

## IV.

### B. Continuation of Zoning text amendments discussion (30 min)

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#### ITEMS FOR VOTE

- ITEM 1 Changes to CT description, sample image, and primary use
- ITEM 2 Change to height limit - Approved at last meeting**
- ITEM 3 Addition of hotel density limit
- ITEM 4 Pedestrian Standards
- ITEM 5 Change to Residential Density Limit
- ITEM 6 Addition of specific Design Standards to CT District
- ITEM 7 Changes to Parking Requirements
- ITEM 8 Streetscape Improvement Fund
- ITEM 9 Addition of Public Art Fund Provision

## SUPPLEMENTARY DOCUMENT B: Proposed Changes to CT Zoning District

Intent – The intent of the proposed changes to the CT Zoning District are to promote mixed use development in the area, improve upon the existing functionality & aesthetics of the circle, and layout framework for future development. Below are recommendations for changes in the order they would appear in the Zoning Code.

### ITEM 1



Sec. VI-501(8) – In this section we recommend revising the summary of the CT zoning district and corresponding images. The recommended revised text is:

*CT. The intent and purpose of the CT district is to encourage mixed use development that serves the needs of tourists by providing a variety of goods, services, and lodging. The application of this district is restricted to St. Armand's Key.*

*Original Text: CT. The intent and purpose of the CT district is to serve the nonresidential needs of tourists by providing a variety of goods and services for tourists. The application of this district is restricted to St. Armand's Key.*

Table VI-501-A Primary Uses Allowed in the Commercial Zones – For this table it is recommended to add the following uses to the CT district:

- Bed & Breakfast
- Music Store
- Theater Commercial
- Theater non-profit community
- Hotel
- Artist, Sculptor, Potter, Weaver, etc. studios (with provision that it includes a retail component)

It is also recommended to remove the Adult day care use from the CT district.

Table VI-503-A Development Standards in Commercial Zones – It is recommended to make the following changes to the development standards in the CT district:

1. **ITEM 2** Change maximum height to 45' from 35' above FEMA design flood elevation
2. **ITEM 3** Change Hotel (guest units/acre) to 150.
3. **ITEM 4** Make pedestrian standards apply. This would add the requirements of section VI-503(j) of the zoning code to the CT district. It basically lays out standards for development of pedestrian ways such as materiality, safety, and layout.
4. **ITEM 5** Change the residential density designation from units per acre to a minimum size of 1000 square feet per unit.

#### **ITEM 6**

Create a new table modelled after the Building Design Standards for primary streets in Downtown Districts with the following wording:

These standards are limited to portions of buildings with frontages that face the street on St. Armands Circle;

1. **Awning** - On optional and required retail frontages, an awning is required to cover the sidewalk for minimum of 90 percent of the building frontage. Awnings at the first story shall overlap the sidewalk eight feet. However, in no case shall an awning come closer than two feet of the curb. To avoid conflicts with existing infrastructure (e.g., street trees or streetlighting), the director of neighborhood and development services may reduce the required distance an awning must overlap the sidewalk. The minimum awning height (measured from the sidewalk to the lowest portion of the awning) shall be between eight and 14 feet, to be determined by the director of neighborhood and development services based on the scale of the building. Lighting shall be provided to illuminate the sidewalk in a manner acceptable to the director of neighborhood and development services.
2. **Facades** – Facades shall be built parallel to the front lot line, except at chamfered corners, along a minimum of 100 percent of its length.
3. **Recess** – Buildings shall have a minimum 6-foot recess along each street front commencing above the 2<sup>nd</sup> story. Encroachments into the required recess shall be allowed consistent with section VII – 1202.
4. **Habitable space** – Buildings shall provide a 20-foot minimum depth of habitable space for the full height and length of the first story including outdoor seating areas.
5. **Pedestrian Entrance** – Buildings shall have their main entrance along a frontage line. Buildings with multiple frontages shall have their primary frontage determined by the director of neighborhood and development services. All buildings located at a corner intersection shall incorporate architectural features at the ground floor that emphasize the importance of pedestrian movement. These features may include chamfered corners, walk-through covered arcades, trellis structures, and other elements that focus visual interest on the corners.
6. **Corner Architecture** – The director of neighborhood and development services may exempt buildings located at a corner intersection that celebrate the corner, such as with a turret, from (1) the recess requirement above the first story and (2) the requirement that facades

be built parallel to the front lot line. This exemption is limited to a distance 20 feet from each front lot line at the corner.

7. **Windows** – The first story facade on required retail frontages shall be a minimum 70 percent glass. The first story facade on all other nonresidential frontages shall be a minimum 30 percent glass. The glazed area and all other openings of a facade above the first story shall not exceed 50 percent of the total area, with each facade being calculated independently. Security grilles, if any, shall be at least 50 percent transparent and shall be located on the inside of the glassed area. Glazing shall have clear or lightly tinted glass with a visible light transmittance factor of 0.6 or higher (where  $R+A+T=1.0$ ). Translucent, opaque, and mirrored glass may not be used. However, glazing on required retail frontages shall be clear (non-tinted) and transparent to permit view of human activities and spaces within.
8. **Roofs** – Flat roofs shall have parapets no less than 42 inches high or as required to conceal any mechanical equipment from any adjoining sidewalk.
9. **Exterior Materials** - Exterior finish materials on all facades (except windows) shall be limited to pre-cast concrete, decorative concrete block, stucco, quarried stone, cast stone, brick, terra cotta, and tile.
10. **Sidewalk amenities** - All new developments must provide 1 trash bin, 1 bench, and 1 bicycle rack per 50 linear feet of sidewalk frontage. Trash bins, benches, and bike racks must be the model and design approved by the Business Improvement District or an alternate that is approved by the board. Existing amenities can be counted to exempt this requirement.
11. **First Story Height** - First story height at the sidewalk level shall be no less than 12 feet in height from the finished floor to finished ceiling.
12. **ITEM 7 Parking** - Parking requirements for residential units shall be 1 spot per residential unit and .25 per hotel unit. Parking permits can be purchased by the developer for spaces located in the St. Armands parking Garage by the discretion of the City of Sarasota Parking manager in lieu of providing onsite parking.
13. **ITEM 8 Streetscape Improvement Fund** - All new developments over \$1,000,000 must contribute an amount equal to 0.5% of the total project budget to the Business Improvement District Streetscape Improvement and Maintenance Fund. (This would be a new fund setup for future streetscape and sidewalk improvements on the circle).

#### **ITEM 9**

Add new section to zoning code:

Sec. VII-704.1 – All required public art fund contributions from developments within the CT zoning district and adjacent G-zoned parcels will be reserved for future public art that is located within the CT zoning district, adjacent public ROWs and G – zoned parcels.





