

**SUMMARY OF DIFFERENCES**  
**April 2003 Staff Draft**

	<i>SmartCode</i>	01-ZTA-04 Downtown Zone Districts
1	Model code that can be applied from Sarasota to Seattle.	Downtown Districts are specifically tailored to Sarasota based on the principles identified in the <i>SmartCode</i> and <i>The Lexicon of New Urbanism</i> .
2	Format does not “fit” with the Sarasota’s existing Zoning Code format.	Format revised to fit into existing Zoning Code.
3	New terminology and definitions introduced.	Existing terminology and definitions retained where possible. Where necessary, some new terminology introduced and some existing definitions modified.
4	Project approval, “warrant and exception” and appeal process defined with little detail how the process will work.	A major change provides more precise detail how projects are approved; “adjustments” to standards granted and appeals of administrative decisions are made.
5	Use categories relatively ambiguous.	A major change includes more precise definition and regulation of allowed uses.
6	Some development standards changed with each edition.	Differences among various editions of the <i>SmartCode</i> and <i>The Lexicon of New Urbanism</i> reconciled and tailored to the City of Sarasota.
7	Application of “recommended” retail frontages are not clear-cut.	“Recommended” retail frontages changed to “required” retail frontages.
8	Application of “recommended” arcade frontage type is not clear-cut.	Some “recommended” arcade frontages changed to “required” arcade.  Required shopfront and awning, gallery, and arcade frontage types prescribed for other required retail frontages.
9	Requirements for terminated vistas, pedestrian passages, and civic reservation sites are not clear-cut and create “taking” (property rights) issues.	Deleted requirements for terminated vistas, pedestrian passages, and civic reservation sites.
10	Maps not parcel specific.	Maps are parcel specific.
11	Street and streetscape standards conflict with Engineering Design Criteria Manual (EDCM)	Street and streetscape standards included within Engineering Design Criteria Manual (EDCM).