

Sarasota County, Florida

Zoning Ordinance Revision: Issue Identification Paper

Key Policy Recommendations

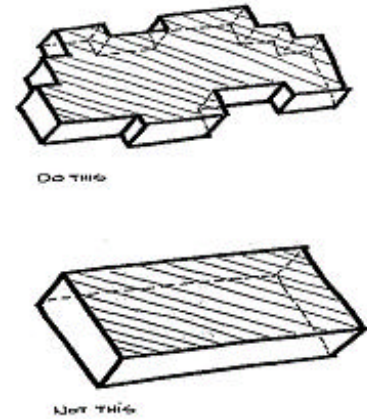
The following recommendations have been selected to summarize the most important elements of the detailed "Issue Identification Paper" prepared to guide the zoning ordinance revision process. These recommendations are all considered important, and the order in which they appear in this summary is not intended to reflect any intended weight.

- **Use "Carrots" Not "Sticks"**

The revised zoning ordinance will set the tone for development in the County. The ordinance should invite the development community to put its best foot forward in responding to the community's desire for quality development. Techniques for alternative compliance with the requirements of the ordinance should be encouraged.

- **Improve Development Standards**

The County's development standards have not kept pace with the community's desire for improved quality of development. The ordinance should incorporate standards based, at minimum, on stipulations from recent rezoning activity. Specific topical areas include revisions to sign standards; landscaping, buffering and screening; parking space ratios and layout; and commercial development design. Improved standards must resolve spillover effects of development on adjacent properties, as well as improve the overall appearance of the community.



- **Use Standards in Place of Discretionary Decision-Making**

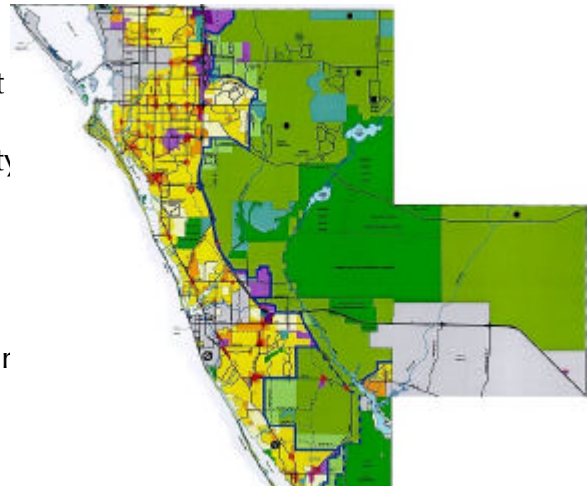
Improved development standards will allow the County to reduce its reliance on controversial decision-making through the planned unit development (PUD) and special exception process, both time-consuming, negotiated development review processes.

- **Increase Administrative Approvals**

Administrative approval of more development should be possible using the improved development standards without any loss in the quality of development considered desirable for the community.

- **Match Districts to Plan Categories**

The revised zoning ordinance should ensure that development meets the minimum densities of the comprehensive plan. This will require a review and r of dimensional standards (lot sizes, setbacks, height) not result in planned densities when applied.

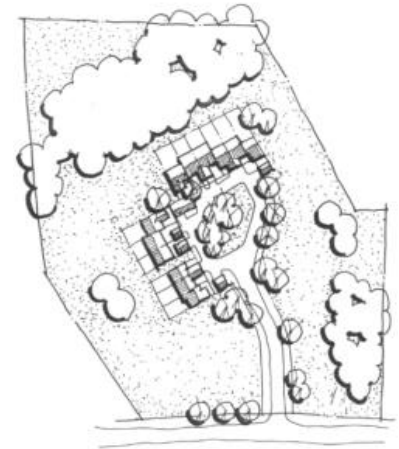


• Consolidate Similar Districts

Some consolidation of zoning districts should occur based on a review of permitted uses. The County should also retire antiquated districts such as the RC and RMF-4 Districts.

• Require Open Space in Residential Districts

The County should require open space in all residential districts. This will eliminate the unequal treatment that PUDs receive due to their open space requirements and enhance the opportunity for cluster development.



• New Ideas East of I-75

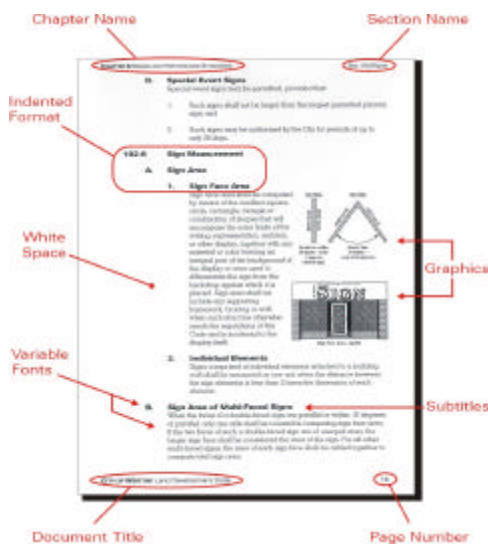
Revisions to incorporate new ideas for development outside the existing urban services boundary should follow the process of revision of the County’s plan (9 to 12 months).



Sarasota-Manatee County Line

• Adopt a Broader Approach to Use

A modern ordinance should focus the County on appropriate scale and design of development, reducing the focus on specific uses. A broader approach to use, relying on rigorous universal definitions and not subject to interpretation, should be incorporated in the new ordinance.



• Improve the Ordinance “Look and Feel”

Modern word-processing should be put to work in preparing the revised ordinance. Elements include a table of contents and index, improved page layout using different title fonts and indented style, headers and footers that let the reader know where they are in the document, and the insertion of tables and graphics in addition to or in place of text requirements.

Proposed Ordinance Structure	
1.	General Provisions
2.	Development Review Bodies
3.	Development Review Procedures
4.	Zoning Districts
5.	Use Regulations
6.	District Development Standards
7.	General Development Standards
8.	Nonconformities
9.	Enforcement
10.	Definitions
	Index

Please see the complete “Issue Identification Paper” for additional details.