

ORDINANCE NO. 2015-056

AN ORDINANCE OF SARASOTA COUNTY, FLORIDA, (ZONING ORDINANCE AMENDMENT NO. 83) AMENDING SARASOTA COUNTY ORDINANCE NO. 2003-052 (AS AMENDED FROM TIME TO TIME) CODIFIED AS APPENDIX A OF THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FOR FINDINGS; AMENDING SECTION 5.1.2, RELATING TO USE TABLE; AMENDING SECTION 5.3.2.b. and c., RELATING TO COMMUNITY RESIDENTIAL HOMES AND GROUP HOMES; AMENDING SECTION 6.5.6, RELATING TO RSF DISTRICT DEVELOPMENT INTENSITY; AMENDING SECTION 6.6.5, RELATING TO RMF DISTRICT DEVELOPMENT INTENSITY; AMENDING SECTION 7.1.7.b OFF-STREET PARKING RATIOS; AMENDING SECTION 10.2 RELATING TO DEFINITIONS; PROVIDING FOR EFFECT ON OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODING OF AMENDMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

**Section 1. Findings.** The Board of County Commissioners, hereinafter referred to as the “Board” hereby makes the following findings:

A. The Board has held public hearings on the proposed amendments described herein in accordance with the requirements of the Sarasota County Zoning Ordinance and has considered the information received at said public hearings.

B. The Board has waived the requirement for a Public Hearing before the Sarasota County Planning Commission to review the proposed amendments provided herein.

C. The Board, sitting as the Sarasota County Land Development Regulation Commission, has reviewed the proposed amendments provided herein and has found that the amendments are consistent with the Sarasota County Comprehensive Plan.

D. The Board finds that changes to the definition of “Community Residential Home” in section 419.001, Florida Statutes, require an update to its own standards and definition of the same term.

**Section 2. Amendment to Section 5. of Ordinance No. 2003-052, as amended, relating to Use Table.**

**Subsection 5.1.2.** of Sarasota County Zoning Ordinance No. 2003-052, as amended, is hereby amended as follows:

5.1.2. Use Table.

|                                                                                                                                                  |                                                                            | OPEN USE |     |     |      |      | RESIDENTIAL |     |      |      | COMMERCIAL AND INDUSTRIAL |     |    |     |     |    |    |    |     |    |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------|-----|-----|------|------|-------------|-----|------|------|---------------------------|-----|----|-----|-----|----|----|----|-----|----|--------------------|
| USE CATEGORY                                                                                                                                     | SPECIFIC USE                                                               | OUA      | OUC | OUM | OUR  | OUE  | RE          | RSF | RM F | RM H | CN                        | OPI | CG | PCD | CHI | CI | CM | IR | ILW | GU | Standards          |
| KEY: P = Permitted Use; L = Permitted Subject to Limitations in Section 5.3; SE = Special Exception Use; E = Existing; Blank = Use Not Permitted |                                                                            |          |     |     |      |      |             |     |      |      |                           |     |    |     |     |    |    |    |     |    |                    |
| OPEN USES                                                                                                                                        |                                                                            |          |     |     |      |      |             |     |      |      |                           |     |    |     |     |    |    |    |     |    |                    |
| Agriculture<br>[see 5.2.2.a]                                                                                                                     | All agriculture, except as listed below                                    | L        |     | L   | L    | L    | L           |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.a            |
|                                                                                                                                                  | Animal boarding                                                            | L/SE     |     |     | L/SE | L/SE | L/SE        |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.b            |
|                                                                                                                                                  | Animal shelter                                                             | SE       |     |     | SE   | SE   |             |     |      |      |                           |     |    |     |     |    |    |    | SE  | SE | 5.3.1.c            |
|                                                                                                                                                  | Aviary                                                                     | L        |     |     | L    | SE   |             |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.d            |
|                                                                                                                                                  | Farm/produce stand                                                         | L/SE     |     |     | L/SE | L/SE |             |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.f            |
|                                                                                                                                                  | Keeping of ponies or horses                                                | L        |     |     | L    | L    | L           |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.g            |
|                                                                                                                                                  | Livestock auction, feeding pen, milk processing, packing house, stockyard  | L        |     |     | L    |      |             |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.h            |
|                                                                                                                                                  | Plant nursery                                                              | L        |     |     | L    | L    |             |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.i            |
|                                                                                                                                                  | Plant nursery with landscape supply                                        | L/SE     |     |     | L/SE | L/SE |             |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.j            |
|                                                                                                                                                  | Retail or wholesale sales of agriculturally-related supplies and equipment | SE       |     |     | SE   | SE   |             |     |      |      |                           |     |    |     |     |    |    |    | P   |    | 5.3.1.l            |
| Resource Extraction<br>[see 5.2.2.b]                                                                                                             | All resource extraction, except as listed below                            |          |     | L   |      |      |             |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.k            |
|                                                                                                                                                  | Borrow pit                                                                 | L        |     | L   | L    | L    |             |     |      |      |                           |     |    |     |     |    |    |    |     |    | 5.3.1.e            |
| RESIDENTIAL USES    OUA   OUC OUM OUR   OUE RE   RSF   RMF RMH CN   OPI   CG   PCD CHI CI   CM   IR   ILW   GU                                   |                                                                            |          |     |     |      |      |             |     |      |      |                           |     |    |     |     |    |    |    |     |    |                    |
| Household Living<br>[see 5.2.3.a]                                                                                                                | Single-family detached                                                     | P        | L   | L   | P    | P    | P           | P   | P    |      |                           |     |    |     |     |    |    |    |     |    | 5.3.2.i<br>5.3.2.k |
|                                                                                                                                                  | Lot line, traditional,                                                     |          |     |     |      |      |             | L   | P    |      |                           |     |    |     |     |    |    |    |     |    | 5.3.2.e            |

|                               |                                                       |      |  |    |    |    |    |    |    |   |   |   |   |  |   |   |   |   |   |                                                                                 |
|-------------------------------|-------------------------------------------------------|------|--|----|----|----|----|----|----|---|---|---|---|--|---|---|---|---|---|---------------------------------------------------------------------------------|
|                               | patio, villa or atrium house                          |      |  |    |    |    |    |    |    |   |   |   |   |  |   |   |   |   |   | <a href="#">5.3.2.k</a>                                                         |
|                               | Two-family house                                      |      |  |    |    |    | L  | P  |    |   |   |   |   |  |   |   |   |   |   | <a href="#">5.3.2.e</a><br><a href="#">5.3.2.k</a>                              |
|                               | Townhouse (semi-attached, roof-deck, stacked)         |      |  |    |    |    | L  | P  |    |   |   |   | P |  |   |   |   |   |   | <a href="#">5.3.2.e</a><br><a href="#">5.3.2.k</a>                              |
|                               | Multifamily (multiplex, apartment)                    |      |  |    |    |    |    | P  |    |   |   |   | P |  |   |   |   |   |   | <a href="#">5.3.2.k</a>                                                         |
|                               | Manufactured home                                     |      |  |    |    |    |    |    | P  |   |   |   |   |  |   |   |   |   |   | <a href="#">5.3.2.k</a>                                                         |
|                               | Manufactured home park/subdivision                    |      |  |    |    |    |    |    | P  |   |   |   |   |  |   |   |   |   |   | <a href="#">5.3.2.k</a>                                                         |
|                               | Accessory dwelling unit                               |      |  |    |    | L  | L  |    |    |   |   |   |   |  |   |   |   |   |   | <a href="#">5.3.2.a</a><br><a href="#">5.3.2.k</a>                              |
|                               | Guest house                                           | L    |  | L  | L  | L  | L  |    |    |   |   |   |   |  |   |   |   |   |   | <a href="#">5.3.2.d</a><br><a href="#">5.3.2.k</a>                              |
|                               | Short term rental                                     |      |  |    |    |    |    | L  |    |   |   |   |   |  |   |   |   |   |   | <a href="#">5.3.2.g,</a><br><a href="#">5.3.2.h</a><br><a href="#">5.3.2.k</a>  |
|                               | Live-work unit                                        |      |  |    |    |    |    |    |    | L | L | L | L |  | L |   | L | L |   | <a href="#">5.3.2.e</a><br><a href="#">5.3.2.k</a>                              |
|                               | Upper story/attached residential                      |      |  |    |    |    |    |    |    | L | L | L | P |  | L | L |   |   |   | <a href="#">5.3.2.j,</a><br><a href="#">5.3.2.k</a><br><a href="#">5.3.4.aa</a> |
| Group Living<br>{see 5.2.3.b} | All group living except as listed below               |      |  | SE | SE | L  | L  | L  | SE | L | L | L | L |  |   |   |   |   | L | <a href="#">5.3.2.b</a><br><a href="#">5.3.2.c</a><br><a href="#">5.3.2.k</a>   |
|                               | Boarding house, rooming house, fraternity or sorority |      |  | SE | SE | SE | SE | L  | SE | L | L | L | L |  |   |   |   |   |   | <a href="#">5.3.2.e</a>                                                         |
|                               | Community residential home, 6 or fewer residents      | L/SE |  | L  | L  | L  | L  | L  | L  |   |   |   |   |  |   |   |   |   |   | <a href="#">5.3.2.b</a>                                                         |
|                               | Community residential home, 7 to 14 residents         | SE   |  | SE | SE | SE | SE | SE |    |   |   |   |   |  |   |   |   |   |   | <a href="#">5.3.2.b</a>                                                         |

|                                         |                                                   | OUA  | OUC | OUM | OUR | OUE | RE | RSF | RM<br>F | RM<br>H | CN | OPI | CG | PCD | CHI | CI | CM | IR | ILW | GU |          |
|-----------------------------------------|---------------------------------------------------|------|-----|-----|-----|-----|----|-----|---------|---------|----|-----|----|-----|-----|----|----|----|-----|----|----------|
|                                         | Group home, 15 or more residents                  |      |     |     |     |     | SE | SE  | L       |         |    |     |    |     |     |    |    |    |     |    | 5.3.2.b  |
| PUBLIC AND CIVIC USES                   |                                                   |      |     |     |     |     |    |     |         |         |    |     |    |     |     |    |    |    |     |    |          |
| Community Service<br>[see 5.2.4.a]      | All community service                             |      |     |     | SE  | SE  | SE | SE  | SE      | SE      | P  | P   | P  | P   |     | P  |    |    |     | P  | 5.3.3.c  |
|                                         | Rural retreat center                              | SE   |     |     | SE  | SE  |    |     |         |         |    |     |    |     |     |    |    |    |     |    | 5.3.3.k  |
| Day Care<br>[see 5.2.4.b]               | Family day care home                              | P    |     |     | P   | P   | P  | P   | P       | P       | P  | P   | P  | P   |     | P  |    |    | SE  |    |          |
|                                         | Large family child care home                      | P    |     |     | P   | P   | P  | P   | P       | P       | P  |     | P  | P   |     | P  |    |    | SE  |    |          |
|                                         | Day care facility                                 | L/SE |     |     | SE  | SE  | SE | SE  | L       | SE      | L  | L   | L  | L   |     | L  |    | SE | SE  | L  | 5.3.3.e  |
|                                         | Adult day care home (up to 6)                     | P    |     |     | P   | P   | P  | P   | P       | P       | P  | P   | P  | P   |     | P  |    |    |     |    |          |
|                                         | Adult day care facility (7 or more)               | SE   |     |     | SE  | SE  | SE | SE  | L       | SE      | P  | P   | P  | P   |     | P  |    |    |     |    | 5.3.3.d  |
| Educational Facilities<br>[see 5.2.4.c] | College or university                             |      |     |     |     |     |    |     |         |         | SE | P   | P  | P   |     | P  |    | P  |     | P  |          |
|                                         | Day facility                                      |      |     |     | SE  | SE  | SE |     |         |         | P  | P   | P  | P   |     | P  |    |    | P   | P  | 5.3.3.d  |
|                                         | Elementary, middle or high school                 |      |     |     | SE  | SE  | SE | SE  | SE      |         |    | P   |    | P   |     |    |    |    |     | P  |          |
|                                         | Vocational, trade or business school              |      |     |     |     |     |    |     |         |         | P  | P   | P  | P   |     | P  |    | P  | P   | P  |          |
| Government Facilities<br>[see 5.2.4.d]  | All government facilities, except as listed below |      |     |     |     |     |    |     |         |         |    |     |    |     |     |    |    |    |     | P  |          |
|                                         | Jail, prison or work camp                         |      |     |     |     |     |    |     |         |         |    |     |    |     |     |    |    |    |     | SE |          |
| Medical Facilities<br>[see 5.2.4.e]     | All medical facilities, except as listed below    |      |     |     |     |     |    |     |         |         | L  | P   | P  | P   |     | P  |    |    | P   | SE | 5.3.3.g  |
|                                         | Patient family accommodations                     |      |     |     |     |     |    |     |         |         |    | L   | L  | L   |     |    |    |    |     | L  | 5.3.3.j  |
|                                         |                                                   | OUA  | OUC | OUM | OUR | OUE | RE | RSF | RMF     | RMH     | CN | OPI | CG | PCD | CHI | CI | CM | IR | ILW | GU |          |
|                                         | Pain Management                                   |      |     |     |     |     |    |     |         |         |    | SE  | SE |     |     |    |    |    |     |    | 5.3.4.cc |



|                                     |                                                      |      |     |     |     |     |    |     |     |     |          |     |      |      |     |      |      |    |      |    |                     |
|-------------------------------------|------------------------------------------------------|------|-----|-----|-----|-----|----|-----|-----|-----|----------|-----|------|------|-----|------|------|----|------|----|---------------------|
|                                     | Adult bookstores and video stores                    |      |     |     |     |     |    |     |     |     |          |     | L    |      |     |      |      |    |      |    | 5.3.4.z             |
|                                     | Semi-nude model studios                              |      |     |     |     |     |    |     |     |     |          |     | L    |      |     |      |      |    |      |    | 5.3.4.z             |
|                                     | Other adult retail stores                            |      |     |     |     |     |    |     |     |     |          |     | L    |      |     |      |      |    |      |    | 5.3.4.z             |
| Indoor Recreation<br>[see 5.2.5.a]  | All indoor recreation, except as listed below        |      |     |     |     |     |    |     |     |     | L/S<br>E |     | P    | P    |     | P    |      |    |      |    | 5.3.4.u             |
|                                     | Bar                                                  |      |     |     |     |     |    |     |     |     | L/S<br>E |     | P/L  | P/L  | P/L | P/L  |      |    | P/L  |    | 5.3.4.c,<br>5.3.4.u |
|                                     | Clubs and lodges                                     |      |     |     | SE  | SE  | SE | E   | E   | SE  | P        | P   | P    | P    |     | P    |      |    |      |    |                     |
|                                     | Entertainment, indoor                                |      |     |     |     |     |    |     |     |     | L/S<br>E |     | L/SE | L/SE | L   | L    | L/SE |    | L/SE |    | 5.3.4.e,<br>5.3.4.u |
|                                     | Extreme sports facility                              |      |     |     |     |     |    |     |     |     |          |     | P    | P    |     | P    |      |    | P    |    |                     |
|                                     | Firing, or archery range, indoor                     |      |     |     |     |     |    |     |     |     |          |     | P    | P    |     | P    |      |    | P    |    |                     |
|                                     | Gymnastics facility, indoor sports academy           |      |     |     |     |     |    |     |     |     |          |     | P    | P    |     | P    |      |    | SE   |    |                     |
| Office<br>[see 5.2.5.b]             | All offices                                          |      |     |     |     |     |    |     |     |     | L/S<br>E | P   | P    | P    | L   | P    |      | P  | P    | P  | 5.3.4.l,<br>5.3.4.u |
| Outdoor Recreation<br>[see 5.2.5.c] | All outdoor recreation, except as listed below       | SE   |     |     | SE  | SE  |    |     |     |     |          |     | SE   | SE   |     | SE   |      |    |      | L  | 5.3.4.m             |
|                                     | Circus grounds, winter quarters or training quarters | L/SE |     |     | SE  | SE  |    |     |     |     |          |     |      |      |     |      |      |    |      |    | 5.3.4.d             |
|                                     | Community recreation facility                        |      |     |     |     | SE  | SE | SE  | P   | SE  | P        | P   | P    | P    |     | P    |      |    |      | P  |                     |
|                                     |                                                      | OUA  | OUC | OUM | OUR | OUE | RE | RSF | RMF | FMH | CN       | OPI | CG   | PCD  | CHI | CI   | CM   | IR | ILW  | GU |                     |
|                                     | Dog or horse track, jai-alai fronton                 |      |     |     |     |     |    |     |     |     |          |     | SE   | SE   |     | SE   |      |    |      |    |                     |
|                                     | Entertainment, outdoor                               |      |     |     |     |     |    |     |     |     |          |     | L/SE | L/SE | L   | L/SE | L/SE |    | L/SE |    | 5.3.4.g             |
|                                     | Extreme sports facility                              | L/SE |     |     | SE  | SE  |    |     |     |     |          |     |      |      |     | P    |      |    | SE   | P  | 5.3.4.h             |

|                                        |                                                                                                     |      |     |     |      |      |      |     |     |     |      |     |    |     |     |    |    |    |     |     |                  |
|----------------------------------------|-----------------------------------------------------------------------------------------------------|------|-----|-----|------|------|------|-----|-----|-----|------|-----|----|-----|-----|----|----|----|-----|-----|------------------|
|                                        | Firing or archery range, outdoor                                                                    | SE   |     |     | SE   |      |      |     |     |     |      |     |    |     |     | SE |    |    | SE  | L   | 5.3.4.i          |
|                                        | Flea market, outdoor                                                                                |      |     |     |      |      |      |     |     |     |      | SE  |    |     |     | SE |    |    |     |     |                  |
|                                        | Golf course, executive and par-three golf courses, clubhouse, yacht club, tennis club, country club | L/SE |     |     | SE   | SE   | SE   | SE  | SE  | SE  |      |     |    |     |     |    |    |    |     |     | 5.3.4.j          |
|                                        | Hunting/fishing camp or dude ranch                                                                  | L/SE |     |     | SE   | SE   | SE   |     |     |     |      |     |    |     |     |    |    |    |     |     | 5.3.4.k          |
|                                        | Recreational vehicle park/campground                                                                |      |     |     | SE   | SE   | SE   |     |     | SE  |      |     |    |     |     |    |    |    |     |     | 5.3.4.n          |
|                                        | Riding academy or public stable                                                                     | L/SE |     |     | L/SE | L/SE | L/SE |     |     |     |      |     |    |     |     |    |    |    |     |     | 5.3.4.q          |
|                                        | Sports academy                                                                                      | L/SE |     |     | SE   | SE   |      |     |     |     |      |     |    |     |     |    |    |    |     |     | 5.3.4.s          |
|                                        | Wilderness camping                                                                                  | L    |     |     |      |      |      |     |     |     |      |     |    |     |     |    |    |    |     |     | 5.3.4.w          |
|                                        | Commercial hunting and trapping                                                                     | L/SE |     |     |      |      |      |     |     |     |      |     |    |     |     |    |    |    |     |     | 5.3.4.e          |
|                                        | Polo club                                                                                           | L/SE |     |     | SE   | SE   |      |     |     |     |      |     | SE | SE  |     | SE |    |    |     |     | 5.3.4.m          |
|                                        | Special events in conjunction with an approved outdoor recreation use                               | SE   |     |     | SE   | SE   | SE   | SE  | SE  |     | SE   | SE  | SE | SE  |     | SE |    |    |     |     | 5.3.4.y          |
| Parking, Commercial [see 5.2.5.d]      | All commercial parking                                                                              |      |     |     |      |      | SE   | SE  | SE  |     |      | P   | P  | P   | P   | P  |    |    | P   | P/L | 5.2.4.d.         |
|                                        |                                                                                                     | OUA  | OUC | OUM | OUR  | OUE  | RE   | RSF | RMF | FMH | CN   | OPI | CG | PCD | CHI | CI | CM | IR | ILW | GU  |                  |
| Restaurants [see 5.2.5.e]              | All restaurants, except as listed below                                                             |      |     |     |      |      |      |     | SE  |     | L/SE |     | L  | L   | L   | L  | L  |    | L   |     | 5.3.4.o, 5.3.4.u |
|                                        | Drive-thru (drive in)                                                                               |      |     |     |      |      |      |     |     |     |      |     | P  | P   | P   | P  |    |    | P   |     |                  |
| Retail Sales and Service [see 5.2.5.f] | All retail sales and service, except as listed below                                                |      |     |     |      |      |      |     |     |     | L/SE |     | P  | P   | L   | P  | P  |    |     |     | 5.3.4.p, 5.3.4.u |



|                                        |                                                                                        |      |     |     |      |      |          |     |     |     |          |     |    |     |     |    |    |    |     |    |                                 |
|----------------------------------------|----------------------------------------------------------------------------------------|------|-----|-----|------|------|----------|-----|-----|-----|----------|-----|----|-----|-----|----|----|----|-----|----|---------------------------------|
|                                        | Animal hospital, veterinary clinic, with or without animal boarding                    | L/SE |     |     | L/SE | L/SE | L/S<br>E |     |     |     | L/S<br>E |     | L  | L   |     | L  |    |    |     |    | 5.3.4.a,<br>5.3.4.t             |
|                                        | Convenience store with gas pumps, gas station with minimart                            |      |     |     |      |      |          |     |     |     | L/S<br>E |     | L  | L   | L   | L  |    |    | L   |    | 5.3.4.t,<br>5.3.4.f             |
|                                        | Convenience store without gas pumps                                                    |      |     |     |      |      |          |     |     |     | L/S<br>E |     | P  | P   | P   | P  |    |    | P   |    | 5.3.4.t                         |
|                                        | Drive-thru retail sales or service                                                     |      |     |     |      |      |          |     |     |     | L        |     | P  | P   | L   | P  |    |    |     |    | 5.3.4.p                         |
|                                        | Garden center/completely enclosed                                                      |      |     |     |      |      |          |     |     |     | L/S<br>E |     | P  | SE  |     | P  |    |    | SE  |    | 5.3.4.p                         |
|                                        | Garden center/outside merchandise                                                      |      |     |     |      |      |          |     |     |     | SE       |     | SE | SE  |     | P  |    |    | SE  |    | 5.3.4.p                         |
|                                        | Package store                                                                          |      |     |     |      |      |          |     |     |     |          |     | P  | P   |     | P  |    |    |     |    |                                 |
|                                        | Vehicle parts and accessories                                                          |      |     |     |      |      |          |     |     |     | L/S<br>E |     | P  | P   | L   | P  |    |    | P   |    | 5.3.4.p,<br>5.3.4.t             |
|                                        | Retail sales of lumber and building supplies up to 60,000 square feet gross floor area |      |     |     |      |      |          |     |     |     |          |     | P  | P   |     | P  |    |    | P   |    |                                 |
|                                        | Pawn shops                                                                             |      |     |     |      |      |          |     |     |     |          |     | P  |     |     |    |    |    |     |    |                                 |
|                                        |                                                                                        | OUA  | OUC | OUM | OUR  | OUE  | RE       | RSF | RMF | RMH | CN       | OPI | CG | PCD | CHI | CI | CM | IR | ILW | GU |                                 |
|                                        | Retail sales, over 60,000 square feet gross floor area in a single occupant building   |      |     |     |      |      |          |     |     |     |          |     | SE | SE  |     | SE |    |    | SE  |    |                                 |
|                                        | Self-Service Storage [see 5.2.5.g]                                                     |      |     |     |      |      |          |     |     |     |          | L   | P  | P   |     | P  |    |    | P   |    | 5.3.4.r                         |
| Transient Accommodations [see 5.2.5.h] | All transient accommodations, except as listed below                                   |      |     |     |      |      |          |     |     |     | L/S<br>E |     | SE | L   | L   | L  | SE |    |     | L  | 5.3.4.p,<br>5.3.4.t,<br>5.3.4.u |

|                                                       |                                                                     |      |     |     |     |     |    |     |     |     |          |     |    |     |     |    |    |    |     |    |                     |
|-------------------------------------------------------|---------------------------------------------------------------------|------|-----|-----|-----|-----|----|-----|-----|-----|----------|-----|----|-----|-----|----|----|----|-----|----|---------------------|
|                                                       | Bed and breakfast                                                   | L/SE |     |     | SE  | SE  | SE | SE  | SE  |     | L/S<br>E |     | L  |     | L   |    | SE |    |     |    | 5.3.4.c,<br>5.3.4.t |
| Vehicle Sales<br>and Service<br>[see 5.2.5.i]         | Car wash, full or<br>self-service                                   |      |     |     |     |     |    |     |     |     |          |     | P  | P   | P   | P  |    |    | P   |    |                     |
|                                                       | Truck stop                                                          |      |     |     |     |     |    |     |     |     |          |     | SE |     | SE  | P  |    |    | P   |    |                     |
|                                                       | Vehicle sales,<br>leasing or rental                                 |      |     |     |     |     |    |     |     |     |          |     |    |     |     | P  |    |    | P   |    |                     |
|                                                       | Vehicle service,<br>intensive                                       |      |     |     |     |     |    |     |     |     |          |     |    |     |     | P  |    |    | P   |    |                     |
|                                                       | Vehicle service,<br>general                                         |      |     |     |     |     |    |     |     |     |          |     | L  | L   | L   | L  |    |    | L   |    | 5.3.4.u             |
| Water-Oriented<br>[see 5.2.5.j]                       | Boat livery/marina                                                  |      |     |     |     |     |    |     |     |     |          |     | P  |     |     | P  | P  |    | SE  |    |                     |
|                                                       | Boat sales accessory<br>to boat livery or<br>marina                 |      |     |     |     |     |    |     |     |     |          |     | P  |     |     |    | P  |    |     |    |                     |
|                                                       | Dock or pier<br>(commercial)                                        |      |     |     |     |     |    |     |     |     |          |     | E  |     |     |    | P  |    |     | P  |                     |
| INDUSTRIAL USES                                       |                                                                     |      |     |     |     |     |    |     |     |     |          |     |    |     |     |    |    |    |     |    |                     |
|                                                       |                                                                     | OUA  | OUC | OUM | OUR | OUE | RE | RSF | RMF | FMH | CN       | OPI | CG | PCD | CHI | CI | CM | IR | ILW | GU |                     |
| Light Industrial<br>Service<br>[see 5.2.6.a]          | All light industrial<br>service, except as<br>listed below          |      |     |     |     |     |    |     |     |     |          |     |    | P   |     | P  |    | P  | P   | P  |                     |
|                                                       | Crematorium                                                         | L    |     |     | L   | L   |    |     |     |     |          |     |    |     |     |    |    | SE | SE  |    | 5.3.5.e             |
|                                                       | Research<br>laboratory without<br>manufacturing<br>facility         |      |     |     |     |     |    |     |     |     |          | P   |    | P   |     |    |    | P  | P   |    |                     |
| Warehouse and<br>Freight<br>Movement<br>[see 5.2.6.b] | All warehouse and<br>freight movement,<br>except as listed<br>below |      |     |     |     |     |    |     |     |     |          |     |    | P   |     |    |    | P  | P   | P  |                     |
|                                                       | Stockpiling of sand<br>and gravel                                   | L/SE |     |     | SE  | SE  |    |     |     |     |          |     |    |     |     |    |    | SE | SE  |    | 5.3.5.b             |
| Waste-Related<br>Service<br>[see 5.2.6.c]             | All waste-related<br>services                                       |      |     |     |     |     |    |     |     |     |          |     |    |     |     |    |    | SE | SE  | SE |                     |
|                                                       | Landfill                                                            |      |     |     |     |     |    |     |     |     |          |     |    |     |     |    |    |    |     | SE |                     |
|                                                       | Recycling                                                           | SE   |     |     | SE  | SE  |    |     |     |     |          |     |    |     |     |    |    | SE | SE  | SE | 5.3.5.b             |

|                                   |                                                         |     |     |     |     |     |    |     |     |     |    |     |    |     |     |    |    |    |     |    |         |
|-----------------------------------|---------------------------------------------------------|-----|-----|-----|-----|-----|----|-----|-----|-----|----|-----|----|-----|-----|----|----|----|-----|----|---------|
|                                   | equipment and facilities                                |     |     |     |     |     |    |     |     |     |    |     |    |     |     |    |    |    |     |    |         |
|                                   | Composting facility                                     | SE  |     |     |     |     |    |     |     |     |    |     |    |     |     |    |    |    |     |    | 5.3.5.c |
| Wholesale Trade<br>[see 5.2.6.d]  | All wholesale trade                                     |     |     |     |     |     |    |     |     |     |    |     | P  | P   |     | P  |    | P  | P   |    |         |
| Heavy Industrial<br>[see 5.2.6.e] | All heavy industrial, except as listed below            |     |     |     |     |     |    |     |     |     |    |     |    |     |     |    |    | SE | SE  |    |         |
|                                   | Asphalt processing or manufacture, concrete batch plant | SE  |     |     | SE  | SE  |    |     |     |     |    |     |    |     |     |    |    | L  | L   | L  | 5.3.5.a |
|                                   | Heavy industrial within a completely enclosed building  |     |     |     |     |     |    |     |     |     |    |     |    |     |     |    |    | P  | P   | P  |         |
|                                   | Slaughterhouse                                          | SE  |     |     | SE  |     |    |     |     |     |    |     |    |     |     |    |    | SE | SE  |    | 5.3.5.d |
|                                   |                                                         | OUA | OUC | OUM | OUR | OUE | RE | RSF | RMF | RMH | CN | OPI | CG | PCD | CHI | CI | CM | IR | ILW | GU |         |
|                                   | Warehouse, storage of flammable liquids                 |     |     |     |     |     |    |     |     |     |    |     |    |     |     |    |    | SE | SE  | SE |         |
|                                   | Wholesale trade of flammable liquids                    |     |     |     |     |     |    |     |     |     |    |     |    |     |     |    |    |    |     |    |         |

Section 3. Amendment to Section 5.3.2.b of Ordinance No. 2003-052, as amended, relating to Community Residential Homes.

**Subsection 5.3.2.b.** of Sarasota County Zoning Ordinance No. 2003-052, as amended, is hereby amended as follows:

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b. *Community Residential Home.* Community residential homes are permitted in the same manner as other residential uses in accordance with the use table in Section 5.1, subject to the following standards:

1. *Community Residential Home, Licensing Entity Notification ~~Six or Fewer Residents~~*

- ~~i. Such homes shall not be located within a radius of 1,000 feet of another existing such home with six or fewer residents.~~ ii. ~~The sponsoring agency or department~~ As specified in section 419.001, Florida Statutes, a licensing entity, shall notify the County at the time of home occupancy that the home is licensed by the ~~Department of Children and Family Services~~ licensing entity.

2. *Community Residential Home, Operating as Functional Equivalent of Family ~~Seven to 14 Residents~~*

- ~~i. Such homes shall not be located within a radius of 1,200 feet of another existing community residential home.~~ Community Residential Homes operating as the functional equivalent of a family shall be treated as a family under these Zoning Regulations.
- ~~ii. Such homes shall not be located with a radius of 500 feet of an RSF District.~~

3. *Community Residential Homes in General*

- i. Nothing in this section shall be deemed to affect the authority of any community residential home established prior to October 1, 1989, to continue to operate.
- ii. Nothing in this section shall permit persons to occupy a community residential home who could constitute a direct threat to the health and safety of other persons.
- ~~iii. All distances requirements in subsections 1. and 2., above, shall be measured from the nearest point of the existing community residential home or RSF District boundary to the nearest point of the proposed community residential home.~~

~~iv. No offstreet parking area shall be located closer than 25 feet to any boundary line of the property.~~

~~v. iii. All other State and County regulations in regard to such establishment shall be met.~~

~~vi. Community residential homes of all sizes shall be special exceptions within the Agricultural Reserve RMA, as described and depicted in the Sarasota County Comprehensive Plan, Figure RMA-1 Resource Management Area Map.~~

k. Minimum Living Standards to Prevent Overcrowding. The following standards shall apply to all residential uses, including household or group living:

1. For homes with five or more boarding rooms or sleeping areas, at least one communal living room will be provided.

2. Each boarding room or sleeping area will have a gross floor area of at least 80 square feet.

3. Where more than two persons occupy a boarding room or sleeping area, the required floor area shall be increased at the rate of 60 square feet for each occupant in excess of two.

**Section 4. Amendment to Section 6.5.6 of Ordinance No. 2003-052, as amended, relating to RSF District Development Intensity.**

Subsection 6.5.6 of the Sarasota County Zoning Ordinance No. 2003-052, as amended, is hereby amended as follows:

*6.5.6 ~~Nonresidential~~ Development in the RSF Districts.* Unless specified elsewhere in these zoning regulations, the following dimensional standards shall apply to all ~~nonresidential~~ development in the RSF Districts:

| <del>Nonresidential</del> Development | RSF-1  | RSF-2 | RSF-3 | RSF-4 |
|---------------------------------------|--------|-------|-------|-------|
| <i>Density</i>                        |        |       |       |       |
| Open Space (minimum)                  | 20%    | 20%   | 20%   | 20%   |
| <i>Lot Dimensions</i>                 |        |       |       |       |
| Lot Area (minimum sq. ft.)            | 15,000 | 9,600 | 7,500 | 6,000 |
| Lot Width (minimum feet)              | 100    | 80    | 70    | 50    |
| <i>Yards (minimum feet)</i>           |        |       |       |       |
| Street Yard                           | 20     | 20    | 20    | 20    |
| Side Yard (single)                    | 8      | 8     | 6     | 6     |
| Side Yard (total)                     | 18     | 18    | 15    | 15    |
| Rear Yard                             | 10     | 10    | 10    | 10    |

|                                      |           |           |           |           |
|--------------------------------------|-----------|-----------|-----------|-----------|
| Waterfront Yard*<br>(Nonresidential) | 20/30†    | 20/30†    | 20/30†    | 20/30†    |
| Waterfront Yard***<br>(Residential)  | <u>20</u> | <u>20</u> | <u>20</u> | <u>20</u> |
| Bulk (maximum)                       |           |           |           |           |
| Height (feet)                        | 35**      | 35**      | 35**      | 35**      |
| Building Coverage                    | 30%       | 30%       | 30%       | 30%       |

\* See also Chapter 54, Article XXII, [Section 54-721](#) through [54-724](#), Sarasota County Code, Gulf Beach Setback Line.

\*\* Height in A- and V- flood zones may also subject to daylight plane provisions in Section 6.2.1

\*\*\* Waterfront Yard Setbacks in residential areas shall be 20 feet unless otherwise specified based on housing type in Section 6.7 of this Appendix.

† Intracoastal Waterway and bays: 30 feet. All other waterfront yards: 20 feet.

## **Section 5. Amendment to Section 6.6.5 of Ordinance No. 2003-052, as amended, relating to RMF District Development Intensity.**

Subsection 6.6.5 of the Sarasota County Zoning Ordinance No. 2003-052, as amended, is hereby amended as follows:

*6.6.5 ~~Nonresidential~~ Development in the RMF Districts.* Unless specified elsewhere in these zoning regulations, the following dimensional standards shall apply to all ~~nonresidential~~ development in the RMF Districts.

| <del>Nonresidential Development</del> | RMF-1 RMF-2 | RMF-3     |
|---------------------------------------|-------------|-----------|
| <i>Density</i>                        |             |           |
| Open Space (minimum)                  | 20%         | 20%       |
| <i>Lot Dimensions</i> (minimum)       |             |           |
| Lot Area (sq. ft.)                    | 7,500       | 7,500     |
| Lot Width (feet)                      | 75          | 75        |
| <i>Yards</i> (minimum feet)           |             |           |
| Street Yard                           | 20          | 20        |
| Side Yard (single)                    | 8           | 8         |
| Side Yard (total)                     | 18          | 18        |
| Rear Yard                             | 10          | 10        |
| Waterfront Yard*<br>(Nonresidential)  | 20/30 †     | 20/30†    |
| Waterfront Yard**<br>(Residential)    | <u>20</u>   | <u>20</u> |
| Bulk (maximum)                        |             |           |
| Height (feet)                         | 35          | 45        |
| Building Coverage                     |             |           |

|                         |     |     |
|-------------------------|-----|-----|
| Up to 35 feet in height | 30% | 30% |
| 36 to 45 feet in height | n/a | 28% |

\* See also Chapter 54, Article XXII. [Section 54-721](#) through [54-724](#), Sarasota County Code, Gulf Beach Setback Line.

\*\* Waterfront Yard Setbacks in residential areas shall be 20 feet unless otherwise specified based on housing type in Section 6.7 of this Appendix.

† Intracoastal Waterway and bays: 30 feet. All other waterfront yards: 20 feet.

## **Section 6. Amendment to Section 7.1.7.b of Ordinance No. 2003-052, as amended, relating to Off-Street Parking Ratios.**

Subsection 7.1.7.b of the Sarasota County Zoning Ordinance No. 2003-052, as amended, is hereby amended as follows:

b. *Required Parking Ratios.* The following minimum off-street parking requirements are applicable to all base zoning districts. See Section 4.10.4 for additional parking ratios for uses located in the Siesta Key Overlay District (SKOD).

| Use                                                                         | Parking Requirement (spaces)                                                                                     |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>OPEN USES</b>                                                            |                                                                                                                  |
| Agricultural Support and Services                                           | 1 per 500 SF floor area                                                                                          |
| Aircraft landing field or helicopter landing facility                       | 1 per 250 SF enclosed floor area, excluding hangars                                                              |
| Commercial Stable                                                           | 1 per 5 horse stalls                                                                                             |
| Feeding pen, milk processing, packing house, stockyard                      | 1 per 250 SF office                                                                                              |
| Kennel or animal boarding                                                   | 1 per 250 SF office                                                                                              |
| Livestock Auction                                                           | 1 per 250 SF office                                                                                              |
| Resource Extraction                                                         | 1 per employee, plus 1 per 250 SF office                                                                         |
| <b>RESIDENTIAL USES</b>                                                     |                                                                                                                  |
| Single-Family Detached, Lot Line, Traditional, Patio, Villa or Atrium House | 2 per unit                                                                                                       |
| Two-Family                                                                  | 2 per unit                                                                                                       |
| Multifamily                                                                 | 1 bedroom—1½ per unit, plus 1 per 5 units labeled for visitors, located in proximity to each building            |
|                                                                             | More than 1 bedroom - 2 per unit, plus 1 per 5 units labeled for visitors, located in proximity to each building |
| Manufactured Home Park                                                      | 2 per space, plus 1 per 250 SF office, laundry, recreation or similar building                                   |
| Upper-Story/Attached Residential                                            | 2 per unit                                                                                                       |
| Assisted Living Facility                                                    | .50 per bed                                                                                                      |

|                                                |                                                                                                                                                     |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Fraternity or sorority house                   | 1 per 2 bedrooms                                                                                                                                    |
| Group Home                                     | 1 per 3 residents max, occupancy                                                                                                                    |
| Guest House                                    | 1 per unit                                                                                                                                          |
| Rooming or Boarding House                      | 1 per 2 bedrooms                                                                                                                                    |
| <b>PUBLIC AND CIVIC USES</b>                   |                                                                                                                                                     |
| Cemetery, Columbaria, Mausoleum, Memorial Park | 1 per 4 seats in chapel area, plus 1 per 250 SF officer                                                                                             |
| College or University                          | 1 per 250 SF floor area                                                                                                                             |
| Day Care, Adult and Child                      | 1 per employee, plus off-street drop-off area                                                                                                       |
| Golf, Yacht or Tennis Club                     | 4 per golf hole, plus 5 per tennis court, plus 2 per each 3 wet slips, plus                                                                         |
|                                                | 1 per 300 SF of floor area                                                                                                                          |
| Hospital                                       | 2 per bed                                                                                                                                           |
| Institution, Community or Neighborhood         | 1 per 250 SF Floor Area                                                                                                                             |
| Jail, Prison, or Work Camp                     | 1 per employee, plus 1 per 250 SF office                                                                                                            |
| Medical, Dental Clinic                         | 1 per 250 SF floor area                                                                                                                             |
| Passenger Terminal                             | 1 per employee, plus 1 per 250 SF of terminal area                                                                                                  |
| Place of Worship                               | 1 per 3 seats in auditorium or chapel area                                                                                                          |
| School, Elementary or Middle                   | 2 per classroom, plus 1 per 3 seats in any area intended to be used as an auditorium                                                                |
| School, High                                   | 5 per classroom, plus 1 per 3 seats in any area intended to be used as an auditorium, plus 2 per 3 seats in any stadium that does not share parking |
| Vocational School                              | 1 per 2 classroom seats, plus 1 per 250 SF office                                                                                                   |
| <b>COMMERCIAL USES</b>                         |                                                                                                                                                     |
| Bar, up to 100 Seats                           | 1 per 250 SF floor area                                                                                                                             |
| Over 100 Seats                                 | 1 per 50 SF area for eating, drinking or waiting                                                                                                    |
| Bed and Breakfast                              | 1 space per guest room, plus 1 space for owner or operator                                                                                          |
| Boat Livery                                    | 1 per 6 boats in dry storage, plus 1 per 3 wet slips                                                                                                |
| Campground                                     | 2 per space                                                                                                                                         |
| Car Wash, Full or Self-Service                 | 1 per employee, plus 1 per 250 SF customer floor area                                                                                               |
| Club, Nonprofit                                | 1 per 250 SF floor area                                                                                                                             |
| Convenience Store                              | 1 per 200 SF floor area                                                                                                                             |
| Funeral Home                                   | 1 per 250 SF floor area                                                                                                                             |
| Furniture Stores (freestanding)                | 1 per 550 SF floor area                                                                                                                             |
| Golf Driving Range                             | 1 per 10 lineal feet of tee area, plus 1 per 250 SF floor area                                                                                      |
| Golf Putting Course                            | 2 per hole, plus 1 per 250 SF floor area                                                                                                            |
| Marina or Boat Sales                           | 2 per 3 slips, accessory uses separate                                                                                                              |
| Mixed Use                                      | Any individual use comprising over 20% of the total gross floor area shall be calculated separately                                                 |
| Office                                         | 1 per 250 SF floor area                                                                                                                             |



|                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| Pain Management Clinic                             | 1 per 250 SF floor area                                                        |
| Personal Services                                  | 1 per 250 SF floor area                                                        |
| Recreation, Indoor                                 | 1 per 250 SF floor area                                                        |
| Recreation, Outdoor                                | 1 per 3 fixed seats, plus 1 per 25 SF exhibit or portable seating space        |
| Recreational Vehicle Park                          | 1 per RV space                                                                 |
| Restaurant, Up to 100 seats                        | 1 per 250 SF floor area                                                        |
| Over 100 seats                                     | 1 per 50 SF area for eating, drinking or waiting                               |
| Retail Sales and Service                           | 1 per 250 SF gross leasable area, plus 1 per 1,000 SF outdoor sales or display |
| Self-Service Storage                               | 1 per 250 SF nonstorage floor area                                             |
| Studio, Dance, Art, Music, Photography             | 1 per 250 SF floor area                                                        |
| Theater, Movie                                     | 1 per 3 seats                                                                  |
| Transient Accommodations                           | 1 per sleeping room, plus 1 additional per 10 sleeping rooms                   |
| Vehicle Sales and Rental                           | 1 per 250 SF floor area must be marked as customer spaces                      |
| Vehicle Service                                    | 3 spaces per vehicle bay                                                       |
| <b>INDUSTRIAL USES</b>                             |                                                                                |
| Industrial                                         | 1 per 500 SF floor area                                                        |
| Recycling or Storage                               | 1 per 1,500 SF floor area                                                      |
| Research Laboratory without Manufacturing Facility | 1 per 250 SF floor area                                                        |
| Warehouse and Freight Movement                     | 1 per 1,000 SF floor area                                                      |
| Waste Related Services                             | 2 per 1,000 SF floor area, 5 spaces minimum                                    |
| Wholesale Trade                                    | 1 per 500 SF floor area                                                        |
| Asphalt and Concrete Processing                    | 1 per employee                                                                 |
| Slaughterhouse                                     | 1 per employee, plus 1 per 250 SF office                                       |

**Section 7. Amendment to Section 10 of Ordinance No. 2003-052, as amended, relating to Definitions.**

Subsection 10.2. of the Sarasota County Zoning Ordinance No. 2003-052, as amended, is hereby amended as follows:

*ASSISTED LIVING FACILITY.* Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator (see F.S. ch. 400). This includes nursing homes and convalescent homes.

*BOARDING HOUSE.* A boarding house is an establishment with lodging for one ~~four~~ or more persons in a group that does not constitute a single housekeeping unit, where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu. A boarding house is intended to provide lodging accommodations for monthly periods or longer. Such accommodations are not considered transient.

*COMMUNITY RESIDENTIAL HOME.* A dwelling unit licensed under Chapter 419, Florida Statutes, to serve clients of the Department of Elder Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services, which provides a living environment for up to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Resident means any of the following as defined in the Florida Statutes: a frail elder as defined in section 429.65, Florida Statutes (§ 400.618); a ~~physically disabled or handicapped~~ person who has a handicap as defined in section (§ 760.22(7)(a)), Florida Statutes; a person who has a developmentally disabled disability as defined in section person (§ 393.063(12)) Florida Statutes; a nondangerous person who has a mental illness as defined in section mentally ill person (§ 394.455(18)), Florida Statutes; or a child who is found to be dependent as defined in sections (§ 39.01(14), or 984.03(9), Florida Statutes, or a child in need of services as defined in sections (12) 984.03 or 985.03(8)), Florida Statutes.

*FAMILY.* One or more persons living together as a single housekeeping unit and occupying a single dwelling unit, ~~provided that, unless all members are related by law, blood, adoption, marriage, or are under a judicial order for foster care, no such family shall contain over four persons, except in the RMF District where no such family shall contain more than six persons. A family consisting of individuals protected by the Fair Housing Act shall not contain over six persons in any district. Domestic servants employed on the premises may be housed on the premises without being counted as a separate or additional family or families.~~ The term "family" shall not be construed to mean a fraternity, sorority, club, monastery or convent, or institutional group. The term may include community residential homes where the group operates as a single housekeeping unit. There shall be a rebuttable presumption that no family exists if there are more than six persons and any are unrelated by law, blood, adoption, marriage, domestic partnership, or are under a judicial order for foster care living together in the same dwelling unit. This presumption may be rebutted by demonstrating the existence of a single housekeeping unit to the Zoning Administrator as part of an application for a Written Interpretation pursuant to Section 3.7 of this Appendix. Such demonstration may include a lease agreement, utility bills, and affidavits from the occupants. Any appeal of the Zoning Administrator's decision shall be made to the Board of Zoning Appeals in the same manner as any other Written Interpretation.

*COMMENTARY:* "Family" is a term used to regulate types of housing protected by the Fair Housing Act, which includes a requirement that homes providing care for the disabled and similar functions ~~with six or fewer individuals in a single housekeeping unit~~ must be treated the same way as single-family residences. However, many other uses are regulated by this ordinance — see

community residential home, group home, and social service institution, for example.

*GROUP HOME.* A facility licensed to serve clients of the Department of Elder Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services that provides a living environment for 15 or more unrelated residents, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Resident means any of the following as defined in the Florida Statutes: a frail elder as defined in section 429.65, Florida Statutes (~~§ 400.618~~); a ~~physically disabled or handicapped~~ person who has a handicap as defined in section (~~§ 760.22(7)(a)~~), Florida Statutes; a person who has a developmentally disabled disability as defined in section (~~person~~ (~~§ 393.063(12)~~)) Florida Statutes; a nondangerous person who has a mental illness as defined in section (~~mentally ill person~~ (~~§ 394.455(18)~~)), Florida Statutes; or a child who is found to be dependent as defined in sections (~~§ 39.01(14), or 984.03(9)~~), Florida Statutes, or a child in need of services as defined in sections (~~(12) 984.03 or 985.03(8)~~), Florida Statutes. (See also Community Residential Home.)

*GROUP LIVING.* See Section 5.2.3.b. All living arrangements where persons live in a group that is not a single housekeeping unit, including a group home, assisted living facility, nursing home, extended care facility, convalescent home, boarding house, or rooming house.

*ROOMING HOUSE.* A rooming house is an establishment where lodging only is provided for compensation for one of more persons in a group that does not constitute a single housekeeping unit. A rooming house is intended to provide lodging accommodations for monthly periods or longer. Such accommodations are not considered transient.

*SINGLE HOUSEKEEPING UNIT.* One person or two or more individuals living together sharing the entire dwelling unit and household responsibilities and activities which may include: (1) sharing expenses for food, rent, utilities or other household items; (2) sharing chores; (3) eating meals together; (4) participating in recreational activities together; and (5) having close social, economic, and psychological commitments to each other.

**Section 5. Effect on Other Ordinances.** The provisions of this Ordinance shall prevail in the event of conflict with the provisions of any existing ordinance.

**Section 6. Severability.** It is declared to be the intent of the Board of County Commissioners that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**Section 7. Coding of Amendments.** In this Ordinance, language added to an existing Ordinance is underscored and language deleted is typed in ~~strike through~~ type.

**Section 8. Effective Date.** This Ordinance shall take effect immediately upon filing with the Office of the Secretary of the State of Florida.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

By: \_\_\_\_\_  
Chair

ATTEST:  
KAREN B. RUSHING, Clerk of  
the Circuit Court and  
Ex-Officio Clerk of the Board  
of County Commissioners of  
Sarasota County, Florida

By: \_\_\_\_\_  
Deputy Clerk