

ORDINANCE NO. 23-5474

AN ORDINANCE OF THE CITY OF SARASOTA, FLORIDA AMENDING THE ZONING CODE (2002 EDITION), ARTICLE VII, REGULATIONS OF GENERAL APPLICABILITY, DIVISION 2, OFF-STREET PARKING AND LOADING, SECTION VII-203, GENERAL PARKING REQUIREMENTS, TO EXPAND PERMITTED PARKING SURFACE MATERIALS TO INCLUDE PERMEABLE PARKING SURFACES, AS WELL AS SECTION VII-204, NUMBER OF PARKING SPACES REQUIRED AND BICYCLE STANDARDS, TO PROVIDE PARKING REQUIREMENTS FOR SELF-STORAGE FACILITIES AS WELL AS TO EXPAND THE AVAILABILITY OF ALTERNATIVE PARKING PLANS CITYWIDE; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 02-4357, which adopted a new Zoning Code for the City of Sarasota [hereinafter the Zoning Code (2002 edition)] was adopted by the City Commission on April 29, 2002; and

WHEREAS, Rebecca Webster, Planning Technician, pursuant to request of the Department of Development Services, filed Zoning Text Amendment 23-ZTA-01 as a Batch ZTA to encompass a range of issues requiring modification within the Zoning Code (2002 edition); and

WHEREAS, this Ordinance No. 23-5474 relates to the portion of Application No. 23-ZTA-01 which would expand permitted parking surface materials to include permeable parking surfaces, provide parking requirements for self-storage facility uses, and expand the availability of alternative parking plans Citywide; and

WHEREAS, the Planning Board, acting in its capacity as the Local Planning Agency for the City of Sarasota, held a duly noticed public hearing on February 8, 2023 in accordance with Article IV, Division 12, of the Zoning Code (2002 edition) to review the proposed Zoning Text Amendments contained herein and made its recommendation to the City Commission as to which of such amendments satisfy the standards for review set forth in Section IV-1206, Zoning Code (2002 edition); and

WHEREAS, the City Commission hereby finds that based upon the foregoing recitals, it is in the best interest of the citizens of the City of Sarasota to amend the Zoning Code (2002 edition) as requested by the portion of Zoning Text Amendment Application No. 23-ZTA-01 contained in this Ordinance No. 23-5474; and

WHEREAS, the City Commission held a duly noticed public hearing on March 20, 2023 to receive public comment, has considered the recommendations of the Planning Board and Planning staff and has found and determined that the adoption of the proposed amendments to the Zoning Code (2002 edition) as set forth herein would promote the public health, safety and welfare and the redevelopment of the City and would thus serve a valid public purpose.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF SARASOTA, FLORIDA:

Section 1. Findings of Fact: The City Commission hereby finds that the recitations contained in the preamble to this Ordinance as set forth above are true and correct and adopts said recitations as findings of fact.

Section 2. Adoption of Text Amendments: The following provisions within the Zoning Code (2002 edition) included within Application No. 23-ZTA-01 are hereby amended:

- Item 9, Permeable Parking Materials

Article VII, Regulations of General Applicability, Division 2, Off-Street Parking and Loading, Section VII-203, General parking requirements, to expand permitted parking surface materials to include permeable parking surfaces.

- Item 10, Self-Storage Facility Parking Requirements

Article VII, Regulations of General Applicability, Division 2, Off-Street Parking and Loading, Section VII-204, Number of parking spaces required and bicycle standards, to provide parking requirements for self-storage facility uses; and

- Item 11, Alternative Parking Ratio

Article VII, Regulations of General Applicability, Division 2, Off-Street Parking and Loading, Section VII-204, Number of parking spaces required and bicycle standards to expand the availability of alternative parking plans Citywide.

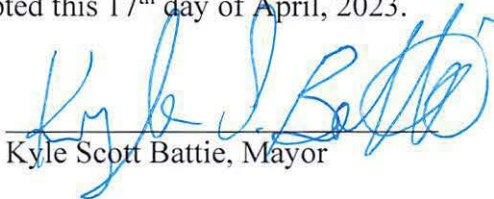
The City Commission hereby adopts the above-described amendments to the text of the Zoning Code (2002 edition) which are more fully set forth in Exhibit A, a copy of which is attached hereto and incorporated by reference herein. Exhibit A contains the portions of the above-referenced Zoning Code sections in which the proposed amendments would be codified with modifications shown in “black line” format by which deletions from existing texts are shown by ~~strikethrough~~ and additions to existing text are shown by underline.

Section 3. Severability: It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance be deemed severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance is declared unconstitutional or otherwise invalid by the valid judgment of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

Section 4. Effective Date: This Ordinance shall take effect immediately upon second reading.

PASSED on first reading by title only, after posting for public viewing at City Hall for at least three (3) days prior to first reading, as authorized by Article IV, Section 2, Charter of the City of Sarasota, Florida this 20th day of March, 2023.

PASSED on second reading and finally adopted this 17th day of April, 2023.



Kyle Scott Battie, Mayor

ATTEST:



Shayla Griggs
City Auditor and Clerk



Yes Mayor Kyle Scott Battie
Yes Vice Mayor Liz Alpert
Yes Commissioner Jen Ahearn-Koch
Yes Commissioner Erik Arroyo
Yes Commissioner Debbie Trice

tammy's files/ordinances/2023/23-5474 – Batch ZTA parking (4/17/23)

9. PERMEABLE PARKING MATERIALS

Article VII - REGULATIONS OF GENERAL APPLICABILITY

DIVISION 2. - OFF-STREET PARKING AND LOADING

Sec. VII-203. General parking requirements.

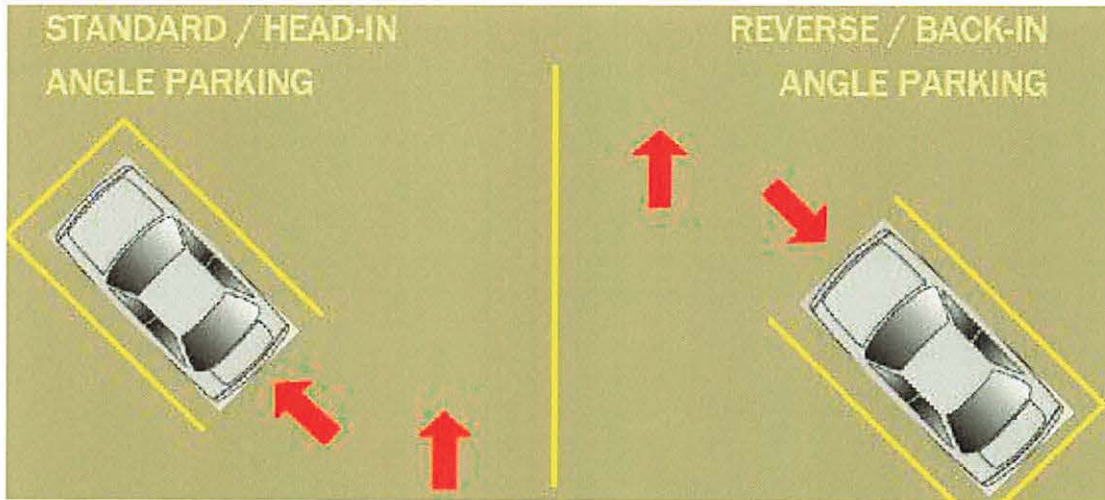
All required parking, except as noted below, shall be provided in accordance with the following general requirements:

- (1) No building or use shall be permitted or constructed unless off-street parking spaces are provided in accordance with the provisions of this division.
- (2) In stadiums, sports arenas, houses of worship and other places of public assembly in which occupants utilize benches, pews or similar seating arrangements, each 18 lineal inches of such seating facilities shall be counted as one (1) seat.
- (3) Requirements for uses not listed herein shall be determined by the director of neighborhood and development services based upon the requirements for similar uses and the traffic characteristics of the use.
- (4) Required off-street parking areas shall not be used for sales, dead storage, repair, dismantling or servicing of any type or kind, nor shall areas devoted to such activities count toward meeting off-street parking requirements.
- (5) Except as provided in subsection VII-206(10) required off-street parking areas for five or more automobiles shall have individual spaces that are designed, maintained and regulated so that no parking or maneuvering incidental to parking shall be on any public street or sidewalk and so that any automobile may be parked and unparked without moving another automobile.
- (6) Except as provided in section VII-208, all off-street parking areas shall be surfaced with asphalt, bituminous or concrete material, clay brick or concrete paving units, or permeable pavement surfaces and maintained in a smooth, well-graded condition.
- (7) Lighting shall be so designed and arranged that light is directed away from any adjoining property used or zoned for residential purposes and so designed and arranged as to shield public roadways and all other adjacent properties from direct glare or hazardous interference of any kind.
- (8) Be arranged for the convenient access and safety of pedestrians and vehicles.
- (9) Be so arranged that no vehicle shall be required to back from such facilities directly onto public streets.
- (10) Have curbs, motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into public rights-of-way or adjacent property. Except, no such devices shall be required for off-street parking facilities if surfaced with grass or grass pavers.
- (11) Parking garages and structures shall be required to reduce the visual impact of vehicles located within. Screening requirements are imposed to control adverse impacts on abutting and adjacent land uses.
 - a. Parking spaces contained within a parking garage or structure shall be screened from view from abutting streets by structural material of not less than 50 percent opacity.

Expanses longer than 25 feet or higher than three and one-half feet shall be architecturally designed (e.g., vertical or horizontal changes in wall plane, landscaped or raised planters, decorative view ports, wrought iron grillwork or decorative masonry patterns).

- b. Parking spaces contained within a parking garage or structure shall be screened from view from adjacent residentially zoned property by structural material of not less than 75 percent opacity.

(12) Reverse/back-in angle parking is permitted in off-street parking areas.





4/17/2023

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EXHIBIT A

10. SELF-STORAGE FACILITY PARKING REQUIREMENTS

Article VII - REGULATIONS OF GENERAL APPLICABILITY

DIVISION 2. - OFF-STREET PARKING AND LOADING

Sec. VII-204. – Number of parking spaces required and bicycle standards.

(2) *Automobile standards.* Parking requirements may be adjusted in accordance with section VII-211(a).

Use	Off-Street Parking Requirements
Adult book and video stores, adult modeling studios, adult photographic studios, physical culture establishments	1 space/250 square feet of floor area
Adult theaters	1 space/three seats
Alcoholic beverage stores	1 space/250 square feet of floor area
Automotive-related uses: includes automatic fueling stations, car wash facilities, automotive service stations, garages	1 space/1 bay, if any, plus 1 space/each pump island, if any, plus 1 space/200 square feet of floor area
Barber/beauty shop	1 space/customer chair plus 1 space/250 square feet of floor area
Bars and nightclubs, outdoor bars	1 space/100 square feet of floor area
Bed and breakfast inns	1 space/guest unit plus 2 spaces/D.U.
Boarding kennels	1 space/350 square feet of floor area
Botanical gardens	1 space/250 plus 1 space/1,000 square feet of outdoor area
Brewpub	1 space/150 square feet
Cemeteries, mausoleums and columbaria	1 space/250 square feet of office area
Colleges and universities	10 spaces/classroom plus spaces for any accessory use such as auditoriums or educational dormitories
Commercial marinas	1 space/500 square feet of storage/repair area plus pleasure craft: one space for each 3 slips; and charter boats: one space for every three seats
Day care centers; includes adult and child day care	1 space/300 square feet plus 3 spaces for off street loading and unloading.
Dental offices and clinics	1 space/175 square feet of gross leaseable floor area
Educational dormitories	.5 space/bed
Emergency shelter home	.25/bed plus 1/250 square feet office floor area
Financial institutions	1 space/250 square feet of floor area plus 1 space/automatic teller machine

Use	Off-Street Parking Requirements
Funeral homes and crematories	1 space/5 seats in a chapel with fixed seating or 1 space/60 square feet of floor area in chapels without fixed seating
Game rooms	1/250 [square feet] floor area
Golf courses	6 spaces per hole of golf, plus 1 space/250 square feet of floor area
Government uses	All uses not listed shall be provided as follows: 1 space for each 300 square feet for area used by the public; 1 space for each 600 square feet for areas not used by the public
Hospitals	1.5 spaces/each bed
Church/synagogue	1 space/5 seats in a chapel with fixed seating or 1 space/60 square feet of floor area in chapels without fixed seating.
Industrial (light and heavy)	1 space/500 square feet of floor area
Libraries	1 space/300 square feet of floor area
Manufactured housing parks	1 space/manufactured home lot; plus 1 space/300 square feet of offices, laundry, recreation structure and similar facilities
Medical offices and clinics (all districts)	1 space/200 square feet of floor area up to 3,000 square feet of gross leaseable floor area, plus 1 space/250 square feet from 3,001 square feet to 5,000 square feet, plus 1 space/300 square feet from 5,001 square feet to 10,000 square feet, plus 1 space/350 square feet from 10,001 square feet to 20,000 square feet, plus 1 space/400 square feet over 20,000 square feet of gross leaseable floor area
Nursing homes	.25 space/bed
Offices (other than medical or dental offices or clinics)	1 space/200 square feet of floor area up to 3,000 square feet of gross leaseable floor area, plus 1 space/300 square feet from 3,001 square feet to 10,000 square feet, plus 1 space/325 square feet over 10,000 square feet of gross leaseable floor area
Offices, RMF-R zone (other than medical and clinics)	1 space/350 square feet of floor area
Hotels/motels	1/guest unit plus additional 1/10 guest units; plus spaces for accessory uses
Pari-mutuel facilities	1 space/4 seats plus 1 space/300 square feet of floor area
Parks	1 space/10 acres plus 1 space/300 square feet of floor area, if any
Private clubs, private recreation clubs	1 space/200 square feet of floor area

Use	Off-Street Parking Requirements
Recreational facilities	1/250 square feet of floor area plus 1/1,000 of outdoor recreation area
Recycling facilities, junkyards and automobile wrecking yards	1 space/300 square feet of office area plus 1 space/1,500 square feet of yard area
Residential dwelling units	2 spaces/D.U.
Residential dwelling units: Age restricted (senior) housing developments for persons over 55 years of age.	1.5 spaces/D.U.
Residential dwelling units: For each multi-family dwelling unit designated as affordable to households, for a minimum of 30 years, with an income at or below 120 percent of the Area Median Income (AMI)	.5 space/D.U.
Restaurants, fast food	1 space/300 square feet
Restaurants	1 space/150 square feet
Retail establishments	1 space/250 square feet of floor area
Schools, high schools	6 spaces/classroom plus spaces as needed for any accessory use such as auditoriums
Schools, elementary, middle and junior high	2 spaces/classroom plus spaces as needed for any accessory use such as auditoriums
<u>Self-Storage</u>	<u>1 space/10,000 square feet plus 5 spaces</u>
Special cabarets	1 space/three seats or 1 space/35 square feet floor area, whichever is greater
Shopping center	1 space/250 square feet of gross leasable floor area
Shopping mall	1 space/300 square feet of gross leasable floor area
Special care homes: Includes assisted living facilities, community residential homes, group home facilities, residential treatment facilities	.5 space/bed
Stadiums, auditoriums and meeting rooms	1 space/4 fixed seats plus 1 space/100 square feet of floor space capable of being used for temporary seating
Storage and warehouse facilities	1 space/300 square feet of office area plus 1 space/1,500 square feet of floor area
Tasting rooms	1 space/250 square feet of floor area
Theaters	1 space/4 seats
Trade or service establishments	1 space/350 square feet of floor area
Transmission tower	1 space
Truck stops	1 space/300 square feet of floor area plus 1 big rig space/200 square feet of floor area
Vehicle sales	1 space/250 square feet of floor area used for showroom, parts department and offices plus 1 space/2,000 square feet of outdoor display area
Wholesale facilities	1 space/500 square feet floor area

Use	Off-Street Parking Requirements
Yacht and country club	1 space/250 plus 1 space/1,000 square feet of outdoor recreation area

11. ALTERNATIVE PARKING RATIO

Article VII - REGULATIONS OF GENERAL APPLICABILITY

DIVISION 2. - OFF-STREET PARKING AND LOADING

Sec. VII-204. – Number of parking spaces required, ~~and~~ bicycle standards, and alternative parking ratios.

(2) *Automobile standards.* Parking requirements may be adjusted in accordance with section VII-211(a).

Use	Off-Street Parking Requirements
Adult book and video stores, adult modeling studios, adult photographic studios, physical culture establishments	1 space/250 square feet of floor area
Adult theaters	1 space/three seats
Alcoholic beverage stores	1 space/250 square feet of floor area
Automotive-related uses: includes automatic fueling stations, car wash facilities, automotive service stations, garages	1 space/1 bay, if any, plus 1 space/each pump island, if any, plus 1 space/200 square feet of floor area
Barber/beauty shop	1 space/customer chair plus 1 space/250 square feet of floor area
Bars and nightclubs, outdoor bars	1 space/100 square feet of floor area
Bed and breakfast inns	1 space/guest unit plus 2 spaces/D.U.
Boarding kennels	1 space/350 square feet of floor area
Botanical gardens	1 space/250 plus 1 space/1,000 square feet of outdoor area
Brewpub	1 space/150 square feet
Cemeteries, mausoleums and columbaria	1 space/250 square feet of office area
Colleges and universities	10 spaces/classroom plus spaces for any accessory use such as auditoriums or educational dormitories
Commercial marinas	1 space/500 square feet of storage/repair area plus pleasure craft: one space for each 3 slips; and charter boats: one space for every three seats
Day care centers; includes adult and child day care	1 space/300 square feet plus 3 spaces for off street loading and unloading.
Dental offices and clinics	1 space/175 square feet of gross leaseable floor area
Educational dormitories	.5 space/bed
Emergency shelter home	.25/bed plus 1/250 square feet office floor area
Financial institutions	1 space/250 square feet of floor area plus 1 space/automatic teller machine

Use	Off-Street Parking Requirements
Funeral homes and crematories	1 space/5 seats in a chapel with fixed seating or 1 space/60 square feet of floor area in chapels without fixed seating
Game rooms	1/250 [square feet] floor area
Golf courses	6 spaces per hole of golf, plus 1 space/250 square feet of floor area
Government uses	All uses not listed shall be provided as follows: 1 space for each 300 square feet for area used by the public; 1 space for each 600 square feet for areas not used by the public
Hospitals	1.5 spaces/each bed
Church/synagogue	1 space/5 seats in a chapel with fixed seating or 1 space/60 square feet of floor area in chapels without fixed seating.
Industrial (light and heavy)	1 space/500 square feet of floor area
Libraries	1 space/300 square feet of floor area
Manufactured housing parks	1 space/manufactured home lot; plus 1 space/300 square feet of offices, laundry, recreation structure and similar facilities
Medical offices and clinics (all districts)	1 space/200 square feet of floor area up to 3,000 square feet of gross leaseable floor area, plus 1 space/250 square feet from 3,001 square feet to 5,000 square feet, plus 1 space/300 square feet from 5,001 square feet to 10,000 square feet, plus 1 space/350 square feet from 10,001 square feet to 20,000 square feet, plus 1 space/400 square feet over 20,000 square feet of gross leaseable floor area
Nursing homes	.25 space/bed
Offices (other than medical or dental offices or clinics)	1 space/200 square feet of floor area up to 3,000 square feet of gross leaseable floor area, plus 1 space/300 square feet from 3,001 square feet to 10,000 square feet, plus 1 space/325 square feet over 10,000 square feet of gross leaseable floor area
Offices, RMF-R zone (other than medical and clinics)	1 space/350 square feet of floor area
Hotels/motels	1/guest unit plus additional 1/10 guest units; plus spaces for accessory uses
Pari-mutuel facilities	1 space/4 seats plus 1 space/300 square feet of floor area
Parks	1 space/10 acres plus 1 space/300 square feet of floor area, if any
Private clubs, private recreation clubs	1 space/200 square feet of floor area

Use	Off-Street Parking Requirements
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Residential dwelling units	2 spaces/D.U.
Residential dwelling units: Age restricted (senior) housing developments for persons over 55 years of age.	1.5 spaces/D.U.
Residential dwelling units: For each multi-family dwelling unit designated as affordable to households, for a minimum of 30 years, with an income at or below 120 percent of the Area Median Income (AMI)	.5 space/D.U.
Restaurants, fast food	1 space/300 square feet
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Schools, high schools	6 spaces/classroom plus spaces as needed for any accessory use such as auditoriums
Schools, elementary, middle and junior high	2 spaces/classroom plus spaces as needed for any accessory use such as auditoriums
Special cabarets	1 space/three seats or 1 space/35 square feet floor area, whichever is greater
Shopping center	1 space/250 square feet of gross leasable floor area
Shopping mall	1 space/300 square feet of gross leasable floor area
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Tasting rooms	1 space/250 square feet of floor area
Theaters	1 space/4 seats
Trade or service establishments	1 space/350 square feet of floor area
Transmission tower	1 space
Truck stops	1 space/300 square feet of floor area plus 1 big rig space/200 square feet of floor area
Vehicle sales	1 space/250 square feet of floor area used for showroom, parts department and offices plus 1 space/2,000 square feet of outdoor display area
Wholesale facilities	1 space/500 square feet floor area

Use	Off-Street Parking Requirements
Yacht and country club	1 space/250 plus 1 space/1,000 square feet of outdoor recreation area

(3) Alternative parking ratio outside of the downtown zone districts.

a. General requirements. All alternative parking plans in subparagraph b. below are subject to the following general requirements and supersede the requirements of VII-210 (offsite parking facilities) and VII-211 (shared parking facilities).

1. Approval.

a. Alternative parking ratios for site plans outside of the downtown zone districts. The director of development services, after consultation with the city engineer, shall be authorized to approve alternative plans for providing required off-street parking spaces in accordance with this section when submitted in conjunction with a site plan.

b. Alternative parking ratios for administrative site plans and building permits outside of the downtown zone districts. The Planning Board shall be authorized to approve alternative plans for providing required off-street parking spaces in accordance with this section when submitted in conjunction with an administrative site plan or building permit.

2. An attested copy of an approved alternative parking plan must be recorded in the Official Records of Sarasota County on forms approved by the city attorney. An alternative parking plan may be amended by following the same procedure required for the original approval. The applicant shall provide proof of recordation prior to approval of the certificate occupancy.

3. Violations of an approved alternative parking plan constitute a violation of these zoning regulations and will be subject to the enforcement and penalty of article VIII, Enforcement proceedings and penalties.

b. Parking ratios. Where the applicant feels the required parking ratios of this section are too high, or where the proposed use is not listed in the table, data submitted by the applicant may be used to determine the appropriate ratio for the specific proposed use. Such data may include site studies from similar uses, generally accepted engineering standards (for example, ITE parking rates), or independent engineering calculations based on the nature of the proposed use. The director of development services, in coordination with the city engineer, shall evaluate such submittals to determine an acceptable ratio for the proposed use for site plans. The Planning Board shall evaluate such submittals to determine an acceptable ratio for the proposed use for administrative site plans and building permits.