed to be consistent with this acknowledgement by linking density incentives to areas the provide transit opportunities and close proximity to jobs, services and amenities.

Table 2.17.1: Summary Table



	T3-R	T4-R	T5-R	T6-10	TENURE	DRIVER
	T3.1-O	T4.1-O	T5.1-O	T6-18		
	T3.2-O	T4.2-O	T5.2-O			
REGULATION						
a. Accessory Dwelling Unit	M	M	R	R	R/HO	G/D
b. Density Bonus	R	L	M	M	R/HO	G
c. Efficient Development Code	A	A	M	M	R/HO	G
d. Flexible Rehabilitation Codes	A	M	M	M	R/HO	G
e. Inclusionary Zoning	L	L	L	L	R/HO	G
f. Modest Minimum Lot Sizes	M	M	L	L	R/HO	G
g. Diverse Housing Types/ Sizes	M	M	L	L	R/HO	D/G
DEVELOPMENT / MANAGEMENT						
a. Affordable Housing Deed Covenants	M	M	M	L	HO	N
b. Community Land Trust	M	M	M	L	R/HO	N
c. Katrina Cottages/ Tiny House	M	M	L	R	R/HO	D/G
d. Limited-Equity Condominium	R	L	M	M	HO	N
e. Limited-Equity Cooperative	R	L	M	M	HO	N
f. Manufactured Housing	R	L	R	R	R/HO	D/G
g. Single-Room Occupancy Building	R	L	L	L	R	N/G
FINANCING						
a. Down payment Assistance Program	M	M	M	A	HO	G
b. Fee Waivers	M	M	A	A	R/HO	G
c. Historic Preservation Tax Credit	A	M	M	M	R/HO	G
d. Housing Trust Funds	A	M	M	A	R/HO	G
e. Infill Incentives	R	M	M	L	R/HO	G
f. Transit Program	L	M	M	M	HO	G
g. Location Efficient Mortgage	L	M	M	M	HO	G
h. Low Income Housing Tax Credit	A	M	M	M	R/HO	G
i. Doc Stamp Program/ SHIP Funds	M	M	A	A	R/HO	G/N
j. Section 8 Rental Assistance	M	M	L	A	R	G
k. Section 8 Homeownership Program	M	M	L	A	HO	G
l. Section 202	L	L	L	L	R	G/N

KEY

Analysis of Tools

R - Restricted: There may be significant negative impacts or the tool may simply not work in this context. The tool should be used only after detailed analysis and with clear public support.

L - Limited: There may be significant negative impacts, the tool may have limited positive impacts in this context, or there may be significant public opposition. Proceed with caution.

A - Applicable: The tool is likely to have positive impacts in this context.

M - Most Effective: The tool is likely to have noticeable positive impacts in this context, and is unlikely to have negative impacts.

Tenure

R = Rental

HO = Homeownership

Driver

Refers to primary responsibility for initiating or managing.

G= Government

D= Developer

N= Non-Profit Organization

Note that the developer can be for-profit or non-profit

Table 2.17.2: Regulating

	T3R	T4R	T5R	
	T3.1	T4.1	T5.1	T610
	T3.2	T4.2	T5.2	T618
<p>a. Accessory Dwelling Units: Permitting accessory dwelling units or “granny flats” not only allows for some lower-cost rental units to be interspersed within a majority of homeownership units, it also provides extra income for the homeowner. Accessory units can increase the diversity of income levels living in a neighborhood.</p>	M	M	R	R
<p>b. Density Bonus: Sarasota’s Density Bonus allows for an increase in allowed density in targeted areas to increase affordable and other missing middle housing types. To qualify, the units must be within a the Mobility Districts or Urban Village as depicted in Exhibit 2.10. The developer may pay a fee or provide one of the missing housing types, green or open space, and transit infrastructure.</p>	R	L	M	M
<p>c. Efficient Development Review Process: An efficient development review process is imperative in reducing the cost barrier to affordable housing development.</p>	A	A	M	M
<p>d. Flexible Rehabilitation Code: A flexible rehabilitation code helps reduce the cost of rehabilitation by avoiding excessive requirements for materials or size of materials. Stringent requirements can result in neglected or abandoned buildings.</p>	A	M	M	M
<p>e. Inclusionary Zoning: Inclusionary zoning requires developers to dedicate a specific percentage of housing units for low income or low-moderate income households. There should not be any outward qualitative difference in units. This can be either mandatory or incentive-driven. Inclusionary zoning may be combined with a voluntary fee-in-lieu program, providing the option of developing the housing or paying into a housing fund. Inclusionary zoning should be applied regionally or over a relatively large geographic area, to avoid displacement effects.</p>	L	L	L	L
<p>f. Modest Minimum Lot Sizes: A modest minimum lot size allows more homes to be built on a specific plot of land, thereby increasing the ability to include dedicated affordable housing in a development. Furthermore, modest lot sizes in a code generally aid in controlling all homeownership costs, not just for the dedicated affordable units.</p>	M	M	L	L
<p>g. Diverse Housing Types/Sizes: Encouraging a mix of housing types and sizes will organically allow for diversity in the population of a neighborhood. People of different generations and income groups will live in adjacent units, without a specific law or mandate dictating who should live where.</p>	M	M	L	L

M= Most Effective

A= Applicable

L= Limited

R= Restricted

Table 2.17.3: Development / Management

	T3R	T4R	T5R	
	T3.1	T4.1	T5.1	T610
	T3.2	T4.2	T5.2	T618
<p>a. Affordable Housing Deed Covenants: A deed covenant is a signed document from a homeowner living in an affordable housing unit, stipulating that when the current homeowner sells the property, it will stay affordable in perpetuity. Deed covenants can be structured in various ways. Some prevent the homeowner from building equity, while others allow the homeowner to benefit from some equity increase.</p>	M	M	M	L
<p>b. Community Land Trust: A community land trust (CLT) is one mechanism that allows people to purchase a house without purchasing the underlying land, making homeownership more affordable. The CLT is a nonprofit, community-based organization whose mission is to provide affordable housing in perpetuity. The CLT and the homeowner agree to a long-term lease agreement (typically 99 years). Among the homeowner’s rights are the rights to privacy, the exclusive use of the property, and the right to bequeath the property and the lease. The CLT has the right to purchase the house when and if the owner wants to sell, based on a resale formula that balances the interests of the owner's profits with the long-term goals of the CLT to preserve housing affordability in perpetuity. In addition, if buildings become deteriorated, the CLT can force repairs; if the homeowners are at risk for default, the CLT can and does act to forestall the default.</p>	M	M	M	L
<p>c. Katrina Cottages/ Tiny House: Affordable starter homes that are safe and dignified. Many of the designs are expandable, so the cottage can grow with the homeowner over time, or become an accessory building to a principal dwelling.</p>	M	M	L	R
<p>d. Limited-Equity Condominium: Limited Equity Condominium(LEC) is a type of homeownership established by state statutes. They are similar to regular condos in that a property is divided into multiple units that are sold separately, but with LECs, an owner cannot sell the unit for its market price. LECs are generally used in conjunction with deed covenants, land trusts, or other mechanisms, where the owner can sell the unit according to a set formula. The formula is typically the original selling price plus inflation, but this is not necessarily the only formula for determining the new selling price. The owner of a unit also owns a share of all the common area property. Unlike regular condos, LEC condo associations own nothing, which may create difficulties in obtaining loans for repairs and rehabilitation.</p>	R	L	M	M
<p>e. Limited-Equity Cooperative: Limited-Equity Cooperative (LECo) is similar to LEC, but a LECo is a resident-controlled corporation that owns the entire property, and individual residents own shares of stock in the corporation. In a LECo, the resident does not need a mortgage for the unit, and the purchase price of the shares is relatively low. When the resident leaves the LECo, they sell the stock, based on an affordable, pre-determined formula, but not the unit as with a condo. Because there is no down payment or mortgage, a LECo is an easily accessible form of homeownership for many different income groups.</p>	R	L	M	M

M= Most Effective

A= Applicable

L= Limited

R= Restricted

Table 2.17.3: Development / Management

	T3R	T4R	T5R	
	T3.1	T4.1	T5.1	T610
	T3.2	T4.2	T5.2	T618
<p>f. Manufactured Housing: Manufactured housing maintains low-cost per square foot, making it an attractive affordable housing development option in areas with high construction costs. In order to protect community character, zoning and building code permitting must also require appropriate urban design elements.</p>	R	L	R	R
<p>g. Single-Room Occupancy (SRO) Buildings: SRO buildings typically shelter many at-risk people, such as those suffering AIDS, homelessness, mental illness or drug/alcohol addiction. In theory, an SRO will house people in single rooms, but in practice it varies from dormitory-style housing to private single rooms, with shared facilities. They can be unpopular in the community, but they provide housing for a percentage of the population that would not find housing elsewhere.</p>	R	L	L	L

M= Most Effective

A= Applicable

L= Limited

R= Restricted

Table 2.17.4: Financing

	T3R	T4R	T5R	
	T3.1	T4.1	T5.1	T610
	T3.2	T4.2	T5.2	T618
<p>a. Down Payment Assistance Programs: Often with a first-time homebuyer, the largest barrier to homeownership is not the monthly mortgage payments but the down payment. Down payment Assistance Programs provide down payment grants to the homebuyer. Typically these grants range from two to six percent of the home’s sale price and depend on the maximum gift amount allowed by the lender.</p>	M	M	M	A
<p>b. Fee Waivers: Fee waivers or reductions are often applied to housing developments based on the percentage of affordable housing units. The percentage of fee reduction usually depends on the percentage of included affordable housing units. Typically, fee waivers or reductions are only for new construction, but it is possible to apply them to larger scale rehabilitation projects. In some cases, these programs are combined with employer incentives and location requirements to develop Live Near Your Work programs. (See g.)</p>	M	M	A	A
<p>c. Historic Preservation Tax Credits: Historic Preservation Tax Credits (HPTC) is a federal program run by the IRS and administered through the National Park Service and State Historic Preservation Offices. The program gives a 20% tax credit for the certified rehabilitation of certified historic structures. The project must involve substantial rehabilitation efforts and the structure itself must be depreciable (i.e., income-producing). The property must be retained by the owner for at least five years after the completion of the renovation.</p>	A	M	M	M
<p>d. Housing Trust Funds: Housing trust funds are specific funds allocated by a public agency, such as the city, county or state, that may only be used for housing. Typically, they serve the needs of low income households (below 80% Area Median Income), but could also be used for other pre-determined special needs groups. Housing trust funds are generally used for affordable housing development and construction projects, but are sometimes used for rental assistance. The funds come from various public sources, which may include but are not limited to: real estate</p>	A	M	M	A
<p>e. Infill Incentives: Infill incentives are used to promote there development of vacant land or there habilitation of properties in urbanized areas. Because sites like these are generally more difficult to acquire and develop than greenfield sites, infill incentives seek to redress common development barriers. Incentives may include fast tracking of permits, density bonuses, zoning waivers, fee waivers or reductions.</p>	R	M	M	L
<p>f. Transit Program: Transit Programs may be administered through regional, state or local agencies to encourage people to end long commutes and live near the workplace. In expensive housing markets, it is important that blue-collar and essential service workers have access to affordable housing. Many localities have set up programs to aid homebuyers in purchasing homes close to the workplace, often partnering with large local employers.</p>	L	M	M	M

M= Most Effective

A= Applicable

L= Limited

R= Restricted

Table 2.17.4: Financing

	T3R	T4R	T5R	
	T3.1	T4.1	T5.1	T610
	T3.2	T4.2	T5.2	T618
<p>g. Location Efficient Mortgage: Location Efficient Mortgages (LEMs) allow urban homeowners to increase borrowing capacity due to close proximity to public transit and neighborhood walkability. This reduces the need for a car or multiple cars in households and thereby the expense of car ownership. LEMs support homeownership in areas that are densely populated and are well served by public transit and other services. Currently LEMs are only available in a few locations throughout the US.</p>	L	M	M	M
<p>h. Low Income Housing Tax Credits: Low Income Housing Tax Credits is a program run by the Internal Revenue Service and administered at the state level by state finance housing agencies. Companies invest in low income housing development projects and receive 10-year tax credits. Projects must be new construction, rehabilitation, or acquisition and rehabilitation. To be eligible, a project must meet the following criteria: 20% or more of the residential units are rent controlled and occupied by individuals whose income is 50% or less of the Area Median Income (AMI), or 40% or more of the residential units are rent controlled and occupied by individuals whose income is 60% or less of the AMI, and housing must be eligible to be affordable for 30 years. The IRS issues tax credits to the state housing finance agency, which then reviews affordable housing development proposals and awards tax credits to the developer. In exchange for further equity financing, the developer “sells” the tax credits to investors.</p>	A	M	M	M
<p>i. Doc Stamp (SHIP Fund Program): A percentage of Doc Stamp fees paid on all real estate transactions that are allocated to local governments for State Housing Initiatives Partnership (SHIP) programs. These funds can be used for rehabilitation/renovation of existing vacant housing stock, down payment assistance, life safety repairs to existing housing and other qualified expenditures.</p>	M	M	A	A
<p>j. Section 8 Rental Assistance: Provides rental assistance to low-income families who are unable to afford market rents. Assistance may be in the form of vouchers or certificates.</p>	M	M	L	A
<p>k. Section 8 Homeownership Program: Allows low-income families who qualify for Section 8 rental assistance to use their certificates or vouchers to pay for homeownership costs under a mortgage.</p>	M	M	L	A
<p>l. Section 202: Provides capital advances to finance the construction, rehabilitation or acquisition (with or without rehabilitation) of structures that will serve as supportive housing for very-low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.</p>	L	L	L	L

M= Most Effective

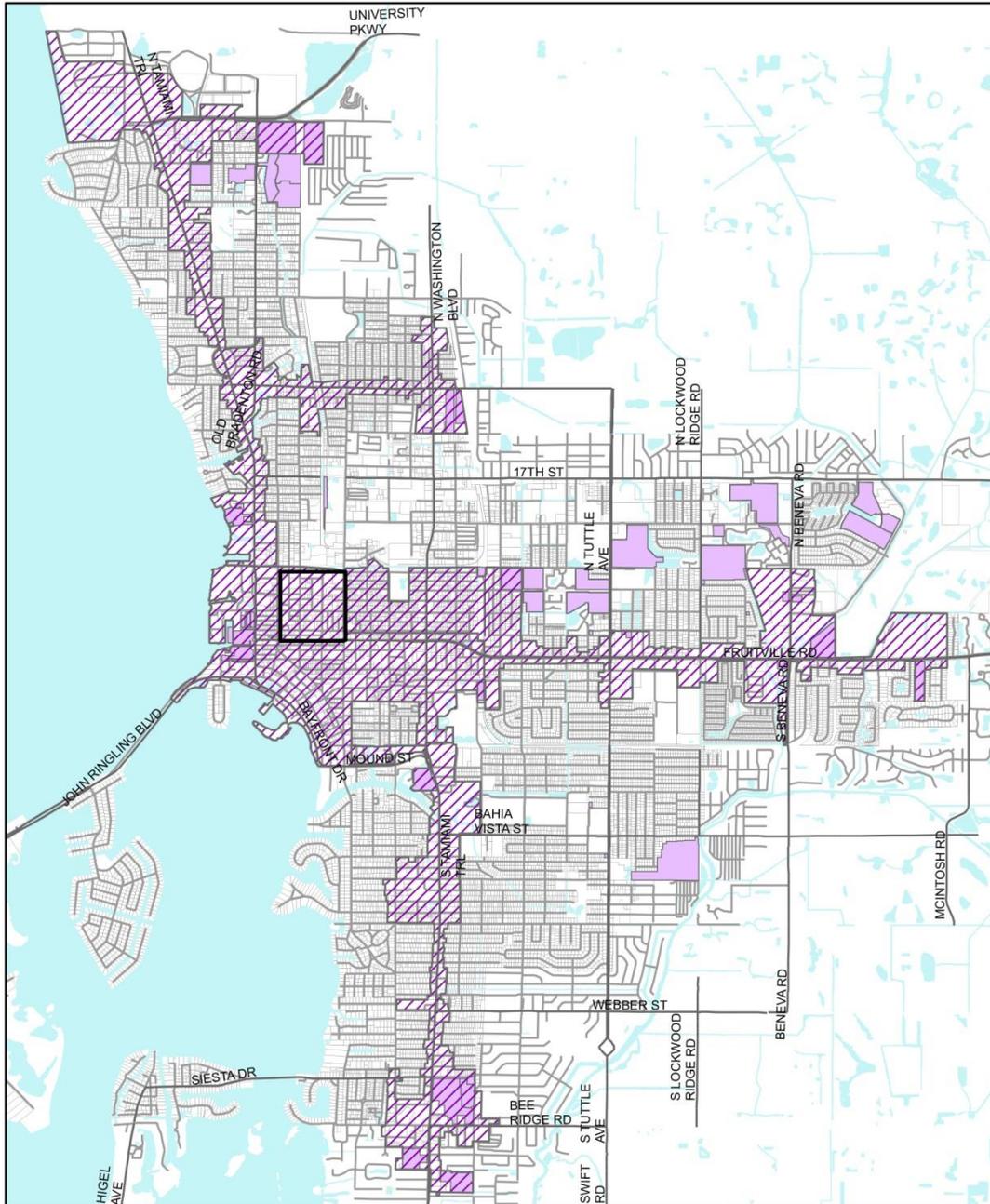
A= Applicable

L= Limited

R= Restricted

2.18 TEST DENSITY ASSESSMENT

Exhibit 2.18: Areas Eligible for Density



- Legend**
-  Mobility Fee District
 -  Urban Village Parcels
 -  Rosemary Density

Table 2.18.1: Test Density Assessment

Eligibility Requirements	1) Located in the Mobility Fee District & out of V-Zone or 2) Designated Urban Village
Options to Receive Density	In order to receive each additional unit either: PAY: \$TBD towards Housing; Parks & Open Space; & Transit Infrastructure; for a total of \$TBD per unit. Or PROVIDE: Housing; Parks & Open Space; & Transit Infrastructure; on site.

	Housing	Parks & Open Space	Transit Infrastructure
PAY	\$TBD	\$TBD	\$TBD
PROVIDE	Affordable Housing	Park Acquisition	Enter into a redevelopment agreement with the City to provide alternative & equivalent infrastructure on site.
	Student Housing	Decreased Building Footprint	
	Workforce Housing	Native Tree Preservation	
	Artist Housing	Air Rights	

* TBD exclusions for historic structures and sites.

Table 2.18.2: Test Density Assessment

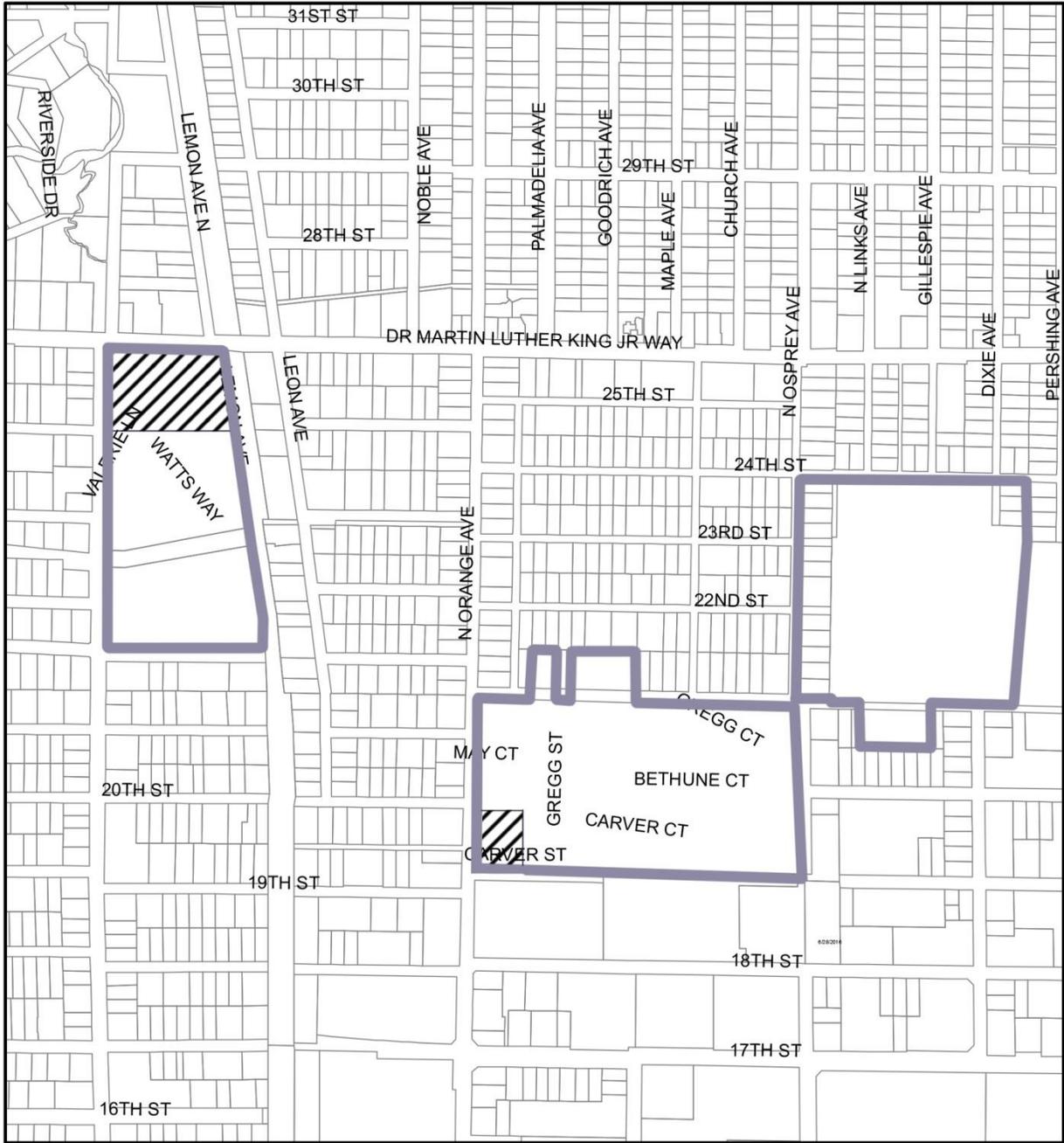
Transect Zone	Transect Zone Colors	Base Density	Std. Height	Max. Density	Housing		Parks & Open Space		Transit	
					Pay	Provide	Pay	Provide	Pay	Provide
T4-R		13 DU	35 feet	75 DU						
T4.1-O		13 DU	35 feet	75 DU						
T4.2-O		35 DU	45 feet	75 DU						
T5-R		25 DU	5 stories	100 DU						
T5.1-O		25 DU	35 feet	100 DU						
T5.2-O		25 DU	5 stories	100 DU						
T6-10		50.0 DU	10 stories	150 DU						
T6-18		50.0 DU	18 stories	150 DU						

2.19 HOUSING

Table 2.19: Housing and Density

Section Number	District/ Boundary	Standard Requirements	Standards		
2.19.1	Rosemary (See Exhibit 2.18)	A. Article 1 Density	1. Density	a. 75 DU max.	
			2. Total Density	a. 25 DU max.	
			3. Total Dwelling Units	a. 1775 max.	
			4. ROW is not used to calculate density.		
		B. Monitoring & Provisions	1. Refer to Article 1.15.14.		
2.19.2	Housing Authority (See Exhibit 2.19)	A. Article 3 Building	1. Uses	a. Contingent upon Article 3	
			2. Prohibited Residential Structures	a. Manufactured homes and manufactured home parks	
			3. Floor Area Ratio	a. None for residential uses	
			4. Lot size	a. 1,800 sf. min.	
			5. Building Coverage	a. 75% max.	
			6. Front Setback	a. 10 ft. min., 20 ft. max.	
			7. Side Setback	a. 0 ft. min.	
			8. Rear Setback	a. 15 ft. min.	
			9. Height	a. 35 ft. max.	
			10. Exceptions	a. The max. height may be increased to 45 ft. for areas greater than 100 ft. from boundary of the property line within the Housing Authority District. Extensions above the max. height of structures detailed under Height Limitations in Section VI-102(P) are allowed.	
		B. Article 5 Nonresidential Signs	1. A-Frame Sign	a. Location	On private property
				b. Height	4 ft. max
			2. Temporary Sign	a. Number	1 per street frontage
				b. Size	16 sf. per face
				c. Height	6 ft. max.
3.	Directory, landscape wall signs, blade, pole, banner, monument, yard, building identification, electronic message board, and marquee signs are prohibited.				

Exhibit 2.19: Housing



Legend

-  Housing Authority
-  Mixed-use Buildings