

3. What are the Key provisions of the Overlay Code?

The Overlay Code helps keep the Key a desirable place to live and visit, with pristine waters, beautiful beaches, tropical vegetation and casual resort lifestyle. The Overlay Code protects the character of our Community, caps heights and preserves our green space. It helps avoid congestion, taller buildings on stilts overshadowing smaller buildings, no place for runoff, concrete everywhere, and buildings practically touching each other.

Key provisions:

- Zoning Districts exclusively for Manasota & Sandpiper Key including commercial tourist, environmentally sensitive, single-family, and multi-family, and commercial uses limited to those supporting island/resort needs and services and “Clean” marine business/private activities only.
- Condo density downzoned in 2005 (about 20%) due to trend towards larger units.
- Cap of 3 stories over parking for multifamily and 2 stories over parking for single-family and commercial zones. Cap on Maximum structure height, rather than rise with FEMA.
- No rooftop appurtenances above height caps except essential appurtenances (e.g. stairs) for multifamily condos.
- Rooftop livable space (pools, sundecks, etc.) counted in height limits.
- Greenspace border (peripheral landscape strips) of at least 10’ for all lots.
- Permeable surfaces; no-fill areas; pile driving provisions to safeguard adjacent structures;
- Two parking spaces per unit and more at Condos for guests/service vehicles, as Island street parking limited.
- Signage appropriate to small roads and slow traffic.
- Architectural standards for island development and Turtle-friendly lighting
- Clarification that non-conforming lots must comply with development setbacks and other standards;
- Updates to post-disaster redevelopment provisions allowing build-back but at new elevation requirements.