

**Proposed UDC Amendment No. 2023-15 – Voluntary Destruction Nonconforming Density - DRAFT**

**(In Conjunction with CPA No. 2022-D)**

**Modify 124-102(b)(4)**

124-102(b)(4)f. Siesta Key Overlay District

f. *Maximum Residential Density.* As specified in the underlying zoning district. Nonconforming lots of record zoned RMF shall also comply with Section 124-283(d).

Multifamily structures (conforming or nonconforming) containing nonconforming density located within the RMF zoning district within the Siesta Key Overlay District (SKOD) shall comply with this section. For the purpose of this section, a multifamily structure is defined as a multifamily structure on a single tract or parcel of land containing one or more units which may or may not share walls, often with separate units by floor. Multifamily developments are owned as apartments (single-owner/manager) or condominiums (multiple-owner) and must be in the form of a multifamily housing type, as described in Section 124-130(n).

A multifamily structure (conforming or nonconforming) containing nonconforming density located within the RMF zoning district within SKOD, which was constructed before January 1, 2000, may be voluntarily demolished and rebuilt and contain nonconforming density, provided that the following requirements are met:

- a) No increase in residential density is allowed. Rebuilt structures shall maintain the same housing type and number of residential units, as verified by the Zoning Administrator.
- b) Redevelopment shall comply with current zoning and construction requirements, including but not limited to setbacks, building coverage, building height, daylight plane, flood, wind load, and fire safety. Notwithstanding the Gulf Beach Setback Line Variance process (as described in Chapter 54, Section 54-724), no variances can be granted for height, parking requirements, area and size of structures, size of yards, and open spaces.
- c) Rebuilt structures shall not include commercial or ancillary uses that are not residential.
- d) Development applications and/or Building Permits for redevelopment shall be submitted and approved by the appropriate departments prior to the issuance of the voluntary demolition permit.