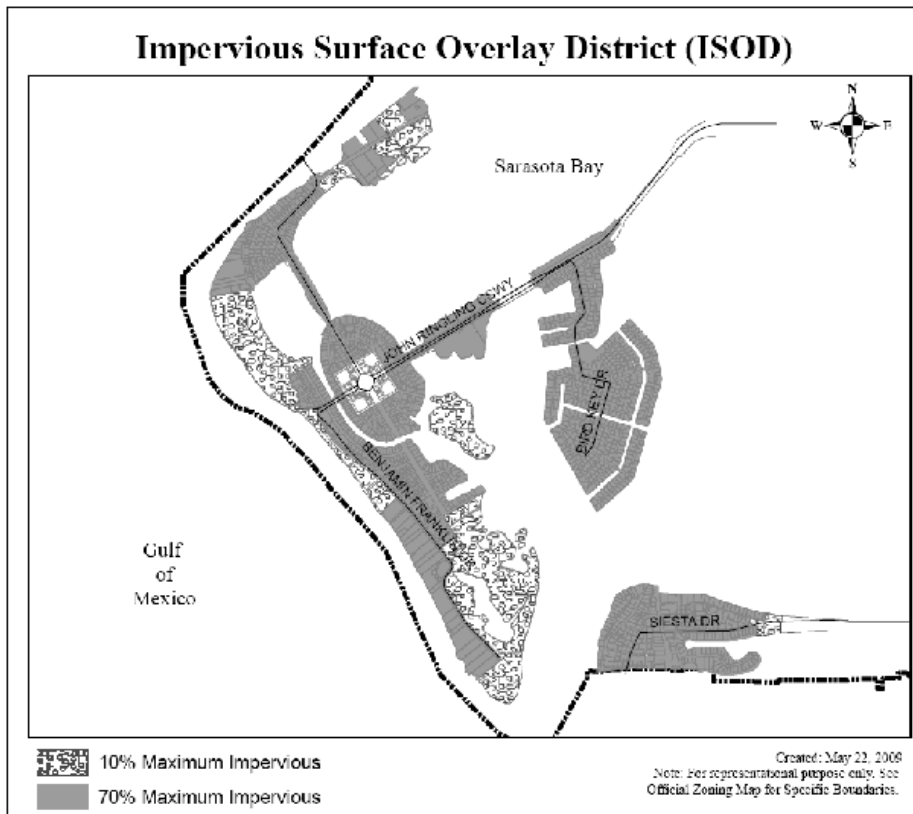
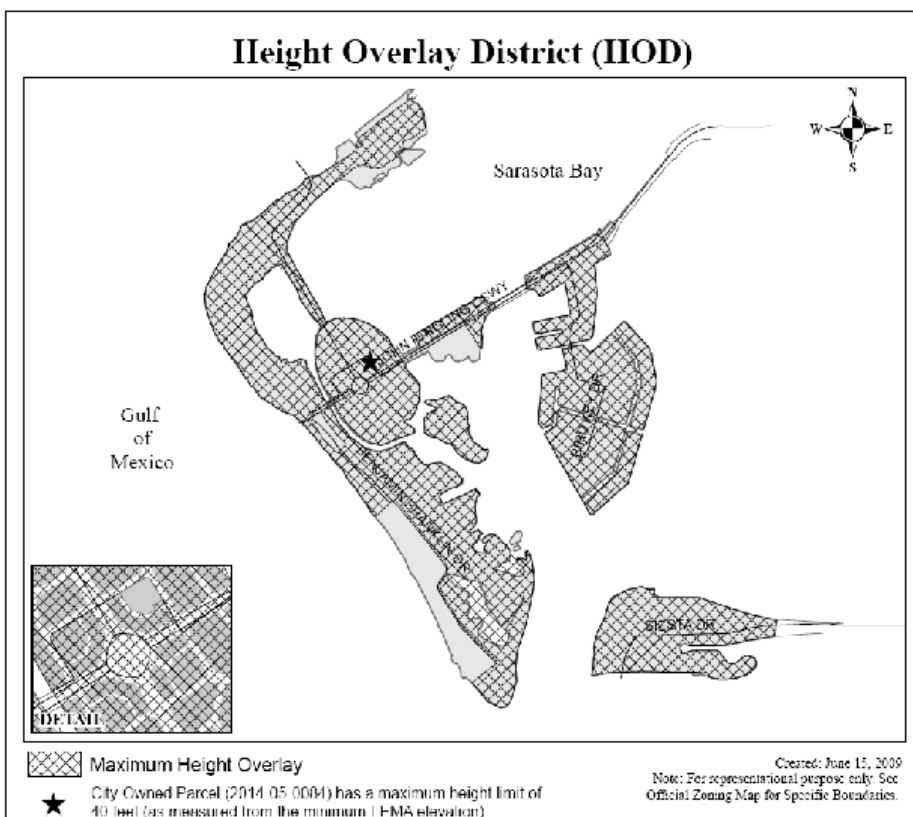


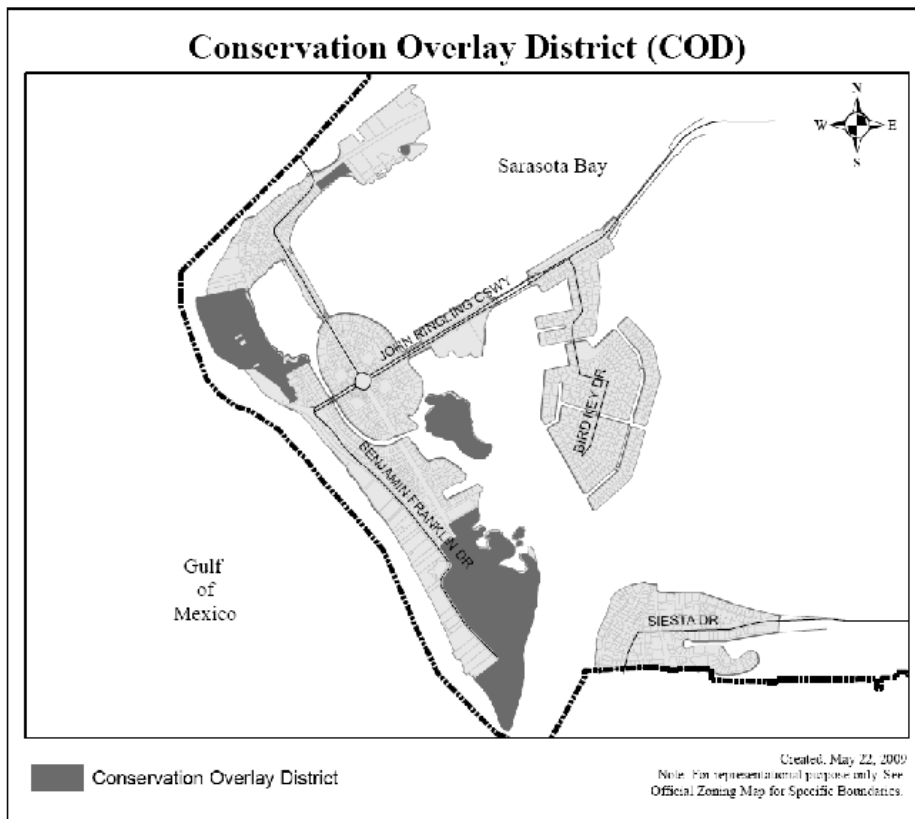
- (a) *Intent and purpose.* The Coastal Islands Overlay (CIO) is intended to protect the environmentally sensitive and fragile nature of the coastal islands and their evacuation needs. The regulations address the density, intensity and scale of development consistent with the Environmental Protection and Coastal Island chapter of the Sarasota City Plan. The CIO consists of four subdistricts and are mapped separately below:
- (1) The Impervious Surface Overlay District (ISOD) is intended to limit increases in impervious surface for new construction.
 - (2) The Height Overlay District (HOD) is intended to limit increases in the height for new construction.
 - (3) The Density Overlay District (DOD) is intended to limit increases in residential density for new construction.
 - (4) The Conservation Overlay District (COD) is intended to protect these generally undeveloped coastal, environmentally sensitive areas, which include beaches, dunes, coastal hammocks, mangrove swamps, tidal islands, tidal marshes and other marine and estuarine habitats.
- (b) *Establishment of the boundaries.* The application of the CIO shall be restricted to those geographical areas that are shown on the Official Zone District Map of the City of Sarasota.
- (c) *Applicability.* When the CIO applies to a particular property, the underlying zoning district categories are neither abandoned nor repealed. The existing regulations remain in effect. All development shall be subject to the development standards set forth in the underlying zoning district. However, where the provisions of this section are in conflict with the underlying zoning designation, the provisions of this section shall apply.
- (d) *The Impervious Surface Overlay District (ISOD).* The maximum impervious surface coverage for parcels

located on the coastal islands is 70 percent except as otherwise delineated on the map below and where the base zone standard is more restrictive (i.e., RSF-E is 60 percent).



- (e) *The Height Overlay District (HOD)*. The maximum height for parcels located on the coastal islands is 35 feet (as measured from the minimum FEMA elevation) except as otherwise delineated on the map below. However, this shall not be interpreted to exempt single-family dwellings in RSF-E, 1, 2, 3, 4 and RMF-1, 2, 3 zone districts from the provisions of section VI-102(u).





- (1) *Permitted uses.* The uses permitted in the COD are identified in the table below, subject to the development standards set forth in this division and article VII:

Primary Uses Allowed in the Conservation Overlay District

Use Categories	COD
blank = Prohibited Use C= Major Conditional Use MC= Minor Conditional Use L = Provisional Use P = Permitted Use	
RESIDENTIAL USE CATEGORIES	
COMMERCIAL CATEGORIES	
INDUSTRIAL USE CATEGORIES	
INSTITUTIONAL USE CATEGORIES	Only uses below
Basic utilities	C
Parks and open space	Only uses below
Public and private aquatic preserves and wildlife management areas, rookeries and refuges, fish hatcheries and refuges, and uses accessory to such activities	C
Publicly owned parks, recreational areas, and uses accessory to such activities, consistent with the environmentally sensitive nature of the COD.	C
OTHER USE CATEGORIES	

- (2) *Development standards.* In addition to the standards set forth in article VII, all development within the COD shall be carried out in accordance with the development standards of the underlying zone district in addition to the following standards:
- a. All development permits shall undergo site plan approval.

- b. All development shall be designed to minimize the impact of human activities on natural systems, and not affect the natural character of the area.
- c. All development shall demonstrate to what extent environmentally sensitive areas (see definitions article II, division 2) are being impacted; and if so, the proposed mitigation techniques, including, but not limited to, habitat restoration.
- d. All development permits shall be conditioned upon proof that any state or federal permit regarding threatened or endangered species has been obtained.
- e. All development permits shall be consistent with the Sarasota Bay Estuary Program's "Comprehensive Conservation and Management Program for Sarasota Bay".
- f. Additional conditions may be applied by the planning board and the city commission to a conditional use that has a potentially adverse environmental impact on contiguous lands located within the COD.
- g. Maximum density regulations in dwelling units per acre are not applicable in the COD.
- h. Minimum zoning lot requirements in the COD are not applicable.
- i. Maximum zoning lot coverage regulations in the COD are to be determined by the planning board and city commission.
- j. There shall be no minimum yard requirements in the COD.
- k. Maximum height of structures in the COD shall be determined on a case-by-case basis by the planning board and the city commission.

(Ord. No. 02-4357, 4-29-02; Ord. No. 09-4888, § 2(att. 1), 11-2-09; Ord. No. 13-5055, § 2(Att. 1), 5-6-13)