

REVISIONS TO MANASOTA CODE	DRAFT SECTION
Eliminated prohibited zoning district list because of redundancy	
Created table listing zoning districts	
Reorganized listing of zoning districts to follow table	
Eliminated MSF 2.5 and MMF 3.5 due to nonuse of districts	
Eliminated "Amendment of Zoning Atlas" sections because the zoning atlas has already been amended when the overlay went into effect	
Created consistent tables for all zoning districts to clarify development standards	
Eliminated the following statements "For projects involving several lots, parcels or tracts, the number of units allowed for the entire project shall be calculated by adding the total number of whole (nonfractional) units allowable to each individual lot, parcel or tract, not by the total acreage of the project. In no case shall multiple family dwellings replace single family residences in areas zoned MSF."	
"Buffer" language has been removed. Since it was originally intended to mean "setback", have replaced the word "buffer" with "landscaping strips"	
Eliminated redundant wording	
Redundant language in "Setbacks, Driveways and Greenspace" for all zoning districts has been removed	
Eliminated "replacement" valuation language	
Eliminated sign code portion of the ordinance until further legal research can be conducted	
Replaced sections referring to County Code with clarified language	3-9-53(e)(1)(A)vii3
Changed title to more accurately reflect the nature of the overlay	Title
Definition Section	3-9-53a
<p>Eliminated unused definitions</p> <p>Added new definitions for accessory house, shared parking, permeable surface, and Manasota Key</p> <p>Changed definition of "Islands" to include Stump Pass Beach Park</p> <p>Changed definition of "Sandpiper Key" to more accurately reflect the boundary</p>	
Combined "Establishment, Short Title, Intent & Boundary" to be concise	3-9-53b
Added language to prevent rezoning of RSF properties	3-9-53b, c & i(4)(A)ii
Combined "Establishment of Zoning District" and "Intent" in all zoning districts	3-9-53(i)(1)(A)i

Moved "Development Review Procedure" to front of overlay code	3-9-53h
Clarified development standards in MES using table format	3-9-53(i)(1)(A)vi
Added 50 ft. setback from the Gulf of Mexico to be consistent with waterfront ordinance	all zoning district tables
Added 20 ft. setback from all water except the Gulf of Mexico to be consistent with waterfront ordinance	all zoning district tables
Changed building height language from "or" to "and" in all development standards tables for clarity	all zoning district tables
Added boat houses and boat storage to list of accessory uses in MSF	3-9-53(i)(2)(A)iii
Added fences to structures that can be placed in front yard setbacks	3-9-53(i)(2)(A)vii
Changed PD zoning district to "MPD" to be consistent with other zoning districts	3-9-53i(4)(A)
Eliminated "Prohibited Uses" and "Special Exception" sections in MPD	
Removed language that referred to "previous zoning district" as it pertained to principal uses and development standards	
Added minimum lot area for MPD	3-9-53i(4)(A)iv1
Added compatibility language	3-9-53i(4)(A)iv4
Added requirement for 20% open space	3-9-53i(4)(A)v3
Added 2 year approval limit	3-9-53i(4)(A)v9
Expanded "common to all zoning districts" section (sections repeated in every zoning district have been put here) – now called "Site Design Requirements". Other portions of the former (h) section have been moved to the beginning of the document for clarity	3-9-53j
Added permit language to "Coastal Construction" section – this portion now applies to all zoning districts	3-9-53j(1)(A)1
"Spot ground elevations", "Underground utilities", "Interior Yard Use" sections now apply to all zoning districts	3-9-53j(D),(E),(F)
"Off Street parking" section combined with "Parking Requirements" section – now applies to all zoning districts	3-9-53j(G)
Porous surfacing language revised	3-9-53j(G)3
"Open Space/Habitat" section formerly called "DRC" – now also applies to MMFT district	3-9-53j(I)
Added walkways to the list of surfaces where water cannot accumulate	3-9-53j(2)(E)