



Land Development Code Update Workgroup

AGENDA

Thursday, October 24, 2013

1:00 PM – 3:00 PM

Pinellas County Department of Planning and Development Services

310 Court Street, Clearwater, Florida 33756 ~ (727) 464-8200

Conference Room – 1st Floor

- 1. Call to Order**
- 2. Review September 26th meeting summary**
- 3. Consultant status**
- 4. Development Review Committee – changes from last meeting**
- 5. Residential districts – RPD master plans & examples of multifamily development built close to roadways**
- 6. Proposed modifications to Industrial & Mixed Use districts**
- 7. Discuss Special districts and Overlays**
- 8. Confirm next meeting**
 - Potential topics: Table of Uses/definitions, additional flexibility, supplemental use standards**

Pinellas County Land Development Code Update Workgroup

September 26, 2013 Meeting Summary

Pinellas County Land Development Code Update Workgroup
September 26, 2013 Meeting Results

Agenda Item #1: Call to order

- The meeting started at 2:10pm
- Those present included: Steve Englehardt, Robert Pergolizzi, Jim Millspaugh, Deborah Martohue, and Michael Hendry; County staff: Liz Freeman, Gordon Beardslee, Ryan Brinson, John Cueva, Al Navaroli, Glenn Bailey, Marcella Faucette, and David Sadowsky; Consultants: Leslie Sykes and Steve Howarth.

Agenda Item #2: Review August 22, 2013 meeting summary:

- The workgroup agreed that the summary accurately reflected the previous meeting.

Agenda Item #3 Consultant introductions:

- It was mentioned that the contract for the Code update with Cardno TBE is almost finalized and that Ryan Givens will be taking the lead on the project since Marc Mariano no longer works for the firm.

Agenda Item #4: Review modifications to the proposed Residential zoning districts:

Glenn explained the changes made to the residential code sections following the last meeting. The changes included:

- **Page 7** - *Section 138-361 (g)* - reference language was added so that “unanticipated uses” that are not specified in Table 138-361 could be approved subject to the Administrative Provisions. The same change also applies to other use tables throughout the Code.
- **Page 27** - *Section 138.390.2 (1)(a)* - sidewalk accessibility was added to address the importance of safe accessibility to public open space areas. This applies to projects in the RM District that want to take advantage of nearby public open space areas to help meet common open space requirements. The same change was made for the same reasons to *sec. 138.395.2(e)(1)* on page 30, pertaining to the RPD district.
- **Page 30** - *138.395.2 (d)(3)* - At the August workgroup meeting, it was suggested that staff reword this subsection to make things a little clearer. Staff removed the word ‘residential’ and replaced with it ‘any areas designated for residential use’. The group agreed that the section was easier to understand.
- **Page 30** - *138.395.2 (d)(4)(c)* - A new subsection was added to allow for accessory club houses, pubs, restaurants, and limited retail within the RPD district as provided for in an approved Development Master Plan.

- **Page 32** - 188.395.4 (c)(2) – the group discussed briefly how to handle leftover unallocated density/units relating to existing Development Master Plans that have already been built out and are no longer under unified control. The group suggested that staff revisit this section at a later date to work out a resolution and come back with a recommendation. Al Navaroli suggested we also address this issue for new or modified Master Plans and to look at the PPC Countywide Rules relating to provisions for Previously Approved Transferable Development Rights and Density/Intensity Averaging.
- **Page 33** - 188.395.4 (e) and (f) – the two subsections were renumbered to (d) and (e), respectively, to correct an omission.
- **Page 34** – 138.396 (b)(1) – new subsection was added to provide clarification on uses that are permitted between buildings and the adjacent primary road. Also, a subsection was added to include a list of exceptions to this.
- **Page 34/35**- Staff will provide examples of multifamily projects that meet building orientation criteria (Apartment Complexes in Clearwater and Largo were mentioned).
- **Page 36** – 138.396 (5) - this section was changed to add flexibility and to encourage an urban design. Liz suggested that (c) needs to be re-organized and put into order for better clarification. There was also a general discussion regarding whether (5) would work. Staff will re-examine this issue with the consultant.
- **Page 37** – 138.396 (e)(2) – was reworded to make it consistent with other districts.
- **Page 39** – 138.396 (g)(3) – should be reorganized for better clarification.

Agenda Item #5: Review proposed Development Review Committee code language:

Gordon explained the proposed Development Review Committee (DRC) process and mentioned that a lot of details still need to be worked out.

- Gordon mentioned that the Committee would be made up of three County staff members (Directors or their designees), currently proposed to be from Strategic Planning and initiatives, Development Review Services, and Environment and Infrastructure. Final composition will be influenced by departmental reorganization.
- The Committee would have the authority to:
 - Approve all site plans
 - Grant minor deviations
 - Grant deviations to required design criteria
 - Grant time extensions
 - Approve Master Plans.
 - And other matters that may be assigned by the BOCC.
- It was suggested that wording in 138.777(b) be changed from ‘variances’ to ‘deviations’, and to use the word ‘deviation’ consistently throughout the section.

- It was also mentioned that the DRC would meet regularly (probably every two weeks) and it would be classified as a quasi-judicial public hearing. The method for notifying the public still needs to be worked out, however it was suggested that notification should be posted on the County's website.
- Discussions still need to take place to see what minor changes to Master Development Plans could be done administratively. Staff will revisit this.
- Steve Englehardt mentioned that the 180-day abandonment provision mentioned in Section 138.179(c) should be removed since it would create a hardship and is covered under a different Code section dealing with non-conforming use situations. Staff agreed that (c) should be removed.
- Gordon reviewed an email from Jake Stowers regarding concerns/issues with the DRC:
 - The citizen standing issue was reviewed, and it was recommended that language should not be added because state law handles affected parties.

Agenda Item #6: Review modifications to the proposed Office, Commercial, Industrial and Mixed-Use districts

- With the time remaining, Gordon covered the proposed changes for the Office and Commercial Districts.
 - **Page 10** - *Section 138-743.1 LO Development Parameters* – the maximum building height was increased and changed from 35/25 to 45 feet so that it coincides with the residential maximums.
 - It was decided that the abbreviation for the P-1 district should be changed to GO (General Office) to be consistent with LO (Limited Office).
 - **Page 12** - *Section 138-744.1 P-1 Development Parameters* – the maximum building height was increased and changed from 35 to 45 feet so that it coincides with the residential maximums. It was also suggested that staff provide for a better way of referencing the footnote to reduce confusion.
 - **Page 14** - *Section 138-750*, it is proposed that design criteria deviations can only be approved by the DRC, whose decisions cannot be appealed to the LPA or the BCC (appeals would go to the courts).
 - **Page 14** - *Section 138.749.1 CP Development Parameters table*. Footnote 2 appears not to reference anything in the table. It was suggested that staff double check all the footnote references throughout the document.
 - **Page 15** - *Section 138-750.1(b)(1) Building Orientation* was cleaned up due to repetition.
 - **Page 18**- *Section 138-750.1 (c)(5)(a)* the use of the words 'shall' vs. 'should' should be examined more closely. Subsection (b), referring to parking structures location, should be deleted.

- **Page 21- Section 138-750.2 Building Design Standards** - It was suggested that the term 'compatibility' be defined in the definitions section and that (a) (1) Should read as follows:

Renovations, additions and accessory structures shall be designed to be compatible with the architectural style of the structure in which they are a part. ~~Compatibility shall,~~ which will be determined by reviewing building materials, finishes and other significant features.

Agenda Item #7: Confirm Next Meeting:

- The group decided on October 24th for the meeting. The meeting time was also discussed and many favored the idea of meeting from 1:00 to 3:00 rather than 2:00 to 4:00.
- The main topic of discussion at the next meeting will be to finish the review of the industrial zoning districts and to go through the definitions and supplemental use standards. Also, an email will be sent out with the remaining zoning districts that are only being reformatted.
- The meeting ended at: 4:00

**Proposed Development Review Committee Language
Chapter 138 Article II
(10-15-13 DRAFT Version)**

CHAPTER 138 – ZONING

ARTICLE II – ADMINISTRATION AND ENFORCEMENT

DIVISION 2. DEVELOPMENT REVIEW COMMITTEE

Sec. 138-176. Establishment; composition; fees.

- (a) *Establishment.* The development review committee (which for the purpose of this division may be referred to as "the committee") is hereby established to review and act on development proposals in order to ensure compliance with this code and the comprehensive plan.
- (b) *Composition.* The committee shall be composed of the following members of county staff (or their designee):
 - (1) Director of the department of planning and development services
 - (2) Director of the department of environment and infrastructure
 - (3) Director of
- (c) *Fees.* The board of county commissioners shall establish by resolution the appropriate schedule of fees for applications to the development review committee.

Sec. 138-177. Powers.

- (a) *Site plan approvals.* The committee shall have the authority to grant site plan approvals as set forth in division 5 of this article.
- (b) *Minor deviations.* The committee shall have the authority to grant minor ~~variances~~ deviations concurrently with site plan approvals as set forth in section 138-55.
- (c) *Design criteria deviations.* The committee shall have the authority to grant deviations to design criteria as set forth in chapter 138.
- (d) *Time extensions.* The committee shall have the authority to grant time extensions to minor deviations, and design criteria deviations, ~~variances, Level 2 approvals, and Level 3 approvals~~ as set forth in subsections 138-55(e), 138-115, 138-179, and 138-272.
- (e) *Development master plans.* The committee shall have the authority to grant development master plan approvals as set forth in chapter 138.
- (f) *Adoption of procedural rules.* The committee shall have the authority to adopt rules of procedure.
- (g) *Other authority.* The committee shall have authority to review and decide on such other matters as provided by this code or as may be assigned by the board of county commissioners from time to time.

Sec. 138-178. Criteria for granting approvals.

- (a) *Site plans.* The criteria for granting site plan approval are that the site plan meets the requirements of this code and the comprehensive plan.

- (b) *Minor deviations.* The criteria for granting a minor deviation are provided in section 138-55.
- (c) *Design criteria deviations.* The criteria for granting design criteria deviations are provided in section 138-113.
- (d) *Time extensions.* The criterion for granting a time extension to a minor deviation, or design criteria deviation, ~~variance, Level 2 approval, or Level 3 approval~~ is that the applicant has shown good cause for the extension.
- (d) *Development master plans.* The criterion for granting development master plan approval is that the development master plan or modification thereof meets the requirements of the applicable zoning district.

Sec. 138-179. Design criteria deviation approval limits.

- (a) *Initiation of construction.* A design criteria deviation issued under the provisions of this division shall automatically expire within one year from the date of granting such approval if construction of the project has not commenced and continued in good faith. All permits, site plans, and other required approvals must be obtained; and the granting of any design criteria deviation shall not be deemed as automatic approval for any such permit or site plan required.
- (b) *Extension.* The committee may grant an extension of up to one year for a minor deviation upon a showing of good cause, provided the request for extension is submitted in writing stating the reason for extension and is received 30 days prior to the expiration of the design criteria deviation.
- ~~(c) *Expiration.* All design criteria deviations shall be deemed to automatically expire in the event a structure or use of land which is the subject of the design criteria deviation has been discontinued or removed for a period of 180 consecutive days. A statement of this provision shall be included in writing for all design criteria deviation approvals.~~

Sec. 138-180. Filing of report by county staff.

A report by county staff shall be received by the committee prior to action on any item before the committee, and shall be part of the record of the application. Reports shall contain a recommendation of action.

Sec. 138-181. Record of proceedings.

- (a) *Records maintenance.* All records of any proceeding before the committee shall be filed with the department of planning and development services.
- (b) *Official minutes.* Minutes shall be kept in which applications, recommendations and all determinations or decisions of the committee shall be recorded.
- (c) *Application files.* Application files shall be held and maintained by the department of planning and development services.

Sec. 138-182. Meetings.

- (a) *Schedule.* The committee shall determine an appropriate meeting schedule to ensure that issues before the committee are reviewed in a timely manner.

- (b) *Notice of meetings.* The committee shall provide reasonable public notice of all meetings. Such notice will be provided on the county's website and shall provide the location and proposed use of the site plan or other issue the committee will be acting on.
- (c) *Public hearing.* All meetings of the committee shall be open to the public.
- (d) *Quorum.* Three members of the committee shall constitute a quorum.
- (e) *Voting.* Decisions by the committee shall be by majority vote.

Sec. 138-183. Review of committee's decisions: judicial review.

A party seeking judicial review of a decision of the committee shall have 30 days from the date of the public hearing which resulted in the approval or denial by the committee to bring the appropriate legal action. The 30-day time period will commence when the decision was finalized at the public hearing, not when the decision was reduced to writing.

Sec. 138-55. – Minor deviations.

- (a) *When authorized.* Subject to the criteria below and in section 138-113 of this chapter, the zoning administrator and/or the development review committee may grant minor deviations to the following provisions of this chapter:
 - (1) Setback requirements may be varied up to ten percent or two feet, whichever is greater. Additional ~~variance~~ deviation may be granted when required in order to preserve environmental areas or trees.
 - (2) Parking requirements may be varied up to ten percent.
 - (3) Fence heights may be varied up to two feet when not located within the front setback of a parcel.
- (b) *Required information.* These requests must be submitted in writing and must include a drawn to scale site plan along with a detailed explanation and justification for the deviation.
- (c) *Issuing authority.* For uses where site plan review is not required, the zoning administrator may grant or extend a minor deviation. For uses requiring site plan review, the Development Review Committee may grant or extend a minor deviation concurrently with site plan approval.
- (d) *Initiation of construction.* A minor deviation issued under the provisions of this section shall automatically expire within one year from the date of granting such approval if construction of the project has not commenced and continued in good faith. All permits, site plans, and other required approvals must be obtained; and the granting of any minor deviation shall not be deemed as automatic approval for any such permit or site plan required.
- (e) *Extensions.* The zoning administrator or development review committee may grant an extension of up to one year for a deviation upon a showing of good cause, provided the request for extension is submitted in writing stating the reason for extension and is received 30 days prior to the expiration of the deviation.
- ~~(f) *Expiration.* All minor deviations shall be deemed to automatically expire in the event a structure or use of land which is the subject of the minor deviation has been discontinued or removed for a period of 180 consecutive days. A statement of this provision shall be included in writing for all minor deviation approvals.~~

Sec. 138-113. – Criteria for granting of variance.

In order to authorize any variance to the terms of this chapter, the board of adjustment shall consider the following criteria:

- (a) *Special conditions.* That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, including the nature of and to what extent these special conditions and circumstances may exist as direct results from actions by the applicant.
- (b) *No special privilege.* That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other similar lands, buildings, or structures in the same zoning district.
- (c) *Unnecessary hardship.* That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter.
- (d) *Minimum variance necessary.* That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- (e) *Purpose and intent compliance.* That the grant of the variance will be in harmony with the general intent, purpose, and spirit of this code.
- (f) *Detriment to public welfare.* That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- (g) *Increasing floor area, lot coverage restrictions.* Any variance to the floor area or lot coverage restrictions of this chapter shall be limited to an increase of no more than ten percent of the applicable requirement. (Example: 0.20 floor area ratio may be varied to no more than 0.22.)
- (h) *May not constitute amendment.* The variance, if allowed, shall not constitute an amendment of this chapter or the comprehensive plan.
- (i) *Consideration of rezoning.* A rezoning or, where applicable, an amendment to another future land use map category has been considered and determined not to meet the objective of the variance and would not be appropriate.
- (j) *Consistency with comprehensive plan.* That the grant of the variance will be consistent with the comprehensive plan.

**Proposed Residential Planned Development District
Master Plan Language
(10-9-13 DRAFT Version)**

RESIDENTIAL DISTRICTS - PROPOSED CHANGE TO MASTER PLAN LANGUAGE

Sec. 138-395.4. – RPD, Residential Planned Development District – Development Master Plan

The Residential Planned Development District shall be planned, phased, and developed as part of a Development Master Plan that is created and approved for each Residential Planned Development district or portion thereof. Each Development Master Plan shall be subject to the following standards.

- (a) A Development Master Plan shall be created and approved for each Residential Planned Development district or portion thereof.
 - (1) The Development Master Plan shall be created by the land owner (or authorized agent) of the property. The County may initiate and approve a Development Master Plan with the owner's approval.
 - (2) Multiple Development Master Plans may be approved for distinctive developments within the overall district and specifically reserved for situations of separate ownerships or development entities.
 - (3) A Development Master Plan shall be created and approved prior to any development or redevelopment. All new development shall be consistent with an approved Development Master Plan except as otherwise provided in Section 138-395.4(c).
 - (4) Review and approval of a new Development Master Plan shall be by the Development Review Committee.
- (b) A Development Master Plan shall be designed as a series of framework plans that, collectively, create a complete future development plan. The Development Master Plan shall include the following framework plans:
 - (1) Transportation Framework – The Development Master Plan shall depict all access points, internal roadways, surrounding roadways, transit stops (if available), bicycle facilities, and pedestrian facilities.
 - (2) Land Use Framework – The Development Master Plan shall assign future land use designations to all areas of the development and indicate use, acreage, number of dwelling units, height of buildings, and square footage of floor area.
 - (3) Open Space Framework – The Development Master Plan shall depict the open space network within the community. The individual open space areas shall correspond with a table that identifies the planned open space and recreation uses unique to each tract.
 - (4) Utilities Framework – The Development Master Plan shall depict planned potable water, sanitary sewer and reclaimed water connections, as well as the proposed stormwater management system, and water quality facilities that will serve the overall development.
 - (5) Phasing Framework – The Development Master Plan shall illustrate a phasing plan for development and/or redevelopment. The phasing plan shall include the applicable sequencing of utilities, transportation, and land uses.
 - (6) Theming Framework – The Development Master Plan shall include a theming plan that identifies the intended design and style of the building architecture. The Theming Framework contents may be general in nature but should include images, illustrations, and/or details.
 - (7) Sustainability Framework – The Development Master Plan shall depict and identify all sustainability efforts included as part of the overall project. These efforts may include, but not be limited to, reduced vehicle travel initiatives, proximity to transit,

connections to or addition of multimodal travel options, park and open space, use of Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.

(c) Existing Development Master Plans

(1) All previously approved Development Master Plans shall remain in effect. Any modifications to existing Plans, which includes adding or removing property from a Development Master Plan, shall be subject to the standards of this section. A land owner (or authorized agent) may only modify portions of the Development Master Plan that are under their ownership. The Development Review Committee shall review and approve modifications to Development Master Plans.

(2) Upon a development no longer being under unified control, any development rights provided on the Development Master Plan which were not allocated to a specific property shall be deemed to have expired and are no longer usable, assignable, or transferrable. All Development Master Plans and modifications thereto approved prior to the date of adoption of this code have been found by the Zoning Administrator to no longer be under unified control.

~~(3) The development rights of property (except for platted residential lots and those areas designated for drainage, open space/recreation, conservation/preservation, or wetland on any approved Development Master Plan or plat) within a Development Master Plan or modification thereto approved prior to the date of adoption of this code shall be determined by either of the following, as chosen by the property owner:~~

- ~~a. The specific assignment to that property on the Development Master Plan; or~~
- ~~b. The property's Future Land Use Map and zoning designations.~~

(d) The transfer of development rights is permitted as set forth in division 9 of this chapter.

(e) Nothing in this section affects the provisions of Section 138-1276 regarding deed restrictions, covenants, easements, and other regulations.

Examples of Multifamily Residential Built Close to the Roadway

RESIDENTIAL DISTRICTS – EXAMPLES OF MULTIFAMILY RESIDENTIAL BUILT CLOSE TO THE ROADWAY



CITY OF LARGO – ALONG ROSARY ROAD BETWEEN MISSOURI AND HIGHLAND AVENUES

RESIDENTIAL DISTRICTS – EXAMPLES OF MULTIFAMILY RESIDENTIAL BUILT CLOSE TO THE ROADWAY



CITY OF CLEARWATER – ALONG FT HARRISON AVENUE SOUTH OF DRUID ROAD

RESIDENTIAL DISTRICTS – EXAMPLES OF MULTIFAMILY RESIDENTIAL BUILT CLOSE TO THE ROADWAY



CITY OF SAFETY HARBOR – ALONG MAIN STREET JUST EAST OF MCMULLEN BOOTH ROAD

**Proposed Office/Commercial/ Industrial/Mixed Use Districts
Chapter 138 Article V
(10-9-13 DRAFT Version)**

*The Old Palm Harbor District pages have been omitted from the
Office/ Commercial/ Industrial/Mixed Use document for paper conservation.
That district is not changing and not up for discussion.*

Contents

CHAPTER 138 – ZONING	3
Article V – Office, Commercial, Industrial & Mixed Use Districts	3
DIVISION 1. – GENERALLY	3
Sec. 138-711. – District Density and Intensity Standards.....	3
Secs. 138-712—138-740. - Reserved.	3
DIVISION 2. - Office and Commercial zoning Districts	3
Sec. 138-741. – LO, GO, C-1, C-2, CR, and CP - Definition, purpose and intent of district.	3
Sec. 138-742. – LO, GO, C-1, C-2, CR, and CP – Table of Uses.....	4
Sec. 138-743. – LO, Limited Office District.....	9
Sec. 138-744. - GO, General Professional Office District.....	10
Sec. 138-745. – C-1, Neighborhood Commercial District.....	11
Sec. 138-746. – C-2, General Retail Commercial and Limited Services District.....	11
Sec. 138-748. – CR, Commercial Recreation District.....	12
Sec. 138-749. – CP, Commercial Corridor District.....	13
Sec. 138-750. – Office and Commercial Zoning Districts – Design Criteria.....	14
DIVISION 3. – Industrial zoning Districts	21
Sec. 138-760. – M-1, M-2, WD, and IPD - Definition, purpose and intent of district.	21
Sec. 138-761. – M-1, M-2, WD, and IPD – Table of Uses.....	22
Sec. 138-762. – M-1, Light Manufacturing and Industry District.....	28
Sec. 138-763. – M-2, Heavy Manufacturing and Industry District.....	29
Sec. 138-764. – WD - Warehouse District.....	30
Sec. 138-765. – IPD, Industrial Planned Development District.....	30
DIVISION 4. – Mixed-use zoning District	42
Sec. 138-800. – MXD, Mixed-Use District – Definition, purpose and intent of district.	42
Sec. 138-801. – MXD, Mixed-Use District – Table of Uses.....	42

Sec. 138-802. – MXD, Mixed-Use District – Development Parameters.	48
Sec. 138-803. – MXD, Mixed-Use District – Land Uses	49
Sec. 138-810. – MXD, Mixed-Use District – Design Criteria.....	50
Sec. 138-820. – MXD, Mixed-Use District – Development Master Plan	57
DIVISION 6. - OPH-D, OLD PALM HARBOR-DOWNTOWN DISTRICT	63
Sec. 138-1006. - Definition, purpose and intent of district.....	63
Sec. 138-1007. - Applicability and nonconformities.....	63
Sec. 138-1008. - Permitted uses.	65
Sec. 138-1009. - First floor uses.....	67
Sec. 138-1010. - Property development regulations.....	67
Sec. 138-1011. - Off-street parking.	68
Sec. 138-1012. - Landscaping for vehicular use (parking) areas.....	70
Sec. 138-1013. - Design criteria.....	72
Sec. 138-1014. - Signs.....	75

CHAPTER 138 – ZONING

ARTICLE V – OFFICE, COMMERCIAL, INDUSTRIAL & MIXED USE DISTRICTS

DIVISION 1. – GENERALLY

Sec. 138-711. – District Density and Intensity Standards

The maximum density and intensity (Floor Area Ratio) standards for each zoning district are governed by the underlying Future Land Use Map (FLUM) Category identified within the Pinellas County Comprehensive Plan. Table 138.351 in Article III lists the maximum Floor Area Ratio (FAR) and Density for each Future Land Use (FLUM) Category.

Secs. 138-712—138-740. - Reserved.

DIVISION 2. - OFFICE AND COMMERCIAL ZONING DISTRICTS

Sec. 138-741. – LO, GO, C-1, C-2, CR, and CP - Definition, purpose and intent of district.

The office and commercial districts implement the commercial policies of the Pinellas County Comprehensive Plan. Individual and unique zoning districts are established to support land uses, development and redevelopment of office and commercial uses that are strategically planned areas within unincorporated Pinellas County. Each zone is established to achieve a specific community character and land use intensity. Some zones are intended to support surrounding residential neighborhoods and others are intended to serve a greater community and/or regional market. All office and commercial zoning districts are intended to facilitate development and redevelopment that is attractive, economically viable, pedestrian-oriented and transit supportive.

- (a) **LO, Limited Office and GO, General Professional Office Districts** - The purpose of the LO and GO districts is to permit general professional services, offices, employment, and related uses. These districts also support limited commercial uses that are complementary to office uses. These office districts include intensity limits and design standards that achieve development and redevelopment that is complementary and compatible with adjacent neighborhoods and commercial districts.
- (b) **C-1, Neighborhood Commercial and C-2, General Commercial Retail and Limited Services Districts** –The purpose of the C-1 and C-2 districts is to permit commercial sales and services at various intensities that are responsive to the surrounding uses and the markets they are intended to serve. The C-1 district is intended to support neighborhood oriented retail sales and services by allowing land uses and imposing design standards that will complement the neighborhoods they are intended to serve. The C-2 district is intended to support retail sales and services to a regional market by allowing more intensive land uses and larger scale commercial buildings to serve the intended market.
- (c) **CR, Commercial Recreation District** – The purpose of the CR district is to permit certain uses of land for commercial outdoor recreation. The CR district is intended to support recreational and entertainment uses that contribute to a livable and vibrant community. The CR district supports recreational uses that are oriented to a neighborhood and/or surrounding community. The district includes intensity and design standards to achieve development and redevelopment that is appropriate and responsive to the adjacent community.

- (d) **CP, Commercial Parkway District** - The purpose of the CP district is to allow and plan for orderly development and redevelopment along the arterial roadways. The CP district is intended to support land uses that are normally associated and marketed to primary transportation corridors yet achieve an attractive, economically viable, and orderly appearance. While development within the CP district is associated with primary transportation corridors, district standards are intended to result in pedestrian-oriented and transit supportive site design.

Sec. 138-742. – LO, GO, C-1, C-2, CR, and CP – Table of Uses

Land uses within the office and commercial districts shall be permitted as defined in *Table 138-742 – Table of Uses for the LO, GO, C1, C2, CR, and CP districts*. The review procedures are further defined in Article II of the Zoning Code.

- (a) An “A” in Table 138-742 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A “1” in Table 138-742 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A “2” in Table 138-742 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A “3” in Table 138-742 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-742 denotes that the specific use is not allowed in the zone.
- (f) A “Y” in the Supplemental Uses Standards column of Table 138-742 indicates that there are specific land development or operational requirements that must be provide for the specific use.
- (g) A use that is not listed on Table 138-742 is not permitted in any office or commercial district, except as provided for in Section 138.____, Administrative Provisions.

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts								
USE	LO: Limited Office District	GO: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
	Residential Uses							
Accessory Artist in Residence		A	A	A		A		
Accessory Dwelling Unit						A		Y

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	LO: Limited Office District	GO: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Accessory Dwelling Unit, Owner/Manager		A	A	A		A		Y
Affordable Housing Development (AHD)			1	1		1		Y
Assisted Living Facility				1		1		
Community Residential Home, Category 1: 1 to 6 residents						1		Y
Community Residential Home, Category 2: 7 to 14 residents						1		Y
Community Residential Home, Category 3: more than 14 residents						1		Y
Dormitory		A		A		A		Y
Dwelling, Live/Work						1		Y
Dwelling, Multifamily and their customary accessory uses						1		Y
Dwelling, Single-family Attached and their customary accessory uses						1		Y
Dwelling, Single-family Detached and their customary accessory uses						1		Y
Dwelling, Single-family Zero Lot Line and their customary accessory uses						1		Y
Dwelling, Three-family and their customary accessory uses						1		Y
Dwelling, Two-family and their customary accessory uses						1		
Accommodations								
Bed and Breakfast			1	1		1		Y
Hotel				1		1	1	Y
Motel				1		1	1	Y
Commercial and Office Uses								
Bank	1	1	1	1		1		
Car Wash and Detailing				1		1		Y

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	LO: Limited Office District	GO: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Catering Service / Food Service Contractor				1		1		
Convenience Store with or without Fuel Pumps			1	1		1		Y
Dispensing Alcohol: Off-premise consumption			1	1		1		Y
Dispensing Alcohol: On-premise consumption			1	1		1		Y
Drive-Thru Facility or Use with a Drive-Thru	A	A		1		1		Y
Health Club/Fitness Center	2	2	1	1		1		Y
Home Occupation						A		Y
Kennel/Pet Care Indoor				1		1		Y
Motor Vehicle Sales				1		1		
Motor Vehicle Service and Repair				1		1		Y
Nursery / Greenhouse, Retail				1		1		
Office, General	1	1	1	1		1		
Office, Medical or Dental	1	1	1	1		1		
Office, Temporary Labor (Day Labor)			3	3		3		
Office, Veterinary	1	1	1	1		1		Y
Outdoor Sales, Outdoor Oriented Goods				1		1		Y
Outdoor Sales, Garden Oriented				1		1		Y
Pharmacy	A	A	1	1		1		
Restaurant	A	A	1	1		1		
Restaurant: Accessory Outdoor Area				A		A		Y
Retail Sales and Service	A	A	1	1		1		
Service and Repair			1	1		1		
Service, Office	1	1	1	1		1		Y
Service, Personal	A	A	1	1		1		Y
Sidewalk Café	A	A	1	1		1		Y

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	LO: Limited Office District	GO: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Studio and Gallery	1	1	1	1		1		Y
Industrial, Manufacturing, and Warehousing Uses								
Battery Exchange Stations		1	1	1		1		
Electric Vehicle Charging Station	A	A	1	1		1	A	Y
Laboratories and Research and Development	1	1		1		1		
Manufacturing - Light, Assembly and Processing: Type A				1		1		Y
Storage, Self / Mini Warehouse			2	1		1		Y
Vehicle Towing				1		1		
Vehicle Refueling Station			1	1		1		Y
Vehicle Storage, Maintenance and Repair				1		1		Y
Warehouse				A				
Arts, Recreation and Entertainment Uses								
Adult Use, Adult Use Establishment, Adult use Business				1		1		Y
Club, Community Service and Fraternal	2	2	2	1		1	2	
Commercial Recreation, Indoor				1			1	Y
Commercial Recreation, Outdoor	A	A					1	Y
Shooting Range/Gun Club - indoor				1		1	1	Y
Golf Course and accessory structures							1	Y
Movie Theater/Cinema				1		1		
Movie Theater/Cinema, Drive-In				3		3		
Museum/Cultural Facility				1		1	1	
Performing Arts Venue				1		1		
Shooting Range/Gun Club – indoor				1		1	1	
Education, Public Administration, Health Care, and Industrial Uses								
Birthing Center		1		1				

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	LO: Limited Office District	GO: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Cemetery		2	2	2		2	2	Y
Cemetery, Accessory to a Place of Worship		2	2	2		2	2	Y
Day Care Center, adult		1	1	1				Y
Day Care Facility, child	1	1	1	1		1		Y
Funeral Home / Mortuary		1	1	1		1		
Government Building or Use		1		1		1		Y
Hospital				1				Y
Library				1		1		
Meeting Hall and other Community Assembly Facility				1		1		
Nursing Home				1				Y
Place of Worship		1	1	1		1		Y
Probation / Parole Correction Office				1		1		
School, Public, Pre-K thru 12 (Governmental)		1	1	1		1		Y
School, Private, Pre-K thru 12 (Nongovernmental)		1	1	1		1		Y
School, Post-Secondary		1	1	1		1		
School, All Others		1	1	1		1		
Transportation, Communication, and Information Uses								
Docks and Piers		A	A	A		A	A	Y
Commercial Marina				3		3	3	Y
Heliport and Helistops	3	3		3		3		Y
Mass Transit Center	1	1	1	1		1	1	Y
Navigation safety devices and structures		2	2	2		2	2	
Off-shore Tour Vessels and Water Transport				3		3	3	Y
Parking, Surface - Principal Use				1		1		
Parking Structure		1		1		1	1	Y
Wireless Communication Antennae (WCA)		A	A	A			A	Y

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	LO: Limited Office District	GO: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Wireless Communication Tower		1	1	1		1	1	Y
Utilities								
Solar Energy Systems	A	A	A	A		A	A	Y
Solid Waste Transfer Facility				3				Y
Utility Substation		3	3	3		3	3	Y
Water Recapture Systems	A	A	A	A		A	A	
Wind Energy Conservation System, Small Scale		1	1	1		1	1	Y
Agricultural Uses								
Community Gardens			1	1		1	1	Y
Urban Agriculture								Y
Other Uses								
Land Fills of More than 1,000 Cubic Yards		2	2	2			2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards		1	1	1			1	Y

Sec. 138-743. – LO, Limited Office District

The purpose of the LO, limited office district is to permit areas for the development of very low intensity office uses which may be compatible with neighboring land uses. This district may serve as a step-down in transition between a high intensity activity area (such as a major traffic corridor) and a low density neighborhood in areas where more intense uses may not be appropriate.

Sec. 138-743.1. - LO – Development Parameters

LO – Development Parameters Table										
					Min. Lot			Min. Setbacks (ft)		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	N/A	See Table 138-351	0.75	45	6,000 sf	60	80	10	15	

1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.

2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

Sec. 138-744. - GO, General Professional Office District

The purpose of the GO, general professional office district is to permit general professional office buildings of high character and attractive surroundings in areas where such uses are appropriate. It is intended that the GO district be located in areas where high intensity uses would not be appropriate, but where moderate intensity office buildings will not have an adverse impact on the adjoining neighborhood. This zone is not intended for use in areas which are predominantly single-family residential in character.

Sec. 138-744.1. GO - Development Parameters

GO – Development Parameters Table										
					Min. Lot			Min. Setbacks (ft)		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	N/A	See Table 138-351	0.75/ 0.90 ³	75/ 45 ⁴	6,000 sf	60	80	15	15	

1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.

2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

3. Storage/warehouse uses in the Future Land Use Map Classification CG - Commercial General.

4. Building height is limited to 45 feet if it is located within 50 feet of residentially zoned property.

Sec. 138-745. – C-1, Neighborhood Commercial District

The C-1, neighborhood commercial district provides areas for commercial development such as compact shopping areas located in the neighborhood which they serve. The location of such areas is intended to conveniently meet the immediate needs of the neighborhood where the types of services rendered and the commodities sold are those which are needed daily and purchased at frequent intervals.

Sec. 138-745.1. - C-1 – Development Parameters.

C-1 – Development Parameters Table										
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.30	See Table 138-351	0.80	45	6,000 sf	60	80	10	0 – 20 ³	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. None required for commercial uses or structures; except that, when the side or rear of a lot abuts a residential district, there shall be a side or rear yard provided of a minimum of 20 percent of the lot width or depth, respectively, but this section shall not require more than 20 feet.</p>										

Sec. 138-746. – C-2, General Retail Commercial and Limited Services District

The C-2, general retail commercial and limited services district provides an area for the retailing of certain commodities, the furnishing of several limited services and certain selected trade shops, with related commercial activities conveniently located in a community of several neighborhoods. It is intended that this district shall serve a considerably greater population than the C-1 district and offer certain specialized services in addition to all other retail sales outlets for consumer products.

Sec. 138-746.1. - C-2 – Development Parameters.

C-2 – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.50	See Table 138-351	0.90/ 0.75 ³	50	10,000 sf	80	100	10	0 – 20 ⁴	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures</p> <p>3. In the Future Land Use Map Classification R/O/R – Residential/Office/Retail</p> <p>4. None required for commercial uses or structures; except that, when the side or rear of a lot abuts a residential district, there shall be a side or rear yard provided of a minimum of 20 percent of the lot width or depth, respectively, but this section shall not require more than 20 feet.</p>										

Sec. 138-748. – CR, Commercial Recreation District

The CR, commercial recreation district supports recreational destinations within the County such as golf courses, sporting venues and other similar recreational sites. The district is also intended to support temporary accommodations for visitors and tourists of the area. The district supports complementary commercial services that are intended to serve daily and seasonal users of the primary recreational and temporary accommodation use.

Sec. 138-748.1. - CR, Commercial Recreation District – Development Parameters.

CR – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.35 ³	See Table 138-351	0.75	50	1 ac of upland / 2,500 sf ⁴	150/25 ⁴	200/na ⁴	15/5 ⁴		20/5 ⁴
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. Includes area covered by recreational vehicles.</p> <p>4. General site requirement/Travel trailer parks and campgrounds vehicle site requirement.</p> <p>5. See applicable specific use listed under each specific zoning district</p>										

Sec. 138-749. – CP, Commercial Corridor District

- (a) The CP, commercial parkway district shall include those areas indicated on the zoning atlas maps as CP, CP-1, and CP-2. Adoption of this chapter will not change this classification designation, but will make this division applicable to it. Those areas indicated as CP and CP-1 shall be designated as CP-1. Those areas designated as CP-2 shall remain designated as CP-2 until otherwise changed by law. This district is stratified into two integrally linked highway oriented segments, the characteristics of which vary only by the intensity of use allowed in each. These subclassifications are denoted as:
 - (1) CP-1: Includes those areas fronting on arterial highways where established land use planning criteria would indicate this district could be located.
 - (2) CP-2: Includes those areas located at arterial highway intersections, where established land use planning criteria indicate that more intense uses of land as permitted in this division are appropriate.
- (b) The purpose of establishing the CP, commercial parkway district is to allow for a variety of uses along the arterial roadways and to require that development occur in such a manner as to protect the interest, health, safety and welfare of the general public. Toward that end, the following statements of intent are applicable:
 - (1) Minimize development in the CP-1 classification to a level of intensity having lower traffic generation rates than normally found in a general business area.
 - (2) Allow development in the CP-2 classification to a level of intensity more equivalent to a general business category.

- (3) Minimize points of access which interrupt the smooth and safe flow of traffic, by encouraging the provision of service roads, common curb and median cuts, acceleration/deceleration lanes and/or interconnected parking facilities between properties under individual ownership.
- (4) Provide adequate structural setbacks.
- (5) Promote an aesthetic appearance to and from the roadway.

Sec. 138-749.1. – CP – Development Parameters.

CP – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
<i>CP-1 District</i>										
See Table 138-351	N/A	See Table 138-351	0.75	45	1 ac	150	200	20 ³		15
<i>CP-2 District</i>										
See Table 138-351	N/A	See Table 138-351	0.75	50	1 ac	150	200	20 ³		15
<ol style="list-style-type: none"> 1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan. 2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures. 3. The first 20 feet of the front setback, measured from the right-of-way, shall remain in permeable open space and may be used for planting, screening, fencing, etc., but in no case shall be used for parking or display of merchandise. 										

Sec. 138-750. – Office and Commercial Zoning Districts – Design Criteria

Office and Commercial districts are envisioned to develop to a pedestrian-friendly and transit supportive urban form. This ideal urban form orients buildings to nearby streets, provides designated pedestrian pathways, creates connections to adjacent uses/properties, provides shelter from environmental elements, and provides for an attractive built environment. In addition to the land use standards listed for individual districts, office and commercial districts shall be planned, phased, and developed consistent with the design criteria listed in the following subsections.

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or waive any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee.

Sec. 138-750.1 – Site Layout and Orientation

(a) Street, Drive Aisle, and Accessway Design

- (1) Internal streets, drive aisles, and accessways shall be designed as a connection to the surrounding roadway pattern. Specifically, adjacent roadways shall be connected to the development and integrated into the project transportation network, unless such connections would conflict with adjacent uses. Exemptions shall apply to situations where natural features (e.g. wetland) prevent such a connection.

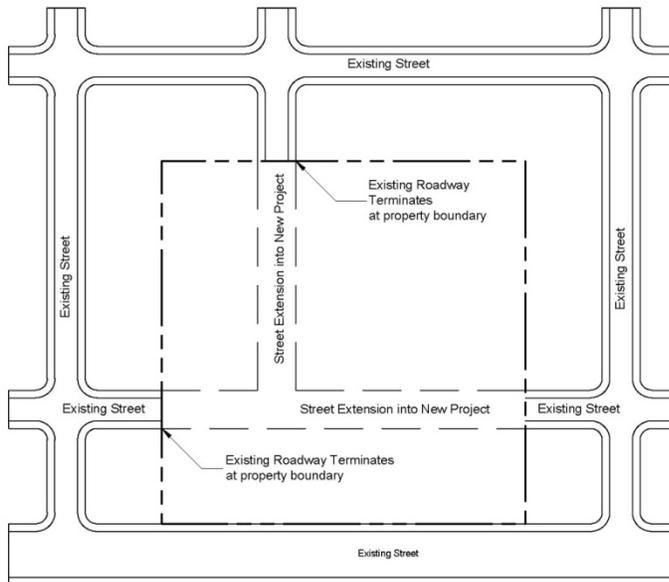


Figure 138-750.1.(a). – Site Layout – Street Extensions into New Projects/Developments

- (2) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.
 - (3) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation
- (1) Buildings shall be located adjacent to roadways/streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks. For sites fronting along multiple roadways/streets, building orientation should be emphasized on the primary street.
 - a. Between the building and primary roadway/street, only the following uses are permitted:
 1. Two parking rows and one drive aisle as provided in part (c)(1) of this section
 2. Low Impact Development (LID) stormwater systems
 3. Entryways/courtyards

4. Signs
 5. Landscaping
 6. Sidewalk/pedestrian walkways
 7. Transit stops
 8. Driveways
 9. Decorative elements/features
 10. Lighting
 11. Mail boxes/kiosks
- b. This standard does not apply to:
1. Buildings located internal (set back from the street) to the development when a separate building(s) is located along the primary roadway/street which independently meets the standard.
 2. Fuel service stations
- (2) First floor, street facing building façades shall be constructed with architectural details including, but not limited to, fenestration, display windows, natural finishes and/or other architectural features intended to break-up large expansive façades.
 - (3) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design, entrances/entryways, and pedestrian access.
 - (4) All service areas and loading docks shall be located behind the front facade line of the principal structure they are intended to serve and shall be screened from adjacent roadways and uses. This standard is not intended to be applied to vehicle service station garages.
 - (5) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.
 - (6) Drive-through service windows shall not be oriented to an adjacent street unless the site abuts multiple public or private streets, in which case the drive-through pick up service window may be oriented to one of those streets. Drive-through order speakers must be directed away from adjacent residential uses.

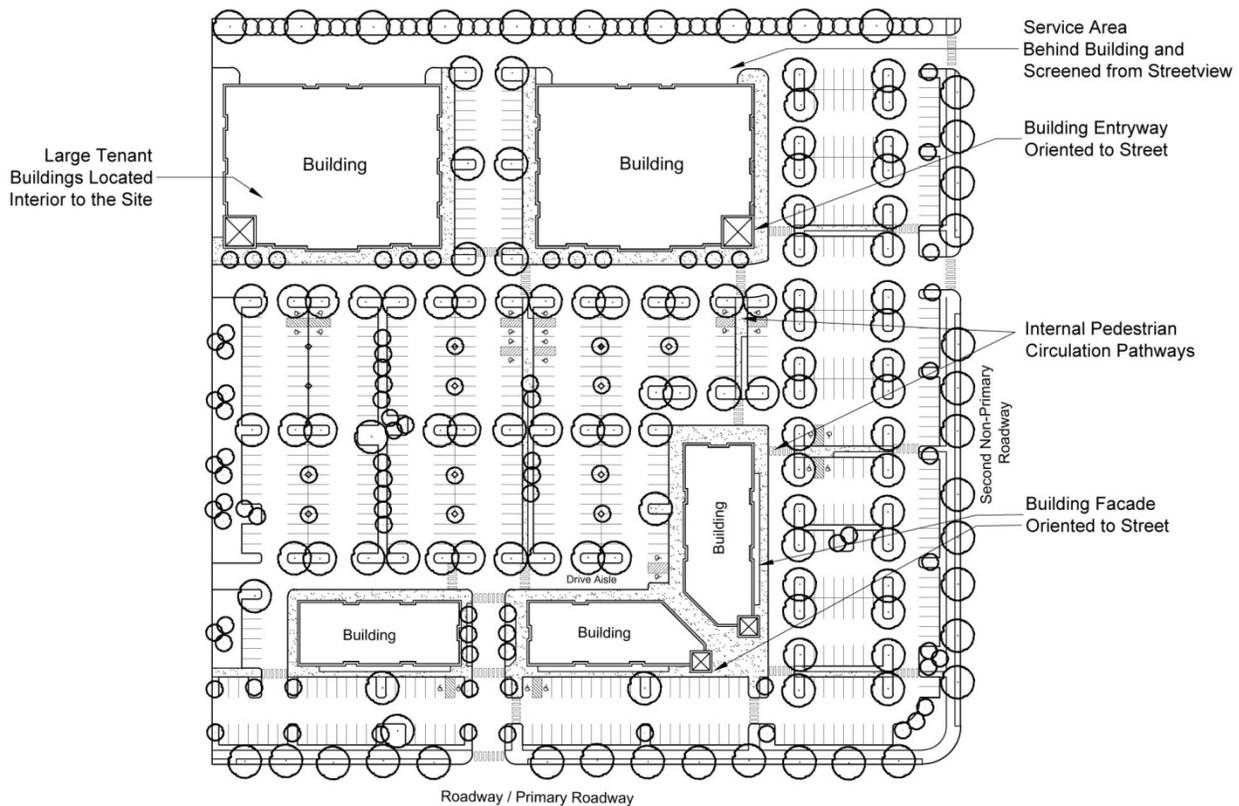


Figure 138-750.1.(b). – Site Layout - Building Orientation Standards

(c) Parking Lots and Parking Structures

- (1) Parking areas between a building façade and the primary roadway should be minimized, and shall be limited to two parking rows and one drive aisle in such locations. This criterion is satisfied if a minimum of 30 percent of roadway frontage is occupied by a building or buildings.
 - a. For lots located adjacent to two or more roadways, this standard shall only apply to the adjacent primary roadway.
 - b. The *primary* roadway shall be defined as that road which has a higher Functional Classification as determined by the Pinellas County Comprehensive Plan, has a greater number of Average Annual Daily Trips (AADT) or, if such information is unavailable, as determined by the Zoning Administrator.
- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by Code. No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.
- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist.

- (4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.
- (5) Parking structures should be internal to the site and shall include architectural features/design elements and a façade treatment compatible with the principal structure; or shall be screened with ornamental grillwork, artwork, vertical/façade landscaping, or similar architectural features. Parking structures located along a primary roadway should include ground-floor commercial or employment along a minimum of 50 percent of the roadway frontage.

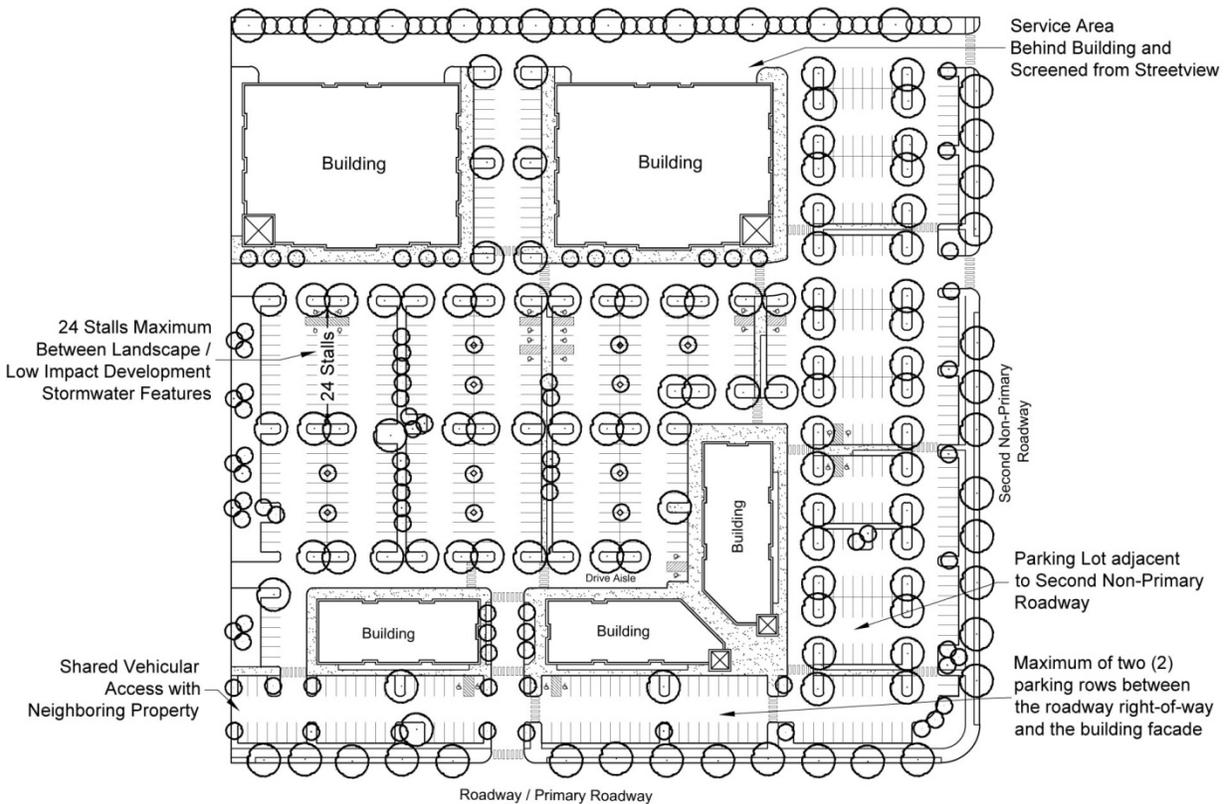


Figure 138-750.1.(c).1 – Site Layout - Parking Standards

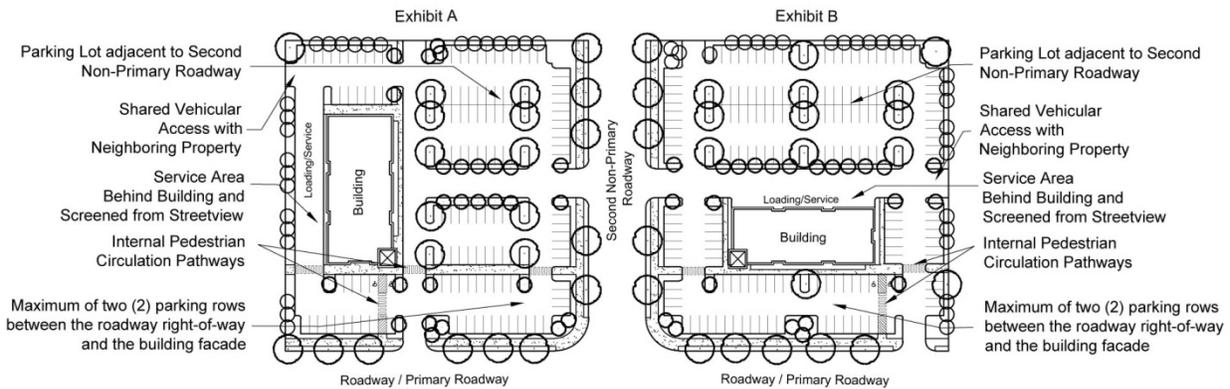


Figure 138-750.1.(c).2 – Site Layout - Parking Standards – Smaller Sites

(d) Pedestrian Connections/Circulation

- (1) Where multiple store fronts or multiple buildings exist within the same development, each tenant space shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
- (2) An internal pedestrian system shall provide a connection to abutting properties where willing adjacent property owners exist.
 - a. An internal pedestrian connection is not required to abutting single-family residential lots.
 - b. Internal pedestrian connections to adjacent properties are not required at locations that:
 1. Are separated by significant natural features such as wetlands, streams and topography AND/OR
 2. Are separated by significant man-made features such as canals, stormwater ponds, rail lines, storage yards, and the like.
- (3) All buildings that face a primary roadway/street shall contain an entryway that is oriented to said roadway. The entryway shall include decorative door surrounds, and a porch, portico, arcade or stoop. This does not preclude supplemental entrances not facing a roadway.
- (4) At least one designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be a minimum of five feet in pavement width. The pedestrian pathway shall provide a direct connection between building entrances and all adjacent streets.
- (5) Shopping centers shall provide a pedestrian pathway/sidewalk along the full length of the primary center façade. This pedestrian pathway/sidewalk shall average 10 feet in width.
- (6) Structures and landscaping shall be constructed/planted around parking pedestrian use areas to provide shade and reduce heat island effects.

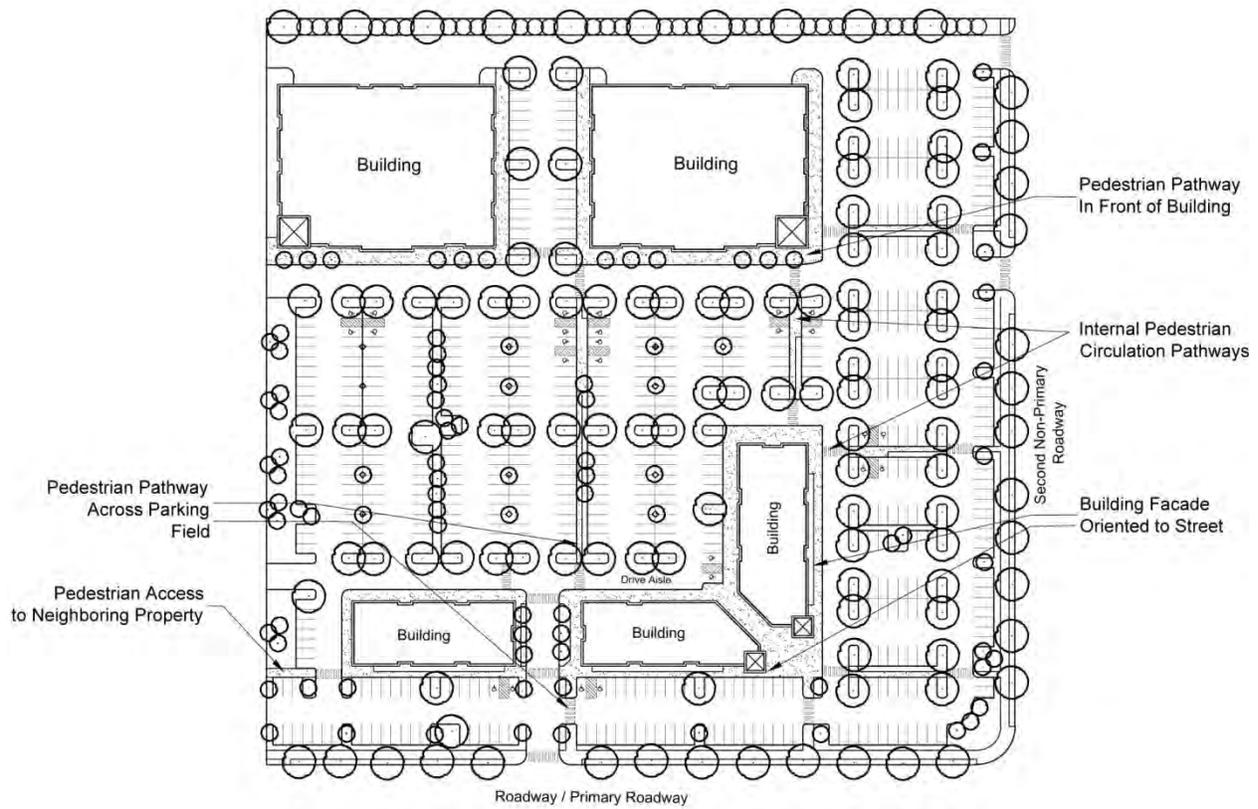


Figure 138-750.1.(d). – Site Layout - Pedestrian Standards

Sec. 138-750.2 – Building Design Standards

(a) Building Style

- (1) Renovations, additions and accessory structures shall be designed to be compatible with the architectural style of the structure in which they are a part, which will be determined by reviewing building materials, finishes and other significant features.
- (2) Multi-building developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.

(b) Building Form

- (1) Buildings should create a width to height ratio of no more than 3:1. Buildings that exceed the width to height ratio of 3:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 3:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.
- (2) To promote economic development and flexibility for future tenant re-use, the first floor of each multi-story building should not be less than 12 feet in height measured from the finished first floor surface to the bottom of the second floor. (will provide a graphic)

- (3) To provide protection from the weather, multi-tenant buildings shall have shelter/shade elements over and between public entrances. The required shelter/shade elements, inclusive of vertical supports, are intended to protect people from natural elements including sun, wind, and rain, and shall be permitted to encroach into required setbacks. (will provide a graphic)

(c) Building Façade

Façade standards ensure that ground-level storefronts offer attractive features to the pedestrian. They also mitigate blank walls and ensure that all sides of a building have visual interest.

- (1) Building structures that are situated on corner lots or through lots, or which by the nature of the site layout are otherwise clearly visible from rights-of-way, shall be designed with architectural treatments on each building side that is visible from rights-of-way, primary accessways, and internal roadways. Architectural treatment shall include roof design, wall materials, architectural trim, and doors and windows. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout.
- (2) There shall be no blank façades. All façades shall include fenestration or other architectural features. No façade on any floor shall have a blank area wider than 24 feet or higher than the height between two floors. (will provide a graphic)
- (3) At least 25 percent of linear ground level, street facing façades shall be transparent, meaning glass or other transparent or translucent materials.

DIVISION 3. – INDUSTRIAL ZONING DISTRICTS

Sec. 138-760. – M-1, M-2, WD, and IPD - Definition, purpose and intent of district.

The industrial districts implement the industrial, manufacturing, and employment policies of the Pinellas County Comprehensive Plan. Each zone is established to achieve a specific industrial, manufacturing and employment characteristic and land use intensity. Some zones are intended to support industrial and employment at a smaller, community-oriented scale, while others support large and regionally significant employment centers. All industrial zoning districts are intended to accommodate industrial and manufacturing operations that contribute to the County's economic vitality while protecting surrounding uses through sound site design, buffering, and compatibility standards.

- (a) **M-1, Light Manufacturing and Industry and M-2, Heavy Manufacturing and Industry Districts** - The purpose of the M-1 and M-2 district is to provide areas within the County that allow and support industrial and manufacturing land uses and activities. The M-1 district is intended for lower intensity industrial and manufacturing activities by limiting uses, limiting intensities, and imposing certain site design standards to ensure compatibility with nearby residential and commercial districts. The M-2 district is intended for intensive industrial and manufacturing activities by allowing a wider variety of uses, increased intensities, and limited site design standards to recognize and accommodate more intense operations that contribute to the economic vitality of the region.
- (b) **WD, Warehouse District** - The purpose of the WD district is to provide areas within the County that allow and support warehousing, service offices, large/bulky item sales, and other intensive commercial uses.

- (c) **IPD, Industrial Planned Development District** – The purpose of the IPD district is to allow employment areas to be master planned as highly specialized and technological industries, industrial support facilities, research and experimental institutions, administrative facilities and commercial uses, all of which are within a planned industrial park. The IPD is planned at the developer’s option with a land use mix that is unique to the site and is implemented through a master site plan. The IPD district is a land planning option that may be used as an alternative to other industrial zones.

Sec. 138-761. – M-1, M-2, WD, and IPD – Table of Uses

Land uses within the office and commercial districts shall be permitted as defined in *Table 138-761 – Table of Uses for the M-1, M-2-, WD, and IPD districts*. The review procedures are further defined in Article II of the Zoning Code.

- (a) An “A” in Table 138-761 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A “1” in Table 138-761 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A “2” in Table 138-761 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A “3” in Table 138-761 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-761 denotes that the specific use is not allowed in the zone.
- (f) A “Y” in the Supplemental Uses Standards column of Table 138-761 indicates that there are specific land development or operational requirements that must be provided for the specific use.
- (g) A use that is not listed on Table 138-761 is not permitted in any industrial district, except as provided for in Section 138.____, Administrative Provisions.

Table 138-761 – Table of Uses for the M-1, M-2, WD, and IPD Districts

USE	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
Residential Uses					
Accessory Dwelling Unit, Owner/Manager	A	A	A		Y
Affordable Housing Development (AHD)			1		Y
Dwelling, Live/Work				2	Y
Dwelling, Multifamily and their customary accessory uses				2	Y
Dwelling, Three-family and their customary accessory uses				2	Y
Marina			1		
Storage, accessory				2	Y
Accommodations					
Hotel	3			2	Y
Motel	3			2	Y
Commercial and Office Uses					
Alcohol - Wholesale Storage and Distribution	1	1	1		
Bank				2	
Car Wash and Detailing				2	Y
Catering Service / Food Service Contractor			1	2	
Convenience Store with or without Fuel Pumps				2	Y
Health Club/Fitness Center	2		1 or 2	1	Y
Kennel/Pet Care Indoor	2	2		2	Y
Kennel/Pet Care Outdoor	2	2		2	Y
Motor Vehicle Service and Repair	1		1	3	Y
Nursery / Greenhouse, Retail				3	
Office, General	1	1	1	2	
Office, Medical or Dental				2	

Table 138-761 – Table of Uses for the M-1, M-2, WD, and IPD Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Office, Temporary Labor (Day Labor)	3				
Office, Veterinary				2	Y
Outdoor Sales, Outdoor Oriented Goods			1		Y
Outdoor Sales, Garden Oriented			1		Y
Pharmacy				3	
Restaurant	2			3	
Restaurant: Accessory Outdoor Area				3	Y
Retail Sales and Service	A	A		3	
Service and Repair			1	3	
Service, Fleet-Based	1	1	1	3	
Service, Office				3	Y
Service, Personal	1	1	1	2	Y
Sidewalk Café				2	Y
Studio and Gallery				3	Y
Industrial, Manufacturing, and Warehousing Uses					
Battery Exchange Stations	1	1	1	3	
Concrete Mixing Facilities/Asphalt		1		3	
Contractors Yard and Building	1	1	1	3	Y
Electric Vehicle Charging Station	1	1	1	1	Y
Fat, Oil and Grease Facility	3	3	3		Y
Laboratories and Research and Development	1	1	1	1	
Manufacturing - Light, Assembly and Processing: Type A	1	1	3	1	
Manufacturing - Light, Assembly and Processing: Type B	1	1	1	2	
Manufacturing - Heavy		1		3	
Outdoor Storage, Accessory Industrial	A	A	A	A	

Table 138-761 – Table of Uses for the M-1, M-2, WD, and IPD Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Outdoor Storage, Principal Use	1	1	1	3	Y
Publishing and Printing	1	1	1	2	
Recycling Center	1	1		2	Y
Salvage Yard		3			Y
Storage, Self / Mini Warehouse	1	1	1	3	Y
Freight Trucking	1	1			
Vehicle Towing	1	1	1		
Vehicle Refueling Station	1	1	1		Y
Vehicle Storage, Maintenance and Repair	1	1	1	3	Y
Transfer Station	3	1	3		Y
Warehouse	1	1	1	1	
Wholesale Establishment	1	1	1	3	
Arts, Recreation, and Entertainment Uses					
Club, Community Service and Fraternal	2	2	2	2	
Commercial Recreation, Indoor			2	2	Y
Commercial Recreation, Outdoor	A	A	2	2	Y
Facility Based Recreation				2	Y
Shooting Range/Gun Club - indoor	2	2	2	2	Y
Golf Course and accessory structures				2	Y
Movie Theater/Cinema				2	
Museum/Cultural Facility				2	
Natural Resources and Wildlife Management Uses				1	
Public or private parks, playgrounds and recreation areas	2	2	2	2	
Performing Arts Venue				3	

Table 138-761 – Table of Uses for the M-1, M-2, WD, and IPD Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Recreation Use, Accessory to Residential Use				1	
Resource Based Recreation				1	Y
Shooting Range/Gun Club – indoor	2	2	2	2	Y
Education, Public Administration, Health Care, and Industrial Uses					
Cemetery	2	2	2	3	Y
Cemetery, Accessory to a Place of Worship	2	2	2	3	Y
Congregate care facility				3	
Correctional Facilities				3	
Crematorium	1	1		3	Y
Day Care Center, adult				3	Y
Day Care Facility, child				2	Y
Environmental Education Facilities				1	
Funeral Home / Mortuary				3	
Government Building or Use	1	1		2	Y
Hospital				2	Y
Library				2	
Meeting Hall and other Community Assembly Facility				2	
Nursing Home				3	Y
Place of Worship				2	Y
School, Public, Pre-K thru 12 (Governmental)				2	Y
School, Private, Pre-K thru 12 (Nongovernmental)				2	Y
School, Post-Secondary				2	
School, All Others				2	
Social Service Agencies				2	Y

Table 138-761 – Table of Uses for the M-1, M-2, WD, and IPD Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Transportation, Communication, and Information Uses					
Airports and Air Transportation	3	3	3	3	
Docks and Piers	A	A	A	A	Y
Commercial Marina	1	1	1	1	Y
Heliport and Helistops	3	3	3	3	Y
Mass Transit Center	1	1	1	2	Y
Navigation safety devices and structures	2	2	2	2	
Off-shore Tour Vessels and Water Transport	3	3	3	3	Y
Parking, Surface - Accessory				1	Y
Parking, Surface - Principal Use			1	2	
Parking Structure	1	1	1	1	Y
Transmitting stations, remote radio and television, not including broadcast studios or office				2	
Wireless Communication Antennae (WCA)	A	A	A	A	Y
Wireless Communication Tower	1	1	1	1	Y
Utilities					
Biohazardous or Hazardous Waste Storage and Treatment	3	3	3	3	Y
Solar Energy Systems	A	A	A	A	Y
Solar Generation Station	1	1		2	Y
Solid Waste Disposal Facility	3	3	3	3	Y
Utility Plant and Storage (fossil fuel)	3	3	3	3	Y
Utility Substation	1	1	3	3	Y
Water and Wastewater Utility Infrastructure				3	Y
Water Recapture Systems	A	A	A	A	
Wind Energy Conservation System, Medium Scale	1	1	1	2	Y

Table 138-761 – Table of Uses for the M-1, M-2, WD, and IPD Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Wind Energy Conservation System, Small Scale	1	1	1	1	Y
Agricultural Uses					
Agricultural Activities, Commercial Use				3	Y
Community Gardens				2	Y
Nursery / Greenhouse, Wholesale			1	3	
Urban Agriculture					Y
Other Uses					
Excavation Pits and Quarries, in excess of 1,000 cubic yards	2	2		2	Y
Land Fills of More than 1,000 Cubic Yards (Need to re-visit)	2	2	2	2	Y
Land Fills or Excavations of Less than 1,000 Cubic	1	1	1	1	Y

Sec. 138-762. – M-1, Light Manufacturing and Industry District

The M-1, light manufacturing and industry district will provide areas for light manufacturing, industry, industrial support facilities, and certain public service functions. It is intended that this district will provide low intensity general industrial development which will have minimal impact on the surrounding areas.

Sec. 138-762.1. – M-1, Light Manufacturing and Industry District – Development Parameters.

M-1 – Development Parameters Table										
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.50	See Table 138-351	0.85	75/35 ³ 45 ³	12,000 sf	80-ft	100-ft	25-ft	10-ft	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. Building height is limited to 45 feet if it is located within 50 feet of residentially zoned property. Height limit 50 feet or farther from residentially zoned property. Height limit within 50 feet of residentially zoned property.</p>										

Sec. 138-763. – M-2, Heavy Manufacturing and Industry District

The M-2, heavy manufacturing and industry district is intended to permit general manufacturing and industry. It is further intended that this district will be less restrictive than the M-1 district so as to provide a wider variety of industrial uses.

Sec. 138-763.1. – M-2, Heavy Manufacturing and Industry District – Development Parameters.

M-2 – Development Parameters Table										
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.50	See Table 138-351	0.95	100/35 ³ 45 ³	25,000 sf	100-ft	200-ft	25-ft	20-ft	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. Building height is limited to 45 feet if it is located within 50 feet of residentially zoned property. Height limit 50 feet or farther from residentially zoned property. Height limit within 50 feet of residentially zoned property.</p>										

Sec. 138-764. – WD - Warehouse District

The WD, warehouse district will provide areas for general services, wholesale distribution, storage and light fabrication. These areas should be conveniently located to arterial highways and transportation facilities. This district is intended as a distribution center for products sold, serviced, stored and warehoused for retail or wholesale sales to a consumer, jobber, sales outlet or wholesaler. Such districts shall be located in the community as to minimize the flow of heavy trucking routes through residential areas. These areas may also provide support services to adjacent or nearby industrial areas.

Sec. 138-764.1. - WD – Development Parameters.

WD – Development Parameters Table										
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft)	Area	Min. Lot		Min. Setbacks		
						Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	N/A	See Table 138-351	0.85	75/ 35 ⁴⁵	12,000 sf	80	100	25-ft	10-ft	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. Building height is limited to 45 feet if it is located within 50 feet of residentially zoned property. Height limit 50 feet or farther from residentially zoned property. Height limit within 50 feet of residentially zoned property.</p>										

Sec. 138-765. – IPD, Industrial Planned Development District

The IPD, industrial planned development district will provide areas exclusively for and conducive to the development of highly specialized and technological industries, industrial support facilities, research and experimental institutions, administrative facilities and commercial uses, all of which are within a planned industrial park. It is intended that these parks be created to produce a campus-like setting; to be aesthetically pleasing and not obnoxious or offensive to the surrounding area. These should also provide maximum protection for the specialized uses against odor, fumes, smoke, gas, dust, noise, vibration, and similar objectionable hazards. It is further intended that this district be located in keeping with established planning and zoning practices so as to be readily accessible to major transportation facilities and other municipal services and to provide compatibility between the uses both internal and external to the site. The IPD is intended to create a sustainable employment center that is master planned to incorporate complementary land uses and provide a high quality pedestrian environment.

Sec. 138-765.1. – IPD, Industrial Planned Development District – Development Parameters.

IPD – Development Parameters Table										
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Building Height (ft) ³	Min. Lot ³			Min. Setbacks ³		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.60	See Table 138-351	0.85	100/45 ³	15,000 sf	100-ft	200-ft	10-ft	10-ft	

1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.

2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

3. ~~Building height is limited to 45 feet if it is located within 50 feet of residentially zoned property. Dimensional standards may be modified if a part of a previously approved master plan and/as adjusted by the Board of County Commissioners.~~

Sec. 138-765.2. – IPD, Industrial Planned Development District – Design Criteria

IPD Districts shall be planned, phased, and developed consistent with the design criteria listed in the following subsections.

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or eliminate any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee, ~~whose decisions may be appealed to the Local Planning Agency.~~

(a) Street, Drive Aisle, and Accessway Design

- (1) Internal streets, drive aisles, and accessways shall be designed as a connection to the surrounding roadway pattern. Specifically, adjacent roadways shall be connected to the development and integrated into the project transportation network, unless such connections would conflict with adjacent uses. Exemptions shall apply to situations where natural features (e.g. wetland) prevent such a connection.

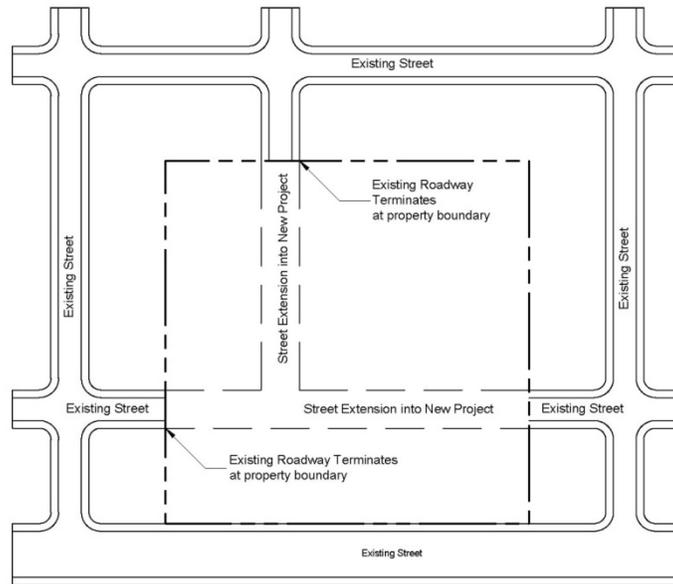


Figure 138-765.2.(a). – Site Layout – Street Extensions into New Projects/Developments

- (2) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation
 - (1) Buildings shall be located adjacent to roadways/streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks. For sites fronting along multiple roadways/streets, building orientation should be emphasized on the primary street.
 - a. Between the building and primary roadway/street, only the following uses are permitted:
 1. Two parking rows and one drive aisle as provided in part (c)(1) of this section
 2. Low Impact Development (LID) stormwater systems
 3. Entryways/courtyards
 4. Signs
 5. Landscaping
 6. Sidewalk/pedestrian walkways
 7. Transit stops
 8. Driveways
 9. Decorative elements/features
 10. Lighting
 11. Mail boxes/kiosks
 - b. This standard does not apply to:

1. Buildings located internal (set back from the street) to the development when a separate building(s) is located along the primary roadway/street which independently meets the standard.

2. Fuel service stations

~~Buildings shall be oriented toward an adjacent roadway or public open space area. Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.~~

~~a. Buildings of more than 30,000 square feet may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.~~

~~b. Fuel service stations are exempt for this building orientation standard.~~

(2) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design, entrances/entryways, and pedestrian access.

(3) All service areas and loading docks shall be located behind the front facade line of the principle structure they are intended to serve and shall be screened from adjacent roadways and uses. This standard is not intended to be applied to vehicle service station garages.

(4) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.

~~(5) Portions of a building structure located within 25 feet of the lot line of any parcel zoned, utilized, or approved for single family dwellings shall be limited to 45 feet in height.~~

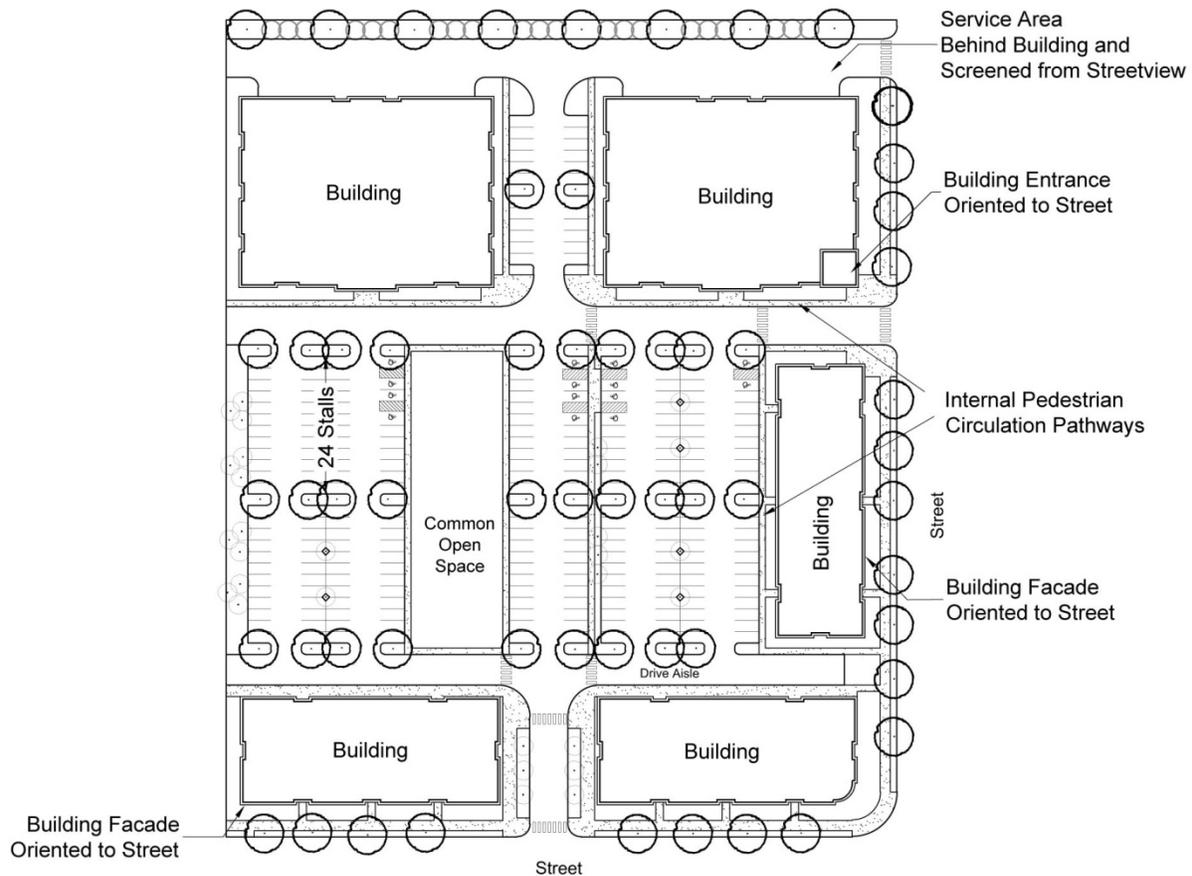


Figure 138-765.2.(b). – Site Layout – Building Orientation

(c) Parking Lots and Parking Structures

- (1) ~~Parking features shall be designed in accordance with the following criteria to reduce the parking area's focus from the primary street corridor and assist in establishing a more urban form of design. Parking areas between a building façade and the primary roadway should be minimized, and shall be limited to two parking rows and one drive aisle in such locations. This criterion is satisfied if a minimum of 30 percent of roadway frontage is occupied by a building or buildings.~~
- a. ~~Parking areas should generally be located behind a front building façade.~~
 - b. ~~Parking areas should be minimized from the area located between a building façade and an adjacent road.~~
 1. ~~Parking shall be limited to two parking rows and one drive aisle for lot areas located between any building façade and a roadway.~~
- a. For lots located adjacent to two or more roadways, this standard shall only apply to the adjacent primary roadway.
 - b. The *primary* roadway shall be defined as that road which has a higher Functional Classification as determined by the Pinellas County Comprehensive Plan, has a greater number of Average Annual Daily Trips (AADT) or, if such information is unavailable, as determined by the Zoning Administrator.

- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by Code. No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.
- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist.
- ~~(4) Large parking lots should incorporate a direct pedestrian pathway connection between building entrances and all adjacent streets.~~
- ~~(4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.~~
- (5) ~~Parking structures shall be designed as follows:~~
 - ~~a. Parking structures should be internal to the site and ~~to shall~~ include architectural features/design elements and a façade treatment compatible with related to the principal structure; or shall be screened with ornamental grillwork, artwork, vertical/façade landscaping, or similar architectural features. Parking structures located along a primary roadway shall include ground-floor commercial or employment along a minimum of 50 percent of the roadway frontage.~~
 - ~~b. Parking structures should not be located between the primary front building façade and a primary roadway.~~
 - ~~c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style, or screened with ornamental grillwork, artwork or similar architectural features. Parking structures located along a primary roadway shall include ground floor commercial or employment along a minimum of 50 percent of the roadway frontage.~~

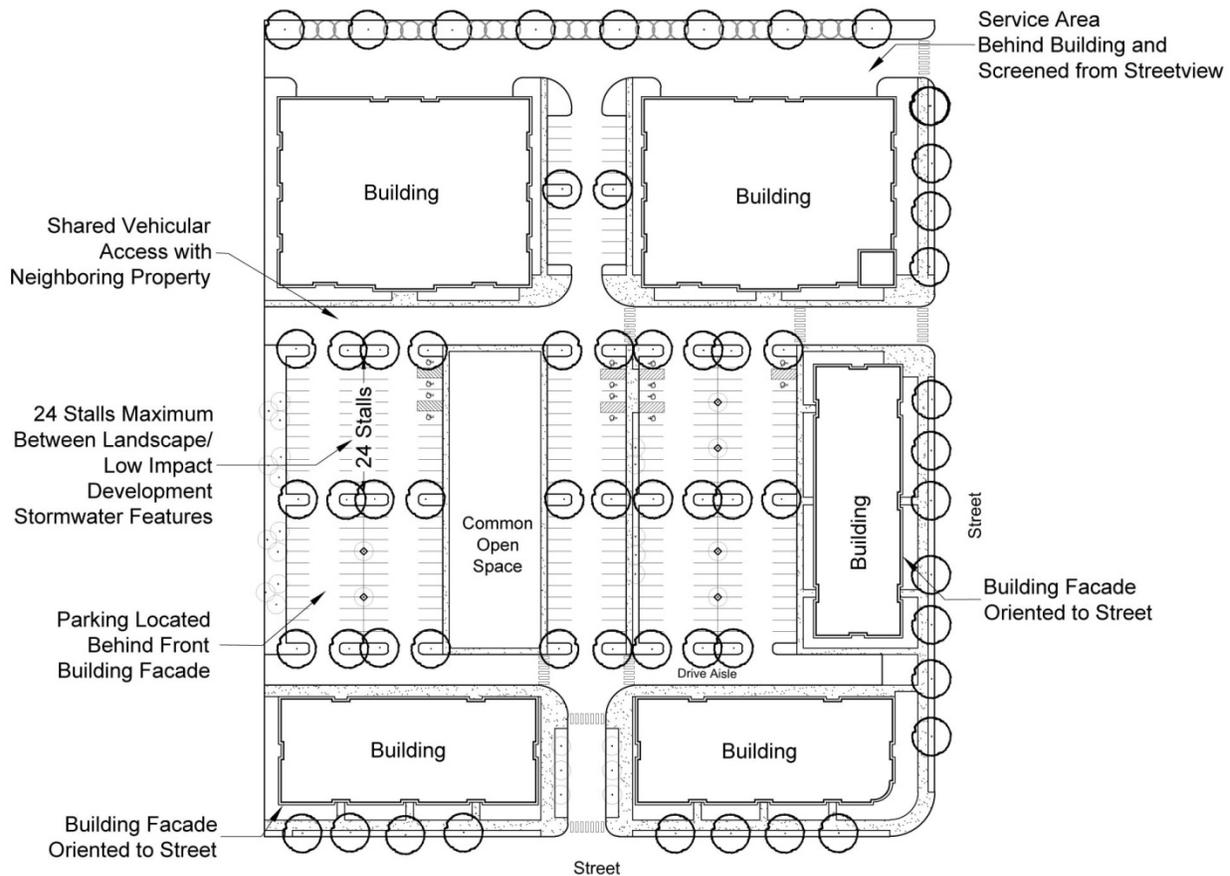


Figure 138-765.2.(C). – Site Layout – Parking Standards

(d) Pedestrian Connections/Circulation

- (1) Where multiple buildings exist within the same development, each tenant space shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
- (2) An internal pedestrian system shall provide a connection to abutting properties where willing adjacent property owners exist.
 - a. An internal pedestrian connection is not required to abutting single-family residential lots.
 - b. Internal pedestrian connections to adjacent properties are not required at locations that:
 1. Are separated by significant natural features such as wetlands, streams and topography AND/OR
 2. Are separated by significant man-made features such as canals, stormwater ponds, rail lines, storage yards, mines, and the like.
- (3) All buildings that face a primary roadway/street shall contain an entryway that is oriented to said roadway. The entryway shall include decorative door surrounds,

and a porch, portico, arcade or stoop. This does not preclude supplemental entrances not facing a roadway.

- (4) At least one designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be a minimum of five feet in pavement width. The pedestrian pathway shall provide a direct connection between building entrances and all adjacent streets.
- (54) Structures and/or landscaping shall be constructed/planted around pedestrian use areas to provide shade and reduce heat island effects.

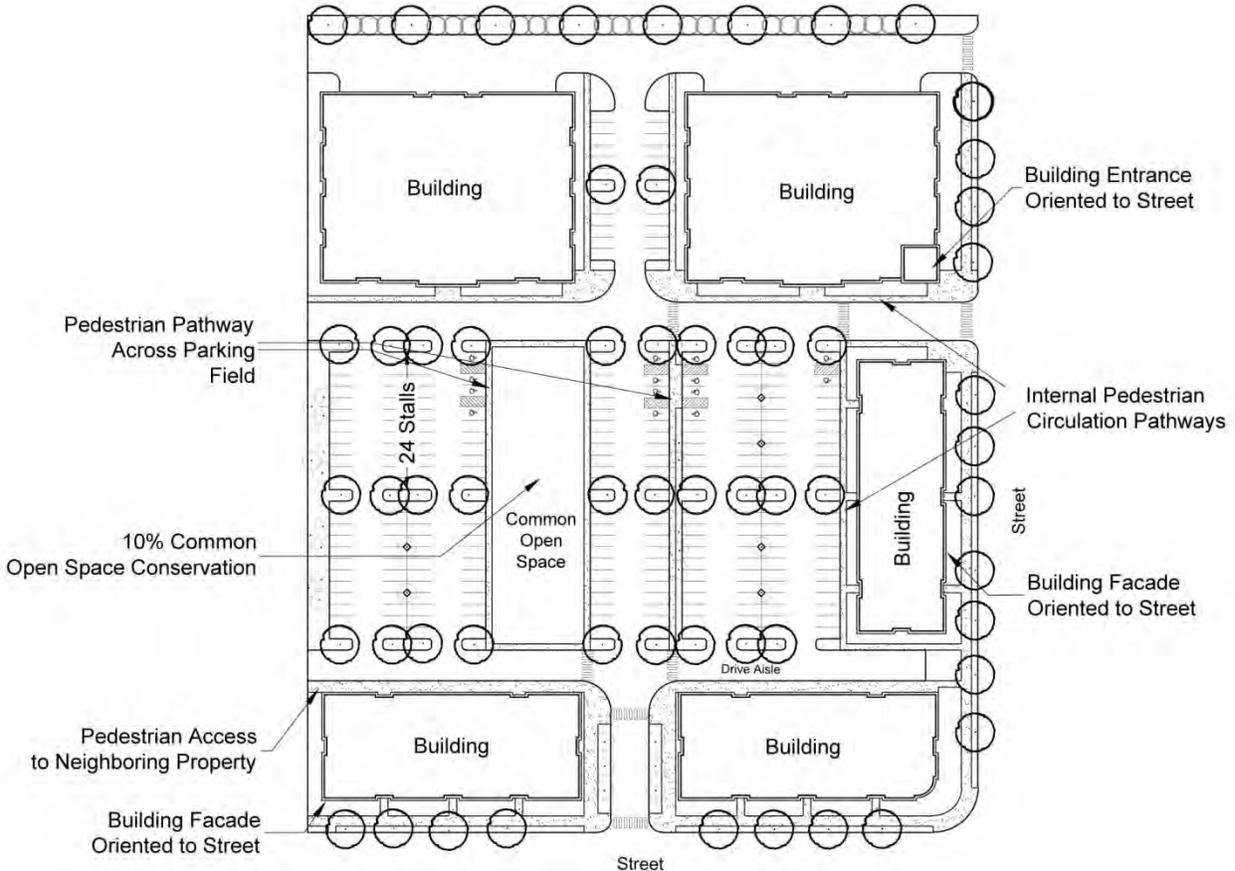


Figure 138-765.2.(d). – Site Layout – Pedestrian Standards

(e) Building Style

- (1) ~~Renovations, additions and accessory structures shall be designed to complement be compatible with the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style~~structure in which they are a part, which will be determined by reviewing building materials, finishes and other significant features.
- (2) ~~Individual commercial centers, multi family housing, and office~~Multi-building developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.

- ~~(3) All accessory structures including, but not limited to, drive throughs, canopies, storage buildings, and solid waste enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.~~

Sec. 138-765.3. – IPD, Industrial Planned Development – Common Open Space

All developments shall provide 10 percent of the ~~developable total~~ land area as ~~public/semi-public~~ common open space. Required common open space shall be ~~satisfied as part of the master plan for the development and developed~~ provided according to the following:

- (a) The required common open space area shall be planned within 15 feet of finished grade.
- (b) Required common open space shall be accessible, at a minimum to all buildings and properties within the development. This standard does not apply to areas retained for natural resource protection.
- (c) Except for Low Impact Development (LID) stormwater management systems, stormwater management may not be counted towards satisfying the common open space requirement. However, up to 100 percent of the common open space requirement may be satisfied by stormwater management systems that utilize LID stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems, and rain gardens.
- (d) Required open space shall be usable for facility-based or resource-based recreation or retained for natural resource protection.
- (e) Additional open space, parks, and recreational uses are permitted ~~in addition to~~ beyond the minimum requirements of this section.

Sec. 138-765.43. – IPD, Industrial Planned Development – Development Master Plan

The IPD District shall be planned, phased, and developed as part of a Development Master Plan that is created and approved for each Industrial Planned Development district or portion thereof. Each Development Master Plan shall be subject to the following standards. This section shall not apply to areas which are zoned Industrial Planned Development District as of the date of adoption of this code.

- (a) ~~A site specific~~ Development Master Plan shall be created and approved for each Industrial Planned Development District or portion thereof ~~application of the Industrial Planned Development District.~~
 - (1) The Development Master Plan shall be created by the land owner, ~~developer, authorized agent, and/or contract purchaser~~ (or authorized agent) of the property. The County may initiate and approve a Development Master Plan with the owner's approval.
 - (2) Multiple Development Master Plans may be approved for distinctive developments within the overall district and specifically reserved for situations of separate ownerships and developer or development entities.
 - (3) A Development Master Plan shall be created and approved prior to any ~~site~~ development or ~~significant~~ redevelopment. All new development shall be consistent with an approved Development Master Plan.
 - (4) Review and approval of a new Development Master Plan shall be by the Development Review Committee.

a. —

- ~~b. Existing buildings, uses, and parking areas that were present before the IPD district was assigned to the land may be expanded up to 20 percent when:~~
- ~~1. There is no Development Master Plan approved on the site OR~~
 - ~~2. There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.~~
 - ~~3. The total of past expansions to the buildings, uses, and/or parking areas do not exceed 20 percent of their original size since the IPD district was assigned to the land.~~
- (b) A Development Master Plan ~~is required as part of an Industrial Planned Development District zoning amendment application and~~ shall be designed as a series of framework plans that, collectively, create a complete future development plan. The Development Master Plan shall include the following framework plans:
- (1) Transportation Framework – The Development Master Plan shall depict all access points, internal roadways, surrounding roadways, transit stops (if available), bicycle facilities, and pedestrian facilities.
 - (2) Land Use Framework – The Development Master Plan shall show the future land use designations assigned to all areas of the development and indicate use, acreage, height of buildings, and square footage of floor area. ~~The future land use designations shall correspond with a table of specific land uses that are proposed and ultimately permitted with each designation. The plan shall list the proposed land use intensity/density for each land use designation.~~
 - (3) Open Space Framework – The Development Master Plan shall depict the open space network within the community. The individual open space areas shall correspond with a table that identifies the planned uses and recreation programming unique to each tract.
 - (4) Utilities Framework – The Development Master Plan shall depict planned potable water and sanitary sewer connections, as well as the proposed stormwater management system that will serve the overall development. ~~See Section ___ for any special requirements.~~
 - (5) Phasing Framework – The Development Master Plan shall illustrate a phasing plan for development and/or redevelopment. The phasing plan shall include the applicable sequencing of utilities, transportation, and land uses.
 - (6) Theming Framework – The Development Master Plan shall include a theming plan that identifies the intended design and style of the building architecture. The Theming Framework contents may be general in nature but should include images, illustrations, and/or details.
 - (7) Sustainability Framework – The Development Master Plan shall depict and identify all sustainability efforts included as part of the overall project. These efforts ~~shall~~ may include, but not be limited to, reduced vehicle travel initiative, proximity to transit, connections to or addition of multimodal travel options, ~~and~~ park and open space, use of Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.
- (c) ~~(f) Existing Development Master Plans~~
- (1) ~~All previously approved Development Master Plans or equivalent thereof shall remain in effect. Development may occur consistent with all approved master plans. Any modifications to existing Pplans, which includes adding or removing~~

property from a Development Master Plan, shall be consistent with subject to the standards of this section. A land owner (or authorized agent) may only modify portions of the Development Master Plan that are under their ownership. The Development Review Committee shall review and approve modifications to Development Master Plans

(d) The transfer of development rights is permitted as set forth in division 9 of this chapter.

(e) Nothing in this section affects the provisions of section 138-1276 regarding deed restrictions, covenants, easements, and other regulations.

(g) Approval of a Development Master Plan is subject to Board of County Commissioner review, and any conditions applied by the Board. A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.

(d) A purpose of a Development Master Plan is to allow flexibility in dimensional standards and permit an applicant to request standards unique to the proposed development. Approval of the Development Master Plan is subject to final action by the Local Planning Agency (LPA) if the LPA deems it substantively compliant with the concept plan approved by the Board of County Commissioners at the time of rezoning.

(e) The County's concurrency standards shall apply and be tied to the project phasing plan. Modifications to an Existing Development Master Plan.

The Zoning Administrator is authorized to review the administrative modifications specifically listed in Subsection (1) below, as long as they are in harmony with the originally approved Development Master Plan. The Zoning Administrator shall not have the power to approve changes that constitute a minor or a major modification of the approval. A minor modification shall be. A major modification shall be considered by the Local Planning Agency.

Administrative Modification: The Zoning Administrator is authorized to approve the following modifications to an approved Development Master Plan. Appeals of decisions made by the Zoning Administrator regarding administrative modifications shall be heard by the Development Review Committee.

a. Reduce the number of parking spaces by an amount not to exceed 10 percent of the approved spaces, provided the reduction meets the minimum off street parking requirement for the uses.

b. Any relocation of approved density or intensity farther than 500 feet from the zoning lot boundaries or farther than 200 feet from any part of the development which has been constructed or sold to an owner or owners different from the applicant requesting the change.

(2) Minor Modification: Any of the following constitute minor modifications that are subject to review by the Development Review Committee. Appeals of decisions made by the Development Review Committee regarding minor modifications shall be heard by the Local Planning Agency.

a. Any change in parking areas resulting in a reduction of more than 10 percent in the number of approved spaces which also reduce any minimum required spaces.

b. Any reduction in the amount of open space/recreation area or any substantial change in the location or characteristics of open space.

- ~~c. Changes in location, or type of pedestrian or vehicular accesses or circulation, or any increase or decrease in the number of pedestrian or vehicular accesses.~~
- ~~d. Any increase in density or intensity within 500 feet of the zoning lot boundaries or within 200 feet of any part of the development which has been constructed or sold to an owner or owners different from the applicant requesting the change. Relocation of uses, density or intensity which triggers these thresholds shall be considered a minor modification.~~
- ~~e. Any increase in density or intensity of use of up to five percent usable floor area, three percent of the number of dwelling units, or five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the Development Master Plan or the Comprehensive Plan.~~
- ~~f. Any increase in structure height less than 15 feet or an increase in number of stories.~~
- ~~g. Any decrease in required yards.~~
- ~~h. Any deletion of a specifically approved use.~~
- ~~i. Any increase in the area allocated to any land use type, except open space/recreation area, by 10 percent or less.~~
- ~~j. Any increase in traffic generation, up to 10 percent.~~
- ~~(3) Major Modification: Any of the following constitute major modifications that are subject to review by the Local Planning Agency. Appeals of decisions made by the Local Planning Agency regarding major modifications shall be heard by the Board of County Commissioners.~~
 - ~~a. Any increase in intensity of use of more than five percent usable floor area, or an increase of more than three percent in the number of dwelling units, or an increase of more than five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the associated zoning district or the Comprehensive Plan.~~
 - ~~b. Any increase in structure height of 15 feet or greater.~~
 - ~~c. Any addition of a use from the specifically approved use.~~
 - ~~d. Any increase in the area allocated to any land use type, except open space, by more than ten percent.~~
 - ~~e. Any increase in traffic generation by more than 10 percent.~~
 - ~~f. Any change in a condition specifically required by the Board as part of the Development Master Plan approval or amendment. However, deviations and/or modifications are authorized as permitted elsewhere by the Code.~~

DIVISION 4. – MIXED-USE ZONING DISTRICT

Sec. 138-800. – MXD, Mixed-Use District – Definition, purpose and intent of district.

The Mixed-Use District is intended to promote and achieve distinctive urban nodes that include a mix of complementary land uses designed and arranged to promote economic diversity and to be walkable, bicycle-friendly, and transit supportive. The Mixed-Use district is intended to implement the pedestrian-friendly, transit-oriented goals of the Comprehensive Plan. While there are no defined acreage parameters for the Mixed-Use district, the density, intensity, mass and scale of development must be compatible with the existing and/or intended surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area's natural and cultural resources.

The mixed-use district is implemented via an approved Development Master Plan that establishes land uses, a transportation network, utility plans, and phasing plans. Development within the mixed-use district strives to achieve the following urban characteristics:

- (a) Diverse housing options to accommodate a range of residential building forms and housing sizes.
- (b) Promote the health and well-being of residents by including active and passive public open space that encourages physical activity, designing for pedestrian activity, providing access to alternative transportation choices, and fostering greater social interaction.
- (c) Provide for flexible mixed-use developments at a scale that serves one or more neighborhoods in appropriate locations that have adequate infrastructure, transportation access, and market demand, consistent with the vision articulated within the Pinellas County Comprehensive Plan.
- (d) Encourage walkable, mixed use activity centers and corridors within the community that provide greater opportunity for pedestrian activity, bicycle uses, reduced parking, and improved sense of place.
- (e) The district shall also promote optimal land use relationships and achieve compatibility with surrounding neighborhoods.
- (f) Provide for a broad range of uses, including places of employment, neighborhood shopping, and commercial services with diverse housing options that meet the community's needs.

Sec. 138-801. – MXD, Mixed-Use District – Table of Uses

Land uses within the mixed use district shall be permitted as defined in *Table 138-801 – Table of Uses for the MXD district*. The review procedures are further defined in Article II of the Zoning Code.

- (a) An "A" in Table 138-801 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A "1" in Table 138-801 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A "2" in Table 138-801 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.

- (d) A "3" in Table 138-801 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-801 denotes that the specific use is not allowed in the zone.
- (f) A "Y" in the Supplemental Uses Standards column of Table 138-801 indicates that there are specific land development or operational requirements that must be provided for the specific use.
- (g) A use that is not listed on Table 138-801 is not permitted in the Mixed-Use District, except as provided for in Section 138.____, Administrative Provisions.

Table 138-801 – Table of Uses for the MXD District		
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE		
Residential Uses		
Accessory Artist in Residence	A	
Accessory Dwelling Unit	A	Y
Accessory Dwelling Unit, Owner/Manager	A	Y
Affordable Housing Development (AHD)	1	Y
Assisted Living Facility	2	
Community Residential Home, Category 1: 1 to 6 residents	1	Y
Community Residential Home, Category 2: 7 to 14 residents	2	Y
Community Residential Home, Category 3: more than 14 residents	2	Y
Dormitory	A	Y
Dwelling, Live/Work	1	Y
Dwelling, Multifamily and their customary accessory uses	1	Y
Dwelling, Single-family Attached (Townhouse) and their customary accessory uses	1	Y
Dwelling, Single-family Detached and their customary accessory uses	1	Y (Modular Homes)

Table 138-801 – Table of Uses for the MXD District		
<p>LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory</p>	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE		
Dwelling, Single-family Zero Lot Line and their customary accessory uses	1	Y
Dwelling, Three-family and their customary accessory uses	1	
Dwelling, Two-family and their customary accessory uses	1	
Marina	3	
Accommodations		
Bed and Breakfast	1	Y
Hotel	1	Y
Motel	1	Y
Commercial and Office Uses		
Bank	1	
Car Wash and Detailing	3	Y
Catering Service / Food Service Contractor	1	
Convenience Store with or without Fuel Pumps	3	Y
Dispensing Alcohol: Off-premise consumption	1	Y
Dispensing Alcohol: On-premise consumption	1	Y
Drive-Thru Facility or Use with a Drive-Thru	2	Y
Health Club/Fitness Center	1	Y
Home Occupation	A	Y
Kennel/Pet Care Indoor	3	Y
Motor Vehicle Sales	2	Y
Nursery / Greenhouse, Retail	1	
Office, General	1	
Office, Medical or Dental	1	
Office, Temporary Labor (Day Labor)	3	
Office, Veterinary	2	Y

Table 138-801 – Table of Uses for the MXD District		
<p>LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory</p>	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE		
Outdoor Sales, Outdoor Oriented Goods	2	Y
Outdoor Sales, Garden Oriented	2	Y
Pharmacy	1	
Restaurant	1	
Restaurant: Accessory Outdoor Area	A	Y
Retail Sales and Service	1	
Service and Repair	2	
Service, Office	1	Y
Service, Personal	1	Y
Sidewalk Café	1	Y
Studio and Gallery	1	Y
Industrial, Manufacturing, and Warehousing Uses		
Battery Exchange Stations	1	
Electric Vehicle Charging Station	A	Y
Laboratories and Research and Development	3	
Manufacturing - Light, Assembly and Processing: Type A	3	
Recycling Center	3	Y
Storage, Self / Mini Warehouse	3	Y
Vehicle Refueling Station	3	Y
Vehicle Storage, Maintenance and Repair	3	Y
Arts, Recreation, and Entertainment Uses		
Club, Community Service and Fraternal	1	
Commercial Recreation, Indoor	3	Y
Commercial Recreation, Outdoor	3	Y
Movie Theater/Cinema	3	
Museum/Cultural Facility	3	

Table 138-801 – Table of Uses for the MXD District		
<p>LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory</p>	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE		
Public or private parks, playgrounds and recreation areas	1	
Performing Arts Venue	3	
Recreation Use, Accessory to Residential Use	A	
Education, Public Administration, Health Care, and Industrial Uses		
Birthing Center	1	
Day Care Center, adult	1	Y
Day Care Facility, child	1	Y
Government Building or Use	1	Y
Hospital	3	Y
Library	1	
Meeting Hall and other Community Assembly Facility	1	
Nursing Home	1	Y
Place of Worship	3	Y
School, Public, Pre-K thru 12 (Governmental)	2	Y
School, Private, Pre-K thru 12 (Nongovernmental)	2	Y
School, Post-Secondary	3	
School, All Others	3	
Transportation, Communication, and Information Uses		
Docks and Piers	A	Y
Mass Transit Center	1	Y
Navigation safety devices and structures	2	
Parking, Surface - Accessory	1	Y
Parking Structure	1	Y
Wireless Communication Antennae (WCA)	A	Y
Utilities		
Solar Energy Systems	A	Y
Utility Substation	3	Y

Table 138-801 – Table of Uses for the MXD District

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE		
Water Recapture Systems	A	
Wind Energy Conservation System (WECS), Small Scale	1	Y
Agricultural Uses		
Community Gardens	1	Y
Other Uses		
Land Fills of More than 1,000 Cubic Yards	2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards	1	Y

Sec. 138-802. – MXD, Mixed-Use District – Development Parameters.

MXD – Development Parameters Table ⁶									
			Min. Lot ³				Min. Setbacks ⁴		
Max. Density ¹	Max. FAR ^{1,2}	Max. ISR	<u>Max. Building Height (ft)</u>	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	.85	Single-Family Detached						
			<u>45</u>	3,000 sf	35-ft	80-ft	10-ft	<u>0/5-ft</u>	5-ft
			Single-Family Attached (townhouse)						
			<u>45</u>	1,680 sf	24-ft	70-ft	8-ft	0/5-ft	5-ft
			All Other Uses and Building Types⁵						
<u>70</u>	N/A	N/A	N/A	0-ft	0-ft	0-ft			
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Until an Applicant initiates construction of a portion of the approved residential component, construction of the non-residential component/s shall not exceed a square footage greater than 0.35 FAR. After construction of a portion of the approved residential component is initiated, the Applicant may commence construction of the remaining non-residential components as permitted by the approved Development Master Plan. The percent of residential required to be under construction shall be approved as part of the Development Master Plan.</p> <p>3. Lot standards are only applicable where units are built on individual lots.</p> <p>4. Attached units located on individual lots shall conform to the following side setback standards:</p> <ul style="list-style-type: none"> • Interior units with adjacent units connected on each side may be permitted a 0-foot side setback; • End units shall provide a 0-foot side setback for portions that are connected to an adjacent unit and a 5-foot setback where no adjacent unit is attached. <p>Zero lot line units shall conform to the following side setback standards:</p> <ul style="list-style-type: none"> • One side yard may provide a 0-ft side setback; • The opposite side property line shall provide a 10-foot side setback; • The side setback may be adjacent so long that a 10-foot building separation is provided from any adjacent structure in perpetuity. <p>5. All non-residential and multifamily buildings shall be setback 25-feet from any platted single-family detached lot located within the mixed-use district, and 50-feet from any platted single-family detached lot located in adjacent areas outside the mixed-use district.</p> <p><u>5-6. If located within a Station Area, the Station Area Plan shall govern density, FAR, ISR, and building height for the development.</u></p>									

Sec. 138-803. – MXD, Mixed-Use District – Land Uses

The MXD, Mixed-Use District shall be planned and developed according the following use standards.

- (a) Land uses shall be allowed pursuant to Table 138-801. Specific uses shall obtain the review approval as defined in the table.
- (b) Mixed-use development may be permitted as follows:
 - (1) Vertical Mixed-use – A variety of uses may be provided within a single multi-story building.
 - (2) Horizontal Mixed-use – A variety of uses may be provided within the same development in separate buildings.
- (c) Mixed-use developments must contain at least two distinct use types, one of which being some form of residential use. Residential uses must be developed to at least 25 percent of maximum allowable residential density.
- (d) A development that can demonstrate that the average residential density within a ¼-mile buffer is at least 10 dwelling units per acre and the number of residential units is comparable to what would be required in subsection (c) above shall be exempt from any residential component if the surrounding residential component has direct public access via a road, sidewalks and/or trail. Upon sufficient information/verification provided by the applicant, the Zoning Administrator shall have the right to administratively waive this criterion, as the existing surrounding residential uses shall be presumed to be complementing/fulfilling the intent of the MXD Zone.
- (e) Common Open Space - All mixed-use developments shall provide a minimum percentage of the ~~developable total~~ land area as ~~public/semi-public~~ common open space determined by the size of the overall development as follows: less than three acres, 10 percent; three to 10 acres, 12 percent; greater than 10 acres, 15 percent. Required common open space shall be satisfied as part of the ~~master plan for the development~~Development Master Plan and ~~developed provided~~ according to the following:
 - (1) The required common open space area shall be planned within 15 feet of finished grade.
 - (2) Required common open space shall be accessible, at a minimum to all residents within the development, or set aside for protection of natural features and visual enjoyment.
 - (3) Except for Low Impact Development (LID) stormwater management systems, ~~stormwater~~ management may not be counted towards satisfying the common open space requirement. ~~However, up to~~ Up to 50 percent of the common open space requirement may be satisfied by stormwater management systems that utilize LID stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems and rain gardens.
 - (4) Required common open space shall be usable for active or passive recreation or retained for natural resource protection.
 - (5) Other green space, open space, parks, and recreational uses may be permitted pursuant to Table 138.801.

Sec. 138-810. – MXD, Mixed-Use District – Design Criteria

In addition to the land use standards listed, the mixed-use district ~~should~~ shall be planned, phased, and developed consistent with the design criteria listed in the following subsections.

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or eliminate any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee, ~~whose decisions may be appealed to the Local Planning Agency.~~

Sec. 138-810.1 – Site Layout and Orientation

(a) Street Design

- (1) Internal streets shall be designed as an extension of the surrounding roadway pattern. Specifically, adjacent roadways should be extended into the mixed-use development and integrated into the project transportation network. Exemptions shall apply to situations where natural features (e.g. wetland) prevent such a connection.

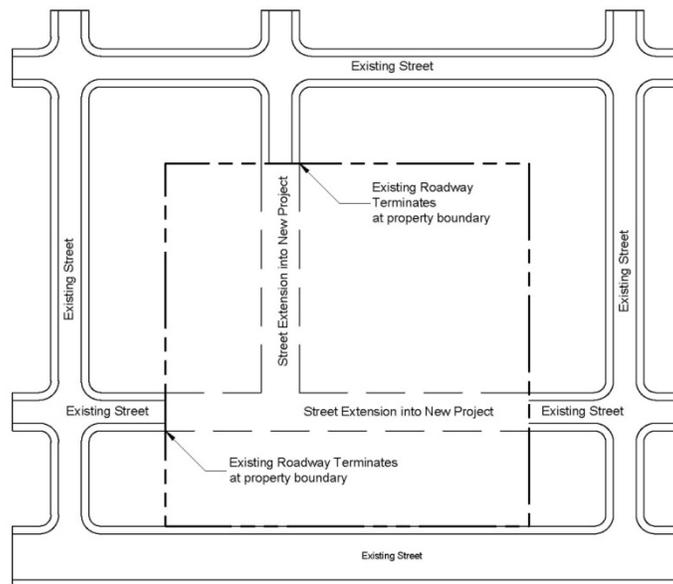


Figure 138-810.1(a).1. – Site Layout – Street Extensions into New Projects/Developments

- (2) Internal blocks should not exceed 600 linear feet. Block lengths shall be limited and interrupted with a roadway connection, open space tract, and/or significant pedestrian pathway.

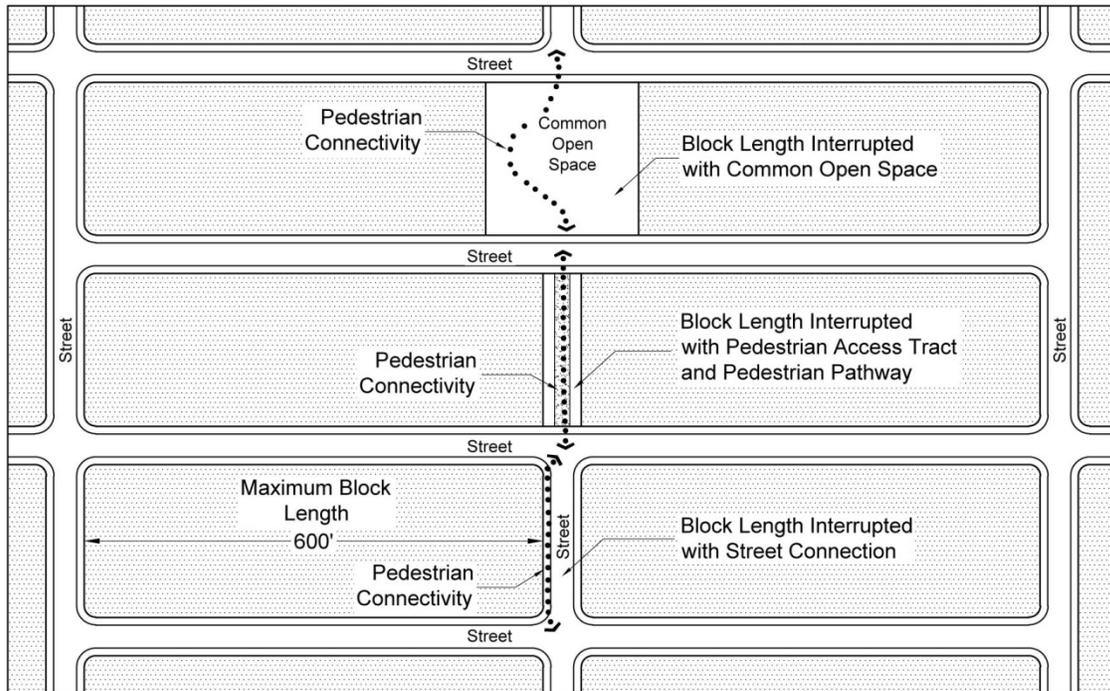


Figure 138-810.1(a).2. – Site Layout – Block Length Standards

- (3) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.
 - (4) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation
- (1) Structures shall be oriented toward an adjacent roadway or open space area.
 - a. The first floor of commercial buildings of more than 30,000 square feet shall be edged with small scale uses (e.g. retail, restaurant, residential) or the entire wall shall include architectural details such as fenestration, large false (or real) display windows, natural finishes and other architectural features intended to break-up large expansive façades.
 - b. Large format commercial buildings may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
 - (2) Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.
 - (3) New multi-building developments shall be designed consistent with the theming framework of the approved Development Master Plan
 - (4) All service areas and loading docks shall be located behind the front facade line of the principal structure they are intended to serve and shall be screened from adjacent roadways and uses.

- (5) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.
- (6) Drive-through service windows shall not be oriented to an adjacent street, unless the site abuts multiple public or private streets, in which case the drive-through pick up service window may be oriented to one of those streets. Drive-through order speakers must be directed away from adjacent residential uses.
- (7) At least 50 percent of the combined single-family detached and attached units shall be designed with rear loaded garages and/or parking areas.
- (8) Portions of a building ~~structure~~ located within 25 feet of the lot line boundary of any parcel zoned, ~~utilized, or approved~~ for single-family dwellings shall be limited to 45 feet in height.

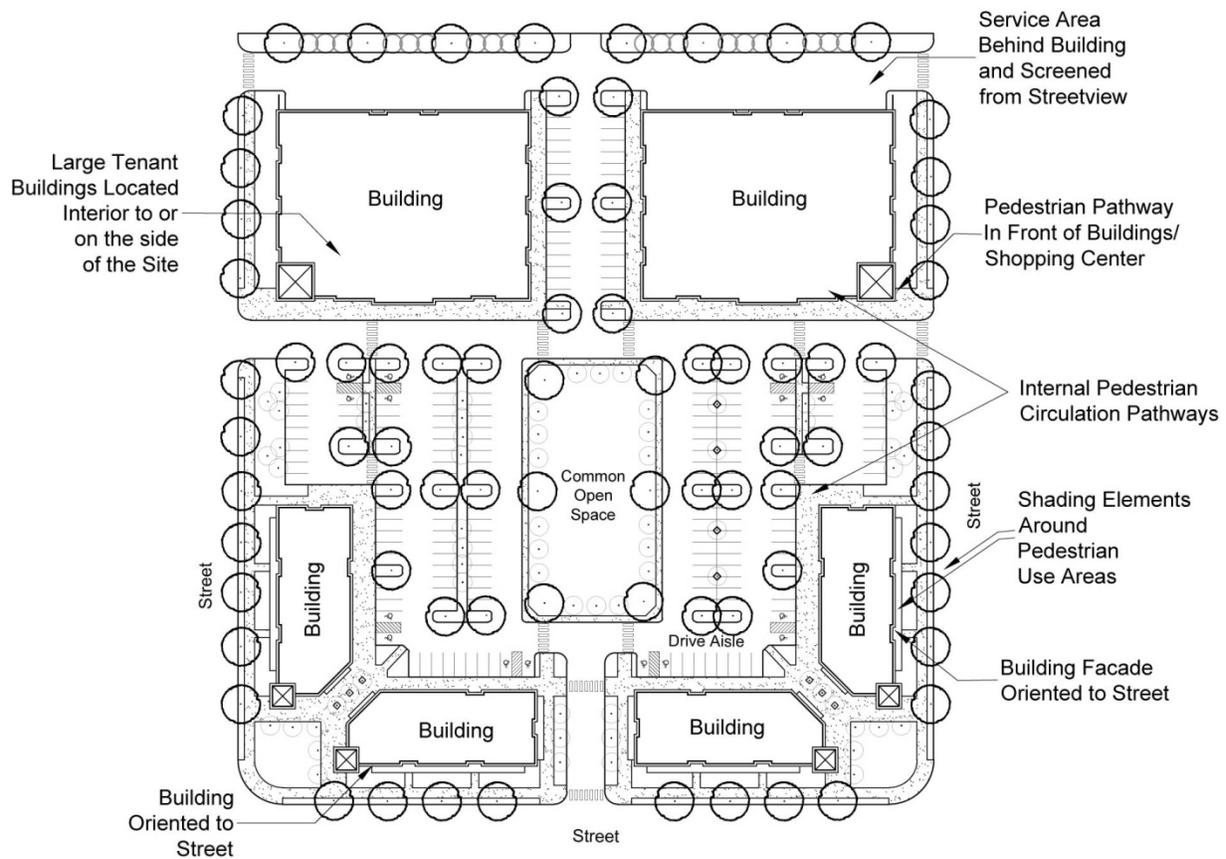


Figure 138-810.1(b). - Site Layout - Building Orientation

(c) Parking Lots and Parking Structures

- (1) Parking lot location should be as follows:
 - a. Parking areas shall be located behind a front building façade.

- b. Parking areas should not be located between a building façade and a roadway.
 - c. Drive aisles shall not be located between the front building façade and a roadway.
 - d. Passenger loading and unloading areas may be provided between a front building façade and an adjacent street. When a passenger loading and unloading area is provided in this arrangement, one drive aisle may be provided to link vehicles to parking areas.
- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by Code. No more than an average ~~2420~~ parking spaces shall be allowed between islands to reduce the overall scale of the parking area.
- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist. ~~Where willing property owners exist, parking areas shall provide cross access easements connecting internal vehicle systems between abutting parking areas.~~
- (4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.

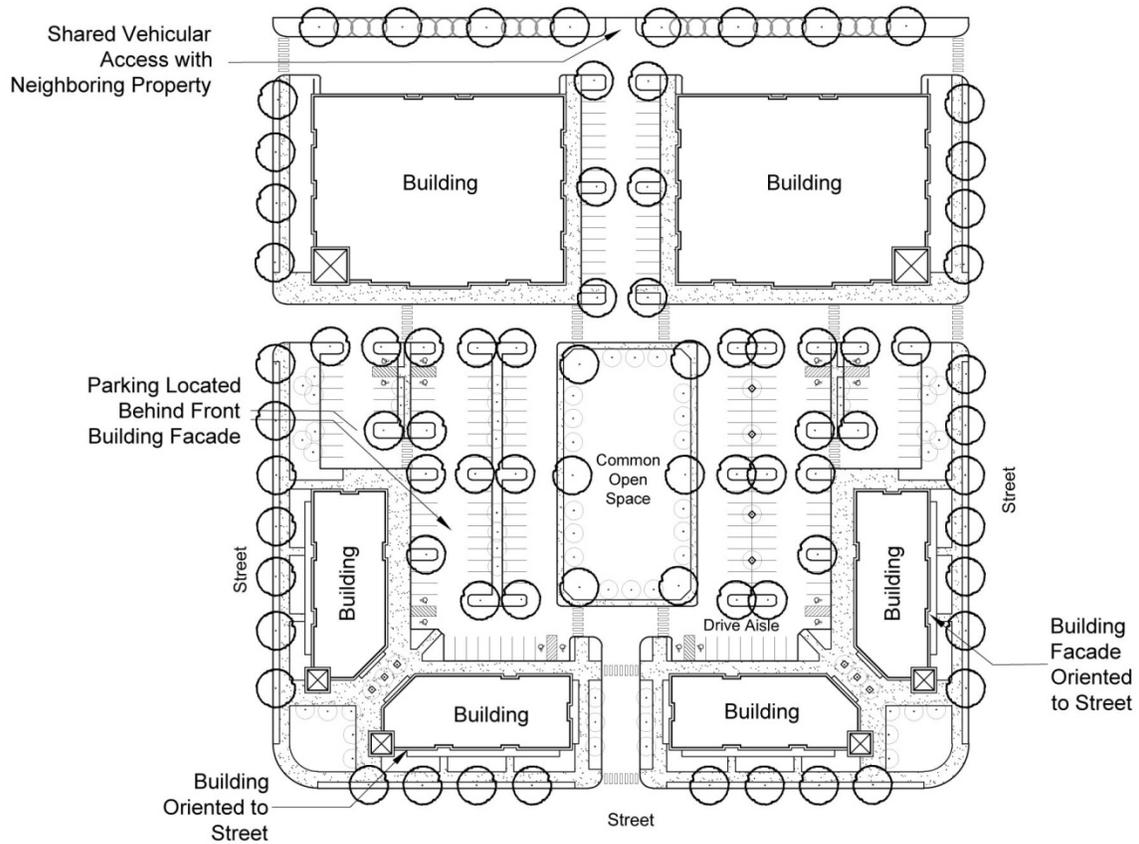


Figure 138-810.1(c). – Site Layout – Parking Design Standards

- (54) Parking structures shall be designed as follows: Parking structures should be internal to the site and shall include architectural features/design elements and a façade treatment compatible with the principal structure; or shall be screened with ornamental grillwork, artwork, vertical/façade landscaping, or similar architectural features. Parking structures located along a primary roadway shall include ground-floor commercial or employment along a minimum of 50 percent of the roadway frontage.
- a. — ~~Parking structures should be internal to the site and to include architectural features related to the principal structure.~~
 - b. — ~~Parking structures should not be located between the primary front building façade and a roadway.~~
 - c. — ~~Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style. Parking structures proposed in this arrangement shall include ground floor commercial or employment along a minimum of 50 percent of the roadway frontage.~~

(d) Pedestrian Connections/Circulation

- (1) Where multiple store fronts or multiple buildings exist within the same development, each shop shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
- (2) An internal pedestrian system shall provide a connection to abutting properties where willing adjacent property owners exist.
 - a. An internal pedestrian connection is not required to abutting single-family residential lots.
 - b. Internal pedestrian connections to adjacent properties are not required at locations that:
 1. Are separated by significant natural features such as wetlands, streams and topography AND/OR
 2. Are separated by significant man-made features such as canals, stormwater ponds, rail lines, storage yards, and the like.

~~Where willing property owners exist, cross easements which connect the internal pedestrian system shall be provided between abutting property owners.~~

- (3) All buildings that face a primary roadway/street shall contain an entryway that is oriented to said roadway. The entryway shall include decorative door surrounds, porches, porticos, arcades and/or stoops, which shall be permitted to extend five feet into the building setback. This does not preclude supplemental entrances not facing a roadway.
- (4) At least one designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be a minimum of five feet in pavement width. The pedestrian pathway shall provide a direct connection between building entrances and all adjacent streets.
- (5) To further encourage the use of innovative sustainable energy opportunities, the use of solar panels as coverage for pedestrian walkways and car ports shall be encouraged. In such cases, solar panel covered pedestrian walkways that connect to public roadways and/or transit services shall allow for a 10 percent reduction to the projects overall parking space requirement.
- (6) Structures and landscaping shall be constructed/planted around pedestrian use areas to provide shade and reduce heat island effects.

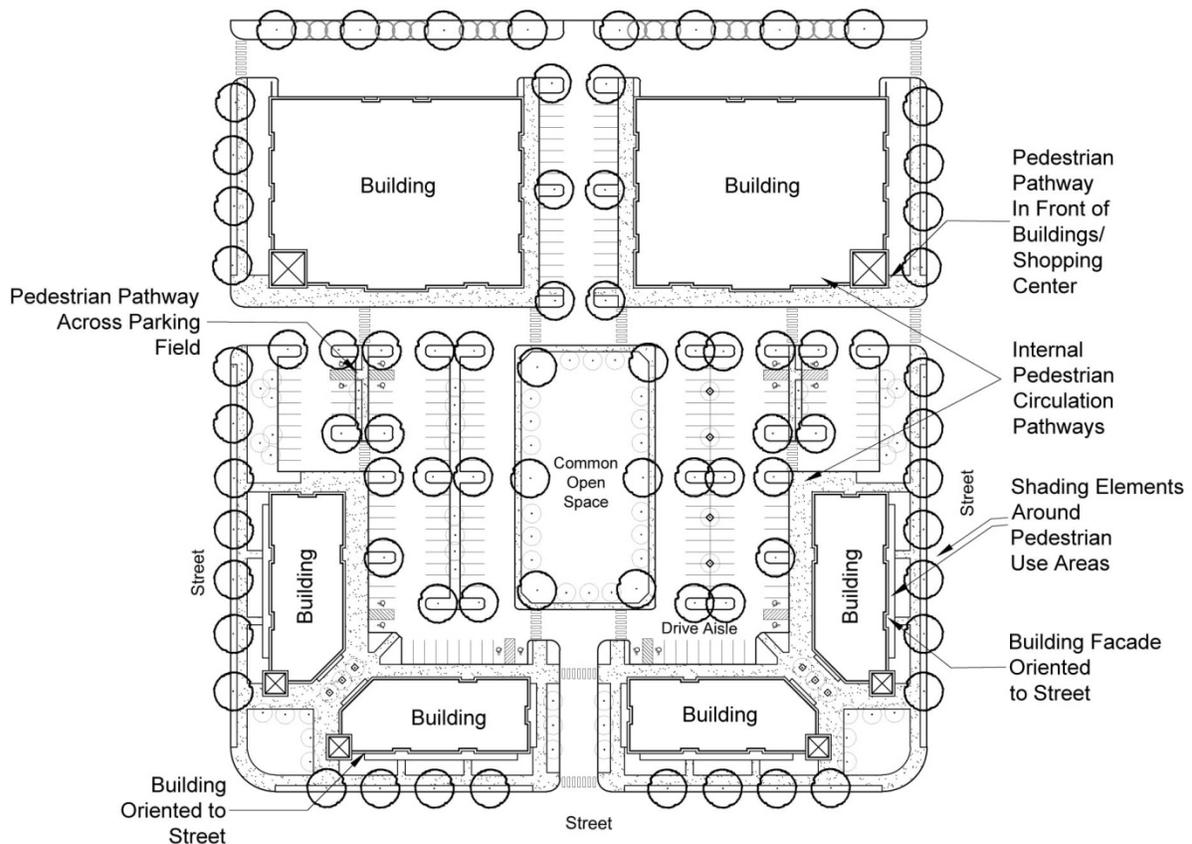


Figure 138-810.1(d). – Site Layout – Pedestrian Design Standards

Sec. 138-810.2 – Building Design Standards

(a) Building Style

- (1) New construction shall utilize an identifiable architectural style.
- (2) Renovations, additions and accessory structures shall be designed to be compatible with the architectural style of the structure in which they are a part, which will be determined by reviewing building materials, finishes and other significant features.
- (3) Multi-building developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.
- ~~(1) New construction shall utilize an identifiable architectural style.~~
- ~~(2) Renovations, additions and accessory structures shall utilize the architectural style of the existing structure.~~
- ~~(3) Retail centers, office campuses and shopping centers shall provide a unified architectural theme with standardized building materials, finishes, and color schemes.~~
- ~~(4) All accessory structures including, but not limited to, drive thrus, canopies, storage buildings, and solid waste enclosures shall be compatible with the architectural~~

~~design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features~~

(b) Building Form

- (1) Non-residential and vertical mixed-use buildings should be constructed at a width to height ratio of no more than 3:1. Buildings that exceed the width to height ratio of 3:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 3:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.
- (2) Multifamily residential projects should be constructed at a width to height ratio of no more than 2:1. Buildings that exceed the width to height ratio of 2:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 2:1.
- (3) To promote economic development and flexibility for future tenant re-use, the first floor of each multi-story building ~~shall~~ should not be less than 12 feet in height measured from the finished first floor surface to the bottom of the second floor. This standard is only applicable to non-residential and vertical mixed-use buildings.
- (4) To provide protection from the weather, multi-tenant buildings shall have shelter/shade elements over and between public entrances. The required shelter/shade elements, inclusive of vertical supports, are intended to protect people from natural elements including sun, wind, and rain, and shall be permitted to encroach into required setbacks. (will provide a graphic)

(c) Building Façade

Façade standards ensure that ground-level storefronts, and multi-family and attached single-family residential buildings, offer attractive features to the pedestrian. They also mitigate blank walls and ensure that all sides of a building have visual interest.

- (1) ~~Buildings structures~~ which are situated on corner lots or through lots, or which by the nature of the site layout are otherwise clearly visible from rights-of-way, shall be designed with architectural treatment on each building side that is visible from rights-of-way, primary accessways, and internal roadways. Architectural treatments shall include roof design, wall materials, architectural trim, and door and window. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout.
- (2) There shall be no blank façades. All façades shall include fenestration or other architectural features. No façade on any floor shall have a blank area wider than 24 feet or higher than the height between two floors.
- (3) At least 25 percent of linear ground level, street level façades of non-residential, multifamily residential, and vertical mixed-use buildings shall be transparent, meaning glass or other transparent or translucent materials.

Sec. 138-820. – MXD, Mixed-Use District – Development Master Plan

The Mixed-Use District shall be planned, phased and developed as part of a Development Master Plan that is created and approved for each mixed-use development or portion thereof. Each Development Master Plan shall be subject to the following standards.

- (a) ~~A site-specific Development Master Plan shall be prepared and submitted for review with each application of the Mixed Use District~~ each Mixed-Use District or portion thereof.
- (1) The Development Master Plan shall be created by the land owner (or authorized agent) of the property, ~~developer, authorized agent, and/or contract purchaser~~. The County may initiate and approve a Development Master Plan with the owner's approval.
 - (2) Multiple Development Master Plans may be approved for distinctive components within the overall development and specifically reserved for situations of separate ownerships ~~and developer~~ or development entities.
 - (3) A Development Master Plan shall be created and approved prior to any site development or ~~significant~~ redevelopment.
 - a. ~~All new development shall be consistent with an approved Development Master Plan.~~
 - b. ~~Existing buildings, uses, and parking areas that were present before the mixed use district was assigned to the land may be expanded up to 20 percent when:~~
 1. ~~There is no Development Master Plan approved on the site, OR~~
 2. ~~There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.~~
 3. ~~The total of past expansions to the buildings, uses, and/or parking areas does not exceed 20 percent of their original size since the mixed use district was assigned to the land.~~
- (b) A Development Master Plan is ~~required as part of a Mixed Use District zoning amendment application and~~ shall be designed as a series of framework plans that, collectively, create a complete future development plan. The Development Master Plan shall include the following framework plans:
- (1) Transportation Framework – The Development Master Plan shall depict all access points, internal roadways, surrounding roadways, transit stops (if available), bicycle facilities, electric vehicle parking and pedestrian facilities.
 - (2) Land Use Framework – The Development Master Plan shall assign future land use designations to all areas of the development and indicate use, acreage, number of dwelling units, height of buildings, and square footage of floor area. ~~The future land use designations shall correspond with a table of specific land uses that are proposed and ultimately permitted with each designation. The plan shall list the proposed land use intensity/density for each land use designation.~~
 - (3) Open Space Framework – The Development Master Plan shall depict the open space network within the development. The individual open space areas shall correspond with a table that identifies the planned uses and recreation programming unique to each tract.
 - (4) Utilities Framework – The Development Master Plan shall depict planned potable water, reclaimed water, re-use water, and sanitary sewer connections, as well as the proposed stormwater management system that will serve the overall development. ~~See Section — for any special requirements.~~
 - (5) Phasing Framework – The Development Master Plan shall illustrate a phasing plan for development and/or redevelopment. The phasing plan shall include the

applicable sequencing of utilities, transportation, and land uses. The first phase of development must include a minimum of two uses, one of which being some type of residential use unless exempted pursuant to Sec. 138-803(c)(1). If residential is required, construction of the non-residential component(s) shall not exceed a square footage greater than 0.35 FAR until construction of a portion of the approved residential component is initiated. After construction of a portion of the approved residential component is initiated, construction may commence on the remaining non-residential component(s) as permitted by the approved Development Master Plan. The percent of residential required to be under construction shall be approved as part of the Development Master Plan.

- (6) Theming Framework – The Development Master Plan shall include a theming plan that identifies the intended design and style of building architecture. The Theming Framework contents may be general in nature but should include images, illustrations, and/or details.
- (7) Sustainability Framework – The Development Master Plan shall depict and identify all sustainability efforts included as part of the overall project. These efforts ~~shall~~ may include, but not be limited to, reduced vehicle travel initiatives, proximity to transit, connections to or addition of multimodal travel options, ~~and~~ park and open space, use of Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.
- (c) Zoning Amendment Application Requirements – For zoning amendment applications that propose more than 3 acres of new MXD land area, a Development Master Plan shall be submitted with the application.
- (d) Review and Approval of New Development Master Plans – The review and approval of new Development Master Plans shall be by the Development Review Committee unless the Plan is submitted at the time of rezoning pursuant to section 138-820(c). In such case, the Development Master Plan shall be subject to review and approval by the Board of County Commissioners concurrently with the zoning amendment application.
- (e) Existing Development Master Plans
 - (1) All previously approved Development Master Plans or equivalent thereof shall remain in effect. Development may occur consistent with all approved master plans. Any modifications to existing Plans, which includes adding or removing property from a Development Master Plan, shall be consistent with subject to the standards of this section.
 - (2) A land owner (or authorized agent) may only modify portions of the Development Master Plan that is under their ownership. The Development Review Committee shall review modifications which are not major. The Board of County Commissioners shall review and approve modifications which are major. Major modifications are as follows:
 - a. Any increase in intensity of use of more than five percent usable floor area, or an increase of more than three percent in the number of dwelling units, or an increase of more than five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the associated zoning district or the Comprehensive Plan.

- b. Any increase in structure height of 15 feet or greater.
- c. Any addition of a use from the specifically approved use. However, a change from multi-family to single family shall be an administrative modification if it does not increase external impacts such as, but not limited to, transportation, schools, parks, or utilities and is consistent in lot size, coverage, and yards with other single-family portions of the development.
- d. Any increase in the area allocated to any land use type, except open space, by more than 10 percent.
- e. Any increase in traffic generation by more than 10 percent.
- f. Any change in a condition specifically required by the Board as part of the Development Master Plan approval or amendment. However, modifications are authorized as permitted elsewhere by the Code.

~~(f) The transfer of development rights is permitted as set forth in division 9 of this chapter.~~

~~(g) Nothing in this section affects the provisions of section 138-1276 regarding deed restrictions, covenants, easements, and other regulations.~~

~~Approval of a Development Master Plan is subject to Board of County Commissioner review and any conditions applied by the Board. A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.~~

~~(d) A purpose of a Development Master Plan is to allow flexibility in dimensional standards and permit an applicant to request standards unique to the proposed development. Approval of the Development Master Plan is subject to final action by the Local Planning Agency (LPA) if the LPA deems it substantively compliant with the concept plan approved by the Board of County Commissioners at the time of rezoning.~~

~~(e) The County's concurrency standards shall apply and be tied to the project phasing plan.~~

~~(f) Modifications to an Existing Development Master Plan~~

~~The Zoning Administrator is authorized to review and make decisions regarding administrative modifications specifically listed in Subsection (1) below, as long as they are in harmony with the originally approved Development Master Plan. The Zoning Administrator shall not have the power to approve changes that constitute a minor or a major modification of the approval. A minor modification shall be subject to review by the Development Review Committee. A major modification shall be considered by the Local Planning Agency.~~

~~(1) Administrative Modification: The Zoning Administrator is authorized to approve the following modifications to approved Development Master Plans. Appeals of decisions made by the Zoning Administrator regarding administrative modifications shall be heard by the Development Review Committee.~~

~~a. Reduce the number of parking spaces by an amount not to exceed 10 percent of the approved spaces, provided the reduction meets the minimum off street parking requirement for the uses.~~

~~b. Any relocation of approved density or intensity farther than 500 feet from the zoning lot boundaries or farther than 200 feet from any part of the planned district~~

~~which has been constructed or sold to an owner or owners different from the applicant requesting the change.~~

~~e. A change from multi family to single family, if it does not increase external impacts such as, but not limited to, transportation, schools, parks, or utilities and is consistent in lot size, coverage, and yards with other single family portions of the development.~~

~~(2) Minor Modification: Any of the following shall constitute minor modifications that are subject to review by the Development Review Committee. Appeals of decisions made by the Development Review Committee regarding minor modifications shall be heard by the Local Planning Agency.~~

~~a. Any change in parking areas resulting in a reduction of more than 10 percent in the number of approved spaces which also reduce any minimum required spaces.~~

~~b. Any reduction in the amount of open space/recreation area or any substantial change in the location or characteristics of open space.~~

~~c. Changes in location, or type of pedestrian or vehicular accesses or circulation, or any increase or decrease in the number of pedestrian or vehicular accesses.~~

~~d. Any increase in density or intensity within 500 feet of the zoning lot boundaries or within 200 feet of any part of the mixed use district which has been constructed or sold to an owner or owners different from the applicant requesting the change. Relocation of uses, density or intensity which triggers these thresholds shall be considered a minor modification.~~

~~e. Any increase in density or intensity of use of up to five percent usable floor area, three percent of the number of dwelling units, or five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the Development Master Plan or the Comprehensive Plan.~~

~~f. An increase in structure height less than 15 feet or an increase in number of stories.~~

~~g. Any decrease in required yards, except that when such decrease is to apply to three or less single family lots within the project, the change shall be reviewed per _____.~~

~~h. Any deletion of a specifically approved use.~~

~~i. Any increase in the area allocated to any land use type, except open space/recreation area, by 10 percent or less.~~

~~j. Any increase in traffic generation, up to 10 percent.~~

~~k. Any request for a decrease in intensity from commercial to single family residential, or from commercial or office to single family residential, shall be considered a minor modification.~~

~~(3) Major Modification: Any of the following shall constitute major modifications that are subject to review by the Local Planning Agency. Appeals of decisions made by the Local Planning Agency regarding major modifications shall be heard by the Board of County Commissioners.~~

- ~~a. Any increase in intensity of use of more than five percent usable floor area, or an increase of more than three percent in the number of dwelling units, or an increase of more than five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the associated zoning district or the Comprehensive Plan.~~
- ~~b. Any increase in structure height of 15 feet or greater.~~
- ~~c. Any addition of a use from the specifically approved use. However, a change from multi family to single family shall be an administrative modification if it does not increase external impacts such as, but not limited to, transportation, schools, parks, or utilities and is consistent in lot size, coverage, and yards with other single family portions of the development.~~
- ~~d. Any increase in the area allocated to any land use type, except open space, by more than 10 percent.~~
- ~~e. Any increase in traffic generation by more than 10 percent.~~
- ~~f. Any change in a condition specifically required by the Board as part of the Development Master Plan approval or amendment. However, deviations and/or modifications are authorized as permitted elsewhere by the Code.~~

**Proposed Special Zoning Districts
Chapter 138 Article VI
(10-9-13 DRAFT Version)**

Contents

CHAPTER 138 – ZONING	2
Article VI – SPECIAL DISTRICTS	2
DIVISION 1. – Generally.....	2
Secs. 138-1031—138-1050. – Reserved.	2
DIVISION 2. – Institutional and Public Districts	2
Sec. 138-1051. – LI and PSP – Definition, purpose and intent.	2
Sec. 138-1052. – LI and PSP – Table of Uses.	2
Sec. 138-1053. – LI, Limited Institutional District.	4
Sec. 138-1060. – PSP, Public/Semi Public District.....	5
Sec. 138-1065. – LI and PSP – Design Criteria.	6
DIVISION 3. – Environmental Districts.....	13
Sec. 138-1070. – AL, PC, P-RM and WPD - Definition, purpose and intent.....	13
Sec. 138-1071. – AL, Aquatic Lands District	13
Sec. 138-1080. – PC, Preservation/Conservation District.....	14
Sec. 138-1090. – P-RM, Preservation-Resource Management District.	15
DIVISION 4. – Recreational Districts	18
Sec. 138-1100. – RBR and FBR – Definition, purpose and intent.....	18
Sec. 138-1101. – RBR, Resource-Based Recreation District.	18
Sec. 138-1110. – FBR, Facility-Based Recreation District.	20

CHAPTER 138 – ZONING

ARTICLE VI – SPECIAL DISTRICTS

DIVISION 1. – GENERALLY

Secs. 138-1031—138-1050. - Reserved.

DIVISION 2. – INSTITUTIONAL AND PUBLIC DISTRICTS

Sec. 138-1051. – LI and PSP – Definition, purpose and intent.

The institutional and public districts accommodate educational, health, public safety, civic, religious, and other similar public and institutional uses required to serve the community; and recognize the unique needs of these uses relative to their relationship with surrounding uses and transportation access.

- (a) **LI, Limited Institutional District** – The purpose of the LI, Limited Institutional district is to designate, develop and accommodate public uses that serve the needs and interests of the surrounding community, such as day care facilities, nursing homes, libraries, museums, places of worship, meeting halls, government buildings, and other similar limited institutional uses.
- (b) **PSP, Public/Semi Public District** – The purpose of the PSP, Public/Semi Public district is to designate, develop, and accommodate a broad range of public and semi-public uses, including some that are more intensive than those allowed in the LI district, such as hospitals, medical offices, large-scale educational institutions, utilities and correctional facilities.

Sec. 138-1052. – LI and PSP – Table of Uses

Land uses within the institutional and public districts shall be permitted as defined in *Table 138-1052 – Table of Uses for the LI and PSP Districts*. The review procedures are further defined in Article II of the Zoning Code.

- (a) An “A” in Table 138-1052 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A “1” in Table 138-1052 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A “2” in Table 138-1052 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A “3” in Table 138-1052 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-1052 denotes that the specific use is not allowed in the zone.
- (f) A “Y” in the Supplemental Uses Standards column of Table 138-1052 indicates that there are specific land development or operational requirements that must be provided for the specific use.
- (g) A use that is not listed on Table 138-1052 is not permitted in either district, except as provided for in Section 138.____, Administrative Provisions.

Table 138-1052 – Table of Uses for the LI and PSP Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed * = Subject to the Design Criteria in Sec. 138-1065	LI : Limited Institutional District	PSP: Public/Semi Public District	Supplemental Use Standards (refer to specific Code section)
Use			
Residential Uses			
Accessory Dwelling Unit, Owner/Manager	A	A	Y
Dormitory*	A	A	Y
Industrial, Manufacturing, and Warehousing Uses			
Battery Exchange Stations	1	1	
Electric Vehicle Charging Station	A	A	Y
Arts, Recreation, and Entertainment Uses			
Club, Community Service and Fraternal*	1	1	
Museum/Cultural Facility*	1	1	
Performing Arts Venue*	1	1	
Education, Public Administration, Health Care, and Institutional Uses			
Birthing Center*	1	1	
Cemetery	2	2	Y
Cemetery, Accessory to a Place of Worship	2	2	Y
Correctional Facilities		3	
Day Care Center, adult*	1	1	Y
Day Care Facility, child*	1	1	Y
Government Building or Use*		1	Y
Hospital		1	Y
Library*	1	1	
Medical Clinic*		1	
Meeting Hall and other Community Assembly Facility*	1	1	
Nursing Home*	1	1	Y
Place of Worship*	1	1	Y
Probation / Parole Correction Office*		1	
School, Private, grades Pre-K through 8 (Nongovernmental)	1	1	Y

Table 138-1052 – Table of Uses for the LI and PSP Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed * = Subject to the Design Criteria in Sec. 138-1065	LI : Limited Institutional District	PSP: Public/Semi Public District	Supplemental Use Standards (refer to specific Code section)
Use			
School, Private, grades 9 through 12 (Nongovernmental)		1	Y
School, Public, grades Pre-K through 8 (Governmental)	1	1	Y
School, Public, grades 9 through 12 (Governmental)		1	Y
School, Post-Secondary		1	
School, All Others		3	
Social Service Agencies*	1	1	Y
Transportation, Communication, and Information Uses			
Docks and Piers	A	A	Y
Heliport and Helistops	3	3	Y
Mass Transit Center	?	1	Y
Navigation safety devices and structures	2	2	
Parking Structure*	1	1	Y
Wireless Communication Antennae (WCA)	A	A	Y
Wireless Communication Tower	1	1	Y
Utilities			
Electric Utility Substation	3	3	Y
Solar Energy Systems	A	A	Y
Water Recapture Systems	A	A	
Water and Wastewater Support Facilities	1	1	Y
Water and Wastewater Treatment and Storage Facilities		3	Y
Wind Energy Conservation System (WECS), Small Scale	1	1	Y
Other Uses			
Land Fills of More than 1,000 Cubic Yards	2	2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards	2	2	Y

Sec. 138-1053. – LI, Limited Institutional District

- (a) The LI district regulates the location of essential and/or desirable public services that are compatible with neighboring residential uses.
- (b) This district is generally appropriate in locations where religious, educational, civic, health or similar institutional uses are necessary or desirable to serve the surrounding community.
- (c) This district shall be so located as to recognize the special needs of these uses relative to surrounding uses and shall have adequate access to the transportation system.

Sec. 138-1053.1. LI, Limited Institutional District – Development Parameters

LI – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Height (ft)	Area	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
See Table 138-351	N/A	See Table 138-351	0.85	50	1 acre	100	100	25	15	
1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan. 2. Building coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential structures.										

Sec. 138-1060. – PSP, Public/Semi Public District

- (a) The PSP district regulates the location of a broad range of public service facilities, government facilities and institutions throughout the unincorporated county.
- (b) This district provides a wide range of services, facilities and institutions and therefore shall be located in appropriate areas accessible to the public or in areas with demonstrated demand or need for such uses.

Sec. 138-1060.1. PSP, Public/Semi Public District – Development Parameters

PSP – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Height (ft)	Area	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
See Table 138-351	N/A	See Table 138-351	0.85	50	1 acre	100	100	25	20	
1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan. 2. Building coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential structures.										

Sec. 138-1061. – Institutional and Public Districts – Screening Requirements.

All vehicular use areas, play areas, recreation areas, ball fields or similar recreation areas shall be effectively screened from contiguous residential properties.

Sec. 138-1065. – Institutional and Public Districts – Design Criteria.

Institutional and public districts are envisioned to develop to a pedestrian-friendly and transit supportive urban form. This ideal urban form orients buildings to nearby streets, provides designated pedestrian pathways, creates connections to adjacent uses/properties, provides shelter from environmental elements, and provides for an attractive built environment. In addition to the land use standards listed for individual districts, applicable uses (designated with an asterisk* in Table 138-1052) within the institutional and public districts (LI and PSP) shall be planned, phased and developed consistent with the design criteria listed in the following subsections.

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or eliminate any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee.

Sec. 138-1065.1 – Site Layout and Orientation

(a) Street, Drive Aisle, and Accessway Design

- (1) Internal streets, drive aisles, and accessways shall be designed as a connection to the surrounding roadway pattern. Specifically, adjacent roadways shall be connected to the development and integrated into the project transportation network, unless such connections would conflict with adjacent uses. Exemptions shall apply to situations where natural features (e.g. wetland) prevent such a connection.

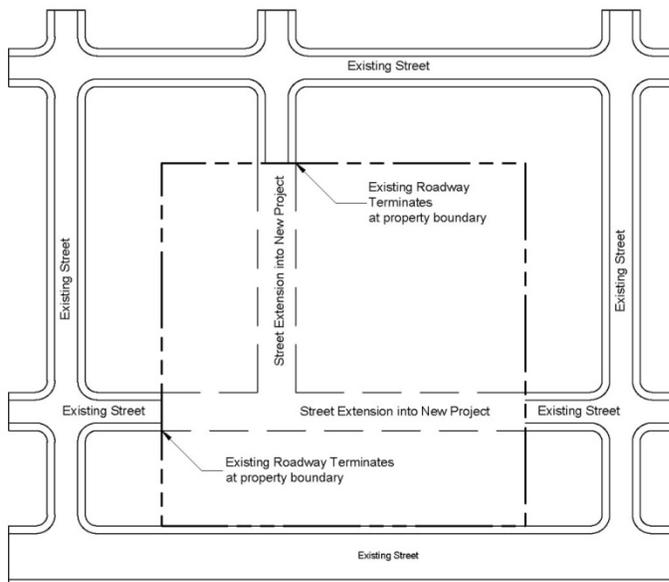


Figure 138-750.1.(a). – Site Layout – Street Extensions into New Projects/Developments

- (2) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.
- (3) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.

(b) Building Orientation

- (1) Buildings shall be located adjacent to roadways/streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks. For sites fronting along multiple roadways/streets, building orientation should be emphasized on the primary street.
 - a. Between the building and primary roadway/street, only the following uses are permitted:
 1. Two parking rows and one drive aisle as provided in part (c)(1) of this section
 2. Low Impact Development (LID) stormwater systems
 3. Entryways/courtyards
 4. Signs
 5. Landscaping
 6. Sidewalk/pedestrian walkways
 7. Transit stops
 8. Driveways
 9. Decorative elements/features
 10. Lighting
 11. Mail boxes/kiosks
 - b. This standard does not apply to buildings located internal (set back from the street) to the development when a separate building(s) is located along the primary roadway/street which independently meets the standard.
- (2) First floor, street facing building façades shall be constructed with architectural details including, but not limited to, fenestration, display windows, natural finishes and/or other architectural features intended to break-up large expansive façades.
- (3) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design, entrances/entryways, and pedestrian access.
- (4) All service areas and loading docks shall be located behind the front facade line of the principal structure they are intended to serve and shall be screened from adjacent roadways and uses.
- (5) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.
- (6) Drive-through service windows shall not be oriented to an adjacent street unless the site abuts multiple public or private streets, in which case the drive-through pick up service window may be oriented to one of those streets. Drive-through speakers must be directed away from adjacent residential uses.

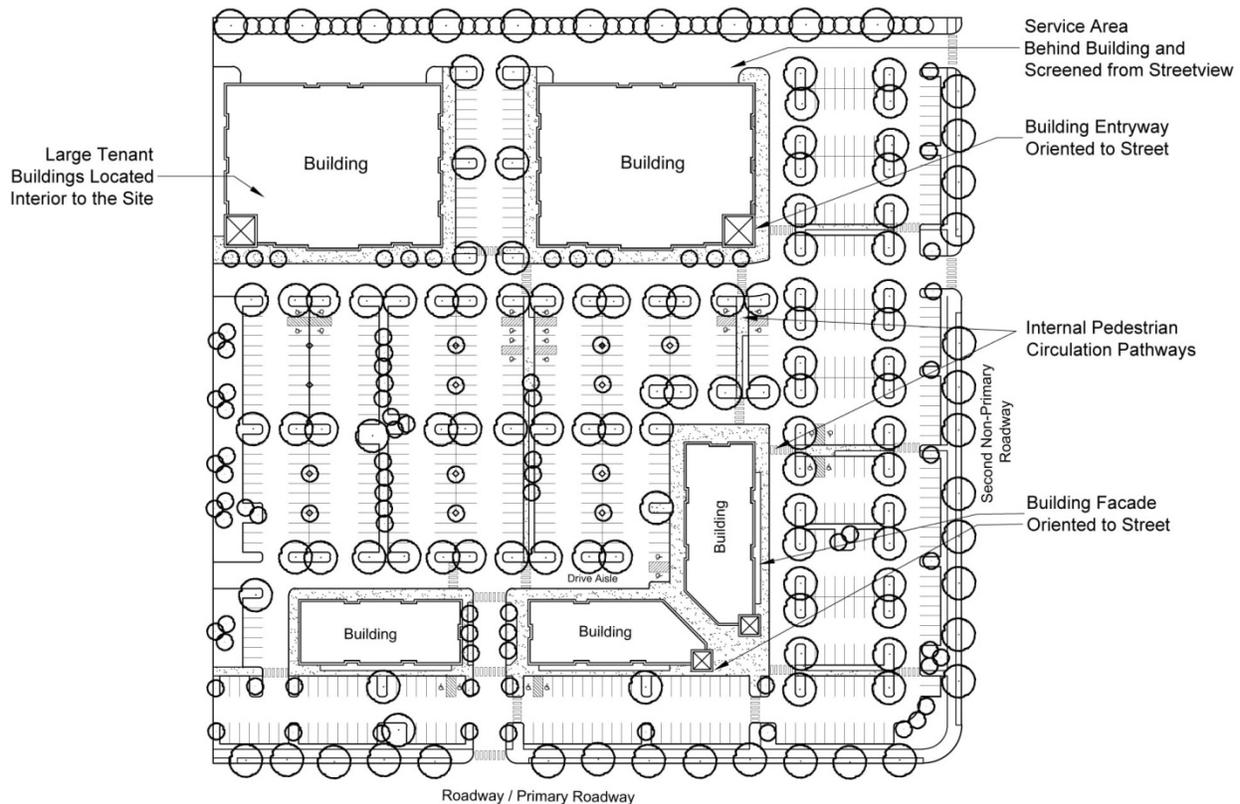


Figure 138-750.1.(b). – Site Layout - Building Orientation Standards

(c) Parking Lots and Parking Structures

- (1) Parking features shall be designed to reduce the parking area's focus from the primary street corridor and assist in establishing a more urban form of design. Parking areas between a building façade and an adjacent roadway should be minimized, and shall be limited to two parking rows and one drive aisle in such locations. This criterion is satisfied if a minimum of 30 percent of roadway frontage is occupied by a building or buildings.
 - a. For lots located adjacent to two or more roadways, this standard shall only apply to the adjacent primary roadway.
 - b. The *primary* roadway shall be defined as that road which has a higher Functional Classification as determined by the Pinellas County Comprehensive Plan, has a greater number of Average Annual Daily Trips (AADT) or, if such information is unavailable, as determined by the Zoning Administrator.
- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by Code. No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.
- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist.

- (4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.
- (5) Parking structures should be internal to the site and shall include architectural features/design elements and a façade treatment compatible with the principal structure; or shall be screened with ornamental grillwork, artwork, vertical/façade landscaping, or similar architectural features. Parking structures located along a primary roadway should include ground-floor commercial or employment along a minimum of 50 percent of the roadway frontage.

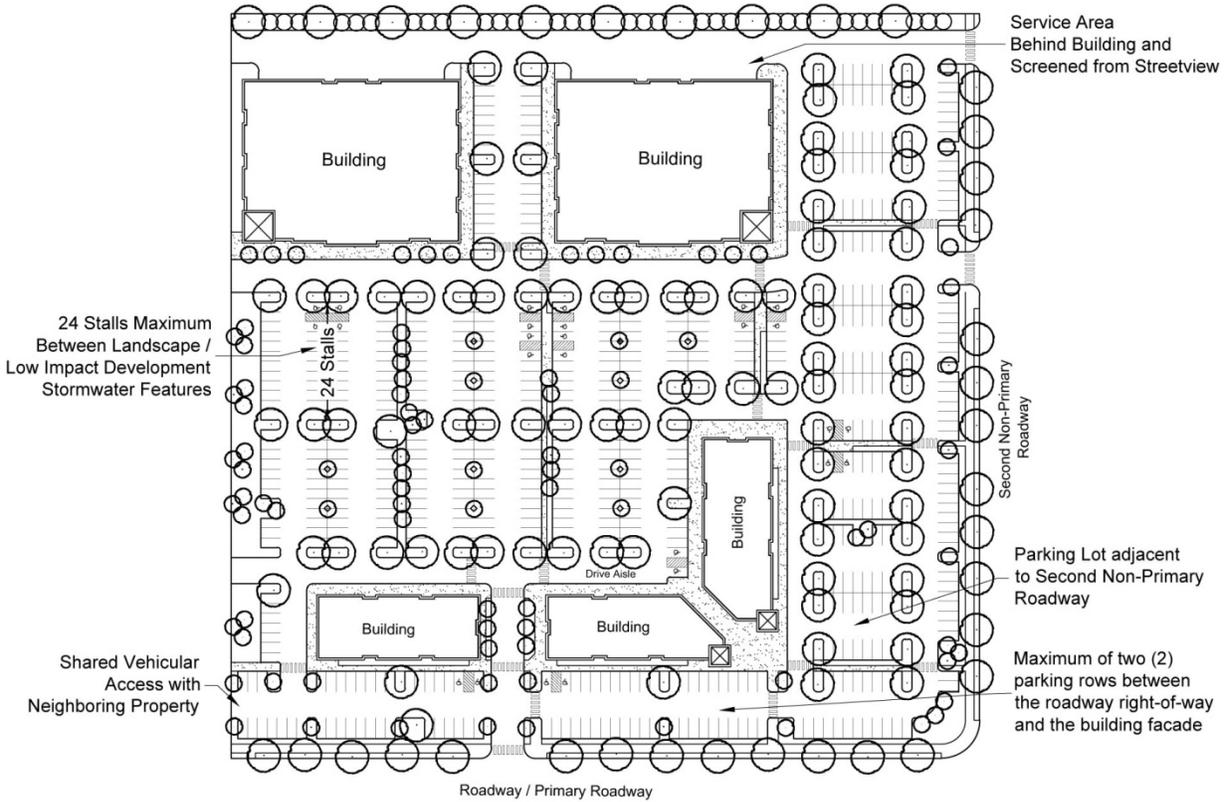


Figure 138-750.1.(c).1 – Site Layout - Parking Standards

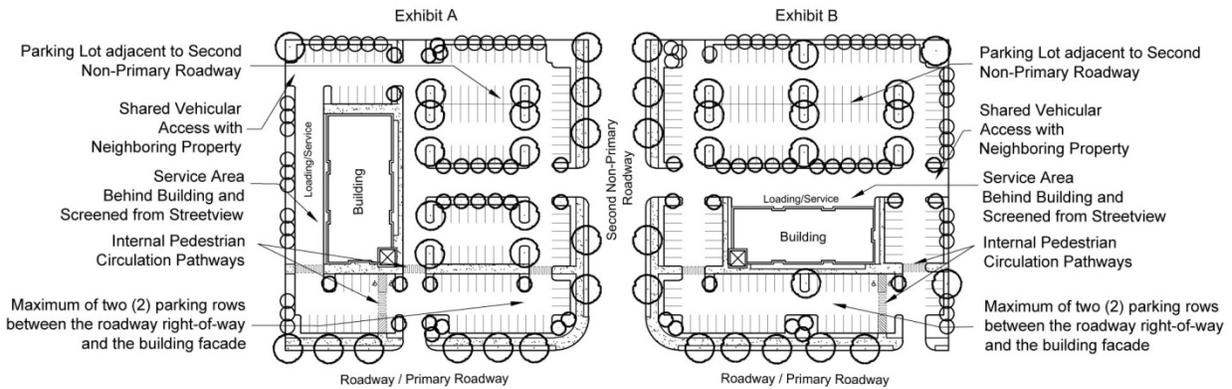


Figure 138-750.1.(c).2 – Site Layout - Parking Standards – Smaller Sites

(d) Pedestrian Connections/Circulation

- (1) Where multiple buildings exist within the same development, each building shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
- (2) An internal pedestrian system shall provide a connection to abutting properties where willing adjacent property owners exist.
 - a. An internal pedestrian connection is not required to abutting single-family residential lots.
 - b. Internal pedestrian connections to adjacent properties are not required at locations that:
 1. Are separated by significant natural features such as wetlands, streams and topography AND/OR
 2. Are separated by significant man-made features such as canals, stormwater ponds, rail lines, storage yards, and the like.
- (3) All buildings that face a primary roadway/street shall contain an entryway that is oriented to said roadway. The entryway shall include decorative door surrounds, and a porch, portico, arcade or stoop. This does not preclude supplemental entrances not facing a roadway.
- (4) At least one designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be a minimum of five feet in pavement width. The pedestrian pathway shall provide a direct connection between building entrances and all adjacent streets.
- (5) Structures and landscaping shall be constructed/planted around pedestrian use areas to provide shade and reduce heat island effects.

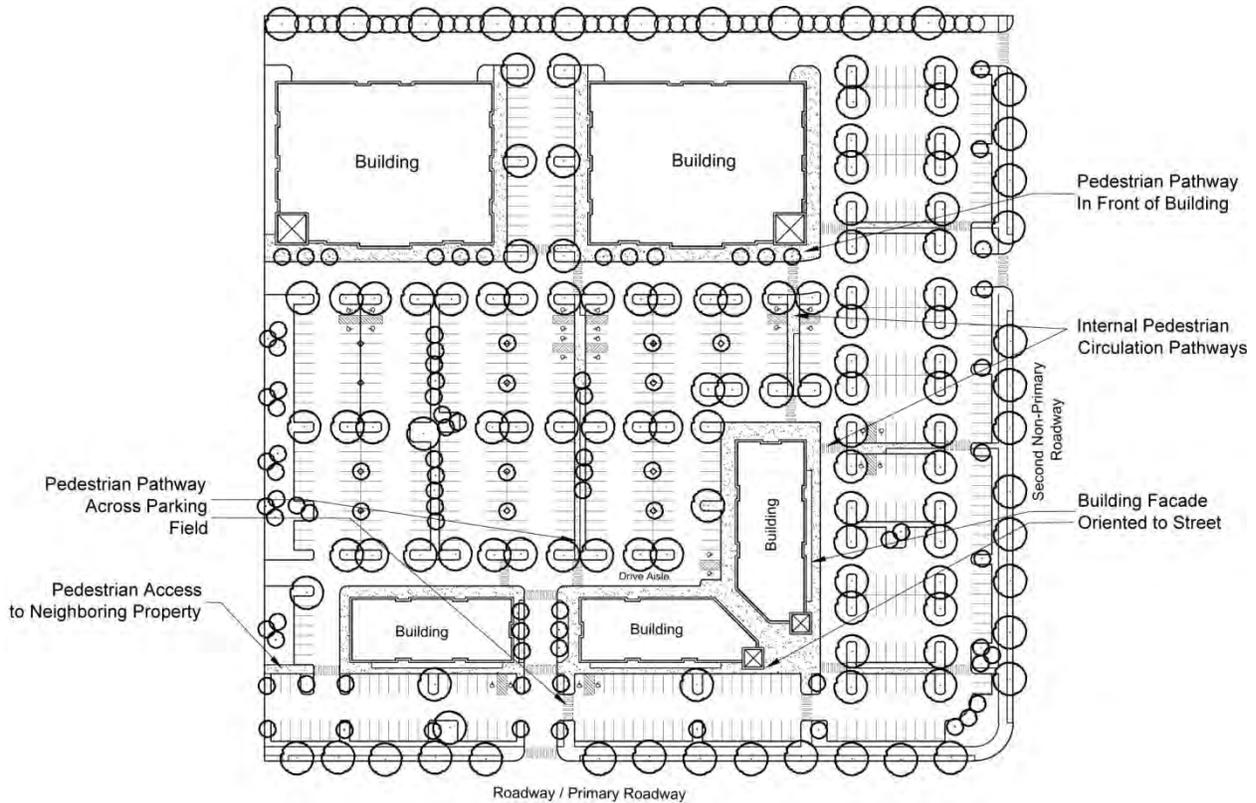


Figure 138-750.1.(d). – Site Layout - Pedestrian Standards

Sec. 138-1065.2 – Building Design Standards

(a) Building Style

- (1) Renovations, additions and accessory structures shall be designed to be compatible with the architectural style of the structure in which they are a part. Compatibility shall be determined by reviewing building materials, finishes and other significant features.
- (2) Multi-building developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.

(b) Building Form

- (1) Buildings should create a width to height ratio of no more than 3:1. Buildings that exceed the width to height ratio of 3:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 3:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.
- (2) To promote flexibility for future tenant re-use, the first floor of each multi-story building should not be less than 12 feet in height measured from the finished first floor surface to the bottom of the second floor. (will provide a graphic)
- (3) To provide protection from the weather, multi-tenant buildings shall have shelter/shade elements over and between public entrances. The required shelter/shade elements, inclusive of vertical supports, are intended to protect

people from natural elements including sun, wind, and rain, and shall be permitted to encroach into required setbacks. (will provide a graphic)

(c) Building Façade

Façade standards ensure features that are attractive to the pedestrian. They also mitigate blank walls and ensure that all sides of a building have visual interest.

- (1) Building structures that are situated on corner lots or through lots, or which by the nature of the site layout are otherwise clearly visible from rights-of-way, shall be designed with architectural treatments on each building side that is visible from rights-of-way, primary accessways, and internal roadways. Architectural treatment shall include roof design, wall materials, architectural trim, and doors and windows. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout.
- (2) There shall be no blank façades. All façades shall include fenestration or other architectural features. No façade on any floor shall have a blank area wider than 24 feet or higher than the height between two floors. (will provide a graphic)
- (3) At least 25 percent of linear ground level, street facing façades shall be transparent, meaning glass or other transparent or translucent materials.

DIVISION 3. – ENVIRONMENTAL DISTRICTS

Sec. 138-1070. – AL, PC, and P-RM - Definition, purpose and intent.

The environmental districts implement the natural resource conservation, and protection goals and policies of the Pinellas County Comprehensive Plan. The AL, PC, and P-RM districts are assigned to environmentally sensitive lands and greatly limit development and natural resource disturbance.

- (a) **AL, Aquatic Lands District** – The purpose of the AL, Aquatic Lands District is to protect coastal waterways and coastal wetlands. The district limits land uses from being established and expanded that would otherwise disturb coastal natural resources. Uses are limited to recreation, docks, and stormwater management facilities.
- (b) **PC, Preservation/Conservation District** – The purpose of the PC, Preservation/Conservation District is to designate and protect properties having unique natural resources. The district limits land uses from being established and expanded that would result in alternatives and degradation of signification natural resources. Uses are limited to recreation, docks, stormwater management facilities, research, and very low residential densities.
- (c) **P-RM, Preservation-Resource Management District** – The purpose of the P-RM, Preservation-Resource Management District is to designate and protect areas where the conservation and management of important natural and potable water resources is a priority, and to recognize those functional open space areas that are essential to the health, safety and welfare of the County’s residents.

Sec. 138-1071. – AL, Aquatic Lands District

- (a) The AL district protects coastal waterways and coastal wetlands that are subject to tidal action or periodic tidal inundation.
- (b) Coastal areas are characterized by mangrove stands and other salt-tolerant vegetation found in tidal fringe lands, and also include all adjacent coastal waters.
- (c) Any significant alteration of these lands and waterways would result in damage to the aquatic ecosystem and its ecological value to the public.

Sec. 138-1071.1. – AL, Aquatic Lands District – Level 1 uses.

Within the AL district, no building or structure shall be erected, altered or used, nor shall any land or water use be permitted, except for one of more of the following, upon showing that such use, building or structure will not result in a pollution discharge to the waters of the United States, or public waters of Florida; result in injury to the aquatic ecosystem; alter the normal ebb and flow or tidal waters; or alter the normal water elevation of interior wetlands and/or lakes.

- (a) Wildlife management structures and accessory uses.
- (b) Docks and piers.
- (c) Recreation and park uses and/or structures compatible with the above.
- (d) Stormwater management facilities that are compatible with the purpose and intent of this district and are consistent with approved county watershed or land management plans.

Sec. 138-1071.2. – AL, Aquatic Lands District – Level 2 and Level 3 uses.

There are no Level 2 or Level 3 uses allowed within the AL district.

Sec. 138-1071.3. – AL, Aquatic Lands District – Property development regulations.

The following property development regulations are applicable to the AL district:

- (a) This section shall not conflict with other federal, state and local laws, ordinances and regulations; and to the extent of any such conflict, the more stringent regulations shall prevail unless otherwise provided by law.
- (b) Development requirements will be established in conjunction with site plan review.
- (c) The AL district is intended to be utilized in areas designated as Preservation by the Future Land Use Map of the Comprehensive Plan; however, it may be utilized under any designation of the Plan provided the subject property meets the intent of the definition of this division.

Sec. 138-1080. – PC, Preservation/Conservation District

- (a) The PC district regulates the use of properties having unique environmental, biological, or ecological features.
- (b) This section provides criteria to protect areas containing endangered species of flora or fauna, preserve areas considered vital to the maintenance and recharge of water resources, preserve areas with unique or valuable topographic or subsurface features, protect areas of significant environmental or ecological importance to the county, protect areas of natural drainage, and ensure the least intensive development compatible with the protection of native plants, wildlife and habitats in their natural condition. These areas may consist of wetlands and/or uplands.
- (c) This district also supports environmental research and environmental education that is dependent on, or interprets, the surrounding natural environment, and is consistent with applicable management plans on County-owned or managed property.
- (d) It is the intent of this section that all lands and water classified as Preservation/Conservation shall remain in an essentially undeveloped state with no appreciable impervious surface coverage and with as much natural vegetation retained as possible.
- (e) Residential density at a maximum density of one unit per acre or nonresidential floor area credit at a maximum of 0.05 may be transferred to contiguous non-preservation areas of the site under uniform ownership provided such contiguous area is appropriately zoned to receive such transfer of development rights.

Sec. 138-1080.1. – PC, Preservation/Conservation District – Level 1 uses.

The following uses are permitted in the PC district:

- (a) Facilities, structures and accessory uses for natural resources and wildlife management.
- (b) Natural resource and wildlife management activities.
- (c) Docks and piers, nature trails, and boardwalks; observation towers and canopy walk(s) for environmental research, education and appreciation on public-owned land.

- (d) Stormwater management facilities that are compatible with the purpose and intent of this district and are consistent with approved county watershed or land management plans.
- (e) Small diameter groundwater/wetland monitoring wells, existing permitted (non-vertical) potable water transmission lines.
- (f) A maximum residential density credit of one unit per acre to be transferred to the contiguous non-preservation area of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.
- (g) Nonresidential floor area credit (0.05 maximum) to be transferred to the contiguous non-preservation area of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.

Sec. 138-1080.2. – PC, Preservation/Conservation District – Level 2 and Level 3 uses.

There are no Level 2 or Level 3 uses allowed within the PC district.

Sec. 138-1080.3. – PC, Preservation/Conservation District – Property development regulations.

The following property development regulations are applicable to the PC district:

- (a) This division shall not conflict with other federal, state and local laws, ordinances and regulations; and to the extent of any such conflict, the more stringent regulations shall prevail unless otherwise provided by law. All development requirements will be established in conjunction with site plan review; however, in no case shall any structure be located within 25 feet of adjacent property. No structures may exceed 35 feet in height, with the exception of observation towers and/or associated canopy walkways, which are required to be located on public-owned land and which shall not exceed 75 feet. Maximum impervious coverage shall not exceed five percent of the site area.
- (b) The PC district is intended to be utilized in areas designated as Preservation by the Future Land Use Map of the Comprehensive Plan; however, it may be utilized under any designation of the Plan provided the subject property meets the intent of the definition of this division.

Sec. 138-1090 – P-RM, Preservation-Resource Management District

- (a) The P-RM district regulates the use of environmentally-significant properties where the conservation and management of important natural and water resources is a priority.
- (b) Environmental research and resource-based recreational and educational uses that environmental stewardship, consistent with an approved management plan for the respective County-owned or managed property, are compatible with this district, as is the provision of public potable water supply in those areas designated with a Resource Management Overlay (RMO) on the Future Land Use Map (FLUM).
- (c) The intent of the PR-M district with the application of an RMO is to provide for both the conservation and management of important natural resources, as well as the ability to develop and manage potable water supply resources and assets and to protect the functional integrity of natural aquifer recharge areas and potable wellfields in a manner that preserves and enhances water quantity and quality.
- (d) This section provides criteria for ensuring the least intensive development compatible with protecting important habitat, protecting endangered species or flora or fauna,

areas with unique or valuable topographic or subsurface features, protecting areas of significant environmental or ecological importance to the county, protecting functional and valuable ecosystems, and protecting areas of natural drainage. These areas may consist of wetlands and/or uplands.

- (e) Most lands classified as P-RM shall be environmentally important open space areas where resource-based recreational uses are compatible with protection and management of the natural resource. Where such resource-based recreational uses are allowed, no use shall exceed a floor area ratio (FAR) of 0.05 or an impervious surface ratio (ISR) of 0.10.
- (f) Refer to the property development regulations associated with this zoning district for the FAR and ISR standards associated with those properties and an RMO designation on the FLUM. In those cases where site alteration and development is allowed, it shall be for facilities in which a public need or demand has been demonstrated and can be related to environmental education, resource-based recreational uses, natural resource management, the provision of potable water supply, and/or a land or watershed management plan.

Sec. 138-1090.1 – P-RM, Preservation-Resource Management District – Level 1 uses.

The following uses are permitted in the P-RM district:

- (a) Facilities, structures and accessory uses for natural resource and wildlife management.
- (b) Resource-based recreation uses.
- (c) Facilities, structures and accessory uses for environmental education.
- (d) Nature trails and boardwalks; observation towers and canopy walk(s) for environmental research, education and appreciation located on public-owned land.
- (e) Surface water management facilities that are compatible with the purpose and intent of this district and are consistent with approved County watershed or natural resource management plans.
- (f) Natural resource and wildlife management activities.
- (g) Wellfield/recharge area protection, groundwater monitoring, existing water transmission lines.
- (h) Implementation of uses and activities directed by, or compatible with, an approved watershed or natural resource management plan.
- (i) Facilities, structures and accessory uses that enhance or support the provision of potable water supply, located on properties that have a Resource Management Future Land Use Map Overlay (RMO-1 or RMO-2) and that are consistent with the specific permitted uses associated with the respective overlay.

Sec. 138-1090.2 – P-RM, Preservation-Resource Management District – Level 2 uses.

Upon application to the Board of Adjustment and favorable action thereon, pursuant to Article II, Division 7 of this chapter, governmental telecommunication tower facilities may be permitted in the P-RM district.

Sec. 138-1090.3 – P-RM, Preservation-Resource Management District – Level 3 uses.

There are no Level 3 uses allowed within the P-RM district.

Sec. 138-1090.4. – P-RM, Preservation-Resource Management District – Property development regulations.

The following property development regulations are applicable to the P-RM district:

- (a) This section shall not conflict with other federal, state and local laws, ordinances and regulations, and to the extent of any such conflict, the more stringent regulations shall prevail unless otherwise provided by law. All development requirements will be established in conjunction with site plan review; however, in no case shall any structure be located within 25 feet of adjacent property, except that within the area designated with the RMO-2 category on the future land use map, any structure shall be required to be set back at least 500 feet from the northern edge of Old Keystone Road and the western edge of those portions of Section/Township/Range (STR) 02/27/16 and STR 11/27/16. The 500-foot setback will function as a vegetated buffer.
- (b) Final decisions regarding the location of vertical water supply infrastructure/structures within those areas designated with the P-RM zoning district that have the RMO-2 category on the FLUM, shall be the responsibility of the Pinellas County Board of County Commissioners, and be determined through the following process:
 - (1) County provides general notice to the public;
 - (2) County conducts two public informational meetings to provide interested citizens with the opportunity to review and comment on the proposal for locating vertical water supply infrastructure/structures within the area designated with the RMO-2 category;
 - (3) Review by the Pinellas County Planning Department for compliance with the adopted Pinellas County Comprehensive Plan; and
 - (4) A public hearing and decision on the proposal by the board of county commissioners.
- (c) No structures may exceed 35 feet in height, except for the following: observation towers and/or associated canopy walkways shall not exceed 75 feet; vertical water supply structures on public owned property designated with the RMO-2 category on the FLUM shall not exceed 65 feet in height;
- (d) For properties designated with the P-RM zoning district, or with the P-RM zoning district with the RMO-1 category as an overlay on the FLUM, no use shall exceed an FAR of 0.05 nor an ISR of 0.10, based on the area of the project site.
- (e) For properties designated with the P-RM zoning district with the RMO-2 category as an overlay on the future land use map, no use shall exceed an FAR of 0.05 nor an ISR of 0.10, based on the area of the project site, unless the following conditions apply:

- (1) Vertical water supply infrastructure/structures shall not exceed a cumulative FAR of 0.25 and an ISR of 0.50 that are calculated based on the area of the project site within the 260 acres that would permit these vertical water supply uses; and
 - (2) If a reservoir is constructed within the 260 acres that would permit vertical water supply infrastructure/structures, the reservoir may be permitted up to a maximum ISR of 0.50, calculated based on the area of the project site, and any other vertical water supply infrastructure/structures shall not exceed a cumulative FAR of 0.25 and an ISR of 0.50 based on the area of the project site within the remaining portion of the 260 acres not used as a reservoir.
- (f) The P-RM district is intended to be utilized in areas designated as Preservation-Resource Management on the FLUM of the Comprehensive Plan; however, it may be utilized under any designation of the FLUM of the Comprehensive Plan provided the subject property meets the intent of the definition of this division.
 - (g) A maximum residential density credit of one unit per acre may be transferred to contiguous non-preservation areas of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.
 - (h) Nonresidential floor area credit (0.05 maximum) may be transferred to contiguous non-preservation areas of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.

DIVISION 4. – RECREATIONAL DISTRICTS

Sec. 138-1100. – RBR and FBR – Definition, purpose and intent.

The recreational districts implement the public recreational goals and policies of the Pinellas County Comprehensive Plan. The RBR and FBR districts are designated to lands that are used and planned for various passive and active recreational purposes.

- (a) **RBR District** – The purpose of the RBR, Resource-Based Recreation district is to designate, develop, and accommodate recreational uses on lands that contain open space, natural resources and environmental features.
- (b) **FBR District** – The purpose of the FBR, Facility-Based Recreation district is to designate, develop, and accommodate recreational uses on lands that possess significant facilities such as sports fields, recreational centers, and tracks.

Sec. 138-1101. – RBR, Resource-Based Recreation District.

- (a) The RBR district provides for resource-based (passive) recreation uses, open space and accessory uses and facilities to meet the resource-based recreation and open space needs of the county.
- (b) These uses and accessory facilities are located in areas accessible to the public where there is a demonstrated demand, need or opportunity for such.
- (c) While not limited to regional county parks, this district is appropriate for such properties, as well as in park areas where natural resource features dominate and are worthy of protection, enhancement, and interpretation for the public.

Sec. 138-1101.1. – RBR, Resource-Based Recreation District – Development Parameters

RBR – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ¹	Max. ISR	Max. Height (ft) ³	Area	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
See Table 138-351	N/A	See Table 138-351	0.20	45/70	N/A	N/A	N/A	75	75	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential structures.</p> <p>3. Generally 45 feet, however observation towers and associated canopy walks are permitted up to 70 feet.</p>										

Sec. 138-1101.2. – RBR, Resource-Based Recreation District – Level 1 uses.

The following uses are permitted in the RBR district:

- (a) Resource-based (passive) recreation uses such as:
 - (1) Picnicking/picnic shelters.
 - (2) Low-impact camping and accessory uses.
 - (3) Facilities, structures and accessory uses for environmental education.
 - (4) Wildlife viewing/observation decks and towers.
 - (5) Horseback riding on trails.
 - (6) Fishing/fishing piers.
 - (7) Hiking on trails/boardwalks.
 - (8) Saltwater beach activities, including bath houses.
 - (9) Boating/boat ramps.
 - (10) Canoeing and kayaking/canoe and kayak launch areas.
 - (11) Playgrounds/playground equipment.
 - (12) Historic/cultural interpretation and activities.
 - (13) Bike riding.
 - (14) Dog parks.
 - (15) Non-organized field sports.
 - (16) Community gardens.
 - (17) Concessions.
 - (18) Restrooms.
 - (19) Special events that are not facility dependent.
 - (20) Maintenance activities and facilities.

(21) Such other uses that would be similar to those listed in this section and which would be in keeping with the intent and purpose of the RBR district.

(b) Natural resource management uses, including:

- (1) Those facilities, structures and accessory uses necessary for wildlife and natural resource management, including the conservation, protection and enhancement of natural plant communities.
- (2) Watershed and habitat management activities.
- (3) Surface water management facilities.
- (4) Uses and activities that implement park management plans.

(c) Accessory dwellings.

Sec. 138-1101.3. – RBR, Resource-Based Recreation District – Level 2 and Level 3 uses.

There are no Level 2 or Level 3 uses allowed within the RBR district.

Sec. 138-1101.4. – RBR, Resource-Based Recreation District – Additional requirements.

- (a) All vehicular use areas, play areas, recreation areas, etc. shall be effectively screened from contiguous residential properties.
- (b) Outdoor lighting shall be low-impact, directional and limited to security purposes only.

Sec. 138-1110. – FBR, Facility-Based Recreation District.

- (a) The FBR district provides for recreation facilities for active uses located in appropriate areas accessible to the public.
- (b) The FBR district is appropriate primarily for public parks and other publicly-owned facilities, but may also be applied to privately-owned facilities that follow the intent of this section.

Sec. 138-1110.1. – FBR, Facility-Based Recreation District – Development Parameters

FBR – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ¹	Max. ISR	Max. Height (ft) ³	Area	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
See Table 138-351	N/A	See Table 138-351	0.60	45	N/A	N/A	N/A	75	75	

1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.

2. Building coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential structures.

3. Sports lighting poles up to 75 feet.

Sec. 138-1110.2. – FBR, Facility-Based Recreation District – Level 1 uses.

The following uses are permitted in the FBR district:

- (a) Facility-based (active) recreation uses such as:
- (1) Organized field sports such as football, baseball, softball, soccer, etc., with the exception of those that require Level 3 approval.
 - (2) Court-related activities such as tennis, basketball, racquetball, etc.
 - (3) Equestrian activities/horse stables.
 - (4) Pool swimming/swimming pools.
 - (5) Spray parks/splash parks.
 - (6) Skating/skate parks.
 - (7) Bicycling/BMX facilities.
 - (8) Fitness activities.
 - (9) Restrooms.
 - (10) Community centers/social activities such as dance, recreational classes, special events, etc.
 - (11) Such other uses that would be similar to those listed in this section and which would be in keeping with the intent and purpose of the FBR district.
- (b) All uses allowed in the RBR, Resource-Based Recreation district.

Sec. 138-1110.3. – FBR, Facility-Based Recreation District – Level 2 uses.

There are no Level 2 uses allowed within the FBR district.

Sec. 138-1110.4. – FBR, Resource-Based Recreation District – Level 3 uses.

Upon application to and favorable action by the Board of County Commissioners, pursuant to Article II, Division 8 of this Chapter, the following Level 3 uses may be permitted in the FBR district:

- (a) Nighttime lighting for sport fields or courts that operates during non-daylight hours.
- (b) Sport fields that are proposed within 300 feet, measured from the actual playing surface, of a residential zoning district.
- (c) More than three sport fields at one particular site.

Sec. 138-1110.5. – FBR, Facility-Based Recreation District – Additional requirements.

- (a) All vehicular use areas, play areas, recreation areas, playfields or similar recreation areas shall be effectively screened from contiguous residential properties.
- (b) Outdoor lighting must be directional and low-impact.
- (c) Noise levels from public address systems, piped music and other similar sources in the FBR district shall adhere to the standards outlined in section 58-453.
- (d) The location must accommodate the required parking and potential queuing of vehicles onsite.

Contents

CHAPTER 138 – ZONING	2
Article VI – SPECIAL DISTRICTS	2
DIVISION 1. – Generally	2
Secs. 138-1031—138-1050. – Reserved.	2
DIVISION 2. – Institutional and Public Districts	2
Sec. 138-1051. – LI and PSP – Definition, purpose and intent.	2
Sec. 138-1052. – LI and PSP – Table of Uses.	2
Sec. 138-1053. – LI, Limited Institutional District.	4
Sec. 138-1060. – PSP, Public/Semi Public District.....	5
Sec. 138-1065. – LI and PSP – Design Criteria.	6
DIVISION 3. – Environmental Districts	13
Sec. 138-1070. – AL, PC, P-RM and WPD - Definition, purpose and intent.	13
Sec. 138-1071. – AL, Aquatic Lands District	13
Sec. 138-1080. – PC, Preservation/Conservation District.....	14
Sec. 138-1090. – P-RM, Preservation-Resource Management District.	15
DIVISION 4. – Recreational Districts	18
Sec. 138-1100. – RBR and FBR – Definition, purpose and intent.	18
Sec. 138-1101. – RBR, Resource-Based Recreation District.	18
Sec. 138-1110. – FBR, Facility-Based Recreation District.	20

CHAPTER 138 – ZONING

ARTICLE VI – SPECIAL DISTRICTS

DIVISION 1. – GENERALLY

Secs. 138-1031—138-1050. - Reserved.

DIVISION 2. – INSTITUTIONAL AND PUBLIC DISTRICTS

Sec. 138-1051. – LI and PSP – Definition, purpose and intent.

The institutional and public districts accommodate educational, health, public safety, civic, religious, and other similar public and institutional uses required to serve the community; and recognize the unique needs of these uses relative to their relationship with surrounding uses and transportation access.

- (a) **LI, Limited Institutional District** – The purpose of the LI, Limited Institutional district is to designate, develop and accommodate public uses that serve the needs and interests of the surrounding community, such as day care facilities, nursing homes, libraries, museums, places of worship, meeting halls, government buildings, and other similar limited institutional uses.
- (b) **PSP, Public/Semi Public District** – The purpose of the PSP, Public/Semi Public district is to designate, develop, and accommodate a broad range of public and semi-public uses, including some that are more intensive than those allowed in the LI district, such as hospitals, medical offices, large-scale educational institutions, utilities and correctional facilities.

Sec. 138-1052. – LI and PSP – Table of Uses

Land uses within the institutional and public districts shall be permitted as defined in *Table 138-1052 – Table of Uses for the LI and PSP Districts*. The review procedures are further defined in Article II of the Zoning Code.

- (a) An “A” in Table 138-1052 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A “1” in Table 138-1052 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A “2” in Table 138-1052 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A “3” in Table 138-1052 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-1052 denotes that the specific use is not allowed in the zone.
- (f) A “Y” in the Supplemental Uses Standards column of Table 138-1052 indicates that there are specific land development or operational requirements that must be provided for the specific use.
- (g) A use that is not listed on Table 138-1052 is not permitted in either district, except as provided for in Section 138.____, Administrative Provisions.

Table 138-1052 – Table of Uses for the LI and PSP Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed * = Subject to the Design Criteria in Sec. 138-1065	LI : Limited Institutional District	PSP: Public/Semi Public District	Supplemental Use Standards (refer to specific Code section)
Use			
Residential Uses			
Accessory Dwelling Unit, Owner/Manager	A	A	Y
Dormitory*	A	A	Y
Industrial, Manufacturing, and Warehousing Uses			
Battery Exchange Stations	1	1	
Electric Vehicle Charging Station	A	A	Y
Arts, Recreation, and Entertainment Uses			
Club, Community Service and Fraternal*	1	1	
Museum/Cultural Facility*	1	1	
Performing Arts Venue*	1	1	
Education, Public Administration, Health Care, and Institutional Uses			
Birthing Center*	1	1	
Cemetery	2	2	Y
Cemetery, Accessory to a Place of Worship	2	2	Y
Correctional Facilities		3	
Day Care Center, adult*	1	1	Y
Day Care Facility, child*	1	1	Y
Government Building or Use*		1	Y
Hospital		1	Y
Library*	1	1	
Medical Clinic*		1	
Meeting Hall and other Community Assembly Facility*	1	1	
Nursing Home*	1	1	Y
Place of Worship*	1	1	Y
Probation / Parole Correction Office*		1	
School, Private, grades Pre-K through 8 (Nongovernmental)	1	1	Y

Table 138-1052 – Table of Uses for the LI and PSP Districts

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed * = Subject to the Design Criteria in Sec. 138-1065	LI : Limited Institutional District	PSP: Public/Semi Public District	Supplemental Use Standards (refer to specific Code section)
Use			
School, Private, grades 9 through 12 (Nongovernmental)		1	Y
School, Public, grades Pre-K through 8 (Governmental)	1	1	Y
School, Public, grades 9 through 12 (Governmental)		1	Y
School, Post-Secondary		1	
School, All Others		3	
Social Service Agencies*	1	1	Y
Transportation, Communication, and Information Uses			
Docks and Piers	A	A	Y
Heliport and Helistops	3	3	Y
Mass Transit Center	?	1	Y
Navigation safety devices and structures	2	2	
Parking Structure*	1	1	Y
Wireless Communication Antennae (WCA)	A	A	Y
Wireless Communication Tower	1	1	Y
Utilities			
Electric Utility Substation	3	3	Y
Solar Energy Systems	A	A	Y
Water Recapture Systems	A	A	
Water and Wastewater Support Facilities	1	1	Y
Water and Wastewater Treatment and Storage Facilities		3	Y
Wind Energy Conservation System (WECS), Small Scale	1	1	Y
Other Uses			
Land Fills of More than 1,000 Cubic Yards	2	2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards	2	2	Y

Sec. 138-1053. – LI, Limited Institutional District

- (a) The LI district regulates the location of essential and/or desirable public services that are compatible with neighboring residential uses.
- (b) This district is generally appropriate in locations where religious, educational, civic, health or similar institutional uses are necessary or desirable to serve the surrounding community.
- (c) This district shall be so located as to recognize the special needs of these uses relative to surrounding uses and shall have adequate access to the transportation system.

Sec. 138-1053.1. LI, Limited Institutional District – Development Parameters

LI – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Height (ft)	Area	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
See Table 138-351	N/A	See Table 138-351	0.85	50	1 acre	100	100	25	15	
1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan. 2. Building coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential structures.										

Sec. 138-1060. – PSP, Public/Semi Public District

- (a) The PSP district regulates the location of a broad range of public service facilities, government facilities and institutions throughout the unincorporated county.
- (b) This district provides a wide range of services, facilities and institutions and therefore shall be located in appropriate areas accessible to the public or in areas with demonstrated demand or need for such uses.

Sec. 138-1060.1. PSP, Public/Semi Public District – Development Parameters

PSP – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ^{1,2}	Max. ISR	Max. Height (ft)	Area	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
See Table 138-351	N/A	See Table 138-351	0.85	50	1 acre	100	100	25	20	
1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan. 2. Building coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential structures.										

Sec. 138-1061. – Institutional and Public Districts – Screening Requirements.

All vehicular use areas, play areas, recreation areas, ball fields or similar recreation areas shall be effectively screened from contiguous residential properties.

Sec. 138-1065. – Institutional and Public Districts – Design Criteria.

Institutional and public districts are envisioned to develop to a pedestrian-friendly and transit supportive urban form. This ideal urban form orients buildings to nearby streets, provides designated pedestrian pathways, creates connections to adjacent uses/properties, provides shelter from environmental elements, and provides for an attractive built environment. In addition to the land use standards listed for individual districts, applicable uses (designated with an asterisk* in Table 138-1052) within the institutional and public districts (LI and PSP) shall be planned, phased and developed consistent with the design criteria listed in the following subsections.

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or eliminate any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee.

Sec. 138-1065.1 – Site Layout and Orientation

(a) Street, Drive Aisle, and Accessway Design

- (1) Internal streets, drive aisles, and accessways shall be designed as a connection to the surrounding roadway pattern. Specifically, adjacent roadways shall be connected to the development and integrated into the project transportation network, unless such connections would conflict with adjacent uses. Exemptions shall apply to situations where natural features (e.g. wetland) prevent such a connection.

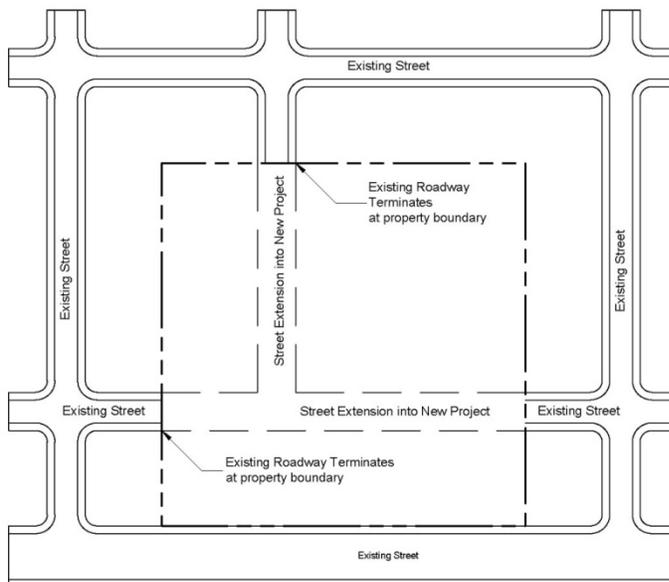


Figure 138-750.1.(a). – Site Layout – Street Extensions into New Projects/Developments

- (2) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.
- (3) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.

(b) Building Orientation

- (1) Buildings shall be located adjacent to roadways/streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks. For sites fronting along multiple roadways/streets, building orientation should be emphasized on the primary street.
 - a. Between the building and primary roadway/street, only the following uses are permitted:
 1. Two parking rows and one drive aisle as provided in part (c)(1) of this section
 2. Low Impact Development (LID) stormwater systems
 3. Entryways/courtyards
 4. Signs
 5. Landscaping
 6. Sidewalk/pedestrian walkways
 7. Transit stops
 8. Driveways
 9. Decorative elements/features
 10. Lighting
 11. Mail boxes/kiosks
 - b. This standard does not apply to buildings located internal (set back from the street) to the development when a separate building(s) is located along the primary roadway/street which independently meets the standard.
- (2) First floor, street facing building façades shall be constructed with architectural details including, but not limited to, fenestration, display windows, natural finishes and/or other architectural features intended to break-up large expansive façades.
- (3) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design, entrances/entryways, and pedestrian access.
- (4) All service areas and loading docks shall be located behind the front facade line of the principal structure they are intended to serve and shall be screened from adjacent roadways and uses.
- (5) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.
- (6) Drive-through service windows shall not be oriented to an adjacent street unless the site abuts multiple public or private streets, in which case the drive-through pick up service window may be oriented to one of those streets. Drive-through speakers must be directed away from adjacent residential uses.

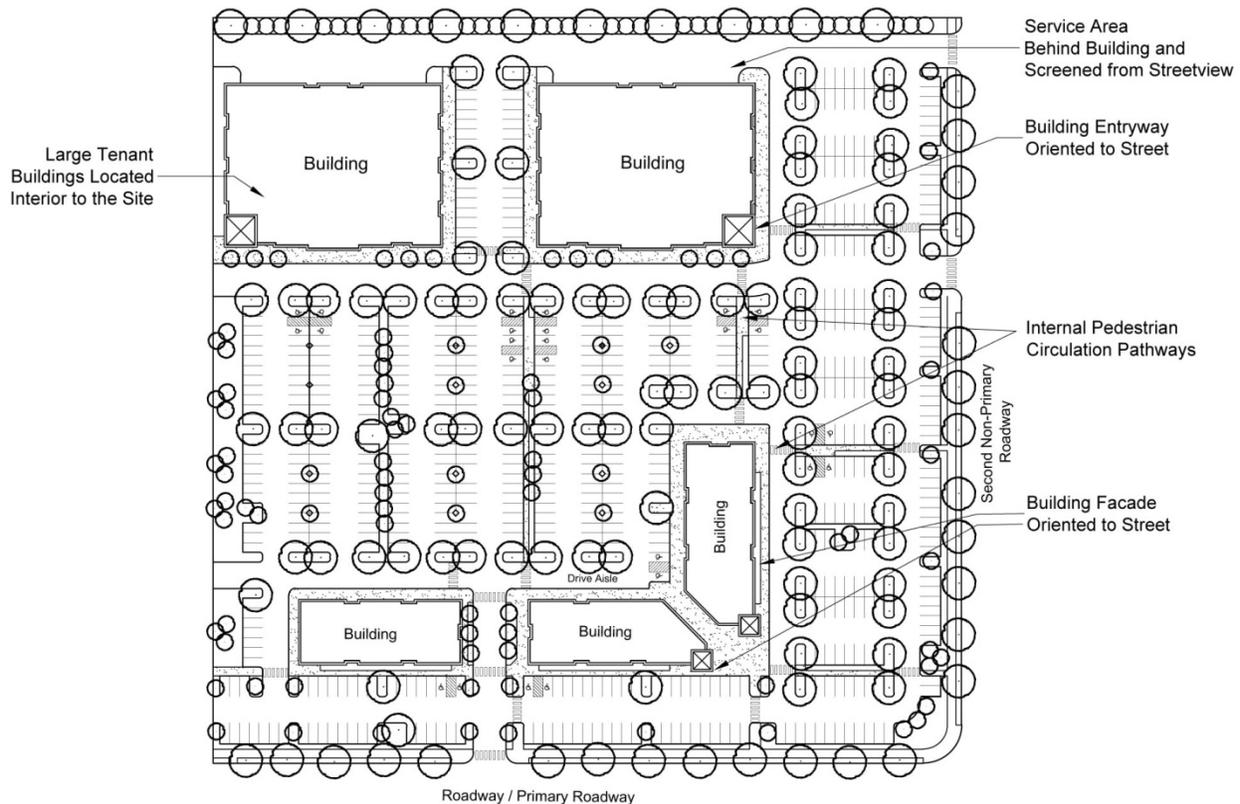


Figure 138-750.1.(b). – Site Layout - Building Orientation Standards

(c) Parking Lots and Parking Structures

- (1) Parking features shall be designed to reduce the parking area's focus from the primary street corridor and assist in establishing a more urban form of design. Parking areas between a building façade and an adjacent roadway should be minimized, and shall be limited to two parking rows and one drive aisle in such locations. This criterion is satisfied if a minimum of 30 percent of roadway frontage is occupied by a building or buildings.
 - a. For lots located adjacent to two or more roadways, this standard shall only apply to the adjacent primary roadway.
 - b. The *primary* roadway shall be defined as that road which has a higher Functional Classification as determined by the Pinellas County Comprehensive Plan, has a greater number of Average Annual Daily Trips (AADT) or, if such information is unavailable, as determined by the Zoning Administrator.
- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by Code. No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.
- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist.

- (4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.
- (5) Parking structures should be internal to the site and shall include architectural features/design elements and a façade treatment compatible with the principal structure; or shall be screened with ornamental grillwork, artwork, vertical/façade landscaping, or similar architectural features. Parking structures located along a primary roadway should include ground-floor commercial or employment along a minimum of 50 percent of the roadway frontage.

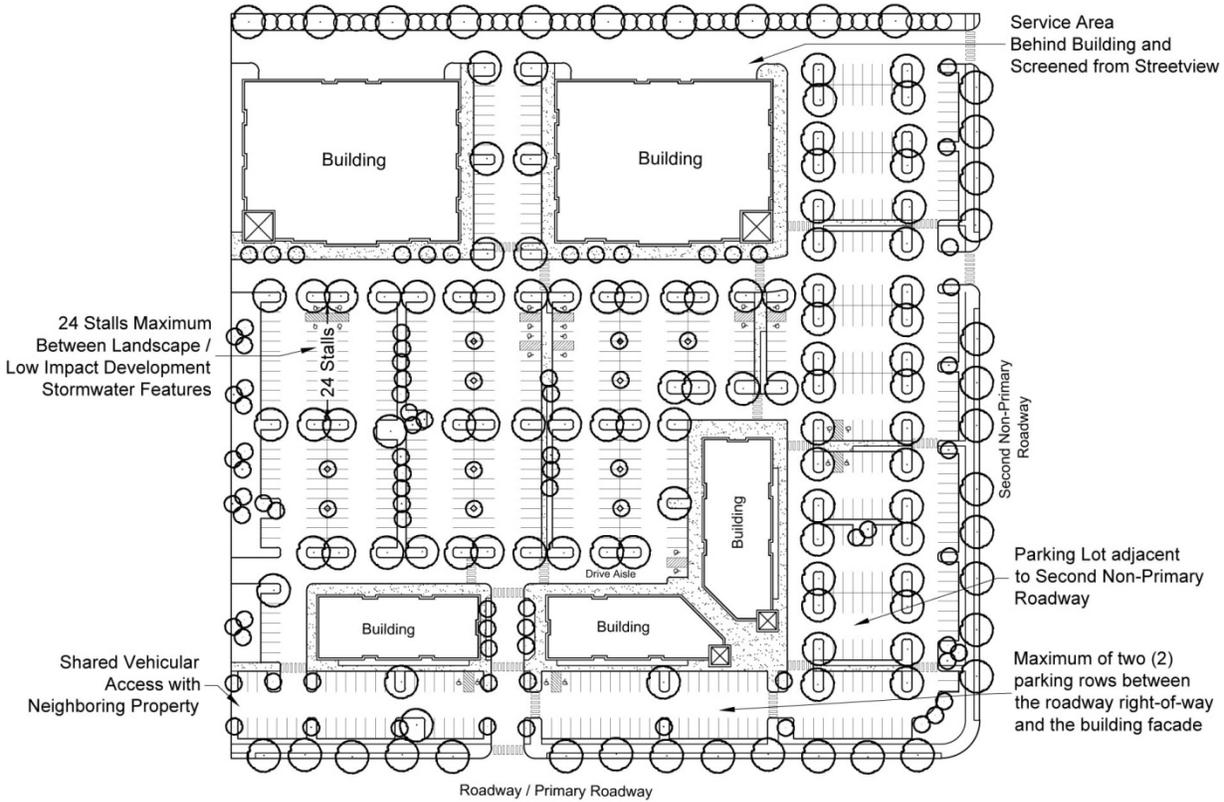


Figure 138-750.1.(c).1 – Site Layout - Parking Standards

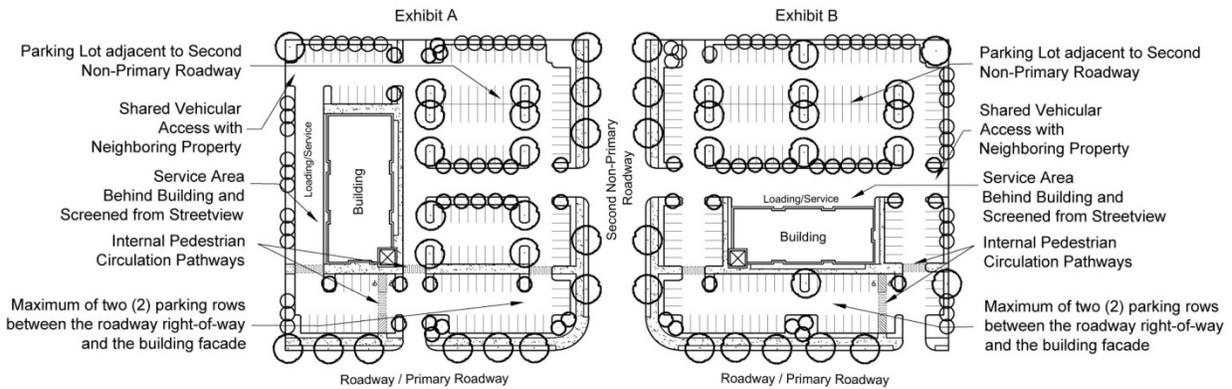


Figure 138-750.1.(c).2 – Site Layout - Parking Standards – Smaller Sites

(d) Pedestrian Connections/Circulation

- (1) Where multiple buildings exist within the same development, each building shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
- (2) An internal pedestrian system shall provide a connection to abutting properties where willing adjacent property owners exist.
 - a. An internal pedestrian connection is not required to abutting single-family residential lots.
 - b. Internal pedestrian connections to adjacent properties are not required at locations that:
 1. Are separated by significant natural features such as wetlands, streams and topography AND/OR
 2. Are separated by significant man-made features such as canals, stormwater ponds, rail lines, storage yards, and the like.
- (3) All buildings that face a primary roadway/street shall contain an entryway that is oriented to said roadway. The entryway shall include decorative door surrounds, and a porch, portico, arcade or stoop. This does not preclude supplemental entrances not facing a roadway.
- (4) At least one designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be a minimum of five feet in pavement width. The pedestrian pathway shall provide a direct connection between building entrances and all adjacent streets.
- (5) Structures and landscaping shall be constructed/planted around pedestrian use areas to provide shade and reduce heat island effects.

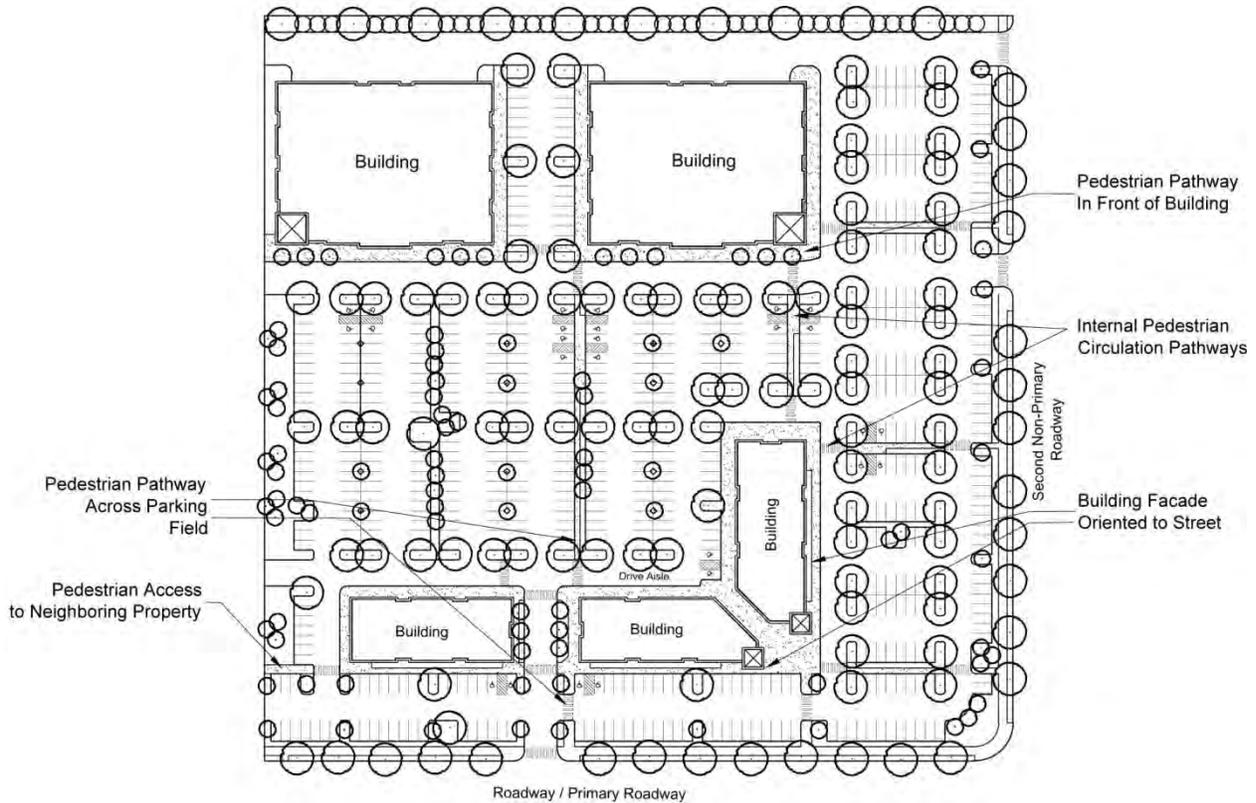


Figure 138-750.1.(d). – Site Layout - Pedestrian Standards

Sec. 138-1065.2 – Building Design Standards

(a) Building Style

- (1) Renovations, additions and accessory structures shall be designed to be compatible with the architectural style of the structure in which they are a part. Compatibility shall be determined by reviewing building materials, finishes and other significant features.
- (2) Multi-building developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.

(b) Building Form

- (1) Buildings should create a width to height ratio of no more than 3:1. Buildings that exceed the width to height ratio of 3:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 3:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.
- (2) To promote flexibility for future tenant re-use, the first floor of each multi-story building should not be less than 12 feet in height measured from the finished first floor surface to the bottom of the second floor. (will provide a graphic)
- (3) To provide protection from the weather, multi-tenant buildings shall have shelter/shade elements over and between public entrances. The required shelter/shade elements, inclusive of vertical supports, are intended to protect

people from natural elements including sun, wind, and rain, and shall be permitted to encroach into required setbacks. (will provide a graphic)

(c) Building Façade

Façade standards ensure features that are attractive to the pedestrian. They also mitigate blank walls and ensure that all sides of a building have visual interest.

- (1) Building structures that are situated on corner lots or through lots, or which by the nature of the site layout are otherwise clearly visible from rights-of-way, shall be designed with architectural treatments on each building side that is visible from rights-of-way, primary accessways, and internal roadways. Architectural treatment shall include roof design, wall materials, architectural trim, and doors and windows. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout.
- (2) There shall be no blank façades. All façades shall include fenestration or other architectural features. No façade on any floor shall have a blank area wider than 24 feet or higher than the height between two floors. (will provide a graphic)
- (3) At least 25 percent of linear ground level, street facing façades shall be transparent, meaning glass or other transparent or translucent materials.

DIVISION 3. – ENVIRONMENTAL DISTRICTS

Sec. 138-1070. – AL, PC, and P-RM - Definition, purpose and intent.

The environmental districts implement the natural resource conservation, and protection goals and policies of the Pinellas County Comprehensive Plan. The AL, PC, and P-RM districts are assigned to environmentally sensitive lands and greatly limit development and natural resource disturbance.

- (a) **AL, Aquatic Lands District** – The purpose of the AL, Aquatic Lands District is to protect coastal waterways and coastal wetlands. The district limits land uses from being established and expanded that would otherwise disturb coastal natural resources. Uses are limited to recreation, docks, and stormwater management facilities.
- (b) **PC, Preservation/Conservation District** – The purpose of the PC, Preservation/Conservation District is to designate and protect properties having unique natural resources. The district limits land uses from being established and expanded that would result in alternatives and degradation of signification natural resources. Uses are limited to recreation, docks, stormwater management facilities, research, and very low residential densities.
- (c) **P-RM, Preservation-Resource Management District** – The purpose of the P-RM, Preservation-Resource Management District is to designate and protect areas where the conservation and management of important natural and potable water resources is a priority, and to recognize those functional open space areas that are essential to the health, safety and welfare of the County’s residents.

Sec. 138-1071. – AL, Aquatic Lands District

- (a) The AL district protects coastal waterways and coastal wetlands that are subject to tidal action or periodic tidal inundation.
- (b) Coastal areas are characterized by mangrove stands and other salt-tolerant vegetation found in tidal fringe lands, and also include all adjacent coastal waters.
- (c) Any significant alteration of these lands and waterways would result in damage to the aquatic ecosystem and its ecological value to the public.

Sec. 138-1071.1. – AL, Aquatic Lands District – Level 1 uses.

Within the AL district, no building or structure shall be erected, altered or used, nor shall any land or water use be permitted, except for one of more of the following, upon showing that such use, building or structure will not result in a pollution discharge to the waters of the United States, or public waters of Florida; result in injury to the aquatic ecosystem; alter the normal ebb and flow or tidal waters; or alter the normal water elevation of interior wetlands and/or lakes.

- (a) Wildlife management structures and accessory uses.
- (b) Docks and piers.
- (c) Recreation and park uses and/or structures compatible with the above.
- (d) Stormwater management facilities that are compatible with the purpose and intent of this district and are consistent with approved county watershed or land management plans.

Sec. 138-1071.2. – AL, Aquatic Lands District – Level 2 and Level 3 uses.

There are no Level 2 or Level 3 uses allowed within the AL district.

Sec. 138-1071.3. – AL, Aquatic Lands District – Property development regulations.

The following property development regulations are applicable to the AL district:

- (a) This section shall not conflict with other federal, state and local laws, ordinances and regulations; and to the extent of any such conflict, the more stringent regulations shall prevail unless otherwise provided by law.
- (b) Development requirements will be established in conjunction with site plan review.
- (c) The AL district is intended to be utilized in areas designated as Preservation by the Future Land Use Map of the Comprehensive Plan; however, it may be utilized under any designation of the Plan provided the subject property meets the intent of the definition of this division.

Sec. 138-1080. – PC, Preservation/Conservation District

- (a) The PC district regulates the use of properties having unique environmental, biological, or ecological features.
- (b) This section provides criteria to protect areas containing endangered species of flora or fauna, preserve areas considered vital to the maintenance and recharge of water resources, preserve areas with unique or valuable topographic or subsurface features, protect areas of significant environmental or ecological importance to the county, protect areas of natural drainage, and ensure the least intensive development compatible with the protection of native plants, wildlife and habitats in their natural condition. These areas may consist of wetlands and/or uplands.
- (c) This district also supports environmental research and environmental education that is dependent on, or interprets, the surrounding natural environment, and is consistent with applicable management plans on County-owned or managed property.
- (d) It is the intent of this section that all lands and water classified as Preservation/Conservation shall remain in an essentially undeveloped state with no appreciable impervious surface coverage and with as much natural vegetation retained as possible.
- (e) Residential density at a maximum density of one unit per acre or nonresidential floor area credit at a maximum of 0.05 may be transferred to contiguous non-preservation areas of the site under uniform ownership provided such contiguous area is appropriately zoned to receive such transfer of development rights.

Sec. 138-1080.1. – PC, Preservation/Conservation District – Level 1 uses.

The following uses are permitted in the PC district:

- (a) Facilities, structures and accessory uses for natural resources and wildlife management.
- (b) Natural resource and wildlife management activities.
- (c) Docks and piers, nature trails, and boardwalks; observation towers and canopy walk(s) for environmental research, education and appreciation on public-owned land.

- (d) Stormwater management facilities that are compatible with the purpose and intent of this district and are consistent with approved county watershed or land management plans.
- (e) Small diameter groundwater/wetland monitoring wells, existing permitted (non-vertical) potable water transmission lines.
- (f) A maximum residential density credit of one unit per acre to be transferred to the contiguous non-preservation area of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.
- (g) Nonresidential floor area credit (0.05 maximum) to be transferred to the contiguous non-preservation area of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.

Sec. 138-1080.2. – PC, Preservation/Conservation District – Level 2 and Level 3 uses.

There are no Level 2 or Level 3 uses allowed within the PC district.

Sec. 138-1080.3. – PC, Preservation/Conservation District – Property development regulations.

The following property development regulations are applicable to the PC district:

- (a) This division shall not conflict with other federal, state and local laws, ordinances and regulations; and to the extent of any such conflict, the more stringent regulations shall prevail unless otherwise provided by law. All development requirements will be established in conjunction with site plan review; however, in no case shall any structure be located within 25 feet of adjacent property. No structures may exceed 35 feet in height, with the exception of observation towers and/or associated canopy walkways, which are required to be located on public-owned land and which shall not exceed 75 feet. Maximum impervious coverage shall not exceed five percent of the site area.
- (b) The PC district is intended to be utilized in areas designated as Preservation by the Future Land Use Map of the Comprehensive Plan; however, it may be utilized under any designation of the Plan provided the subject property meets the intent of the definition of this division.

Sec. 138-1090 – P-RM, Preservation-Resource Management District

- (a) The P-RM district regulates the use of environmentally-significant properties where the conservation and management of important natural and water resources is a priority.
- (b) Environmental research and resource-based recreational and educational uses that environmental stewardship, consistent with an approved management plan for the respective County-owned or managed property, are compatible with this district, as is the provision of public potable water supply in those areas designated with a Resource Management Overlay (RMO) on the Future Land Use Map (FLUM).
- (c) The intent of the PR-M district with the application of an RMO is to provide for both the conservation and management of important natural resources, as well as the ability to develop and manage potable water supply resources and assets and to protect the functional integrity of natural aquifer recharge areas and potable wellfields in a manner that preserves and enhances water quantity and quality.
- (d) This section provides criteria for ensuring the least intensive development compatible with protecting important habitat, protecting endangered species or flora or fauna,

areas with unique or valuable topographic or subsurface features, protecting areas of significant environmental or ecological importance to the county, protecting functional and valuable ecosystems, and protecting areas of natural drainage. These areas may consist of wetlands and/or uplands.

- (e) Most lands classified as P-RM shall be environmentally important open space areas where resource-based recreational uses are compatible with protection and management of the natural resource. Where such resource-based recreational uses are allowed, no use shall exceed a floor area ratio (FAR) of 0.05 or an impervious surface ratio (ISR) of 0.10.
- (f) Refer to the property development regulations associated with this zoning district for the FAR and ISR standards associated with those properties and an RMO designation on the FLUM. In those cases where site alteration and development is allowed, it shall be for facilities in which a public need or demand has been demonstrated and can be related to environmental education, resource-based recreational uses, natural resource management, the provision of potable water supply, and/or a land or watershed management plan.

Sec. 138-1090.1 – P-RM, Preservation-Resource Management District – Level 1 uses.

The following uses are permitted in the P-RM district:

- (a) Facilities, structures and accessory uses for natural resource and wildlife management.
- (b) Resource-based recreation uses.
- (c) Facilities, structures and accessory uses for environmental education.
- (d) Nature trails and boardwalks; observation towers and canopy walk(s) for environmental research, education and appreciation located on public-owned land.
- (e) Surface water management facilities that are compatible with the purpose and intent of this district and are consistent with approved County watershed or natural resource management plans.
- (f) Natural resource and wildlife management activities.
- (g) Wellfield/recharge area protection, groundwater monitoring, existing water transmission lines.
- (h) Implementation of uses and activities directed by, or compatible with, an approved watershed or natural resource management plan.
- (i) Facilities, structures and accessory uses that enhance or support the provision of potable water supply, located on properties that have a Resource Management Future Land Use Map Overlay (RMO-1 or RMO-2) and that are consistent with the specific permitted uses associated with the respective overlay.

Sec. 138-1090.2 – P-RM, Preservation-Resource Management District – Level 2 uses.

Upon application to the Board of Adjustment and favorable action thereon, pursuant to Article II, Division 7 of this chapter, governmental telecommunication tower facilities may be permitted in the P-RM district.

Sec. 138-1090.3 – P-RM, Preservation-Resource Management District – Level 3 uses.

There are no Level 3 uses allowed within the P-RM district.

Sec. 138-1090.4. – P-RM, Preservation-Resource Management District – Property development regulations.

The following property development regulations are applicable to the P-RM district:

- (a) This section shall not conflict with other federal, state and local laws, ordinances and regulations, and to the extent of any such conflict, the more stringent regulations shall prevail unless otherwise provided by law. All development requirements will be established in conjunction with site plan review; however, in no case shall any structure be located within 25 feet of adjacent property, except that within the area designated with the RMO-2 category on the future land use map, any structure shall be required to be set back at least 500 feet from the northern edge of Old Keystone Road and the western edge of those portions of Section/Township/Range (STR) 02/27/16 and STR 11/27/16. The 500-foot setback will function as a vegetated buffer.
- (b) Final decisions regarding the location of vertical water supply infrastructure/structures within those areas designated with the P-RM zoning district that have the RMO-2 category on the FLUM, shall be the responsibility of the Pinellas County Board of County Commissioners, and be determined through the following process:
 - (1) County provides general notice to the public;
 - (2) County conducts two public informational meetings to provide interested citizens with the opportunity to review and comment on the proposal for locating vertical water supply infrastructure/structures within the area designated with the RMO-2 category;
 - (3) Review by the Pinellas County Planning Department for compliance with the adopted Pinellas County Comprehensive Plan; and
 - (4) A public hearing and decision on the proposal by the board of county commissioners.
- (c) No structures may exceed 35 feet in height, except for the following: observation towers and/or associated canopy walkways shall not exceed 75 feet; vertical water supply structures on public owned property designated with the RMO-2 category on the FLUM shall not exceed 65 feet in height;
- (d) For properties designated with the P-RM zoning district, or with the P-RM zoning district with the RMO-1 category as an overlay on the FLUM, no use shall exceed an FAR of 0.05 nor an ISR of 0.10, based on the area of the project site.
- (e) For properties designated with the P-RM zoning district with the RMO-2 category as an overlay on the future land use map, no use shall exceed an FAR of 0.05 nor an ISR of 0.10, based on the area of the project site, unless the following conditions apply:

- (1) Vertical water supply infrastructure/structures shall not exceed a cumulative FAR of 0.25 and an ISR of 0.50 that are calculated based on the area of the project site within the 260 acres that would permit these vertical water supply uses; and
 - (2) If a reservoir is constructed within the 260 acres that would permit vertical water supply infrastructure/structures, the reservoir may be permitted up to a maximum ISR of 0.50, calculated based on the area of the project site, and any other vertical water supply infrastructure/structures shall not exceed a cumulative FAR of 0.25 and an ISR of 0.50 based on the area of the project site within the remaining portion of the 260 acres not used as a reservoir.
- (f) The P-RM district is intended to be utilized in areas designated as Preservation-Resource Management on the FLUM of the Comprehensive Plan; however, it may be utilized under any designation of the FLUM of the Comprehensive Plan provided the subject property meets the intent of the definition of this division.
 - (g) A maximum residential density credit of one unit per acre may be transferred to contiguous non-preservation areas of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.
 - (h) Nonresidential floor area credit (0.05 maximum) may be transferred to contiguous non-preservation areas of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.

DIVISION 4. – RECREATIONAL DISTRICTS

Sec. 138-1100. – RBR and FBR – Definition, purpose and intent.

The recreational districts implement the public recreational goals and policies of the Pinellas County Comprehensive Plan. The RBR and FBR districts are designated to lands that are used and planned for various passive and active recreational purposes.

- (a) **RBR District** – The purpose of the RBR, Resource-Based Recreation district is to designate, develop, and accommodate recreational uses on lands that contain open space, natural resources and environmental features.
- (b) **FBR District** – The purpose of the FBR, Facility-Based Recreation district is to designate, develop, and accommodate recreational uses on lands that possess significant facilities such as sports fields, recreational centers, and tracks.

Sec. 138-1101. – RBR, Resource-Based Recreation District.

- (a) The RBR district provides for resource-based (passive) recreation uses, open space and accessory uses and facilities to meet the resource-based recreation and open space needs of the county.
- (b) These uses and accessory facilities are located in areas accessible to the public where there is a demonstrated demand, need or opportunity for such.
- (c) While not limited to regional county parks, this district is appropriate for such properties, as well as in park areas where natural resource features dominate and are worthy of protection, enhancement, and interpretation for the public.

Sec. 138-1101.1. – RBR, Resource-Based Recreation District – Development Parameters

RBR – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ¹	Max. ISR	Max. Height (ft) ³	Area	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
See Table 138-351	N/A	See Table 138-351	0.20	45/70	N/A	N/A	N/A	75	75	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential structures.</p> <p>3. Generally 45 feet, however observation towers and associated canopy walks are permitted up to 70 feet.</p>										

Sec. 138-1101.2. – RBR, Resource-Based Recreation District – Level 1 uses.

The following uses are permitted in the RBR district:

- (a) Resource-based (passive) recreation uses such as:
 - (1) Picnicking/picnic shelters.
 - (2) Low-impact camping and accessory uses.
 - (3) Facilities, structures and accessory uses for environmental education.
 - (4) Wildlife viewing/observation decks and towers.
 - (5) Horseback riding on trails.
 - (6) Fishing/fishing piers.
 - (7) Hiking on trails/boardwalks.
 - (8) Saltwater beach activities, including bath houses.
 - (9) Boating/boat ramps.
 - (10) Canoeing and kayaking/canoe and kayak launch areas.
 - (11) Playgrounds/playground equipment.
 - (12) Historic/cultural interpretation and activities.
 - (13) Bike riding.
 - (14) Dog parks.
 - (15) Non-organized field sports.
 - (16) Community gardens.
 - (17) Concessions.
 - (18) Restrooms.
 - (19) Special events that are not facility dependent.
 - (20) Maintenance activities and facilities.

(21) Such other uses that would be similar to those listed in this section and which would be in keeping with the intent and purpose of the RBR district.

(b) Natural resource management uses, including:

- (1) Those facilities, structures and accessory uses necessary for wildlife and natural resource management, including the conservation, protection and enhancement of natural plant communities.
- (2) Watershed and habitat management activities.
- (3) Surface water management facilities.
- (4) Uses and activities that implement park management plans.

(c) Accessory dwellings.

Sec. 138-1101.3. – RBR, Resource-Based Recreation District – Level 2 and Level 3 uses.

There are no Level 2 or Level 3 uses allowed within the RBR district.

Sec. 138-1101.4. – RBR, Resource-Based Recreation District – Additional requirements.

- (a) All vehicular use areas, play areas, recreation areas, etc. shall be effectively screened from contiguous residential properties.
- (b) Outdoor lighting shall be low-impact, directional and limited to security purposes only.

Sec. 138-1110. – FBR, Facility-Based Recreation District.

- (a) The FBR district provides for recreation facilities for active uses located in appropriate areas accessible to the public.
- (b) The FBR district is appropriate primarily for public parks and other publicly-owned facilities, but may also be applied to privately-owned facilities that follow the intent of this section.

Sec. 138-1110.1. – FBR, Facility-Based Recreation District – Development Parameters

FBR – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage ²	Max. FAR ¹	Max. ISR	Max. Height (ft) ³	Area	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
See Table 138-351	N/A	See Table 138-351	0.60	45	N/A	N/A	N/A	75	75	

1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.

2. Building coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential structures.

3. Sports lighting poles up to 75 feet.

Sec. 138-1110.2. – FBR, Facility-Based Recreation District – Level 1 uses.

The following uses are permitted in the FBR district:

- (a) Facility-based (active) recreation uses such as:
- (1) Organized field sports such as football, baseball, softball, soccer, etc., with the exception of those that require Level 3 approval.
 - (2) Court-related activities such as tennis, basketball, racquetball, etc.
 - (3) Equestrian activities/horse stables.
 - (4) Pool swimming/swimming pools.
 - (5) Spray parks/splash parks.
 - (6) Skating/skate parks.
 - (7) Bicycling/BMX facilities.
 - (8) Fitness activities.
 - (9) Restrooms.
 - (10) Community centers/social activities such as dance, recreational classes, special events, etc.
 - (11) Such other uses that would be similar to those listed in this section and which would be in keeping with the intent and purpose of the FBR district.
- (b) All uses allowed in the RBR, Resource-Based Recreation district.

Sec. 138-1110.3. – FBR, Facility-Based Recreation District – Level 2 uses.

There are no Level 2 uses allowed within the FBR district.

Sec. 138-1110.4. – FBR, Resource-Based Recreation District – Level 3 uses.

Upon application to and favorable action by the Board of County Commissioners, pursuant to Article II, Division 8 of this Chapter, the following Level 3 uses may be permitted in the FBR district:

- (a) Nighttime lighting for sport fields or courts that operates during non-daylight hours.
- (b) Sport fields that are proposed within 300 feet, measured from the actual playing surface, of a residential zoning district.
- (c) More than three sport fields at one particular site.

Sec. 138-1110.5. – FBR, Facility-Based Recreation District – Additional requirements.

- (a) All vehicular use areas, play areas, recreation areas, playfields or similar recreation areas shall be effectively screened from contiguous residential properties.
- (b) Outdoor lighting must be directional and low-impact.
- (c) Noise levels from public address systems, piped music and other similar sources in the FBR district shall adhere to the standards outlined in section 58-453.
- (d) The location must accommodate the required parking and potential queuing of vehicles onsite.

**Proposed Overlays
Chapter 138 Article VII
(10-10-13 DRAFT Version)**

Contents

CHAPTER 138 – ZONING	2
Article VII – OVERLAYS	2
DIVISION 1. – Generally	2
Secs. 138-1120—138-1190. – Reserved.	2
DIVISION 2. – Conditional Overlay	2
Sec. 138-1200. – CO, Conditional Overlay – Definition, purpose and intent.....	2
Sec. 138-1201. – CO – Development regulations generally.	2
Sec. 138-1202. – CO - Limitation on permitted development regulations.....	2
DIVISION 3. – Historic Preservation Overlay	2
Sec. 138-1300. – HPO, Historic Preservation Overlay – Definition, purpose and intent.	2
Sec. 138-1301. – HPO, Historic Preservation Overlay – Level 1 uses.....	3
Sec. 138-1302. – HPO, Historic Preservation Overlay – Level 2 uses.....	3
Sec. 138-1303. – HPO, Historic Preservation Overlay – Level 3 uses.....	3
Sec. 138-1304. – HPO, Historic Preservation Overlay – Property development regulations.....	3
Sec. 138-1305. – HPO, Historic Preservation Overlay – Boundaries.....	3
Sec. 138-1306. – HPO, Historic Preservation Overlay – Regulations.....	3
DIVISION 4. – Transient Accommodation Overlay	4
Sec. 138-1400. – CT, Transient Accommodation Overlay – Definition, purpose and intent.	4
Sec. 138-1401. – CT, Transient Accommodation Overlay – Level 1 uses.....	4
Sec. 138-1402. – CT, Transient Accommodation Overlay – Property development regulations.	4
DIVISION 5. – Wellhead Protection Overlay	8
Sec. 138-1500. – WPO, Wellhead Protection Overlay – Definition, purpose and intent.	8
Sec. 138-1501. – WPO, Wellhead Protection Overlay - Boundaries	9
Sec. 138-1502. – WPO, Wellhead Protection Overlay - Regulations.	9

CHAPTER 138 – ZONING

ARTICLE VII – OVERLAYS

DIVISION 1. – GENERALLY

Secs. 138-1120—138-1190. – Reserved.

DIVISION 2. – CONDITIONAL OVERLAY

Sec. 138-1200. – CO, Conditional Overlay – *Definition, purpose and intent.*

The purpose of a CO, Conditional Overlay, is to provide for the conditional and limited approval of infill development and redevelopment in defined areas to ensure its compatibility with surrounding uses and its consistency with the Comprehensive Plan and this Code.

Sec. 138-1201. – CO, Conditional Overlay – *Development regulations generally.*

The development regulations imposed by a CO are more restrictive than the regulations otherwise applicable to the property under this Code. Development of property subject to the application of a CO shall be pursuant to its underlying zoning district, as limited by the regulations imposed by the CO. Each ordinance applying a CO shall define the land area which it covers along with the specific regulations imposed. The property specific development regulations shall be made a part of the zoning atlas and noted on each property to which they apply.

Sec. 138-1202. – CO, Conditional Overlay – *Limitation on permitted development regulations.*

Development regulations imposed by a CO shall be limited to those which:

- (a) Prohibit Level 1, 2 and 3 uses and accessory uses otherwise authorized in the underlying zoning district;
- (b) Decrease the number or average density of dwelling units that may be constructed on the subject property;
- (c) Increase minimum lot size, minimum lot depth or minimum lot width requirements;
- (d) Decrease maximum floor area ratio (FAR);
- (e) Decrease maximum height;
- (f) Increase minimum yard and setback requirements; or
- (g) Decrease maximum building or impervious coverage.

DIVISION 3. – HISTORIC PRESERVATION OVERLAY

Sec. 138-1300. – HPO, Historic Preservation Overlay – *Definition, purpose and intent.*

- (a) Historic Preservation Overlays (HPOs) assists in implementing the goals, objectives, and policies in the Comprehensive Plan pertaining to the protection, preservation, and appropriate use of historic resources in the county, including historic structures and buildings identified in the County historic resource data base referenced in chapter 146 of this Code.

- (b) The intent of an HPO is to protect and preserve the county's historic resources through an overlay whereby land use controls in addition to those of the underlying zoning districts may be applied.

Sec. 138-1301. – HPO, Historic Preservation Overlay – Level 1 uses.

Uses permitted under an HPO shall be those permitted by the underlying zoning district.

Sec. 138-1302. – HPO, Historic Preservation Overlay – Level 2 uses.

Upon application to the Board of Adjustment and favorable action thereon, pursuant to Article II, Division 7 of this chapter, the following uses may be permitted in areas subject to the application of an HPO:

- (a) Any use allowed as a Level 2 use in the underlying zoning district; such uses shall comply with chapter 146 of this Code.
- (b) Any use that will permit the continued use of the property as a historic resource as defined in chapter 146 of this Code. It shall be the intent and purpose of this section to permit a reasonable use of the property, other than Level 1 uses or allowable Level 2 uses, when no other use of the property would be available to logically preserve the building or structure as a historic resource or as an incentive to encourage the continued use of the property as a historic resource. In approving these Level 2 uses, the Board of Adjustment shall find that:
 - (1) All requirements of Article II, Division 3 of this chapter are met.
 - (2) The applicant has presented substantial competent evidence to show that no other Level 1 use or otherwise allowed Level 2 use within the underlying zoning district is reasonably available to allow a continued use of the property as a historic resource or that a financial hardship would result if the applicant was not permitted to use the property in the manner requested so as to preserve the property as a historic resource.
 - (3) The approval of the Level 2 use is for the sole purpose of fostering the preservation of the historic resource and will not confer on the applicant any special privilege other than allowing the continued preservation of a historic resource.

Sec. 138-1303. – HPO, Historic Preservation Overlay – Level 3 uses.

Upon application to and favorable action by the Board of County Commissioners, pursuant to Article II, Division 8 of this Code, those Level 3 uses that are permitted in the underlying zoning district may be allowed in areas subject to the application of an HPO. When subject to the application of an HPO, such uses shall comply with chapter 146 of this Code.

Sec. 138-1304. – HPO, Historic Preservation Overlay – Property development regulations.

All development subject to the application of an HPO shall comply with the requirements of the underlying zoning district.

Sec. 138-1305. – HPD, Historic Preservation Overlay – Boundaries.

HPOs shall be indicated on the zoning atlas by an overlay pattern or shading, as deemed appropriate.

Sec. 138-1306. – HPO, Historic Preservation Overlay – Regulations.

The uses and associated regulations of chapter 146 of this Code are adopted by reference and shall apply to those areas subject to the application of an HPO.

DIVISION 4. - TRANSIENT ACCOMMODATION OVERLAY

Sec. 138-1400. – C-T, Transient Accommodation Overlay – *Definition, purpose and intent.*

- (a) C-T overlays depict those areas of the county that are now developed, or appropriate to be developed, with more intensive medium density permanent transient accommodation uses and accompanying accessory uses.
- (b) C-T overlays recognize such areas as well-suited for transient accommodation use consistent with their location, surrounding uses, public infrastructure and transportation facilities and, when applicable, the natural resource characteristics of these areas.

Sec. 138-1401. – C-T, Transient Accommodation Overlay – *Level 1 uses.*

Within any area subject to a C-T overlay, only the following uses shall be permitted:

- (a) Any use permitted in the underlying zoning district.
- (b) Permanent transient accommodation use up to the maximum densities and intensities provided for by the C-T overlay, subject to meeting the requirements of subsection 138-1402(d).
- (c) Such other uses that would be similar to those listed in this section and that would be consistent with the definition of the C-T overlay.

Sec. 138-1402. – C-T, Transient Accommodation Overlay – *Property development regulations.*

- (a) The maximum height of structures subject to the application of a C-T overlay shall be as established in the underlying zoning district, except that the height of a permanent transient accommodation may be increased up to a maximum height of 100 feet if the following conditions are met:
 - (1) The transient accommodation use requirements of subsection 138-1400.2(d) have been achieved.
 - (2) The site consists of a minimum of five acres.
 - (3) Any height allowed for a site that exceeds the maximum height established in the underlying zoning district shall be included within a development agreement developed and approved pursuant to subsection 138-1402(d)(1).
 - (4) Any height allowed for a site that exceeds the maximum height established in the underlying zoning district must be compatible with adjoining property uses and with the character of the surrounding community.
- (b) The minimum building site area requirements for properties subject to the application of a C-T overlay shall be as established in the underlying zoning district.
- (c) The maximum area of land coverage shall be as established in the underlying zoning district, with the exception of transient accommodation uses that meet the requirements of subsection 138-1402(d), which use shall not exceed the floor area ratios (FAR) and impervious surface ratios (ISR) in the following table:

Density and Intensity Standards for Permanent Transient Accommodations that meet the Requirements of Subsection 138-1402(d)

Zoning District	Permanent Transient Accommodations on Property That is Designated on the Future Land Use Map With the Following Category:	Maximum Density/Intensity Standards		
		Units/Acre	FAR*	ISR
C-T Overlay	Residential/Office/Retail	45	1.0	0.85
	Commercial Recreation	60	1.2	0.90
	Commercial General	60	1.2	0.90
	Industrial Limited	75	1.5	0.85

*The floor area ratios apply to the transient accommodation use, associated parking structures, and uses accessory to transient accommodation uses (e.g., meeting space, restaurants, spas, clubs, etc.).

- (d) The standard transient accommodation densities and intensities specified in the underlying zoning district shall be utilized, unless the requirements of this section have been achieved, in which case, the higher densities and intensities specified in the table in subsection 138-1402(c) may be used. A permanent transient accommodation use may utilize these higher densities and intensities, subject to the following:
- (1) A development agreement prepared and approved pursuant to F.S. § 163.3220 – 163.3243 that addresses at a minimum the following:
 - a. The ability of the County, or the applicable service provider, to meet the concurrency management standards identified in Policy 1.5.1 of the Capital Improvements Element of the Pinellas County Comprehensive Plan.
 - b. Provision for all transient accommodation uses to comply with all County and local hurricane evacuation plans and procedures to ensure orderly evacuation of guests and visitors pursuant to the Pinellas County Code, Chapter 34, Article III. All transient accommodation uses which are located in the coastal storm area, as identified in the Pinellas County Comprehensive Plan, shall prepare a legally enforceable mandatory evacuation/closure covenant, stating that the transient accommodation use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center. A plan implementing the closure and evacuation procedures shall be prepared and submitted to the County Emergency Management Coordinator prior to issuance of a certificate of occupancy. This plan will be updated and sent for review when there is a change of ownership or substantive change to the plan or as required by the County Emergency Management Coordinator.
 - c. Design considerations in subsection 138-1402(d)(3), the transportation concurrency management provisions in subsection 138-1402(d)(4), and

the restrictions on transient accommodation use in subsection 138-1402(d)(5).

- d. A requirement that prior to issuance of building permits the conditions and restrictions in subsection 138-1402(d)(1)c. are generally described in a recorded deed restriction, which shall be perpetual and may be amended or terminated only with the consent of the County, which consent shall not be unreasonably withheld.
- (2) For development that includes a combination of transient accommodation and residential dwelling uses, each use shall be allowed in proportion to the size of the property and the permitted density and intensity of the respective use.
 - (3) For locations where the underlying zoning district is not subject to design criteria, design considerations applicable to the proposed use shall address the following in the development agreement so as to ensure compatibility in terms of context-sensitive design, and the scale and placement of the proposed use so as to achieve a harmonious relationship and fit relative to its location and surroundings.
 - a. Building scale – including height, width, location, alignment, and spacing.
 - b. Building design – including elevations, facade treatment, entrance and porch or balcony projections, window patterns and roof forms. Building design considerations are optional for inclusion in the development agreement unless they are required to be included in order to meet requirements of the underlying zoning district or other applicable provision(s) of the County Comprehensive Plan or Land Development Code (e.g. the County's Historical Preservation Code).
 - c. Site improvements – including building and site coverage, accessory structures, service and amenity features, walkway and parking areas, open space, and view corridors.
 - d. Adjoining property use – including density/intensity, and building location, setbacks, and height.
 - (4) A project authorized to use the increased density and intensity provided by a C-T overlay shall be subject to a transportation analysis that is consistent with the Metropolitan Planning Organization's (MPO) countywide approach to the application of concurrency management, which includes the following:
 - a. Recognition of standard data sources as established by the MPO.
 - b. Identification of level of service standards for state and county roads as established in the Pinellas County Comprehensive Plan.
 - c. Use of proportionate fair share requirements consistent with the Pinellas County Comprehensive Plan and the County's land development regulations.
 - d. Use of the MPO Traffic Impact Study Methodology.
 - e. Recognition of the designation of "constrained facilities" as set forth in the most current Pinellas County Concurrency Test Statement.
 - (5) To ensure that a project authorized to use any portion of the transient accommodation uses at the higher densities and intensities provided for by the application of a C-T overlay is built, functions, operates, and is occupied

exclusively as transient accommodation, the project shall comply with the following restrictions:

- a. No transient accommodation unit shall be occupied as a residential dwelling unit, and a maximum length of stay for any consecutive period of time shall be established by Pinellas County to ensure that any transient accommodation use does not function as a residential use.
 - b. Transient accommodation units shall not qualify or be used for homestead or home occupation purposes.
 - c. All transient accommodation units must be included in the inventory of units that are available within a transient accommodation use.
 - d. No conversion of transient accommodation units to residential dwelling units shall be permitted unless the conversion is in compliance with the Pinellas County Comprehensive Plan with respect to the permitted residential density and, where applicable, the intensity for associated nonresidential uses.
 - e. A transient accommodation use may include accessory uses, such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting space, fitness centers, spa facilities, parking structures, and other uses commonly associated with transient accommodation uses. All such uses shall be included in the calculation of allowable floor area ratio.
 - f. Any license required of a transient accommodation use by Pinellas County and/or a state agency shall be obtained and kept current.
 - g. Transient accommodation uses shall be subject to all applicable tourist development tax collections.
 - h. A reservation system shall be required as an integral part of the transient accommodation use and there shall be a lobby/front desk area that must be operated as a typical lobby/front desk area for transient accommodation would be operated.
 - i. Transient accommodation uses must have sufficient signage that complies with the Pinellas County Land Development Code and is viewable by the public designating the use as a transient accommodation use.
 - j. The books and records pertaining to use of each transient accommodation unit shall be open for inspection by authorized representatives of Pinellas County, upon reasonable notice, in order to confirm compliance with these regulations as allowed by general law.
 - k. Pinellas County may require affidavits of compliance with this section from each transient accommodation use and/or unit owner.
- (6) A copy of an approved development agreement prepared pursuant to this section shall be recorded with the Clerk of the Circuit Court, a copy filed with the Property Appraiser's office, and a copy submitted to the Pinellas Planning Council and the Countywide Planning Authority for receipt and filing within 14 days after recording.
- (e) For areas subject to the application of a C-T overlay, the minimum setbacks established in the underlying zoning district shall apply. Where the height of a permanent transient

accommodation is allowed to exceed the maximum height established in the underlying zoning district pursuant to subsection 138-1400.2(a), the additional following minimum setback requirements shall apply:

- (1) When the underlying zoning district is either C-2, CR, or CP:
 - That portion of a building height above 50 feet to 75 feet requires a minimum setback of 65 feet on all sides.
 - That portion of a building height above 75 feet to 100 feet requires a minimum setback of 80 feet on all sides.
 - (2) When the underlying zoning district is IPD:
 - That portion of a building height above 75 feet to 100 feet requires a minimum setback of 80 feet on all sides.
- (f) The following special requirements apply in areas subject to the application of a C-T overlay:
- (1) Performance standards: See Article VII, Division 4, of this chapter.
 - (2) Commercial vehicles may be stored on site within this district when utilized in conjunction with a Level 1 use. This shall not include the use or storage of heavy equipment or semi-tractors/trailers.
 - (3) Compatibility with the Comprehensive Plan: a C-T overlay may be utilized in areas classified by the Future Land Use Map as follows:
 - a. Residential/Office/Retail (R/O/R).
 - b. Commercial Recreation (CR).
 - c. Commercial General (CG).
 - d. Industrial Limited (IL).

DIVISION 5. – WELLHEAD PROTECTION OVERLAY

Sec. 138-1500. – WPO, Wellhead Protection Overlay – *Definition, purpose and intent.*

- (a) The purpose of a WPO, Wellhead Protection Overlay, is to designate and protect land that possesses high quality natural groundwater aquifer recharge functions. This is implemented by limited development and site disturbance in the areas covered.
- (b) WPOs protect the health, safety and welfare of the residents and visitors of the county and strive to achieve the goal of the Comprehensive Plan to protect the functional integrity of natural groundwater aquifer recharge areas and wellheads in a manner that preserves and enhances water quality.
- (c) Because the county is dependent on groundwater for its potable water supply, it is imperative to protect the function of the water recharge areas. Large amounts of impervious surfaces, seepage from landfills, septic systems, urban runoff and storage tanks all potentially degrade the function of the recharge areas.
- (d) It is the intent of this section to protect the groundwater through an overlay whereby land use controls in addition to those of the underlying zoning district may be applied.

Sec. 138-1501. – WPO, Wellhead Protection Overlay – Boundaries.

Within the county, WPOs are generally located in the northeastern portion (Planning Sector 2) of the county and shall encompass the area described in Section 166-194 of this Code. Such areas shall be indicated on the zoning atlas.

- (a) Interpretation of boundary:
 - (1) Properties located wholly within an overlay of protection shall be governed by the provisions of that overlay.
 - (2) Properties having parts lying within an overlay of protection shall be governed by the provisions of that overlay.
- (b) The boundaries of a WPO, as described above, shall be indicated on the zoning atlas by an overlay pattern or shading, as deemed appropriate.

Sec. 138-1502. – WPO, Wellhead Protection Overlay – Regulations.

The uses and associated regulations of Chapter 166, Article IV of this Code are adopted by reference and shall apply to those areas subject to the application of a WPO.