

CHAPTER 3 – ZONING

ARTICLE I – IN GENERAL

Section 3.1.1. Comprehensive Plan Consistency

- A. The City of North Port’s Comprehensive Plan, specifically the Future Land Use Element and Future Land Use Map Series, has established and defined land use classifications determining allowed and prohibited activities within each land use district. The City of North Port is divided into zoning districts for regulating and restricting the use of land and the erection, construction, reconstruction, alteration, relocation, and utilization of buildings and structures.
- B. Zoning districts implement the Comprehensive Plan’s vision of the City and shall be consistent with the Future Land Use classification as depicted in Table 3.1.1.1.

Table 3.1.1.1. Implementing Zoning Districts

FUTURE LAND USE		IMPLEMENTING ZONING	
Residential			
Agricultural, Estates		Agriculture (AG) Environmental Conservation (EC) Government Use (GU)	
Low-Density Residential		Residential, Low (R-1) Environmental Conservation (EC) Government Use (GU)	
Medium-Density Residential		Residential, Medium (R-2) Environmental Conservation (EC) Government Use (GU)	
High-Density Residential		Residential, High (R-3) Manufactured Home Community (MH) Environmental Conservation (EC) Government Use (GU)	

FUTURE LAND USE		IMPLEMENTING ZONING	
Non-Residential			
Commercial		Commercial (C) Environmental Conservation (EC) Government Use (GU)	
Industrial		Industrial, Light (I-1) Industrial, Heavy (I-2) Environmental Conservation (EC) Government Use (GU)	
Conservation and Public/Institutional			
Conservation		Environmental Conservation (EC) Government Use (GU)	
Public/Institutional		Government Use (GU) Environmental Conservation (EC) Commercial (C) Industrial, Light (I-1)	
Corridor			
Medium-Density Corridor		Commercial (C) Corridor, Transitional (CT) Residential, Medium (R-2) Residential, High (R-3) Environmental Conservation (EC) Government Use (GU)	

FUTURE LAND USE	IMPLEMENTING ZONING
High-Density Corridor	Commercial (C) Corridor, Transitional (CT) Corridor (COR) Industrial, Light (I-1) Residential, High (R-3) Environmental Conservation (EC) Government Use (GU)
Activity Center	
Activity Center 1	Activity Center 1 (AC-1) Environmental Conservation (EC) Government Use (GU)
Activity Center 2	Activity Center 2 (AC-2) Environmental Conservation (EC) Government Use (GU)
Activity Center 3	Activity Center 3 (AC-3) Environmental Conservation (EC) Government Use (GU)
Activity Center 4	Activity Center 4 (AC-4) Environmental Conservation (EC) Government Use (GU)
Activity Center 5	Activity Center 5 (AC-5) Environmental Conservation (EC) Government Use (GU)
Activity Center 6	Activity Center 6 (AC-6) Environmental Conservation (EC) Government Use (GU)
Activity Center 7	Activity Center 7 (AC-7) Environmental Conservation (EC) Government Use (GU)
Activity Center 7A	Activity Center 7A (AC-7A) Environmental Conservation (EC) Government Use (GU)

FUTURE LAND USE	IMPLEMENTING ZONING
Activity Center 7B	Activity Center 7B (AC-7B) Environmental Conservation (EC) Government Use (GU)
Activity Center 8	Activity Center 8 (AC-8) Environmental Conservation (EC) Government Use (GU)
Activity Center 9	Activity Center 9 (AC-9) Environmental Conservation (EC) Government Use (GU)
Activity Center 10	Activity Center 10 (AC-10) Environmental Conservation (EC) Government Use (GU)
Village	
Village	Village (V) Environmental Conservation (EC) Government Use (GU)

Section 3.1.2. Zoning District Descriptions

A. Residential Districts:

- (1). **Agriculture (AG)**, The Agriculture district supports very low-density residential uses and low-intensity agricultural uses.
- (2). **Residential, Low (R-1)**. The Residential, Low district supports traditional, detached single-family dwelling units.
- (3). **Residential, Medium (R-2)**. The Residential, Medium district supports one-and-two-family dwelling units. Development in this zoning district may include cluster housing, tiny homes, co-living or cohousing developments, townhomes, and other types of single- and two-family structures. Single-family dwelling units may be attached or detached.
- (4). **Residential, Multi-Family (R-3)**. The Residential, Multi-Family district supports high-density residential development emphasizing multi-family use. Development in this district may include quadplexes, townhomes, build-to-rent communities, low-and-mid-rise multi-family structures, and other types of dense residential structures.
- (5). **Manufactured Home Community (MH)**. The Manufactured Home Community district applies to areas of the city already developed as manufactured home communities. The City does not anticipate additional areas to be redesignated to this zoning district.

B. Non-residential Districts

- (1). **Commercial (C)**. The Commercial district supports all types of commercial and office uses.

- (2). **Industrial, Light (I-1).** The Industrial, Light district supports light manufacturing, processing, storage and warehousing, wholesaling and distribution, office, and commercial uses.
- (3). **Industrial, Heavy (I-2).** The Industrial, Heavy district is intended to support all types of industrial uses, including heavy industrial and commercial uses.

C. **Environmental Conservation and Government Use**

- (1). **Environmental Conservation (EC).** The Environmental Conservation district indicates properties with natural limitations to development due to environmental concerns. This zoning district protects environmentally sensitive lands.
- (2). **Government Use (GU).** The Government Use district supports federal, state, or local governmental uses. Development in GU districts shall be completed by government agencies or private entities in partnership with a government agency.

B. **Corridor Districts**

- (1). **Corridor, Transitional (CT).** The Corridor, Transitional district is generally located along arterial and collector roads and may include parcels within approximately ½ mile of a right-of-way designated as an arterial or collector. This district allows medium-density residential and medium-intensity non-residential uses in which non-residential uses may be developed separately or in combination with residential development subject to the Use Standards in Section 3.2.3.
- (2). **Corridor (COR).** The Corridor district is generally located along arterial roads and may include parcels on a collector road within approximately 1 and ½ miles of a right-of-way designated as an arterial. This district allows high-density residential and high-intensity non-residential uses in which non-residential uses may be developed separately or in combination with residential development subject to the Use Standards in Section 3.2.3.

C. **Activity Centers.**

- (1). **Activity Center 1 (AC-1).** Activity Center 1, located along US-41, is an established commercial corridor. The AC-1 district supports commercial, light industrial, office and retail use to provide employment and amenities to the adjacent residential neighborhoods.
- (2). **Activity Center 2 (AC-2).** Activity Center 2, located in vicinity of S. Sumter Blvd. and W. Price Blvd. and includes the Heron Creek Development of Regional Impact and the City Center. AC-2 supports civic, commercial, medical, mixed-use, office, residential and other uses in a pedestrian-friendly, mixed-use environment.
- (3). **Activity Center 3 (AC-3).** Activity Center 3, located at the intersection of Interstate-75 and N. Sumter Blvd., is a major gateway to the City. AC-3 supports commercial, medical, destination recreational and residential uses.
- (4). **Activity Center 4 (AC-4).** Activity Center 4, another major gateway to the City, located along Toledo Blade Blvd. and Interstate-75, Includes the Panacea and North Port Gardens Developments of Regional Impact and supports commercial, entertainment, industrial, medical, office, recreational, and residential uses.at a scale serving the city and region.
- (5). **Activity Center 5 (AC-5).** Activity Center 5, located along N. and S. Toledo Blade Blvd, bisected by E. and W. Price Blvd., is the midway point of the City. AC-5 supports commercial, light industrial, and residential uses.
- (6). **Activity Center 6 (AC-6).** Activity Center 6, located in the southeastern corner of the City along Yorkshire Blvd and Interstate 75, is intended to be an employment epicenter. AC-6 supports intense commercial, industrial, and residential uses.

- (7). **Activity Center 7 (AC-7).** These lands include the city-owned property on which Warm Mineral Spring Park exists. Uses include parks and recreation, culture, and supporting commercial enterprises.
- (8). **Activity Center 7A (AC-7A).** These lands include property to the south and southwest of Warm Mineral Springs Park, bisected by Ortiz Blvd., portions of which abut the creek flowing from Warm Mineral Springs to the Myakka River. Uses include commercial, office and residential.
- (9). **Activity Center 7B (7-B).** These lands include the city-owned property lying east of Warm Mineral Springs Park. Uses may include cultural and community facilities, commercial, hotel/resort, office and residential.
- (10). **Activity Center 8 (AC-8).** Activity Center 8 is located along River Road adjacent to Wellen Park. AC-8 supports mixed-use development with commercial, institutional, office, and residential uses.
- (11). **Activity Center 9 (AC-9).** Activity Center 9 is located on US-41 bounded by North Port Blvd. and S. Sumter Blvd. on the west and east, and between Greenwood Ave. and Appomattox Dr. on the south and north. AC-9 supports commercial, light industrial, medical, and residential uses to serve the surrounding neighborhoods.
- (12). **Activity Center 10 (AC-10).** Activity Center 10 is located at the southeast corner of the City along the border with Charlotte County, near Interstate 75. AC-10 supports a variety of commercial and industrial uses, as well as limited residential uses.

D. **Village Districts Village (V).** The Village district is a designation for master-planned communities. Existing Villages have an approved Village District Pattern Plan (VDPP) and Village District Pattern Book (VDPB) regulating development. Future Villages will be governed by a Master Concept Plan.

Section 3.1.3. Terminology and Abbreviations

- A. Density calculations applicable to residential development in residential zoning districts are expressed as units per acre.
 - (1). When a development subdivides a large parcel into multiple smaller parcels exclusively for residential development, the gross acreage of the large parcel is used to determine the allowable density.
 - (2). When a large parcel is divided to create smaller parcels and each of the smaller parcels will contain a different use, only the acreage of the parcel containing the residential development shall be used to determine the total number of allowed units.
- B. Intensity is expressed as Floor Area Ratio (FAR). FAR is calculated by multiplying the permitted FAR by the gross area of the site, expressed in square feet, which yields the permitted size of a structure.
 - (1). In instances where the development contains residential uses within the vertical mixing of uses or horizontal mixing of uses in a development, the dwelling units are dictated by FAR, instead of residential density.
- C. The City of North Port's zoning districts are divided into three (3) categories: Standard, Activity Center, and Village. The following Zoning Districts are included in each category:

Table 3.1.3.1. Zoning Categories and Districts

CATEGORY	DISTRICTS
Standard	EC AG R-1 R-2 R-3 MH C CT COR I-1 I-2 GU
Activity Center 1	AC-1
Activity Center 2	AC-2
Activity Center 3	AC-3
Activity Center 4	AC-4
Activity Center 5	AC-5
Activity Center 6	AC-6
Activity Center 7	AC-7
Activity Center 7A	AC-7A
Activity Center 7B	AC-7B
Activity Center 8	AC-8
Activity Center 9	AC-9
Activity Center 10	AC-10
Village	V

D. This Chapter utilizes the following abbreviations throughout:

Table 3.1.3.2. Abbreviations

ABBREVIATION	USE CATEGORY
A	Accessory
CU	Conditional
P	Primary
SE	Special Exception
X	Prohibited
-	Not Applicable

ARTICLE II—STANDARD DISTRICTS

Section 3.1.4. Standard Districts Density, Intensity, and Dimensional Standards

- A. Generally. The purpose of this Section is to identify the appropriate density, intensity, and dimensional standards for development in each standard zoning district. Table 3.1.4.1. identifies allowable density and intensity. Table 3.1.4.2. identifies the dimensional standards.

Table 3.1.4.1. Density and Intensity

ZONING DISTRICT	MAXIMUM DENSITY (UNIT PER ACRE)	INTENSITY (FAR)
EC	-	0.15
AG	1:3	0.15
R-1	4:1 ¹	0.05
R-2	10:1	0.05
R-3	20:1	0.05
MH	15:1	0.05
C	-	1.0
CT		0.35
COR	-	0.50
I-1	-	1.0
I-2	-	1.0
GU	NA	NA
¹ The maximum density for General Development Corporation platted lots in the Port Charlotte Subdivision and subsequent Port Charlotte Subdivision Additions. is 4.3 units per gross acre. The maximum density of unplatted areas utilizing this designation is 4.0 units per gross acre.		

Table 3.1.4.2. Dimensional Standards

Additional restrictions apply in the Conservation Restricted Overlay District, the Myakka River Protection Zone, and adjacent to wetlands per Chapter 6 of this ULDC.

ZONING DISTR ICT	MIN. LOT SIZE	MIN. LOT WIDTH (FT)	SETBACKS (FT) ¹				BUILDING HEIGH T (FT)	MAXIMUM IMPERVI OUS SURFAC E RATIO (%) LOT	MAXIMUM IMPERVI OUS SURFAC E RATIO (%) OVERALL ⁴
			FRONT	SIDE ²	REAR ²	WATERFRONT ³			
EC	None	None	50	50	100	35	35	10	10
AG	3 Acres	None	30	25	35	35	35	20	20
R-1⁴	7,500 SF	70	25	7.5	15	20	35	60	40
R-2	6,500 SF	65	20	6	15	20	35	70	40
R-3	5,000 SF	35	20	7.5	15	20	70	80	50
MH	4,000 SF	40	20	5	10	10	35	80	60
C	None	50	-	10	10	20	70	70	70
CT	None	50	-	10	10	20	50	70	70
COR	None	50	-	-	-	-	100	70	70
I-1	None	100	20	10	10	20	70	70	70
I-2	None	100	50	25	25	100	70	70	70
GU	None	None	20	10	10	10	70	-	-

¹ Residential accessory structures may be located in side or rear yards only. Minimum setbacks of 10-foot rear (20-foot waterfront) and 5-foot side apply to accessory structures 300 SF or smaller. Accessory structures larger than 300 SF, other than swimming pools, screen enclosures, tennis courts and other similar recreational facilities, shall maintain the same required setbacks as the primary structure. Non-residential accessory structures may be located in any yard and must meet the primary structure setbacks.

² If the width of a required landscape buffer per Chapter 4, Article III, Section 4.2.12. exceeds the minimum setback the buffer requirement establishes the minimum setback.

³ Waterfront setbacks do not apply to docks and accessory structures associated with activating the waterfront nor do they apply to platted drainage easements. See Chapter 4, Article II, Section 4.2.7.

⁴ Overall ISR applies to a development as a whole when common area is provided. Open space requirements also apply per Chapter 4, Article IX. Overall maximum impervious surface area and open space requirements are not applicable for General Development Corporation (GDC) platted lots in the Port Charlotte Subdivision and subsequent Port Charlotte Subdivision Additions.

⁵ R-1 has a minimum dwelling unit size of 900sqft. The minimum size applies to all portions of the structure under air.

Section 3.2.3. Standard Districts Use Standards

A. **Generally.** The purpose of this Section is to authorize the establishment, expansion, and continuation of land uses that are allowed as the primary uses on land in standard zoning districts. Table 3.2.3.1. identifies

permissible primary and accessory uses in each standard zoning district. In instances where a specific use is not listed, the ULDC Administrator shall utilize the regulations for the most similar use based on the definitions included in the Appendix, the North American Industry Classification System (NAICS), the Institute of Transportation Engineers (ITE) manual, their successors, or another accepted professional reference.

B. Residential Uses in Corridor Districts. Developments proposed to incorporate residential uses in Corridor districts (CT and COR) shall contain a minimum of two (2) distinct primary uses according to Table 3.2.3.1.

(1). **Residential Uses.** Residential uses in the Corridor districts shall be part of a project that is vertically integrated with non-residential uses. The residential use may not exceed sixty-five percent (65%) of the total FAR. When residential uses are included, the other uses shall be commercial, industrial, and/or office. Amenity areas provided for the enjoyment of residents or patrons shall not contribute to the non-residential percentage. A mixture of uses is not required in every structure when multiple buildings are proposed. Mixed-use buildings or commercial uses shall be oriented toward the front property line(s).

a. **Horizontal Mixed-Use Alternative.** Horizontal mixing of uses may be authorized when the residential and non-residential uses meet all the following standards:

1. The proposed development shall have a binding concept plan approved by City Commission through the mandatory Master Concept Plan process described in Chapter 2 of this ULDC;
2. The residential uses include at least two distinct housing types. Single-family detached and two-family residential is prohibited;
3. All residential use areas are within 0.25-miles or 1,320 feet from the non-residential uses;
4. The residential and nonresidential uses are functionally integrated with:
 - i. Shared public space, parking, and amenity areas;
 - ii. Internal connecting pedestrian, bicycle, multi-use trails, and roadways; and
 - iii. Shared external access points.

Table 3.2.3.1. Use Table

Additional restrictions apply in the Conservation Restricted Overlay District, the Myakka River Protection Zone, and in wetlands per Chapter 6 of this ULDC.

RESIDENTIAL USES	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Accessory Dwelling Unit	A	A	A	A	A	A	A	A	A	A	A	X
Assisted Living Facilities, and Group Homes, ≤ 6 beds	P	P	P	P	P	X	X	X	X	X	X	X
Assisted Living Facilities, and Group Homes, > 6 beds	X	X	X	X	X	P	X	X	X	X	P	X
Assisted Living Facilities, 50+ Beds	X	X	P	X	X	X	X	P	X	X	P	X
Cluster Housing	X	X	P	P	P	X	P ³	X	X	X	P	X
Manufactured Homes	X	X	X	X	P	X	X	X	X	X	X	X
Multi-Family	X	X	X	P	X	P ⁴	P	P	X	X	P	X
Single-Family Detached	P	P	P	X	P	X	X	X	X	X	X	X

ARTICLE III – ACTIVITY CENTER DISTRICTS

Section 3.3.1. Activity Center Districts Density, Intensity, and Dimensional Standards

- A. **Generally.** The purpose of this Section is to identify the appropriate density, intensity, and dimensional standards for development in each Activity Center zoning district. Table 3.3.1.1. identifies allowable density and intensity. Table 3.3.1.2. identifies the dimensional standards.

Table 3.3.1.1: Density and Intensity

ZONING DISTRICT	MAXIMUM DENSITY (UNIT PER ACRE)	INTENSITY (FAR)
AC-1	-	1.0
AC-2 ¹	-	1.0
AC-3	-	1.0
AC-4 ²	-	1.0
AC-5	-	1.0
AC-6	-	1.0
AC-7	-	0.15
AC-7A	5 du/ac	0.20
AC-7B	6 du/ac	0.30
AC-8	15 du/ac	0.55
AC-9	4 du/ac ³	0.55
AC-10	-	1.0
¹ Marsh Creek/Heron Creek development standards are governed by Development of Regional Impact Development Order, not the standards provided above.		
² Panacea/The Woodlands and North Port Gardens development standards are governed by Development of Regional Impact Development Orders, not the standards provided above.		
³ Medium Density Residential development in the mixed-use development area of AC 9 allows 10 du/acre.		

Table 3.3.1.2: Dimensional Standards

Additional restrictions apply in the Conservation Restricted Overlay District, the Myakka River Protection Zone, and adjacent to wetlands per Chapter 6 of this ULDC.

ZONING DISTRICT	MINIMUM BUILDING FRONTAGE (%)	SETBACKS (FT) ¹				BUILDING HEIGHT (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO (%) LOT	MAXIMUM IMPERVIOUS SURFACE RATIO (%) OVERALL ⁴
		MAX. FRONT ²	SIDE ²	REAR ²	WATERFRONT ³			
AC-1	50	25	10	10	10	100	70	70
AC-2⁵	65	15	10	20	10	100	70	70
AC-3	65	25	20	20	10	100	70	70
AC-4⁶	65	15	10	20	10	100	70	70
AC-5	65	15	10	20	10	100	70	70
AC-6	40	25	10	20	10	100	70	70
AC-7	-	-	25	-	50	40	30	30
AC-7A	50	15	10	10	20	40	70	30
AC-7B	-	-	25	40	10	40	70	30
AC-8	100	Per the West River Villages Development Master Plan DMP-22-093				70	70	70
AC-9	100	Per the Central Parc Planned Community Development Pattern Plan Exhibit C to Ordinance 2019-09				30 ⁷	70	70
AC-10	40	25	10	20	10	100	70	70

¹ Residential accessory structures may be located in side or rear yards only. Minimum setbacks of 10-foot rear (20-foot waterfront) and 5-foot side apply to accessory structures 300 SF or smaller. Accessory structures larger than 300 SF, other than swimming pools, screen enclosures, tennis courts and other similar recreational facilities, shall maintain the same required setbacks as the primary structure. Non-residential accessory structures may be located in any yard and must meet the primary structure setbacks.

² If the width of a required landscape buffer per Chapter 4, Article III, Section 4.2.12 exceeds the required setback the buffer requirement establishes the minimum setback. If a maximum or minimum setback conflicts with an easement, the setback may be adjusted to the minimum necessary to ensure the structure does not impact access to the easement.

³ Waterfront setbacks do not apply to docks and accessory structures associated with activating the waterfront nor do they apply to platted drainage easements. Chapter 4, Article II, Section 4.2.7.

⁴ Overall ISR applies to a development as a whole when common area is provided. Open space requirements also apply per Chapter 4, Article IX.

⁵ Marsh Creek/Heron Creek development standards are governed by the Heron Creek Pattern Book, not the standards provided herein.

⁶ Panacea/The Woodlands and North Port Gardens development standards are governed by Development of Regional Impact Development Orders, not the standards provided above.

⁷ Maximum building height for senior living facilities is 50-feet.

Section 3.3.2. Activity Center Districts Use Standards

A. **Generally.** The purpose of this Section is to authorize the establishment, expansion, and continuation of land uses that are allowed as the primary uses on land in Activity Center zoning districts. Table 3.3.2. identifies permissible primary and accessory uses in each Activity Center district. In instances where a specific use is not listed, the ULDC Administrator shall utilize the regulations for the most similar use based on the definitions included in the Appendix, North American Industry Classification System (NAICS), Institute of Transportation Engineers (ITE) manual, their successors, or another accepted professional reference.

B. Residential Uses in Activity Center Districts.

(1). Single-family attached shall be townhouses or a similar product.

(2). Multi-family residential development in Activity Centers shall be part of a vertically mixed development with a minimum of two (2) distinct primary uses from Table 3.3.2.1., where residential development does not exceed sixty-five percent (65%) of the total FAR. When residential uses are included in mixed-use developments, the other uses shall be commercial, industrial, and/or office use. Amenity areas provided for the enjoyment of residents or patrons shall not contribute to the non-residential percentage. A mixture of uses is not required in every structure when multiple buildings are proposed. Mixed-use buildings or commercial uses shall be oriented toward the front property line(s).

a. **Horizontal Mixed-Use Alternative.** Horizontal mixing of uses may be authorized in an Activity Center when the residential and non-residential uses meet all the following standards:

1. The proposed development shall have a binding concept plan approved by the City Commission through the Master Concept Plan process described in Chapter 2 of this ULDC;
2. The residential uses include at least two distinct housing types. Single-family detached and two-family residential are prohibited;
3. All residential parcels are within 0.25-miles or 1,320 feet from the non-residential uses;
4. The residential and non-residential uses are functionally integrated with:
 - i. Shared public space, parking, and amenity areas;
 - ii. Internally connected pedestrian, bicycle, multi-use trails, and roadways; and
 - iii. Shared external access points.

VILLAGE	TYPE	MINIMUM LOT SIZE			SETBACKS (FT)			LOT COVERAGE (%)
		SIZE (SQFT)	WIDTH (FT)	DEPTH (FT)	FRONT	SIDE	REAR	
^{T2} For lots adjacent to more than one right-of-way, the front yard setback is to be provided for the yard containing the driveway to the dwelling unit. The secondary front yard not containing a driveway may have a primary structure setback of 5-feet. A 15-foot minimum front yard setback is permitted for units with side entry garages. ^{T3} For all unit types, the side yard may be reduced to 0-feet (zero lot line alternative) as long as the total lot side yard setback is provided, and a minimum of 10-feet is provided between two primary buildings. Bobcat Village ^{B1} The front setback for 60- and 70-foot-wide lots is 20-feet and for 80 foot lots it is 25-feet. ^{B2} The side setback for 60- and 70-foot-wide lots is 5-feet and for 80 foot lots it is 7.5 feet. A zero-foot setback can be used on one side if a 10-foot setback is provided on the opposite side and a there is a minimum of 10-feet between structures. In instances where there is a street-side yard, the minimum setback shall be 15-feet. ^{B3} Side yard interior setback is 10-feet or ½ the building height whichever is greater. In instances where there is a street-side yard, the minimum setback shall be 25-feet. ^{B4} The minimum rear setback to water (on-site lakes) shall be 20-feet.								

Section 3.4.2. New Village Districts

- A. New Village districts shall incorporate the following areas by the percentage of the total area proposed for a new Village district:

Table 3.4.2.1. Density and Intensity for New Village Districts

	TOWN CENTER	VILLAGE CENTER	NEIGHBORHOOD CENTER	RESIDENTIAL NEIGHBORHOODS
Minimum Size	20%	10%	10%	-
Maximum Size	1000 Ac	50 Ac	-	60%
Minimum Density	4:1	3:1	-	-
Maximum FAR	1.0	0.40	0.25	0.05
Density Incentives	+24 DU/Acre TDR	+16 DU/Acre TDR	+24/Acre TDR	+24 DU/Acre TDR

- (1). **Town Center.** Town Centers serve as commercial, industrial, and office centers that provide various services and amenities to the surrounding residential uses. Town Centers shall contain a vertical mixing of uses.
- a. Town Centers shall:
1. Have access to a major interchange or intersection.
 2. Connect with the regional transit system when available.
 3. Provide connections between collector streets with pedestrian and bike path systems provided in individual Villages that connect to external bike and pedestrian systems.

- b. Civic Uses. Civic uses, such as Fire/Police Stations and educational facilities, shall connect to the Town Center, where applicable. When developing a Town Center, close coordination with the School Board of Sarasota County is required to ensure conformity with school concurrency requirements.

(2). **Village Center.** Village Centers are commercial centers of the community located at the intersections of collector streets.

- a. The Village Center may be located on a collector road serving the village or at the intersection of two (2) collector roads. Collector roads shall not split the Village Center unless the road is designed to facilitate and encourage pedestrian access along and across the roadway.
- b. The Village Center may be located on an arterial road provided that the center is not designed to be located on both sides of the arterial road.
- c. The Village Center shall be designed to accommodate linkage with the regional transit system. The transit stops shall be located so that they are easily accessible to commercial uses and in accordance with Sarasota County Area Transit and the City approved design and development site.
- d. The Village Center shall not be consolidated into a larger commercial complex serving more than one (1) Village, except in circumstances where it can be demonstrated that placing Village Centers proximate to each other will advance City goals for accessibility and reduced vehicle trips.
- e. Village Centers should generally maintain a separation of approximately one (1) mile from another Village Center and one-half (½) mile from a Neighborhood Center.
- f. School sites, if required, shall not be included in the computation for maximum size of the Village Center.

(3). **Neighborhood Center.** Neighborhood Centers contain amenity centers and neighborhood-scale commercial uses for the residential portion of the Village district:

- a. Shall be located central to the neighborhood separated from major collector or arterial roads to facilitate multi-modal connectivity.
- b. Residential dwellings above ground floor commercial uses are permitted.

(4). **Residential Neighborhoods.** Residential areas of a Village District shall contain a combination of different housing types.

- a. The development shall have a variety of housing types.
- b. Attached dwellings are encouraged for the property surrounding the neighborhood center.
- c. Neighborhoods shall contain civic space.
- d. Neighborhoods shall be designed so all housing units are within approximately a one-half (½) mile radius of the Neighborhood Center.

(5). **Open Space.** All Village districts shall have a minimum of 30% open space.

B. Villages shall be in the form of distinct neighborhoods served by a mixed-use village center.

- (1). Each residential neighborhood shall contain a neighborhood center consisting of a civic space to accommodate a park, school or other similar neighborhood servicing civic activities.
- (2). Groups of two (2) or more neighborhoods shall be served by a mixed-use village center containing two (2) or more of the following: housing, shops, workplaces, schools, parks, or civic facilities essential to the daily life of the Village residents.

C. Village size shall be designed so that the neighborhood centers are generally within a one (1.0) to two (2.0) mile radius of the Village Center (shops, services, and other activities).

- D. Villages containing more than two (2) neighborhoods shall include diverse housing types to encourage persons from various economic levels and age groups to live within its boundaries. Transit stops shall be incorporated into the design of the Village Center.
- E. The Village shall contain an ample supply of open space such as in the form of squares, greens and parks whose frequent use is encouraged through access, placement, and design.
- F. Each Village shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development, or using urban design features, which distinctly define the edge of the village.
- G. Local and collector streets, bike lanes, sidewalks, and multi-use paths shall contribute to a fully connected route from individual neighborhoods to the Village Center and neighboring Villages. The transportation network design shall accommodate pedestrian, and bicycle uses with protected bike lanes and multi-use trail systems.
- H. The natural terrain, drainage patterns, and vegetation of preserved tracts of native habitats shall contain parks, open spaces, or greenbelts.
- I. Villages shall include hurricane-hardened civic spaces to serve as shelters in cases of emergency.

Section 3.4.3. Village District Use Standards

- A. **Generally.** The following Section applies to new Village Districts. Village Districts existing prior to **adoption of Ordinance XXXX** shall maintain the permissible primary and accessory uses described in the applicable Village District Pattern Plan (VDPP) or Village District Pattern Book (VDPB). The use composition in each subdistrict shall follow Table 3.4.3.1. The Village District Use Table, Table 3.4.3.2., describes the specific uses which may be permissible in each use category.

Table 3.4.3.1: Village Districts Composition Standards (%)

Use Category	TOWN CENTER		VILLAGE CENTER		NEIGHBORHOOD CENTER		RESIDENTIAL NEIGHBORHOODS	
	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
Residential	15	30	25	40	15	30	-	95
Commercial Retail & Services	30	70	20	60	30	70	-	30
Industrial	-	20	-	-	-	20	-	-
Civic	5	-	5	-	5	-	5	-
Parks and Open Space	10	-	10	-	10	-	10	-