

Zoning Overlay Comparison Chart from the RCTOD Committee

File Name	Article 7 Special Zoning Overlay District ADac Current Mini-Code Posting 2019 Section 124-102	February 2017 Neighborhood Workshops ADac 1/23/2017 Attach. A Conditions for Development	Article 7 Special Zoning District Standards Doc. Current Muni-Code Posting 2019 Section 124-102	Proposed RCTOD Uses From the RCTOD Committee 10/20/2019
Creation Date Other				
Zoning Overlay	RCTOD Res. Com. Trans. Overlay District	LO-AOD Light Office & Arts Overlay District	MSOD Main Street Overlay	Cells highlighted in this color are discussed in the Summary
Defined Uses:				
Bed and Breakfast	Allowed With Qualifiers	Allowed With Qualifiers	Allowed With Qualifiers	Allowed With Qualifiers
Low Intensity Office Uses	Allowed	Allowed	Underlying Zoning Use	Allowed
Community Service Uses	Allowed		Underlying Zoning Use	Allowed
Stores Selling Art, Art Galleries	Allowed	Allowed	Underlying Zoning Use	Allowed
Theater for Live Stage Productions	Allowed, in Fully Enclosed Building		Underlying Zoning Use	Allowed
Stores Selling Antiques	Allowed		Underlying Zoning Use	Allowed
Studios for Artists *	Allowed, See Note Below	Allowed, Not Defined	Underlying Zoning Use	See Summary
Health Club or Spa	Allowed		Underlying Zoning Use	See Summary
Gymnastics Facility	Allowed		Underlying Zoning Use	Allowed
Hair or Nail Care Services	Allowed, no limits	limited to 250 sf, 2 Stations	Underlying Zoning Use	Limited to 250 sf, 2 Stations
Professional and Institutional Uses	Allowed	Allowed	Underlying Zoning Use	Allowed
Home Base Offices		Allowed		See Summary
Farmers Market		Allowed	Allowed With Qualifiers	Allowed
Indoor Display and Sales of Vehicles			Allowed With Qualifiers	
Outdoor Displays, Signage			Allowed With Annual TUP	See Summary
Outdoor Entertainment			Allowed With Quarterly TUP	See Summary
Operational Hours 7am to 10pm	As Defined		Underlying Zoning Hours	As Defined
Restrictions				
Live In Required		Shall Include Residential Use		See Summary
Outdoor Sales not Visible from ROW	Includes Storage and Preparation			See Summary
30% Max Floor Space For Storage	Included			Accepted
Retail Sales Only	Included			Accepted
Other:		Road Frontage Use Restrictions	No Vehicle Service, Car Wash,	
Other:		One Resident Employed in Business	Auto Part Sales, Fast Food, Signage	
Other:		No Health Club, Spa, Gym	Places of Worship, Industrial use	
Other:		Zoning Meant to Reflect RCTOD	Manufactured Home, Storage.	
Other Considerations				
Maximum Residential Density	Included	Included	Included	Accepted
Minimum Lot Requirements	Included	Included	Included	Accepted
Maximum Lot Coverage by Buildings	Included	Included	Included	Accepted
Minimum Yard Requirements	Included	Included	Included	Accepted
Maximum Height of Structures	Included	Included	Included	Accepted
Minimum Parking Requirements	Included	Included	Included	Accepted
Building Design	Included	Included	Included	Accepted
Reuse, Renovation, Additions	Reuse encouraged	Reuse Encouraged	Included	Accepted
Outdoor Refuse Collection Areas	Included	Included	Included	Accepted
Landscaping Buffer	Included	Included	Included	Accepted
* Studios for artists, designers, photographers, musicians, dancers, sculptors, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry, and similar uses.				
This Chart shows the three Englewood Zoning Overlays. The RCTOD, LOAOD and the MSOD. The Last column shows the RCTOD Committee recommendations.				
The LOAOD was proposed for the McCall Street Future Land Use Map update that was rejected by the CRA.				
The files referenced for this data were taken from the CRA Web Site and the Sarasota Muni-code Filings.				
Blank Cells represent a zoning use that wasn't addressed.				