

## **ORDINANCE NO. 16-06 – URBAN CORRIDOR AMENDMENTS**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF MANATEE COUNTY TO ESTABLISH DESIGN GUIDELINES AND STANDARDS FOR SPECIFICALLY DESIGNATED URBAN CORRIDORS; PROVIDING FINDINGS; PROVIDING FOR PURPOSE AND INTENT; AMENDING CHAPTER 2, DEFINITIONS, SECTION 200, ADDING DEFINITIONS APPLICABLE TO URBAN CORRIDORS; AMENDING CHAPTER 3, REVIEW AUTHORITIES AND PROCEDURES; AMENDING TABLE 3-4 SPECIAL APPROVAL PROCESS; ADDING A NEW SECTION 365.4, MODIFICATION OF STANDARDS FOR DEVELOPMENT ALONG URBAN CORRIDORS; AMENDING CHAPTER 4, ZONING, SECTION 401.1 PURPOSE OF DISTRICTS IN REGARD TO THE PROFESSIONAL SMALL (PR-S), AND PROFESSIONAL MEDIUM (PR-M) OFFICE DISTRICTS, NEIGHBORHOOD COMMERCIAL SMALL (NC-S), AND NEIGHBORHOOD COMMERCIAL MEDIUM (NC-M) DISTRICTS, AND GENERAL COMMERCIAL DISTRICT (GC); AMENDING TABLE 4-1, USES IN AGRICULTURAL AND RESIDENTIAL DISTRICTS APPLICABLE TO THE RESIDENTIAL-MULTI-FAMILY (RMF) ZONE DISTRICTS ALONG URBAN CORRIDORS; AMENDING TABLE 4-2, USES IN NON-RESIDENTIAL DISTRICTS APPLICABLE TO THE PROFESSIONAL (PR), NEIGHBORHOOD COMMERCIAL (NC), AND GENERAL COMMERCIAL (GC) ZONE DISTRICTS ALONG URBAN CORRIDORS; ADDING NEW SUBSECTION 401.3.B, MAXIMUM DENSITY/INTENSITY FOR MIXED-USE ALONG URBAN CORRIDORS; SECTION 401.3.F., EXEMPTING DEVELOPMENT IN URBAN CORRIDORS FROM CERTAIN YARD ENCROACHMENTS; ADDING A NEW TABLE 4-7, FUTURE LAND USE CATEGORIES AND CORRESPONDING ZONING IN URBAN CORRIDORS; ADDING A NEW TABLE 4-8, STANDARDS FOR DEVELOPMENT IN URBAN CORRIDORS REGARDING THE POTENTIAL DENSITY, INTENSITY AND BUILDING HEIGHTS WITH OR WITHOUT PERFORMANCE STANDARDS FOR ELIGIBLE PROPERTIES ALONG DESIGNATED URBAN CORRIDORS; AMENDING CHAPTER 5, STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES, SECTION 531.16 DRIVE-THROUGH ESTABLISHMENTS WITHIN URBAN CORRIDORS; AMENDING SECTION 531.49.C, RETAIL USES IN NEIGHBORHOOD COMMERCIAL (NC) ZONE DISTRICTS; AMENDING TABLE 5-2, MAXIMUM COMMERCIAL SQUARE FOOTAGE ALLOWED PER FUTURE LAND USE (FLU) CATEGORY ALONG URBAN CORRIDORS; AMENDING TABLE 5-3, EXEMPTING URBAN CORRIDORS FROM SPECIAL APPROVAL; AMENDING SECTION 531.51, SERVICE STATIONS/GAS PUMPS APPLICABLE WITHIN URBAN CORRIDORS; AMENDING CHAPTER 7, ENVIRONMENTAL AND CULTURAL RESOURCE PROTECTION; SECTION 701.3.B, MINIMUM REQUIRED LANDSCAPING, BUFFER ZONES; AMENDING CHAPTER 9, DESIGN**

**GUIDELINES AND STANDARDS; AMENDING SECTION 900, ENTRANCEWAYS, ADDING A NEW SECTION 900.8, URBAN CORRIDORS ADDING A NEW SECTION 902, URBAN CORRIDOR DESIGN STANDARDS; ADDING A NEW MAP 9-9, URBAN CORRIDORS TO DEPICT THE GEOGRAPHIC EXTENT OF THE DESIGNATED URBAN CORRIDORS WITHIN THE EXISTING URBAN SERVICE AREA; ADDING A NEW SECTION 902.1, PURPOSE AND INTENT; ADDING A NEW SECTION 902.2 APPLICABILITY; ADDING A NEW SECTION 902.3, PERMITTED USES; ADDING A NEW SECTION 902.4, BLOCKS, LOTS, AND BUILDINGS; ADDING A NEW SECTION 902.5, BUILDING DESIGN STANDARDS; ADDING A NEW SECTION 902.6, DEVELOPMENT COMPATIBILITY REGARDING NEW AND EXISTING DEVELOPMENT WITHIN URBAN CORRIDORS; ADDING A NEW SECTION 902.7, LANDSCAPING REQUIREMENTS; ADDING A NEW SECTION 902.8, DEVELOPMENT REVIEW REGARDING PROCEDURES WITHIN URBAN CORRIDORS; ADDING A NEW SECTION 902.9, DENSITY, INTENSITY, AND HEIGHT BONUS A/K/A BONUS REGARDING ELIGIBLE PROPERTIES WITHIN DESIGNATED URBAN CORRIDORS; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Community Planning Act (the “Act”) is codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2016) as amended, empowers and requires the County (a) to plan for the County’s future development and growth, and (b) to adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; and,

**WHEREAS**, Application LDCT16-02 has been initiated by the County as an amendment to the Land Development Code to provide, among other matters, design and development standards applicable to properties within the Urban Corridors (a/k/a “Urban Corridor Text Amendments”); and,

**WHEREAS**, Ordinance 16-07 was adopted by the Board of County Commissioners on September 1, 2016, to amend the text and maps of the Comprehensive Plan generally described as the “Urban Corridor Text Amendments”; and,

**WHEREAS**, the Board of County Commissioners adopted Ordinance No. 13-13 on November 7, 2013, to establish an “Urban Service Area” in Southwestern Manatee County; and,

**WHEREAS**, the Urban Service Area of Manatee County is an area of the County where County infrastructure and services are most concentrated, located outside the Coastal High Hazard Area (CHHA) and specifically public facilities and services including, but not limited to, central water and sewer capacity and roads are already in place or identified in the Capital Improvements Element of the Comprehensive Plan; and,

**WHEREAS**, the purpose of LDCT Application 16-02 is to implement the amendments to the Comprehensive Plan previously adopted by Ordinance 16-07 so as to provide urban design and development standards within the Urban Corridors; and,

**WHEREAS**, the Planning Commission acting in its capacity as Local Planning Agency, held a duly advertised public hearing on October 13, 2016, in accordance with Section 341.2.E of the Land Development Code to receive public comments on the Urban Corridor Text Amendments; and,

**WHEREAS**, the Board held two adoption public hearings on November 3, 2016 and November 15, 2016 to receive public comments and receive the recommendation of the Planning Commission.

**BE IT ORDAINED**, by the Board of County Commissioners of Manatee County, Florida:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, as codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2016) as amended, and Chapter 125, Florida Statutes, as amended. Specifically, Section 163.3202 (2), Florida Statutes (2016) requires local land development regulations to contain specific and detailed provisions necessary or desirable to implement the adopted Comprehensive Plan and to ensure the compatibility to adjacent land uses.

Section 2. Findings. The Board hereby finds and determines that:

- (a) The findings set forth in the recitals to this Ordinance are true and correct.
- (b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County held a public hearing on October 13, 2016, to consider the Urban Corridor Text Amendments contained within LDCT Application 16-02 and found them to be consistent with the Comprehensive Plan, and recommended that the Board adopt the Urban Corridor Text Amendments.
- (c) The Urban Corridor Text Amendments are applicable solely to properties located within the existing Urban Service Area as designated in the Comprehensive Plan so as to be served by existing public facilities and services already in place or as identified in the Capital Improvements Element of the Comprehensive Plan.
- (d) The Urban Service Area is located outside the Coastal High Hazard Area of the County.
- (e) The adoption of the Urban Corridor Text Amendments as described herein will foster and preserve the public health, safety and welfare and aid in the

harmonious, orderly and progressive development of the County, and thus serve a valid public purpose.

Section 3. Adoption of the Urban Corridor Text Amendments. The Urban Corridor Text Amendments attached to this Ordinance and incorporated herein by reference as Exhibits “A1-A6” are hereby adopted as amendments to the Land Development Code of the County. The Urban Corridor Text Amendments shall consist of the following chapters and sections of the Land Development Code as set forth in the following six exhibits with new text indicated by underline and deleted text indicated by ~~strikethrough~~:

- (a) CHAPTER 2, DEFINITIONS (Exhibit “A-1”)
- (b) CHAPTER 3, REVIEW AUTHORITY AND PROCEDURES (Exhibit “A-2”)
- (c) CHAPTER 4, ZONING (Exhibit “A-3”)
- (d) CHAPTER 5, STANDARDS FOR ACCESORY AND SPECIFIC USES OR STRUCTURES (Exhibit "A-4");
- (e) CHAPTER 7, ENVIRONMENTAL AND CULTURAL RESOURCE PROTECTION (Exhibit "A-5");
- (f) CHAPTER 9, DESIGN GUIDELINES AND STANDARDS (Exhibit "A-6");

Section 4. Codification. The publisher of the County's Land Development Code, the Municipal Code Corporation, is directed to incorporate the amendments in Sections 3 of this Ordinance into the Land Development Code.

Section 5. Applicability. The amendments set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance, or any provision of the Urban Corridor Text Amendments, shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance or the Urban Corridor Text Amendments, as the case may be.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

**PASSED AND DULY ADOPTED**, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida this 15<sup>th</sup> day of November, 2016.



BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

By: [Signature]  
Chairman

ATTEST: ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: [Signature]  
Deputy Clerk

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**EXHIBIT A-1**

**LAND DEVELOPMENT CODE  
AMENDMENTS SPECIFIC TO URBAN CORRIDORS**

**CHAPTER 2 - DEFINITIONS**

1. Amendment to **Section 200, Definitions:**

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Density:

Residential Density, Gross, Urban Corridors, shall mean the total number of residential dwelling units or equivalent residential units within a project divided by the gross acreage of the entire project site within the urban corridor (as defined herein).

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Floor Area Ratio shall mean gross non-residential building floor area divided by gross land area related to such building area. Floor Area Ratio (F-A-R) is a measure of intensity for nonresidential development, and is calculated by determining the ratio of gross floor area of the sum of gross horizontal areas of all floors of an enclosed building measured from the exterior face of exterior walls, but not including interior parking, loading, or heights of less than six feet (in square feet), to the product of the total number of Gross Non-residential Acres (as defined herein), or the total number of Gross Residential Acres plus the total number of Gross Nonresidential Acres in the case of Urban Corridors, contained in that lot or parcel times 43,560. Height of any floor within an existing or proposed building shall not be considered in determining F-A-R of an existing building, nor considered in determining maximum allowable gross floor area by use of a maximum F-A-R. Where projects are proposed to contain more than one lot, Floor Area FAR shall be calculated on a project-wide basis (see also definition of "Intensity").

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Gross Acreage, Urban Corridors shall mean the acreage of the site that is above the mean high water or mean high tide line of any naturally occurring water body.

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Urban Corridor shall mean the area encompassing the properties that abut the following roadway corridors (see Map 9-9) within Manatee County's Urban Service Area:

- Manatee Avenue West (from 75th Street West to 34th Street West)
- Cortez Road West/44<sup>th</sup> Avenue East (from 75th Street West to 15th Street East)
- 53<sup>rd</sup> Avenue West/SR-70 (from 75th Street West 36th Avenue West to US 301)
- Tamiami Trail (US 41)/14<sup>th</sup> Street West (BUS 41) (from 26th Avenue West to University Parkway)
- 15<sup>th</sup> Street East (from US 301 to University Parkway)
- 1<sup>st</sup> Street (from 21th Avenue West to Cortez Road West)

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**EXHIBIT A-2**

**LAND DEVELOPMENT CODE**

**AMENDMENTS SPECIFIC TO URBAN CORRIDORS**

**CHAPTER 3 - REVIEW AUTHORITY AND PROCEDURES**

1. Amendment to **Section 345. Special Approval Process as Required by the Manatee County Comprehensive Plan:**

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[SEE TABLE NEXT PAGE]

**Table 3 - 4: Special Approval as Required by the Manatee County Comprehensive Plan\***

		REZONE AND GD PLAN	SPECIAL PERMIT	PREL. PLAN	PREL. PLAT	FINAL SITE	ADM. PERMIT	FINAL PLAT	BLDG. PERMIT	EARTH/ MOVING	CO
A.	Mixed and multi-use projects in residential, agricultural, urban fringe, low intensity office, and retail/office residential <u>future land use</u> categories: <u>, except for mixed-use projects in the UIRA or along Urban Corridors. (11)</u>	X	X	X		X					
B.	Residential developments at or above a specified density in the Comprehensive Plan which require Special Approval(5), <u>except for multifamily projects in the UIRA or along the Urban Corridors. (11)</u>	X									
C.	Non-residential projects which exceed 30,000 square feet of gross building area and are located in the RES-1, RES-3, UF-3, RES-6, RES-9, RES-12, or RES-16 future land use categories, <u>except for mixed-use projects in the UIRA or along Urban Corridors. (11)</u>	<del>(9)</del> See Note (9) Below									
D.	All projects in the mixed use future land use categories (5), <u>except along the Urban Corridors (11)</u>	X							X		
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<del>L</del> K.	Development in ROR (Retail/Office/ Residential), IL (light industrial) and OL (Office Light) Future Land Use categories at special approval floor area ratios <u>or maximum commercial project square footage</u> specified in the Plan plus any development exceeding 6 du/ac in the R/O/R F.L.U. designation. (5) <u>Developments in the UIRA or in the ROR and IL categories along Urban Corridors are exempt from the Special Approval Requirement. (11)</u> Note: In IL categories retail	X									



		REZONE AND GD PLAN	SPECIAL PERMIT	PREL. PLAN	PREL. PLAT	FINAL SITE	ADM. PERMIT	FINAL PLAT	BLDG. PERMIT	EARTH/ MOVING	CO
	commercial uses over 3,000 square feet require planned development, <u>except along Urban Corridors. (11)</u>										
	***										
<u>PO.</u>	Any project adjacent to <del>all interstate connectors designated as an</del> entranceways and not meeting the entranceway standards of Section 900.5. Developments along designated Urban Corridors do not require Special Approval. (11)	See Section 900									
	***										
<del>XW.</del>	Additions under 50,000 square feet to existing (prior to approval of the LDC) non-residential projects which already exceed 50,000 square feet in size, located within the R/O/R and MU future land use categories: (5) <u>except if located in the UIRA or along an Urban Corridor. (11)</u>	X	X	X		X	X		X		
<del>YX.</del>	Additions over 50,000 square feet to existing non-residential projects located within the R/O/R and MU future land use categories: (5) <u>except if located in the UIRA or along an Urban Corridor. (11)</u>	X									
<u>ZY.</u>	New non-residential projects located within the R/O/R and MU future land use categories having more than 50,000 square feet: (5)-. <u>Projects in the UIRA or along an Urban Corridor do not require Special Approval. (11)</u>	X									
	***										
<del>CCB</del> <u>B.</u>	Additions of less than 50,000 sq. ft. to existing (prior to approval of the Code) nonresidential projects located within the IL and IH Future Land Use Categories: (5), <u>except along an Urban Corridor. (11)</u>	X	X	X		X	X		X		

		REZONE AND GD PLAN	SPECIAL PERMIT	PREL. PLAN	PREL. PLAT	FINAL SITE	ADM. PERMIT	FINAL PLAT	BLDG. PERMIT	EARTH/MOVING	CO
<u>DDC</u> <u>C.</u>	Additions over 50,000 sq. ft. to existing nonresidential projects located within the IL and IH future land use categories- (5)-, <u>except along an Urban Corridor. (11)</u>	X									
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\* This table is not intended to be all inclusive. The comprehensive plan may list other instances where Special Approval is required.

NOTES:

- (1) All development proposed in the Coastal Wetland Habitat requires BOCC approval.
- (2) Any proposed mitigation ratios below 2:1 for herbaceous wetlands and 4:1 for forested wetlands require approval by the BOCC (excluding single family homes on a lot of record).
- (3) All modifications, except those which are listed under Section 324.2.A of this Code require BOCC approval. Those items listed as minor modifications may be approved administratively.
- (4) In AgG/R, and OL Category non-residential development over 3,000 s.f. requires Planned Development.
- (5) Parcels which already have a Planned Development category do not need to be rezoned.
- (6) Mineral Resource extraction requires a rezone to EX. The Master Mining Plan may serve as the General Development Plan.
- (7) Commercial RV Parks may be established on property zone CRV.
- (8) A Land Use and Deed Restriction Agreement must be approved.
- (9) Special approval for non-residential projects which exceed 30,000 square feet and are located in a residential (FLU) category shall be heard and decided by the Board of County Commissioners. Notwithstanding the Board review of special approval, such projects shall comply with all other development review procedures and applicable provisions of this Code. Special approval may be granted by the Board as part of any other development order or through a separate process. Where special approval is granted by the Board through a separate review process, the granting of any other development order for such a project shall occur only subsequent to the Board's adoption of a resolution granting special approval for that project, and the granting of any other development order must be consistent with the Board's special approval resolution.
- (10) Approval shall be determined as provided in the Manatee County Public Works Standards Manual (Utilities).
- (11) Developments along Urban Corridors can only be exempt from Special Approval if they meet the requirements of Section 902.

2. Addition of **Section 365.4, Modification of Standards for Development along Urban Corridors:**

**365.4. Modification of Standards for Development along Urban Corridors.**

It is recognized that because of the individual unique characteristics or circumstances of any given development along the designated urban corridors, flexibility in the application of development requirements may be warranted in certain situations. Modifications from the standards provided in this Code may be requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

**A. Application.** All requests for modifications shall be submitted in writing with the application for development review on forms provided by the County. The request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan.

**B. Administrative Modifications.** The Department Director or designee shall have the authority to grant limited modifications, as set forth below, where it is determined that the proposed development meets the intent of the zoning district, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to ten (10) percent of the dimensional requirements established in the following sections:

1. Section 401.3, Bulk and Dimensional Regulations
2. Section 401.4, Schedule of Area, Height, Bulk and Placement Regulations
3. Chapter 5, Standards for Accessory and Specific Uses and Structures
4. Chapter 7, Part I, Tree Protection, Landscaping, Buffers and Irrigation
5. Section 902, Urban Corridor Design Standards

**C. Board Modifications.** The following requests for modifications shall be heard by the Board at a quasi-judicial hearing in accordance with the public hearing and notice requirements of Section 312. In order to file an application for a modification, an application to rezone the site to Planned Development is not required. Modifications may be granted as part of another development order by the Board or may be granted by the adoption of a resolution.

1. Modifications of more than ten (10) percent but no more than thirty (30) percent of a dimensional requirement listed in Section 365.4.B.
2. Modifications of ten (10) or less which were previously denied administratively and appealed to the Board.
3. Modifications to the non-dimensional requirements contained in Section 902.

**D. Hearing Officer Authority - Modifications.** Requests for modifications exceeding thirty (30) percent of a dimensional requirement shall be considered variances to be heard by the Hearing Officer pursuant to Section 367.

**E. Prohibited Modifications.** No modification shall be granted under this section for the following:

1. Use of land.
2. Development density which would exceed the maximum permitted in the future land use classification.
3. Modifications to approved planned developments. See Section 342.4 for modifications to approved Planned Developments.
4. A reduction in sidewalk width that would result in a sidewalk with less than 5 feet clear space.
5. A reduction of a setback to less than 5 feet adjacent to a single family residential district.

**F. Review Criteria.** A modification of standards may be granted by the approving authority if it finds that strict application of the requirements of this chapter is not warranted and that granting a modification will fulfill the

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intent of the LDC. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

1. The request is within the parameters listed in B and C above.
2. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the LDC.
3. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
4. Compliance with the requirement is technically impractical or undesirable based on site conditions, or approval of the waiver will result in superior design.

**G. Additional Requirements.**

1. The burden of presenting evidence sufficient to satisfy the applicable criteria set forth in this section, as well as the burden of persuasion on those issues, remains with the applicant seeking the modification.
2. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.
3. As an exception to Section 107, Non-conformities, modifications may be granted even if nonconforming structures will be enlarged or altered as a result of the modification.
4. A granted modification and any conditions attached to it shall be entered on the face of or attached to the development order or permit and development plan.
5. A proposed change to an approved modification shall be added to the approved modification and considered in the aggregate. The total modification (approved modification plus proposed change) shall determine the approving authority per subsections B and C, above.

**EXHIBIT A-3**

**LAND DEVELOPMENT CODE  
AMENDMENTS SPECIFIC TO URBAN CORRIDOR**

**CHAPTER 4 - ZONING**

1. Amendment to **Section 401.1 Purpose of Districts**

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- I. Professional Small and Medium Office Districts (PR-S and PR-M).** The PR districts are designed to provide for office development on a small (PR-S) and medium (PR-M) scale to serve nearby residential neighborhoods. Therefore, this district shall only be applied at appropriate locations: to serve the needs of such neighborhoods. The PR-M district may also facilitate mixed-use, including attached dwellings, multi-family residential and office, within Urban Corridors.
- J. Neighborhood Commercial Small and Medium Districts (NC-S and NC-M).** The purpose of these districts is to provide for limited retail uses, personal services and offices in free-standing parcels or small shopping centers to serve residential neighborhoods. This district shall only be applied at appropriate locations to supply the daily retail and service needs of such neighborhoods. These districts may also facilitate mixed-use, including attached dwellings, multi-family residential, within Urban Corridors.
- K. General Commercial District (GC).** The purpose of this district is to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. These districts may also facilitate attached dwellings, multi-family residential, mixed-use (including multi-family residential), within Urban Corridors.

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2. Amendment to **Section 401.2. Schedule of Uses.**

Except as specifically provided in this Code, regulations governing the use of land, water and structures within the various districts in the unincorporated portion of Manatee County shall be as shown in Tables 4-1 for agriculture and residential districts and Table 4-2 for non-residential districts.

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3. Amendment to **Table 4 - 1: Uses in Agriculture and Residential Districts**

Land Use	See Sec #	CON	A	A-1	RSF	RSMH	RDD	RMF	VIL
***									
Retail Sales, Neighborhood Convenience	531.49	X	X	X	X	X	X	X/P*	AP
***									

AP = Administrative Permit; SP = Special Permit; P = Permitted; X = Not Permitted  
 AP/SP = Administrative Permit required as specified in Chapter 5 or elsewhere in this Code.

\* The code on the left applies to lands outside the Urban Corridors; the code on the right applies to lands within an Urban Corridor and subject to meeting the requirements of Section 902, e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor.

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4. Amendment to **Table 4 - 2: Uses in Non-Residential Districts**

Land Use	See Sec. #	PR	NC	GC	HC	RVP	LM	HM	EX	MP-I
***										
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X/P*	X/P*	X/P*	X	X	P	X	X	P
Residential Use: Single Family, Detached Dwellings	531.47	P	P	P	P	X	P	X	X	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	P	X	X	P
Residential Use: Multiple Family Dwellings	531.47	P	X/P*	X/P*	X	X	P	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X/P*	X/P*	X/P*	X	X	X	X	X	X
***										

AP = Administrative Permit; SP = Special Permit; P = Permitted; X = Not Permitted  
 AP/SP = Administrative Permit required as specified in Chapter 5 or elsewhere in this Code.

\* The code on the left applies to lands outside the Urban Corridors; the code on the right applies to lands within an Urban Corridor and subject to meeting the requirements of Section 902, e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor.

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5. Amendment to **Section 401.3. Bulk and Dimensional Regulations.**

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**A. Maximum Density.**

In no instance shall the maximum density specified for a given zoning district be exceeded in the approval of any application for development approved, except where bonuses are permitted pursuant to the Housing Program (Chapter 5) and/or within Urban Corridors.

For residential zones, maximum density shall be expressed in number of dwelling units per gross residential acre. In the determination of the maximum number of units to be allowed on a lot, the permitted number shall be made proportional to any fraction of the acreage that is part of the lot.

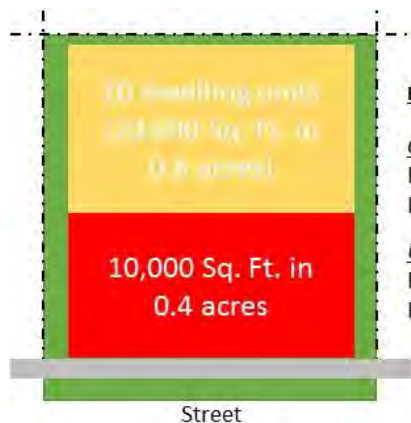
No more than one (1) single-family dwelling unit shall hereafter be erected on any one (1) single-family lot, nor shall a dwelling unit be located on the same lot with any principal building, unless such dwelling unit is permitted as an accessory use to such principal building.

**B. Maximum Density/Intensity for Mixed-Use.**

1. Horizontal Mixed-Use: The density and intensity of horizontal mixed-use developments shall be calculated as follows:

- a. Density. The number of residential dwelling units or equivalent residential units contained within the mixed-use project shall be divided by the gross or net (as applicable) residential acreage of the development site (not including the non-residential acreage). Along designated urban corridors, it shall be divided by total gross acreage of the entire development site (including residential and non-residential). The resulting density shall not exceed the maximum permitted in the district.
- b. Intensity. The gross square footage of the non-residential buildings (all floors, but not including interior parking, loading, or heights of less than six feet) shall be divided by the total gross or net (as applicable) non-residential acreage of the development site. Along designated urban corridors, it shall be divided by the total gross acreage of the entire development site (including residential and non-residential). The resulting FAR shall not exceed the maximum permitted in the district.

The following graphic shows how to measure horizontal mixed-use gross density and intensity within and outside urban corridors. It assumes the same development site size (1 acre) and the same development program (10,000 square feet of non-residential use and 20 dwelling units of 1,000 sq. ft. each).



**EXAMPLE OF HORIZONTAL MIXED-USE ON 1 ACRE SITE:**

Outside Corridors:

Proposed Density = 20 units/0.6 acres => 33 DU/GA

Proposed Intensity = 10,000 sq. ft./17,424 sq. ft. (0.4 acres) => 0.57 FAR

Urban Corridors:

Proposed Density = 20 units/1 acre => 20 DU/GA

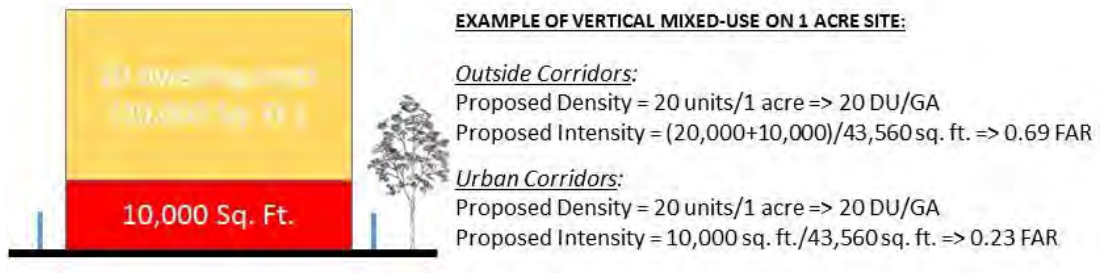
Proposed Intensity = 10,000 square feet/43,560 sq. ft. => 0.23 FAR

2. Vertical Mixed Use: The density and intensity of vertical mixed-use developments shall be calculated as follows:

- a. Density. The total number of residential dwelling units or equivalent residential units contained within the mixed-use project shall be divided by the gross or net (as applicable) acreage of the development site. The resulting density shall not exceed the maximum permitted in the district.
- b. Intensity. The combined square footage of residential and non-residential uses (not including interior



parking, loading, or heights of less than six feet) shall be divided by the total gross or net (as applicable) acreage of the development site. However, along designated urban corridors, the gross non-residential building floor area (not including residential) shall be divided by the total gross acreage of the entire development site. The resulting FAR shall not exceed the maximum permitted in the district.



**BC. Lot Size Requirements.**

\*\*\*

**CD. Maximum Building Height.**

\*\*\*

**DE. Required Yards.**

\*\*\*

**EF. Yard Encroachments.**

\*\*\*

1. *Cornices and Similar Features.* Cornices, awnings, leaves, gutters or other similar features shall be at least eight (8) feet above finish grade and may extend three (3) feet into any required yard or yard setback, but not nearer to any lot line than a distance of five (5) feet, with the exception of development in Urban Corridors meeting the standards of Section 902. Such features may encroach a maximum of eighteen (18) inches into an easement. The Department Director may approve encroachments of cornices and similar features closer to the property line than five (5) feet after making a finding that the encroachment will have no negative effect, specifically on the stormwater management plan for the property. In no case may the County Administrator approve an encroachment closer than four (4) feet to the property line.

\*\*\*

4. *Balconies, Chimneys, Bay Windows, etc.* Bay windows, oriels, balconies and chimneys not more than ten (10) feet in width may extend three (3) feet into any required front or side yard; ten (10) feet into any required rear yard; but not nearer to any side lot line than a distance of five (5) feet nor to any rear lot line than a distance of fifteen (15) feet. A mobile home may have one (1) bay window that encroaches no more than one (1) foot into any required yard, but not nearer to any lot line than four (4) feet. See Section 902 for standards within the Urban Corridors.

\*\*\*

**FG. Open Space Requirements.**

\*\*\*

**GH. Minimum Floor Elevation.**

\*\*\*

6. Amendment to **Section 401.4. Schedule of Area, Height, Bulk and Placement Regulations.**

Except as specifically provided in this Code, regulations governing the minimum lot area, width and area per dwelling unit, required front, side and rear yards, maximum permitted floor area ratio, maximum permitted height of structures, maximum permitted lot coverage, maximum permitted impervious surface and related matters for the standard districts shall be as shown in ~~this section~~ Tables 4-3 through 4-8. More specific standards for certain uses are listed in Chapter 5.

Tables 4-7 and 4-8 are only applicable to sites located along an urban corridor as defined in Chapter 2, and meeting the standards listed in Section 902. Such developments are not subject to any of the standards listed in Tables 4-4 through 4-6.

\*\*\*

7. Addition of **Table 4 – 7: Future Land Use Categories and Corresponding Zoning in Urban Corridors**

**Table 4 – 7: Future Land Use Categories and Corresponding Zoning in Urban Corridors <sup>(1)</sup>**

<u>FLUC</u>	<u>Potential Zoning Districts</u>	<u>Density</u>	<u>Intensity</u>
<u>RES-6</u>	<u>RMF-6</u> <u>PR-M</u> <u>NC-M</u> <u>GC</u>	<u>6 DU/Acre</u>	<u>1.0 FAR*</u>
<u>RES-9</u>	<u>RMF-9</u> <u>PR-M</u> <u>NC-M</u> <u>GC</u>	<u>9 DU/Acre/20 DU/Acre**</u>	<u>1.0 FAR*</u>
<u>RES-12</u>	<u>RMF-9</u> <u>PR-M</u> <u>NC-M</u> <u>GC</u>	<u>20 DU/Acre</u>	<u>1.0 FAR*</u>
<u>RES-16</u>	<u>RMF-9</u> <u>PR-M</u> <u>NC-M</u> <u>GC</u>	<u>20 DU/Acre</u>	<u>1.0 FAR*</u>
<u>ROR</u>	<u>RMF-9</u> <u>PR-M</u> <u>NC-M</u> <u>GC</u>	<u>20 DU/Acre</u> <u>20 DU/Acre</u> <u>20 DU/Acre</u> <u>30 DU/Acre/40 DU/Acre**</u>	<u>1.0 FAR</u> <u>1.0 FAR</u> <u>1.0 FAR</u> <u>1.0 FAR/2 FAR**</u>
<u>IL</u>	<u>LM</u>	<u>1 DU/Acre (only on lot of record)</u>	<u>1.0 FAR*</u>
<u>IH</u>	<u>LM</u> <u>HM</u>	<u>Residential Not Allowed</u>	<u>1.0 FAR*</u>
<u>MU</u>	<u>RMF-9</u> <u>PR-M</u> <u>NC-M</u> <u>GC</u>	<u>20 DU/Acre</u> <u>20 DU/Acre</u> <u>NA</u> <u>30 DU/Acre/40 DU/Acre**</u>	<u>1.0 FAR</u> <u>1.0 FAR</u> <u>1.0 FAR</u> <u>1.0 FAR/2 FAR**</u>

(1) This table shall only be applicable to Urban Corridor sites that meet all the standards of Section 902. In no event shall densities and intensities be allowed to exceed the maximum permitted within the site's future land use designation.

\* Subject to locational criteria and/or commercial development size restrictions (policies 2.2.1.12 through 2.2.1.28.6, 2.10.4.1 and 2.10.4.2 of the Comprehensive Plan)

\*\* The first figure represents the standard allowed by right, the second may only be attained through the approval of a bonus (see Section 902).

8. Addition of **Table 4 -8, Standards for Development in Urban Corridors**

**Table 4 -8: Standards for Development in Urban Corridors <sup>(1)</sup>**

	Residential		Office	Commercial		Manufacturing		
	RMF-6	RMF-9	PR-M	NC-M	GC	LM	HM	
Min. Landscaped Open Space (%)	15	15	15	15	10	15	15	
Minimum Lot Width (ft.)	75	75	75	75	75	100	100	
Building Height (max. stories) <sup>(2)</sup>	3/5	5/7	5/7	5/7	5/7	5/7	5/7	
Building Setbacks:							See Table 4-6	
• Street Setback (min/max)	10 ft. min/20 ft. max							
• Side Setback (minimum)	See Sec. 902							
• Rear Setback (minimum)	10 ft. (w/no alley) 15 ft. (w/alley)							

(1) The standards shown in this table are only applicable to Urban Corridor sites that meet all the standards of Section 902. In no event shall densities and intensities be allowed to exceed the maximum permitted within the site's future land use designation.

(2) The first figure represents the standard allowed by right, the second may only be attained through a bonus (see Section 902.9, Density, Intensity and Height Bonus). Additional setback/step-back requirements stated in Section 902.6 and Airport Impact Overlay District regulations stated in Section 403.2 may render some sites ineligible for the maximum permitted height.

9. Renumbering of **Tables 4 -7 through 4-10** as follows:

- Table 4 - ~~79~~: Schedule of Uses for PD Districts
- Table 4 - ~~810~~: AI Overlay Land Use Compatibility Guidelines
- Table 4 - ~~911~~: Point System for Building Design
- Table 4 - ~~1012~~: Point System Criteria

10. Amendment of **Section 402.7, PDR—Planned Development Residential.**

B. Permitted Uses. Permitted uses are identified in Table 4-~~79~~.

11. Amendment of **Section 402.9, PDRV—Planned Development Recreational Vehicle.**

B. Permitted Uses and Density/Intensity. Permitted uses are identified in Table 4-~~79~~. PDRV districts do not permit new attachments to recreational vehicles other than open canvas awnings having no walls, rollup screen enclosures, pop-out units and similar attachments which are integral to the unit as originally manufactured. Portions of individual PDRV districts which permit recreational vehicles shall be considered commercial and are limited to 12 sites per acre.

\*\*\*

12. Amendment of **Section 403.2.C.3, Exemptions and Waivers** (Airport Impact (AI) Overlay District).

3. A use not prohibited by Table 4-~~810~~ may be exempt from the maximum allowable interior noise levels if the Department Director determines that:

\*\*\*

13. Amendment of **Section 403.2.D, Noise Regulations** (Airport Impact (AI) Overlay District).

1. Land Use. Table 4-~~810~~ specifies the level of review required for each proposed land use based on its location within the contours.
2. Review Required. All new development within the Airport Impact Overlay District requiring special consideration according to Table 4-~~810~~, shall require Planned Development. Non-residential land uses and

new single family dwellings constructed on a lot of record are exempt from this requirement.

14. Amendment of **Section 409.12.G, Nonresidential Site and Building Design** (North Central Overlay District (NC)).

6. Building Scale and Mass.

\*\*\*

- b. Each building face shall incorporate scale and massing-related design elements based on the building's gross square footage that equal or exceed the number of points found in Table 4-~~9~~11. Projects shall be required to incorporate any combination of features as provided in Table 4-~~9~~11.

**EXHIBIT A-4**

**LAND DEVELOPMENT CODE**

**AMENDMENTS SPECIFIC TO URBAN CORRIDORS**

**CHAPTER 5 – STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES**

1. Amendment to **Section 531.16. Drive-Through Establishments:**

\*\*\*

H. Drive-through facilities not taking advantage of the additional development intensity offered in Chapter 4 for development along designated urban corridors are not required to meet the standards of Section 902. However, a street wall meeting the standards of Section 902.5.G (Street Walls) shall be provided to screen vehicular use areas. Additionally, the drive-through window(s) shall not face the urban corridor.

2. Amendment to **Section 531.47. Residential Uses:**

\*\*\*

**B. Multi-Family Dwellings in PR District.** Multi-family dwellings in PR district shall meet the standards and densities of the RMF-6 Zoning District or the standards for urban corridors if applicable to the site. The underlying Future Land Use Category shall determine the maximum density on each site.

\*\*\*

1. Amendment to **Section 531.49. Retail Uses:**

**C. Retail in the NC-S, PDO and PDA Districts:**

General Retail Sales uses shall be limited to 3,000 square feet, unless the NC-S district is located along an Urban Corridor as defined in Chapter 2.

\*\*\*

**F. Retail restrictions per future land use category:** The Manatee County Comprehensive Plan restricts the size of commercial developments based on the type of retail and the location within the various future land use categories as follows:

**Table 5 - 1. Maximum Commercial Square Footage Allowed per Future Land Use (FLU) Category:**

FLU	Maximum FAR	Maximum Square Footage of Retail per Type		
		Neighborhood	Community	Regional
***				
RES-16	0.25 <sup>(1),(2)</sup>	Medium <u>No maximum size prescribed for development along Urban Corridors*</u>	=	=
***				
R/O/R	0.35 <sup>(2)</sup> 1.0 for Hotels	Large <u>No maximum size prescribed for development along Urban Corridors*</u>	Large	Large
***				
MU		Large No maximum size prescribed for development along Urban Corridors*	Large	Large

FLU	Maximum FAR	Maximum Square Footage of Retail per Type		
		Neighborhood	Community	Regional
***				

**Footnotes:**

<sup>(1)</sup> 0.35 for mini-warehouse uses only

<sup>(2)</sup> 1.00 inside the CRA's and UIRA

\* Provided the development meets the standards of Section 902.

**Table 5 - 2, TABLE 2-2, Maximum Commercial Project Square Footages**

Sites along a designated urban corridor, as defined in Chapter 2, do not require Special Approval to achieve the maximum size listed in Table 5-3. Commercial projects in excess of the 300,000 square foot limit may be considered for projects which contain primarily office uses, or for other projects in high access locations as described in Policy 2.10.3.3.

3. Addition to **Section 531.51. Service Stations/Gas Pumps:**

\*\*\*

K. Urban Corridors. Service stations not taking advantage of the additional development intensity offered in Chapter 4 are not required to meet the standards of Section 902. However, a street wall meeting the standards of Section 902.4.G (Street Walls) shall be provided to screen vehicular use areas.

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**LAND DEVELOPMENT CODE**

**AMENDMENTS SPECIFIC TO URBAN CORRIDORS**

**CHAPTER 7 – ENVIRONMENTAL AND CULTURAL RESOURCE PROTECTION**

1. Amendment to **Section 701.3. Minimum Required Landscaping:**

\*\*\*

**B. Buffer Zones.**

\*\*\*

3. Buffer zones for proposed industrial uses adjacent to residential uses/zoning shall use buffer option E, unless otherwise approved with Planned Development Specific Approval.

a. Roadway Buffers. Required for multi-family and non-residential projects along all roadways. Required for single-family projects abutting thoroughfares only. [See Section 902.7.C \(Buffer Zones\) for developments along urban corridors.](#)

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**EXHIBIT A-6**

**LAND DEVELOPMENT CODE  
AMENDMENTS SPECIFIC TO URBAN CORRIDORS**

**CHAPTER 9 – DESIGN GUIDELINES**

1. Amendment to Chapter 9 Title:

**CHAPTER 9 – DESIGN GUIDELINES AND STANDARDS**

2. Addition of new **Sub-section 900.8. Urban Corridors to Section 900, Entranceways**

**900.8. Urban Corridors.**

Developments along designated urban corridors as defined in chapter 2 are not required to meet the standards of this section if they meet the standards of Section 902, Urban Corridor Design Standards.

**900.8-900.9. Waivers.**

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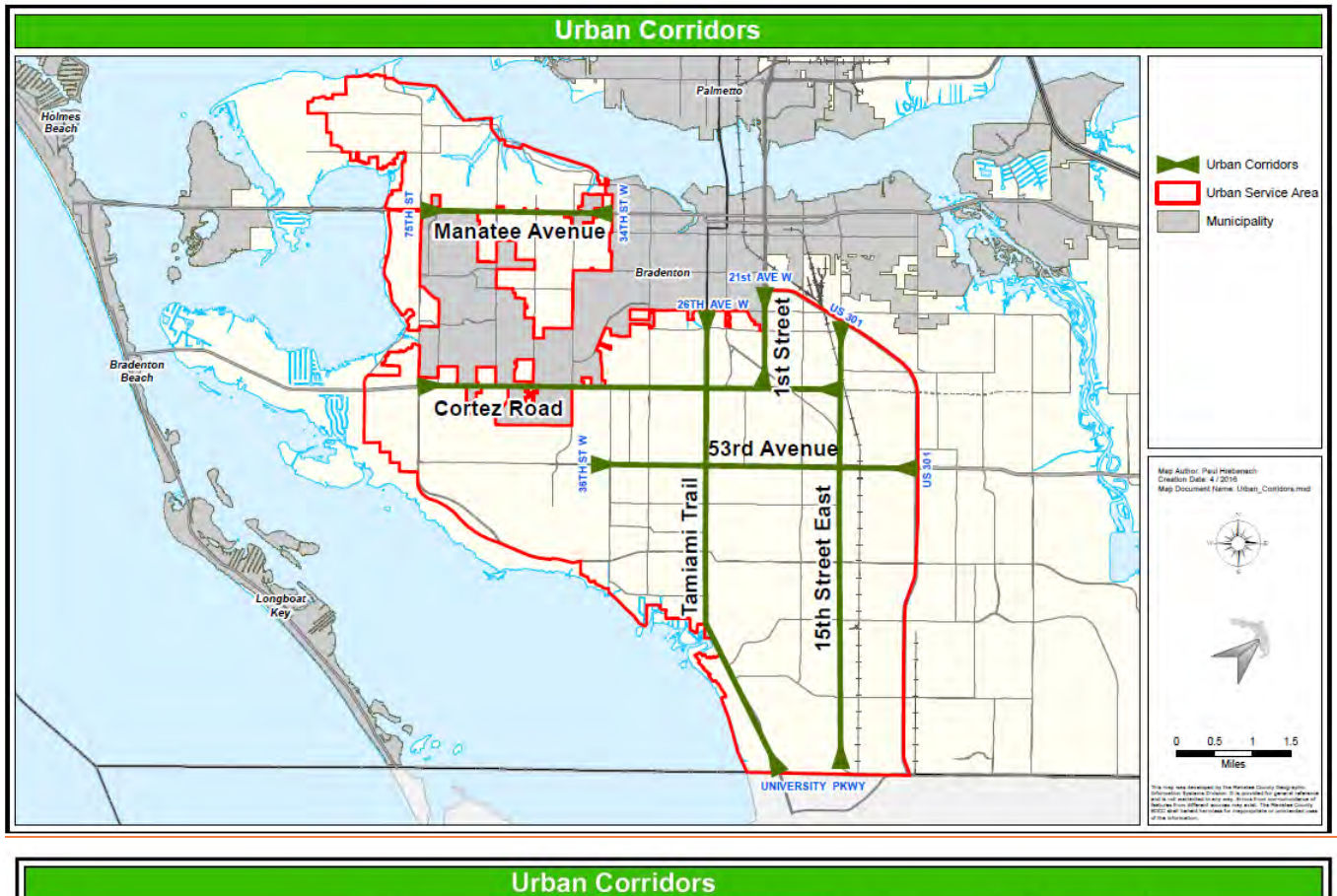
3. Addition of new **Section 902. Urban Corridor Design Standards:**

**902. Urban Corridor Design Standards.**



The standards of this section apply to all properties which, at the time of development approval, are located within an Urban Corridor as defined in Chapter 2 and as depicted on Map 9-9.

**Map 9 - 49: Urban Corridors**



**902.1. Purpose and Intent.**

It is the purpose and intent of this part:

- A. To convey an identifiable image of the Urban Corridors of Manatee County as attractive, walkable, and high-quality destinations for people to live, work, shop, and visit;
- B. To facilitate the development of vacant land and the redevelopment of underutilized properties along the Urban Corridors into a high-quality, walkable, and mixed-use urban environment;
- C. To integrate adjacent properties along the Urban Corridors through a connected pedestrian and vehicular network;
- D. To support cohesive, mixed-use development along the Urban Corridors with higher development densities and intensities;
- E. To encourage the development of high-quality mixed-use, multi-family and single-use developments through incentives; and
- F. To provide standards and criteria by which proposed development in the Urban Corridors will be reviewed in order to achieve mixed-use with higher densities and intensities.

**902.2. Applicability**

The regulations contained in this Section 902 apply to new development and redevelopment along the urban corridors using the dimensional standards (density, intensity, open space, lot size, building height, and/or setbacks) listed in Tables 4-7 and 4-8. See Chapter 3, Part IX for modification of standards applicable to development along Urban

---

Corridors.

**A. New development.** All new development along the urban corridors proposing to utilize the standards contained in Tables 4-7 and 4-8 of this code shall comply with all the regulations contained in this Section.

**B. Redevelopment.**

**1. Full compliance.** An entire development site shall be brought into compliance with this section if one or more of the following conditions are met:

- a.** The building floor area is being increased by more than fifty (50) percent; or
- b.** More than fifty (50) percent of the existing building floor area is being replaced; or
- c.** There is a combination of floor area increase and existing floor area replacement exceeding fifty (50) percent of the original building floor area.

**2. Exceptions.** Parking, landscaping, screening and all other regulations will need to be met for the entire site. The following shall be the only exceptions to full code compliance:

- a.** Building setback. Existing buildings will not be required to be moved or expanded to meet the setback requirements. However, building additions shall meet the required setback. All new buildings within the redevelopment site shall be required to meet the building setback provisions.
- b.** Floor-to-ceiling height. Existing buildings undergoing redevelopment shall not be required to meet the *minimum* building height. Any new buildings within the redevelopment site, however, shall meet the requirement.
- c.** Building frontage. Existing buildings shall not be required to meet the minimum building frontage requirement. However, new buildings and additions shall be required to comply with the frontage requirements.

**C. Non-Substantial Expansion or Redevelopment of Existing Buildings:** For building expansions or redevelopment not meeting the criteria of Subsection B.1, above, only the addition or exterior building modifications shall comply with the regulations contained in this Section. The remainder of the building and the site shall not be subject to this Section.

**D. Cumulative Improvements.** To avoid a situation where incremental improvements result in a substantial redevelopment subject to full code compliance, the improvements listed in Subsection B.1.a through c shall include all such improvements made within a 5 year period.

**E. Change in Use.** Changes in use without substantial modification to the site (as defined in subsection B.1) may apply the density and intensity levels allowed per Table 4-7, subject to being permitted uses in the zoning district (P, AP or SP) per Tables 4-1 and 4-2.

**F. Interior Changes:** Interior changes shall not be subject to the requirements of this Section; however, they shall be required to meet the standards of the Building Code.

**G. Non-Conforming Uses:** Any changes to non-conforming uses shall be conducted per the requirements of Chapter 1.

**H. Phasing.** Development phases shall be required to meet code independently from other phases. No phase shall be dependent on the completion of subsequent phases to be consistent with any required approvals and/or conditions, including, but not limited to setbacks, building frontage, and building placement, configuration, function and design. Required landscaping and parking improvements shall be provided within each phase.

**I. Conflicts.** In the event of any conflict between the provisions of the Urban Corridor Design Guidelines contained in this chapter and other provisions of the Land Development Code, the most restrictive provision shall prevail.

**902.3. Permitted Uses.**

Tables 4-1 and 4-2 specify the permitted uses in each zoning district and denote whether the use is permitted by right, or if it requires Administrative or Special Permit approval. Uses within the designated Urban Corridors must comply

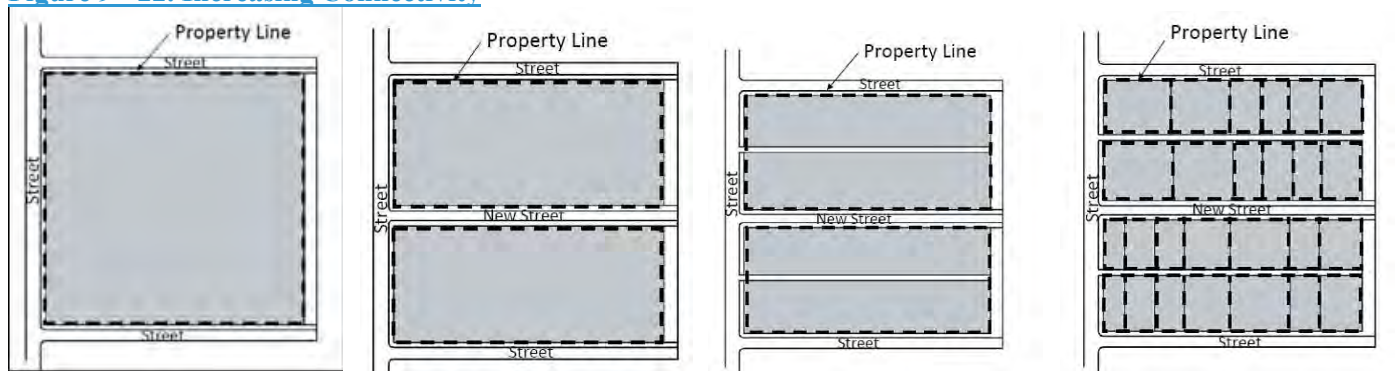
with the requirements of those tables.

### 902.4. Blocks, Lots, and Buildings

**A. Block Standards and Connectivity.** Connectivity is achieved by limiting the size of blocks. The Manatee County Urban Core Area generally displays a gridded network, which shall be maintained and improved. If existing streets are vacated to allow the aggregation of smaller blocks into mega-blocks (see Figure 9-22), alternative vehicular connections shall be provided. Furthermore, proposed developments shall be required to increase connectivity in the area by meeting the following standards:

1. New blocks shall not exceed a 2,000 lineal foot perimeter.
2. Existing development sites that do not encompass an entire block but are within a block that exceeds the maximum block perimeter allowed shall incorporate cross-block passages to rear or side streets, or to adjacent non-residential development as follows:
  - a. If the site frontage is at any point more than three hundred and fifty (350) feet from a street intersection, a cross block pedestrian passage shall be provided (see Figure 9-23) to a rear street or drive aisle, if one is available.
  - b. If the site frontage is at any point six hundred (600) feet from a street intersection, a vehicular cross block passage (see Figure 9-23) shall be provided. The vehicular passage may be a public street or private drive.
  - c. The required vehicular and pedestrian passages may not go through the block due to the presence of neighboring sites under separate ownership; but, as the abutting sites redevelop, the vehicular and pedestrian passages shall be continued through the block by mutual agreement of the property owners through the appropriate legal instruments.

**Figure 9 - 22. Increasing Connectivity**



*Step 1: Original Site*

*Step 2: Introduce Streets*

*Step 3: Introduce Alleys*

*Step 4: Introduce Lots*



*Suburban Mega-Blocks*



*Urban-Scaled Blocks*

**Figure 9 -23: Examples of Passages**



*Pedestrian Passage (Floors above walkway not required)*



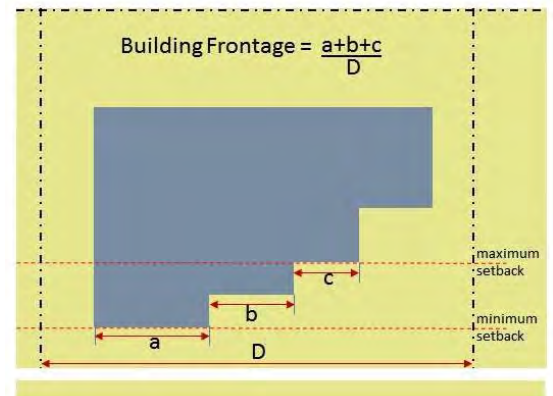
*Vehicular Connection*

*Note: Photos are illustrative, not regulatory*

**B. Lot Configuration.** No maximum lot width is prescribed for development within the Urban Corridors (see Chapter 4 for bulk, height and dimensional standards). However, the width of a lot shall not be justification for not meeting the building frontage requirements (subsection C).

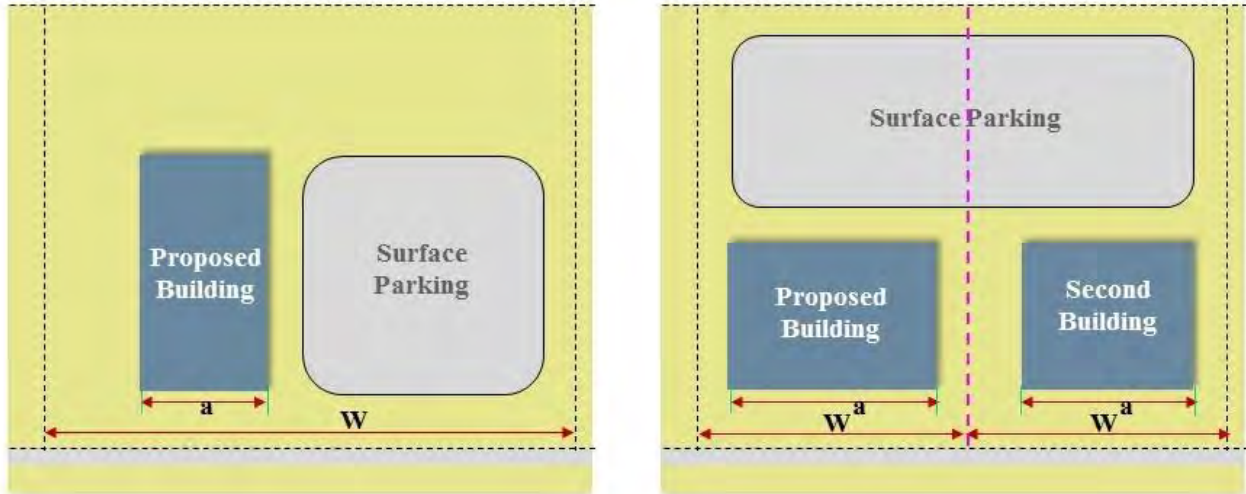
**C. Building Frontage.** The purpose of the following building frontage requirements is to ensure façade continuity and activity along the Urban Corridors, in addition to avoiding large expanses of blocks that are not framed by buildings. The building frontage standards are stated as a proportion of the building width within the required building setback relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required building setbacks do not count as building frontage (see Figure 9-24).

**Figure 9 - 24: Building Frontage Calculation**



1. The building frontage (a+b+c) shall be a minimum of 65% of the site frontage (D).
2. Sites with frontages on multiple streets shall meet the minimum required primary frontage along the urban corridor primary streets (Manatee Avenue West, Cortez Road West/44th Avenue East, 53rd Avenue West/SR-70, Tamiami Trail (US 41)/14th Street West (BUS 41), 15th Street East, and 1<sup>st</sup> Street). The building frontage along all other sides of the site facing a street shall be a minimum of 30%.
3. Exceptions to the Building Frontage requirements:
  - a. In the event the proposed building width is too narrow to meet the minimum frontage requirement, the applicant shall have the option of dividing the lot into smaller, narrower lots to meet the dimension requirements, as shown on Figure 9-25. No platting will be required, but the site plan shall show the new lots as available for future development.

**Figure 9 - 25: Exceptions to the Building Frontage**



*Left diagram: Building width (a) is too narrow to meet the minimum building frontage. Right diagram: Subdivide the lot to decrease its width (W) to meet the minimum building frontage.*

- b. In the case where the required building frontage cannot be met due to the need to provide vehicular access from the Urban Corridor, a gateway, arch, or similar feature shall be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement, as shown on Figure 9-26.

**Figure 9 - 26: Gateway Feature**



*Gateway feature designed to meet minimum building frontage. Notes: Not to scale. Floor above the gateway is not required.*

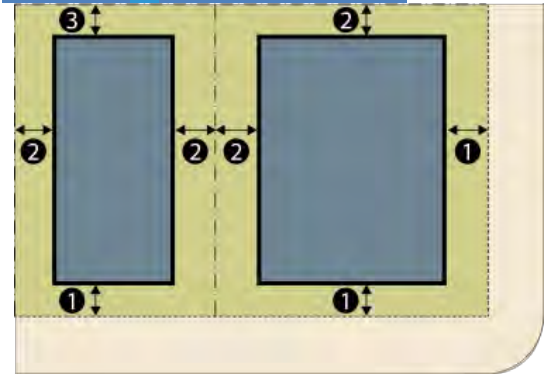
- c. Libraries, places of religious assembly, public utility buildings, and schools (elementary, middle and high) are not subject to the minimum frontage requirements.
- d. Drive-through facilities proposed as part of a development subject to the requirements of this section must be designed to comply with the building frontage requirements. Additionally, the drive-through window(s) shall not face an urban corridor.

#### D. Building Setbacks and Alignment.

The placement of a building on a site is critical to creating a vital and coherent public realm. The intent of the building setback standards is to shape the public realm, and strengthen the physical and functional character of the area. Figure 9-27 depicts the types of setbacks and Table 9-1 shows the required setbacks.

1. The building setbacks along the Urban Corridors shall be measured from the property line.
2. The front yard setback may be used to expand the sidewalk, for outdoor dining, or for landscaping.

Figure 9 - 27: Building Setbacks



① Street Setback; ② Side; ③ Rear

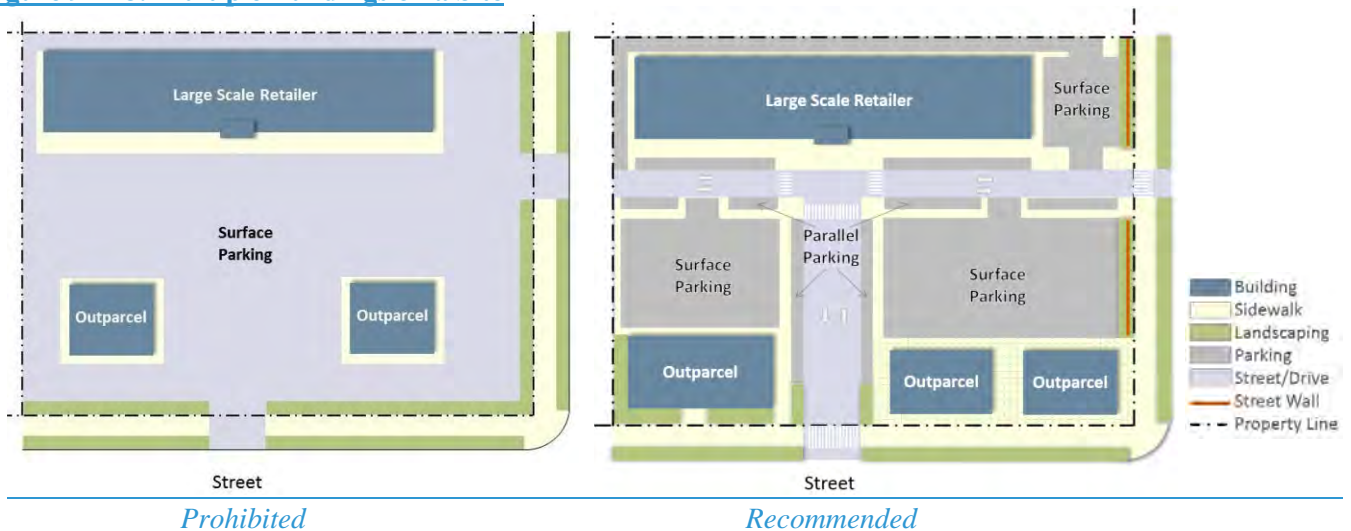
Table 9 - 1: Building Setback Dimensions

Setback Type	Minimum (feet)	Maximum (feet)
① Street Setback	10	20
② Side Setback	5	Determined by the building frontage requirements (see Sec. 902.4.C, Building Frontage)
③ Rear Setback	10 (with no alley); 15 (with alley)	N/A

Subsection 902.6 contains additional setback requirements for proposed developments abutting or across the street from a single-family residential zoning district.

3. The end units of each grouping of attached dwellings and townhouses shall meet the minimum side yard setback noted in Table 9-1.
4. The placement of buildings at the rear of a site is permitted as long as one or more buildings are placed in front meeting the requirements of this section (see Figure 9-28 for an acceptable design alternative). In such cases, access drives shall be incorporated into the site layout to create connectivity to other sites and streets. The main access drive shall be centered on the anchor building (if allowed by driveway permits) and shall be lined with buildings or sidewalks and urban landscaping.

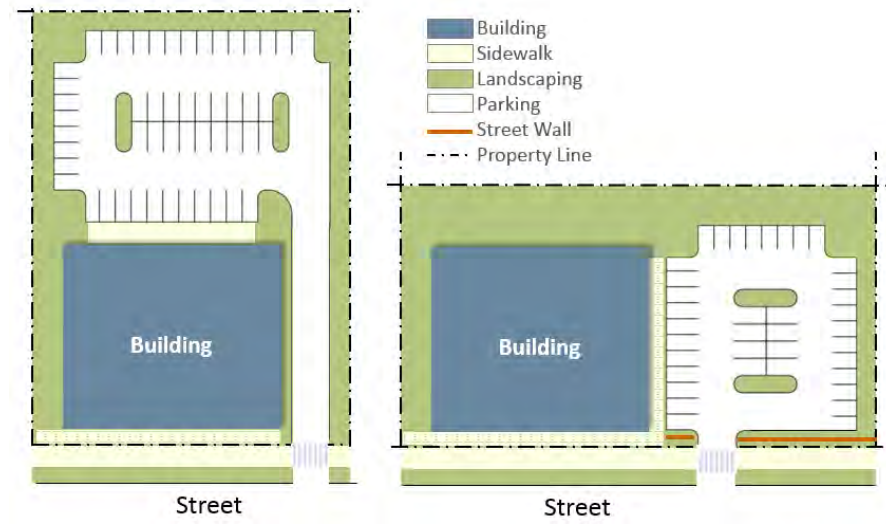
Figure 9 - 28: Multiple Buildings on a Site



5. Where a site is too narrow or shallow to provide parking behind the building, the placement of parking facilities and vehicular driveways is permitted on the side of the proposed building (see Figure 9-29) only if the building setback requirements are met and a modification of standards for the minimum building frontage

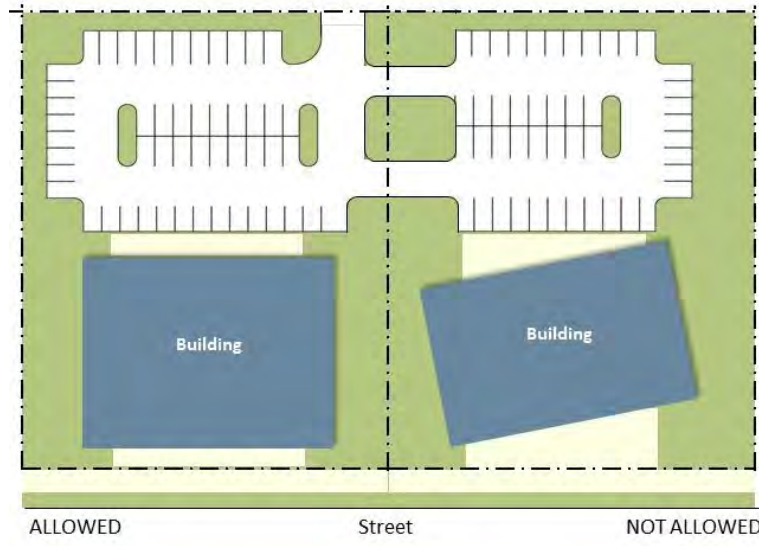
(if necessary to accommodate the parking area) is approved (see Section 365.4, Modification of Standards for Development along Urban Corridors). The vehicular areas shall be masked from the road by a street wall (see Sec. 902.4.G). Pedestrian comfort shall be a primary consideration. Design conflicts between vehicular and pedestrian movement generally shall be decided in favor of the design which promotes pedestrian circulation.

**Figure 9 - 29: Parking on the Side**



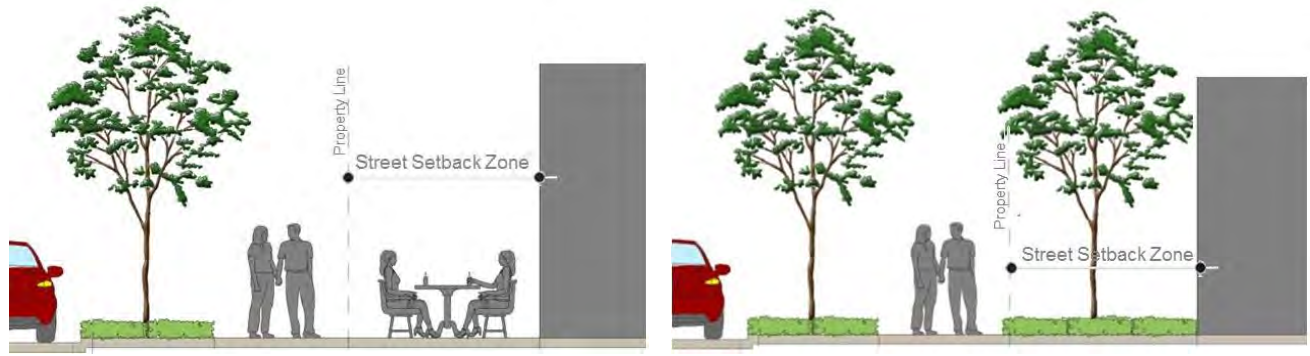
6. Building facades facing a right of way shall be built parallel to the property line, as shown on Figure 9-30.

**Figure 9 - 30: Building Alignment**



**E. Street Setback Zone.** The intent of the street setback is to provide a transition, both physical and visual, from the street to the building. The zone created by the setback (also known as the Private Frontage Zone) should vary in design depending on the level of privacy desired along the building façade. Commercial buildings usually have a setback zone designed to attract customers into the building, while residential buildings often have a setback zone designed to provide privacy to the ground floor rooms, as shown on Figure 9-31.

**Figure 9 - 31: Examples of Street Setback Zone Activity**



*Street setback Zone used for outdoor seating (left) and to buffer residential uses (right).*

**1. Street Setback Zone Standards, General.**

- a. Landscaping, if provided within the street setback zone, shall be in the form of containers and/or planter boxes consistent with the building mass and architecture. Street setback zones in front of uses that do not require pedestrian interaction along the façade (e.g. offices, hotels, multifamily) may be landscaped with a combination of intermediate (understory) trees, palms, shrubs, vines and/or ground covers. See Section 701, landscaping and screening standards.
- b. Cantilevered balconies, bay windows, and roof overhangs may encroach into the street setback zone as specified in Figure 9-34. Additional elements allowed to encroach into the street setback zone are listed in Figure 9-34.
- c. Street furniture such as benches, trash receptacles, and/or bicycle racks may be installed within the street setback zone.
- d. Outdoor dining is permitted within street setback zones.
- e. Elements within the street setback zone (landscaping and architectural features) shall comply with the vision triangle requirements established using AASHTO standards.
- f. The proposed building ground floor along the street setback zone shall contain active uses oriented to the street. Active uses may include display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, and lobbies or dining areas for hotels or multi-family residential buildings

**2. Standards for storefronts, awnings and canopies.**

- a. Storefront doors shall not be recessed more than 5 feet from the front façade. When doors are recessed more than 3 feet, angled walls leading to the door are recommended to promote the visibility of the entrance.
- b. Awnings and canopies shall not cover architectural elements such as cornices or ornamental features.
- c. High gloss or plasticized fabrics and aluminum shall not be permitted materials for awnings.
- d. Awnings should be at minimum match the width of the window or door opening. Backlit awnings are not allowed.

**3. Standards for galleries and arcades.**

- a. Along storefront streets, gallery/arcade openings shall correspond to storefront entrances.
- b. Galleries may be one (1) or two (2) stories.
- c. Arcades and galleries must have consistent depth along a frontage.

**4. Standards for forecourts.**

- a. Forecourts shall be paved and enhanced with landscaping.



b. Forecourts are not intended to be covered; however, awnings and umbrellas are permissible and encouraged.

5. Standards for stoops and porches.

a. Stoops shall correspond directly with the building entry.

b. Porches may be one (1) or two (2) stories.

c. Porches shall be open and not air conditioned to be allowed to encroach into the street setback zone.

**F. Building Height.** Building height shall be measured in stories. Developments within the Urban Corridors that comply with Section 902 may have up to 7 stories. See Subsection 902.5 for compatibility standards, which may limit building height.

**G. Floor Height.** Floor height shall be measured as the clear height from finished slab to finished ceiling (see Figure 9-32).

1. Ground floor height for all uses shall be a minimum of 12 feet.

2. Upper floors and all residential buildings shall have a minimum floor height of 8 feet.

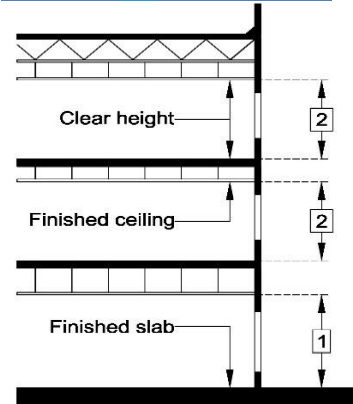
3. Whenever a ground floor level exceeds twenty (20) feet in height, each height of twelve (12) feet or portion thereof shall be construed to be one (1) story (see Figure 9-33).

4. Whenever a floor other than a ground floor exceeds fourteen (14) feet in height, each height of fourteen (14) feet or portion thereof shall be construed to be one (1) story.

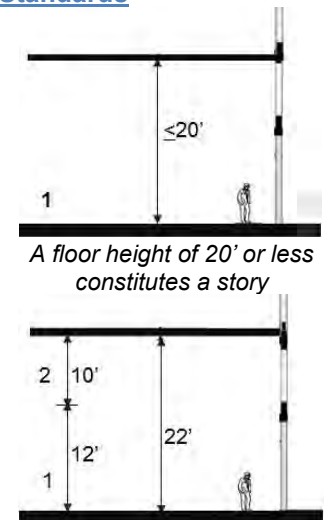
5. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story.

6. Parking garages are exempt from the floor height requirements.

**Figure 9 - 32: Floor Height**



**Figure 9 - 33: Floor Height Standards**



*A floor height of 20' or less constitutes a story*

*If floor height exceeds 20', each height of 12' constitutes a floor.*

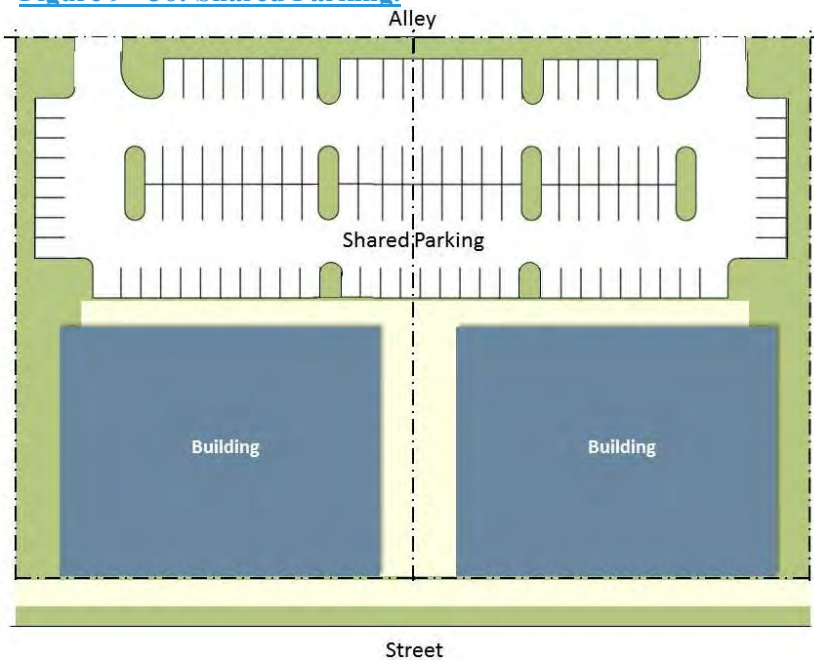
**Figure 9 - 34: Street Setback Zone Standards**

<b>Storefront</b>	<b>Gallery</b>	<b>Arcade</b>
		
<p>1. <a href="#">Width: 25% of façade width min.</a>                  2. <a href="#">Depth: 5' min.</a>                  3. <a href="#">Clear Height: 8' min.</a></p>	<p>1. <a href="#">Width: 75% of façade width min.</a>                  2. <a href="#">Depth: 8' min.</a>                  3. <a href="#">Clear Height: 12' min. (1st floor)</a></p>	<p>1. <a href="#">Width: 75% of façade width min.</a>                  2. <a href="#">Depth: 8' min.</a>                  3. <a href="#">Clear Height: 12' min. (1st floor)</a></p>
<b>Forecourt</b>	<b>Stoop</b>	<b>Porch</b>
		
<p>1. <a href="#">Width: 10' min. to 50% of façade width max.</a>                  2. <a href="#">Depth: 10' min./20' max.</a>                  3. <a href="#">Elevation: 18" max. above grade.</a></p>	<p>1. <a href="#">Width: 5' min. to 16' max.</a>                  2. <a href="#">Depth: 5' min. to 8' max.</a>                  3. <a href="#">Clear Height: 8' min.</a>                  4. <a href="#">Elevation: 21" min. above grade.</a></p>	<p>1. <a href="#">Width: 12' min.</a>                  2. <a href="#">Depth: 8' min.</a>                  3. <a href="#">Clear Height: 8' min.</a>                  4. <a href="#">Elevation: 21" min. above grade.</a></p>

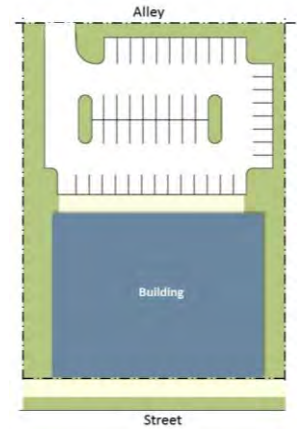
## H. Location of Parking Facilities

1. Surface parking lots shall be located in the rear of the lot, behind the building.
2. Surface parking between the building and the side property line is permitted subject to the building frontage requirements being met.
3. Surface and structure parking areas shall be accessed from a secondary street, from an adjacent property (shared use agreement necessary), or from rear alleys if any of these are available or proposed as part of the development (see Figure 9-35 and Figure 9-36). Access through single family residential neighborhoods, however, shall not be allowed.
4. Any surface parking areas located along a public street shall be screened from street view by a street wall. See wall standards in Sec. 902.4.G.

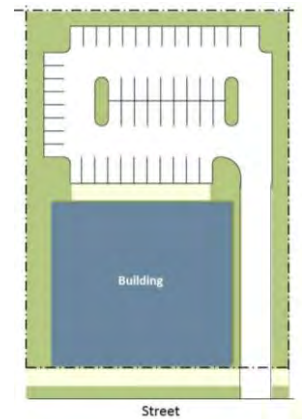
**Figure 9 - 36: Shared Parking.**



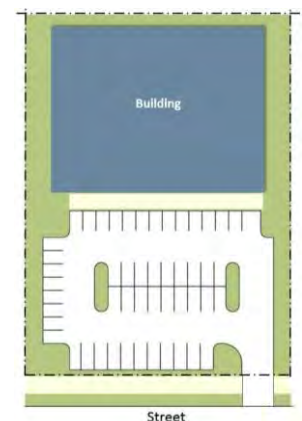
**Figure 9 - 35: Site Access**



*Recommended*



*Permissible*



*Prohibited*

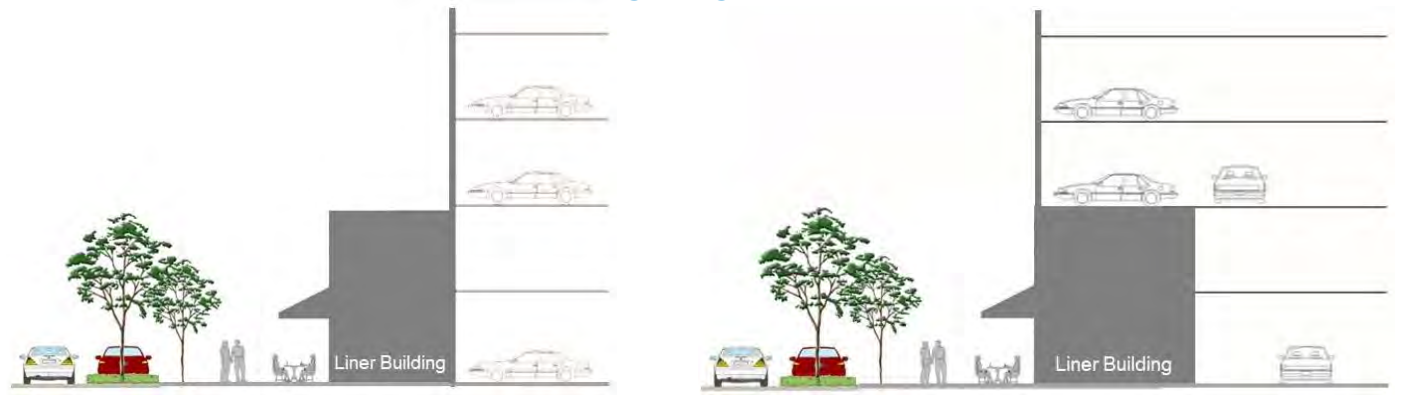
5. Parking structures shall be placed behind a liner building that houses active uses (e.g. commercial, office, residential). The liner building, which may be attached or detached from the parking structure, shall extend for a minimum of seventy-five (75) percent of the length of the parking structure, and shall have a minimum depth of thirty (30) feet. See Figure 9-38.
6. Liner buildings are not required along other streets (Figure 9-38). However, any portion of a parking garage that is not concealed behind a building shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited.
7. Parking garages not concealed behind liner buildings or active uses (e.g. commercial, office, residential) shall provide a landscaping strip along the facade as follows (Figure 9-39):

- a. The landscaping strip shall have a minimum depth of 8 feet; and
  - b. A minimum of five (5) understory trees per 100 linear feet and a row of evergreen shrubs shall be planted along the strip. Vines growing on a metal mesh mounted on the wall of the parking garage are encouraged (Fig. 9-37).
8. The exterior facades of all parking garages shall be designed as to achieve architectural unity with the principal structure(s) which they are intended to serve and with abutting existing residential areas.
  9. Parking structures shall meet setback, height, façade articulation and glazing standards contained in this section.

**Figure 9 - 37: Garage Landscaping**



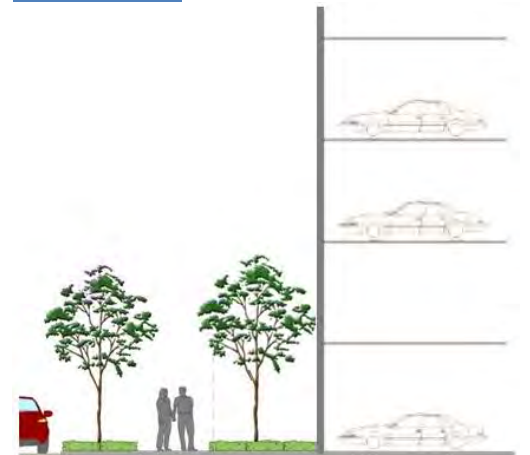
**Figure 9 - 38: Parking Garages and Liner Buildings along the Urban Corridors**



### **I. Public Right-of-Way Improvements.**

1. Along roadways other than State roadways, the developer shall be responsible for the provision of curbing, the parkway (landscaping strip between the sidewalk and the travel lane) and sidewalk as follows:
  - a. Public Sidewalk: The sidewalk shall be upgraded to meet County standards as stated in the Manatee County Public Works Standards Manual.
  - b. Landscape Zone (Parkway). The landscape zone shall be at least 5 feet wide. Installation of landscaping and tree furniture within the landscape zone are the responsibility of the applicant in conjunction with the development of a site. Sod, shrubs, ground cover and/or accent plants and street trees shall be planted within the landscape zone. See the Public Works Standards Manual for street tree standards. Street trees planted within a landscape zone of less than 8' in width must utilize an acceptable method to ensure healthy tree growth. No landscape zone shall be required if there is designated on-street parking along the street. However, the minimum sidewalk width must then be widened by 2' and trees must be provided within curb extensions (bump outs).
2. Along state roads, the developer shall comply with FDOT requirements for improvements along the right-of-way.

**Figure 9 - 39: Parking Garages along Other Streets**

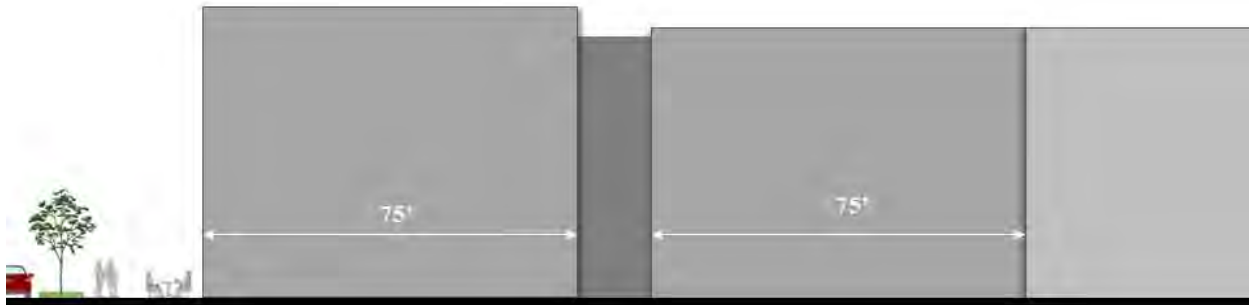


### **902.5. Building Design Standards.**

All new development and substantial redevelopment utilizing the density, intensity and/or height offered in Tables 4-7 and 4-8 for projects within the urban corridors shall comply with the following building design standards.

**A. Building Massing.** Large building volumes shall be divided to appear as smaller volumes grouped together. Volume breaks may be achieved by building wall projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed seventy-five (75) feet along a street frontage without providing a substantial volume break such as a recess, a tower, or an architecturally prominent public entrance (Figure 9-40). The recesses and projections shall have a minimum depth of three (3) feet.

**Figure 9 - 40: Building Massing Example**



**B. Facade Articulation.** The standards contained in this subsection apply to all buildings and structures, including parking garages. The elements that make up a building façade are key components for defining the public realm. The façade design standards contained in this subsection are not intended to regulate style or appeal. The purpose of these standards is to ensure facades are designed to:

- Reduce the mass/scale and uniform monolithic appearance of large unadorned walls by requiring architectural detail;
- In the case of commercial buildings, ensure the building facades are inviting; and,
- Increase public safety by designing buildings that provide human surveillance of the street.

Building facades along public or private streets shall maintain a pedestrian scale and integrate the public and private spaces using architectural elements as follows:

1. Façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without including at least one (1) of the following elements (see Figure 9-41):
  - a. A window or door
  - b. Awning, canopy or marquee.
  - c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six (6) inches.
  - d. Arcade, gallery or stoop.
  - e. Complementary changes in materials or texture.
2. Architectural treatments on the façade, such as cornices or expression lines, shall be continued around the sides of the building.
3. All building facades, including those not facing a street, shall use the same color scheme.

**Figure 9 - 41: Façade Elements**



### **C. Building Entrances**

1. The *main* entrance of all buildings shall be oriented toward the public right-of-way.
2. Where parking areas are located behind the building, a *secondary* pedestrian entrance may be provided from

the parking area directly into the building.

3. Entrances shall be operable, clearly-defined and highly-visible. In order to emphasize entrances they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.
4. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided.

#### **D. Building Color**

1. A minimum combination of two (2) colors shall be required per building.
2. Black, fluorescent, or neon as the predominant exterior color is prohibited.

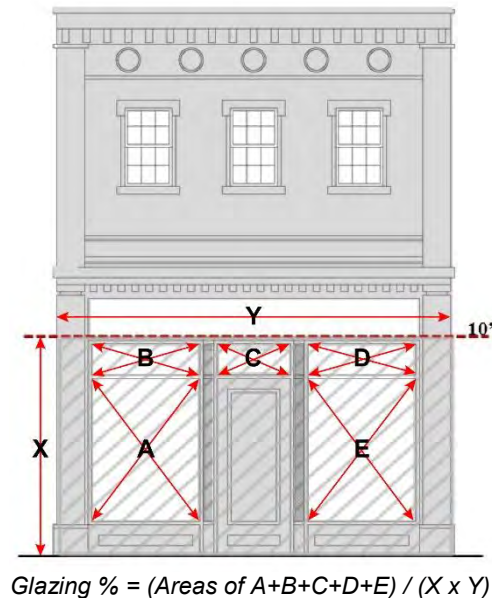
#### **E. Roof Design**

1. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height.
2. Sloping roofs shall not exceed the height of the supporting walls.
3. Roof materials shall be light-colored or a planted surface (green roof).

#### **F. Glazing Requirements.**

1. Glazing percentages shall be calculated as the total area of glass (windows and glass doors), or openings in the case of parking garages, divided by the façade area as follows. See Figure 9-42.
  - a. Non-Residential First Floor: The area of glass between 3 feet and 8 feet above grade divided by the area of the building façade also between 3 feet and 8 feet above grade shall be no less than 30%.
  - b. Non-Residential above First Floor: The combined area of glass on all floors above the first divided by the total area of the building façade for those floors shall be no less than 15%.
  - c. Residential: The area of glass divided by the area of the façade shall be no less than 10%.
2. There is no limit on how much glazing is provided. However, if glass walls are utilized, an architectural feature, such as a canopy/marquee, overhang, or a horizontal change in plane shall be provided between the first and second floors to ensure pedestrian scale at the sidewalk level.

**Figure 9 - 42: Non-Residential Glazing**



3. Windows and glass doors shall be glazed in clear glass with 80% minimum transmittance. The use of reflective glass and reflective film is prohibited on the ground floor of all buildings.
4. Libraries, places of religious assembly, public utility buildings (including fire stations), and schools (elementary, middle and high) are not subject to the minimum glazing requirements.

#### **G. Street Walls.** While fences are typically used to achieve privacy on a site, street walls are used to continue the building frontage along a street, to screen vehicular areas such as parking lots, and to frame public zones such as courtyards and outdoor dining areas, as shown on Figure 9-43. Street walls shall meet the following standards:

1. In the absence of a building façade along any part of a building frontage line, a street wall shall be built coplanar with the façade. Breaks are permitted in the street wall to provide pedestrian access to the site and for the purpose of tree protection. Street walls shall have openings no larger than necessary to allow automobile and pedestrian access.
2. Street walls are the only types of fences/walls allowed facing streets and alleys.

3. Street walls shall be a minimum of 3 feet in height and shall not exceed a 5 foot maximum. However, the portion of the wall above 3 feet shall be no more than 50% solid.
4. Street walls shall be constructed of wrought iron, brick, masonry, stone or other decorative materials and shall match or compliment the finishes on the building. Chain link, wire, and pvc fencing shall be prohibited.
5. When landscaping is provided on either side of the wall, the landscaping strip shall be a minimum of two (2) feet wide.

**Figure 9 - 43: Examples of Street Walls**



**H. Mechanical Equipment.** For the purpose of this section, mechanical equipment is defined as a heating, ventilation, or air conditioning unit placed outside of a building, in addition to any utility-related equipment such as backflow preventers, pumps, meters, transformers and similar equipment required to be installed on a development site. Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized.

1. Mechanical equipment shall not be permitted within any required building setback unless the utility company determines the setback to be the only possible location.
2. Mechanical equipment shall not be located between the building and the street. On corner lots, the location of mechanical equipment along a secondary street may be permitted through the modification of standards process subject to the screening requirements stated below.
3. Screening (by wall, fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as, but not limited to rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.
4. Roof-top mechanical equipment shall be enclosed by parapets or screen walls of the minimum height necessary to conceal it, and a maximum height of five (5) feet.

**I. Solid Waste Disposal Facilities.**

1. Solid waste disposal facilities (solid waste, recycling, and yard trash containers (except litter containers), and grease containers) must be located to the side or rear of the building and shall be concealed from view from the public street by a wall of up to 6 feet in height. The enclosing wall shall be finished and/or painted with the same material as is used on the building and shall be fitted with an opaque sliding or hinged door and working latch.

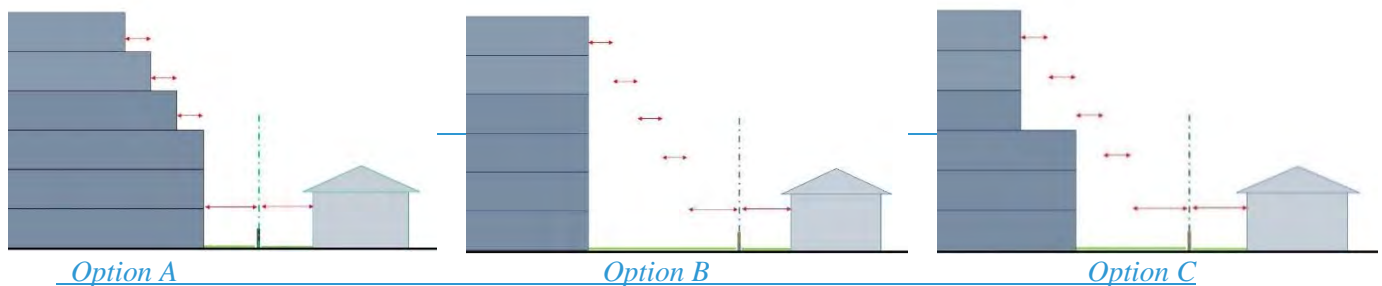
2. On corner or double-frontage lots, the disposal facilities shall be accessed from the secondary frontage.

### **902.6. Development Compatibility**

The development compatibility buffers and additional building setback provisions described in this subsection shall apply to proposed development either abutting a single-family residential zoning district or directly across the street (excluding major arterials) from a single-family residential zoning district. No buffers shall be required between uses or districts within the Urban Corridors, unless specifically required as part of a Special Use Permit approval.

- A. The minimum side and rear building setbacks for developments abutting a single-family residential zoning district shall be as noted in Chapter 4 (Table 4-8) or the same required setback of the single family residential district, whichever is greater.
- B. An additional building setback of twenty (20) feet over the minimum required for each floor above three (3) stories shall apply to buildings facing the single family residential property. Developers may elect to apply the setback just to those floors above the third story (step back approach, see Figure 9-44 - Option A), to the entire façade (Option B) or a combination of the two (Option C). The additional setback/step-back requirement may render some sites ineligible for the maximum permitted height.
- C. Buffering and screening required per Chapter 7 shall be provided to mitigate the impacts of noise, light, odor, loading areas, services areas, and solid waste containment areas. In addition to the buffer width and landscaping requirements of Chapter 7, developments abutting a single family residential zoning district shall provide a 6-foot solid, decorative wall along the property line abutting the single family site. [ADDRESSED IN NEXT SECTION]
- C. Sign illumination and garage or parking lot lighting shall comply with the requirements of Section 723, Adverse Impact Performance Standards.

**Figure 9 - 44: Setbacks Abutting Single-Family Residential Zoning**



### **902.7. Landscaping and Buffer Requirements**

- A. Vehicle Use Areas shall be landscaped in accordance with Subsections 701.3.A.1 through 6.
- B. Street setback zones and landscape zones (parkways) shall be landscaped in accordance with Subsections 902.34.E.1.a and 902.34.I.1.b respectively.
- C. Buffer Zones
  1. Buffer zone screening in accordance with Sec. 701.3.B.3.b shall be required only when the proposed development abuts existing single family residential development or single family zoned property. In addition to the buffer width and landscaping requirements of Chapter 7, developments abutting a single-family residential zoning district shall provide a 6-foot solid, decorative wall along the property line abutting the single-family site.
  2. When a non-residential portion of a development within an Urban Corridor abuts a multifamily development or multifamily zoned property located outside an Urban Corridor, the minimum buffer zone screening shall be:
    - a. Minimum width of buffer: 10 feet;



- b. Six (6) foot tall fence with pedestrian connections to allow the residents of the multi-family development to access the non-residential site; and
- c. Four (4) understory trees per 100 feet.

#### **902.8. Development Review.**

The following provisions apply to developments within Urban Corridors meeting the standards of Section 902.

- A. Developments along designated urban corridors are exempt from requirement to rezone to Planned Development.
  - 1. A PD rezone or PD amendment may be initiated at the applicant's request with the understanding that the additional density, intensity and height offered for development along urban corridors can only be obtained when meeting the standards of Section 902.
  - 2. Properties currently zoned PD shall continue to comply with the requirements of the approved PD. If the PD has expired or the owner wishes to develop based on the standards for urban corridors, he/she must submit an application to amend the PD (see subsection 1, above) or rezone the property to one of the zoning districts listed in Table 4-7 (Future Land Use Categories and Corresponding Zoning Districts in Urban Corridors).
- B. Special Approval shall not be required to achieve the development densities, intensities or height permitted by this Section and Chapter 4 (Zoning).
- C. Administrative Approval or Special Permit approval shall be obtained based on the requirements of the use (per Tables 4-1 and 4-2).
- D. Certain modification of standards are allowed (see Chapter 3, Part IX).
- E. Proposed commercial developments with a future land use designation of ROR or MU are exempt from the requirement to locate in nodes (see Comprehensive Plan Policy 2.10.4.2).
- F. Applications for zoning map or future land use amendments, subdivisions, variances, CLOS, Certificate of Appropriateness, temporary use permits shall be processed as stated in Chapter 3 of this LDC.
- G. Applications for development approval shall include building elevations demonstrating compliance with the standards of this section.

#### **902.9. Density, Intensity and Height Bonus.**

The bonus program is established by the County to encourage the location of higher density/intensity development at places where they will not have a negative impact on low density residential neighborhoods, and to encourage the provision of amenities that would benefit the community as a whole.

- A. **Improvements Eligible for Bonuses.** Development projects within the Urban Corridors that meet the standards of Section 902 may be eligible to achieve the additional building height, density and/or intensity as noted in Tables 4-7 and 4-8 as follows:
  - 1. *Mixed-Use.* Developments that include a vertical mix of residential and commercial or office are entitled to the maximum height, density and intensity allowed with the bonus. The residential portion shall include at least 5 residential units to qualify for the bonus.
  - 2. *Affordable Housing.* Developments with at least 25% of its residential units certified as "Affordable Housing" by Manatee County are entitled to the maximum height, density and intensity allowed with the bonus. Such units will be subject to a Land Use Restriction Agreement (LURA) to ensure the units remain affordable for a period of time of no less than 30 years.
  - 3. *Workforce Housing.* Developments with at least 25% of its residential units certified as "Workforce Housing" by Manatee County are entitled to the maximum height, density and intensity allowed with the bonus. Such units will be subject to a Land Use Restriction Agreement (LURA) to ensure the units remain affordable to the workforce for a period of time of no less than 30 years.

- 
4. Public Open Space & Amenities. Developments that includes public open space (urban plaza or park) at least 3,000 square feet or larger are entitled to the maximum density and intensity allowed with bonus, and one (1) additional floor above the permitted base height. The urban plaza or park shall not be enclosed, shall be easily accessible by the public, include amenities (landscaping, hardscaping, and furnishing), and be privately-owned and maintained, but open to the public.
  5. Parking garages. If located below or above the residential, commercial or office space, the development is entitled to one (1) additional floor for each floor of parking garage, not to exceed the maximum allowed with the bonus. The parking garage shall not occupy the ground floor frontage along the urban corridor. This frontage will require an active use.

Development sites may receive more than one bonus. However, the density, intensity and height shall be not exceed the maximum noted in Tables 4-7 and 4-8.

- B. Location Restriction.** Developments utilizing the bonus system shall not have any buildings located within 100 feet from single-family residentially zoned property.
- C. Review and Approval.** Requests for bonuses do not require a separate application. They shall be noted on the site plan, and shall be reviewed concurrently with the overall site development plan, to ensure all other requirements of the Code, including the requirements of this Chapter, are met. Applicants requesting approval of bonuses are still eligible to apply for variances and modification of standards, but under separate application (see Chapter 3, Part IX (Variances and Modification of Standards)).



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

November 16, 2016

Honorable Angelina Coloneso  
Clerk of the Circuit Court  
Manatee County  
Post Office Box 25400  
Bradenton, Florida 34206

Attention: Quantana Acevedo, Deputy Clerk

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 16-06, which was filed in this office on November 16, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**From:** [ords@municode.com](mailto:ords@municode.com)  
**To:** [candace.carver@mymanatee.org](mailto:candace.carver@mymanatee.org); [Quantana Acevedo](#)  
**Subject:** Manatee County, FL Land Development Code - 2016 (12202) Supplement 3  
**Date:** Thursday, November 17, 2016 9:28:00 AM  
**Attachments:** [ATT00001.bin](#)  
[ATT00002.bin](#)

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Below, you will find the material that we have received/recorded to your account. This material is being considered for inclusion in your next/current update, Supplement 3

	Document	Adopted Date	Recorded	Recorded Format
	<a href="#">Ordinance No. 16-06</a>	<a href="#">11/15/2016</a>	<a href="#">11/17/2016</a>	<a href="#">Word</a>
	<a href="#">Ordinance No. 16-24</a>	<a href="#">11/15/2016</a>	<a href="#">11/17/2016</a>	<a href="#">Word</a>



Update the internet version of your Code more often than a printed supplement. We can update the Internet quarterly, monthly, even weekly.



We can post newly enacted ordinances in the online Code after each meeting.

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