Land Development Code Update Workgroup

AGENDA

Thursday, November 21, 2013
1:00 PM – 3:00 PM
Pinellas County Strategic Planning & Initiatives
310 Court Street, Clearwater, Florida 33756 ~ (727) 464-8200
Conference Room – 1st Floor

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1. **Call to Order**
2. **Review October 24th meeting summary**
3. **Review and Discuss changes from last meeting**
   - **Development Review Committee**
   - **Residential districts**
   - **Commercial, Industrial, Mixed-Use districts**
4. **Table of Uses/Definitions**
5. **Confirm next meeting**
   - **Potential topic: supplemental use standards**

Pinellas County Land Development Code Update Workgroup

October 24, 2013 Meeting Summary

Pinellas County Land Development Code Update Workgroup
October 24, 2013 Meeting Results

Agenda Item #1: Call to order

- The meeting started at 1:05 pm.
- Those present included: Steve Englehardt, Michael Hendry, Robert Pergolizzi, Tom Shelley, and Jim White; County staff: Liz Freeman, Glenn Bailey, John Cueva, Al Navaroli, Ryan Brinson, and Marcella Faucette; Consultants: Leslie Sykes and Ryan Givens.

Agenda Item #2: Review September 26, 2013 meeting summary:

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

Agenda Item #3 Consultant status:

- Ryan Givens, a consultant with Cardno TBE, will be taking the lead on the Code update project. He was involved with the Epicenter Collaborative Lab event and was a significant contributor to our new code revisions working alongside Marc Mariano as part of a previous grant contract. Mr. Givens has lived in Clearwater and is very familiar with the area. He gained a great deal of local experience while working as a Planner for the City of Clearwater.

Agenda Item #4: Development Review Committee:

- Glenn discussed the proposed DRC language. Department/division names were updated where necessary to reflect the newly merged Department of Planning & Development Services. Further discussions will be forthcoming regarding who would actually sit on the committee (Directors or their designees), as well as the procedural details for implementation. This Committee will handle site plans, design criteria, and minor variances that do not go to the Board of Adjustment.
- The wording referencing variances in Sec. 138-177 was changed from "variances" to "deviations" consistently throughout the section. The DRC language will be re-visited when the section of the Code dealing with variances is discussed. The current plan is not to do broad notice mail outs, particularly when dealing with site plans. As the variance process is further explored there will more discussions regarding the noticing process. It will most likely be defined by State requirements.

Agenda Item #5: Residential districts – RPD Master Plans & examples of multifamily development built close to roadways:

- Glenn explained the proposed language changes for the RPD Master Plan section. It was concluded after several internal discussions that there is no clear way to fairly distribute non-allocated development rights.

- Al Navaroli explained that the RPD, as it was created, requires unified control in order to have density or assignments of units, so when there is a situation where there is no longer unified control then technically, the assignment of units is done. The elimination of that language which would eliminate having to fall back to the land use and zoning designations on the property is consistent with the Pinellas Planning Council's Rules. According to the Rules, once a development has been built on a property, even if it has not been built to its maximum potential, the development project is considered complete.
- Robert Pergolizzi stated that in some other jurisdictions, particularly with DRI's, if a developer is within the framework of the total entitlement, and has land and wants to put in units or put in office space, the developer files an application for development approval (i.e. as was done in ICOT Center and Park Place). It is not done as a DRI Amendment and there is no unified control. The Local Govt. and the Regional Planning Council are notified with a letter report on what was approved, how it was allocated, what remains, and that another developer is interested in building on the unallocated property. Mr. Pergolizzi also stated that there needs to be some mechanism of re-allocating units in the absence of a deed restriction.
- Ryan Givens asked for clarification from the group for agreement that it should be written that: Master plans can be amended and that the intensity for those amendments are based on the underlying future land use.
- Liz suggested maybe a bucket where all the property owners are noticed like a density pool created from the lack of unified control. This discussion was tabled for more exploration and internal discussion, as the process needs to be equable. Ryan Givens will work on some options.
- Glenn presented examples (photos) of multifamily residential buildings built close to the roadway (local streets, two lane roads) for proposed implementation in the RM and RPD districts. This would not be appropriate for all areas, such as along arterial roadways (US-19, Ulmerton Road, etc.). The examples included:
    - City of Largo (the Madison) – along Rosary Road between Missouri and Highland Avenues (parking on sides, no street parking, no rear entry to units, no garage, all surface parking)
    - City of Clearwater (Jasmine Court) – along Fort Harrison Avenue, south of Druid Road on the east side (no on street parking, parking is in the rear)
    - City of Safety Harbor – along Main Street just east of McMullen Booth Road (garages in the back)
- A map of Unincorporated Pinellas County showing the roadways proposed for exemption from certain multifamily residential design criteria will be shown at the next workgroup meeting.

Agenda Item #6: Proposed modifications to Industrial & Mixed Use districts:

- Glenn covered the proposed changes that were recommended and based on the discussion from the last meeting, as well as staff-initiated changes for the Industrial and Mixed Use Districts. The changes included the following:
  - **Page 10** - *Section 138-744* – GO, General Professional Office District, is the name replacement for the P-1 district
  - **Page 28** – it was noted that staff intends to work with the Economic Development Division to add employment-related language to the M-1 district.
  - **Page 29** – *Section 138-762.1 - M-1 Development Parameters table* – building height was adjusted from 35' to 45' to coincide with residential maximums; also, the building height limit footnote was adjusted for better clarification. These changes were made in similar fashion in other districts as appropriate.
  - **Page 32** – *Section 138-765.2. (b)- IPD, Industrial Planned Development District- Building Orientation* – criteria was added to make language consistent with that of the Office and Commercial districts.
  - **Page 34** – *Section 138-765.2. (c)- IPD, Industrial Planned Development District- Parking Lots and Parking Structures*– criteria was added to make language consistent with the Office and Commercial districts.
  - Staff clarified the difference between "shoulds" and "shalls". "Shoulds" mostly provide flexibility to work something out to fit a specific site; whereas, "shalls" have generally been used to indicate broad directive design requirements.
  - **Page 38** – *Section 138.765.3 (c) – IPD, Industrial Planned Development- Common Open Space* – language was added for clarification purposes. Similar changes were made in the MXD district on page 49.
  - **Page 38** – *Section 138.765.4 – IPD, Industrial Planned Development- Development Master Plan* - language was added to exempt existing IPDs. Existing IPD Master Plans will be grandfathered in unless there are modifications***.** The switching out of tenants would not necessitate or trigger a change that requires DRC review if the use is permissible and there is no significant change in impacts to the surrounding area or potential for major conflict. Review and approval of a new Development Master Plan will be conducted via the DRC. Staff will consider revisions to the table of uses related to levels of review in the IPD district.
  - **Page 48** - *Sec. 138-802. – MXD, Mixed-Use District – Development Parameters Table* – maximum building height column was added. The width and the depth requirements were eliminated, similar to what was done in some the residential districts to add flexibility and to rely on the setback standards. A footnote was added regarding transit station area plans.
  - **Page 50 -** *Sec. 138-810 -MXD, Mixed-Use District – Design Criteria-* appeals and required approval for design deviations was changed from the Local Planning Agency to the Development Review Committee, same as elsewhere.
  - **Pages 53-57 -** *Sec. 138-810*.1 *-MXD, Mixed-Use District – Site Layout and Orientation and* & *Sec. 138-810*.2 *– Building Design Standards-* language regarding the parking structures, pedestrian connections/circulation, building designs was reworded /added to be consistent with the commercial districts.

- **Page 57 - 62 -** *Sec. 138-820 -MXD, Mixed-Use District- Development Master Plan-* language was streamlined, similar to that in the RPD and IPD districts. A Development Master Plan must be submitted along with any Zoning amendment application that includes more than 3 acres of new MXD area. Minor modifications to Development Master Plans must be reviewed/approved by the DRC.

Agenda Item #7: Discuss Special Districts and Overlays:

- Glenn discussed the variety of Special Districts which is very broad. No changes were made to the Environmental and Recreation districts with the exception of formatting.
- Only the LI and PSP districts are subject to design criteria, which are proposed to be similar to commercial and office district standards.
- There were no changes to the Overlays with the exception of formatting changes and the addition of the Conditional Overlay (CO). 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 the Code. This may be used in a case when someone may want to amend the zoning on a property and there is alot of opposition. This may be a way to address the concerns presented by surrounding property owners with uses that are perceived to be in conflict with the proposed use (e.g. adding buffers, setbacks etc.) that may make to more palatable to the community. It is an alternative to a Development Agreement, provides additional flexibility and can be a way to save time and resources.

Agenda Item #8: Confirm Next Meeting:

- The group decided to next meet on November 21st from 1:00 P.M. – 3:00 P.M.
- The meeting concluded at: 3:00 P.M.

Chapter 138 Article II Administration
DRC and Criteria ONLY
DRAFT 11-15-2013

ARTICLE II. ADMINISTRATION AND ENFORCEMENT

Sec. 138-55. – Minor Variances.

(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~~ variances to the following provisions of this chapter:

(1) Setback requirements may be varied up to ten percent or two feet, whichever is greater. Additional deviation may be granted when required in order to preserve environmental areas or trees.

(2) Parking dimensional requirements and minimum parking ratio 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~~ variance. For uses requiring site plan review, the Development Review Committee may grant or extend a minor ~~deviation~~ variance concurrently with site plan approval.

(d) *Initiation of construction.* A minor ~~deviation~~ variance 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~~ variance 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~~ minor variance 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~~ minor variance.

Sec. 138-58. – Criteria for granting of variances

In order to authorize any variance to the terms of this chapter, the authorized reviewing board or committee 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.~~

(b) *No self-imposed hardship.* That no special conditions and circumstances result from the actions of the applicant that creates a hardship to comply with the provisions of this code.

(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*~~ *Consistency with the land development code*. That the granting of the variance will be in harmony with the general intent, purpose, and spirit of this code.

~~(i)~~(f) *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.~~ That a rezoning of the property has been considered and determined not to be appropriate and/or determined not to meet the objective of the variance.

~~(j)~~(g) *Consistency with the comprehensive plan*. That the granting of the variance will be consistent with the intent and limits of the Pinellas County Comprehensive Plan.

~~(f)~~ (h) *Detriment to public welfare*. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

(i) *Circumvent Board approval*. That the granting of the variance does not circumvent a condition placed upon the subject property by the Local Planning Agency and/or the Board of County Commissioners.

~~(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.~~

DIVISION 2. DEVELOPMENT REVIEW COMMITTEE

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

(a) *Establishment.* The development review committee (DRC) (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 Planning and Development Services~~

~~(2) Director of Environment and Infrastructure~~

(b) *Composition.* The development review committee shall be composed of three designated county staff members.

(1) The Director of the Department of Planning & Development Services shall designate one member to function as the committee chair person.

(2) The Director of the Department of Environment & Infrastructure shall designate one member.

(3) The third member shall be designated from either Planning & Development Services or Environment & Infrastructure.

(3) The Directors shall designated alternate committee members to ensure a quorum.

(4) In the event the aforementioned County departments no longer exist, the membership positions shall be filled by those entities which most closely represented the duties of the original departments.

(c) *Fees*. The board of county commissioners shall establish by resolution the appropriate schedule of fees for applications to the 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. This power is limited to Level 1 uses.

(b) *Minor ~~Deviations~~ Variances*. The committee shall have the authority to grant minor ~~deviations~~ variances concurrently with site plan approvals as set forth in section 138-55.

(c) *Design Criteria ~~deviations~~ Variances.* The committee shall have the authority to grant ~~deviations~~ variances to design criteria as set forth in chapter 138. This power is limited to Level 1 uses.

(d) *Time extensions*. The committee shall have the authority to grant time extensions to, Level 1 site plans, minor ~~deviations~~ variances, and design criteria ~~deviations~~ variances as set forth in subsection~~s~~ 138-55~~(e)~~.

(e) *Development master plans.* The committee shall have the authority to grant development master plan approvals as set forth in chapter 138. The committee may approve the overall development master plan design and Level 1 uses.

(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~~ Variances*. ~~The criteria for granting a minor deviation variance are provided in section 138-55.~~ The committee may grant minor variances as defined and limited in section 138-55. Minor variances are subject to the criteria for granting of variances of section 138-58.

(c) *Design criteria ~~deviations~~* variances. ~~The criteria for granting design criteria deviations is provided in section 138-58.~~ Design criteria variances are subject to the criteria for granting of variances of section 138-58.

(d) *Time extensions*. The criterion for granting a time extension to a ~~minor deviation, or design criteria deviation~~ Level 1 site plan, minor variance, and/or design criteria variance is that the applicant has shown good cause for the extension.

~~(d)~~ (e) *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. – Minor variance and Ddesign criteria deviation variance approval limits.

(a) *Initiation of construction.* A minor variance and/or design criteria ~~deviation~~ variance 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 minor variance and/or design criteria ~~deviation~~ variance shall not be deemed as automatic approval for any such permit or site plan required.

(b) *Extension.* The development review committee may grant an extension of up to one year for a minor ~~deviation~~ variance 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.

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

The Development Review Committee shall receive a staff report ~~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. Where a request includes a variance to the district dimensional standards, the adjacent property owners shall be notified.

(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.

Proposed Residential Districts
Chapter 138 Article III and IV
(11-15-13 DRAFT Version)

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CHAPTER 138 – ZONING

ARTICLE III. – 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. The following table lists the maximum Floor Area Ratio (FAR) and Density for each Future Land Use (FLUM) Category:

Table 138-351 Density and Intensity Standards

Underlying Future Land Use Map Classification	***Floor Area Ratio (FAR) Maximum***	***Density (dwelling units per acre)***	***Residential Equivalent***	***Transient Accommodation Use***	***Compatible Zoning Districts***
Residential Rural (RR)	0.30	0.5 Max	3 beds per permitted density	*N/A*	A-E, RPD
Residential Estate (RE)	0.30	1.0 Max	*N/A*	*N/A*	A-E, E-1, RPD
Residential Suburban (RS)	0.30	2.5 Max	3 beds per permitted density	*N/A*	A-E, E-1, R-R, R-1, RM, RPD
Residential Low (RL)	0.40	5.0 Max	3 beds per permitted density	*N/A*	A-E, E-1, R-R, R-1, R-2, R-3, R-4, RM, RPD
Residential Urban (RU)	0.40	7.5 Max	3 beds per permitted density	*N/A*	A-E, E-1, R-R, R-1, R-2, R-3, R-4, R-5 RMH, RM, RPD
Residential Low Medium (RLM)	0.50	10.0 Max	3 beds per permitted density	*N/A*	A-E, E-1, R-R, R-1, R-2, R-3, R-4, R-5, RMH, RM, RPD
Residential Medium (RM)	0.50	15.0 Max	3 beds per permitted density	*N/A*	R-4, R-5, RM, RPD

Table 138-351 Density and Intensity Standards					
Underlying Future Land Use Map Classification	***Floor Area Ratio (FAR) Maximum***	***Density (dwelling units per acre)***	***Residential Equivalent***	***Transient Accommodation Use***	***Compatible Zoning Districts***
Residential High (RH)	0.60	30.0 Max	3 beds per permitted density	*N/A*	R-4, R-5, RM, RPD
Community Redevelopment District (CRD)	0.60	12.5 Max	3 beds per permitted density AND 30% of total development floor area	*12.5 units per acre*	MXD, OPH-D
Residential/Office Limited (R/OL)	0.20	7.5 Max	3 beds per permitted density	*N/A*	LO, A-E, E-1, R-R, R-1, R-2, R-3, R-4, R-5, RM, RPD
Residential/Office General (R/OG)	0.40	10.0 Max 12.5 Max Affordable Housing Units	3 beds per permitted density	*N/A*	LO, GO, A-E, E-1, R-R, R-1, R-2, R-3, R-4, R-5, RM, RPD
Residential/Office/Retail (R/O/R)	0.20 Commercial[4] 0.30 Office	10.0 Max	3 beds per permitted density	*30 units per acre*	LO, GO, CP, C-2, C-T, A-E, E-1, R-R, R-1, R-2, R-3, R-4, R-5, RM, RPD
	At major intersections on U.S. Highway 19 from State Road 60 to State Road 586, 0.30 for commercial 0.40 for office	12.5 Max Affordable Housing Units		*45 units per acre /* *1.0 FAR* *With Transient Accommodation Use Overlay*	

Table 138-351 Density and Intensity Standards					
Underlying Future Land Use Map Classification	***Floor Area Ratio (FAR) Maximum***	***Density (dwelling units per acre)***	***Residential Equivalent***	***Transient Accommodation Use***	***Compatible Zoning Districts***
Resort Facilities Overlay-Permanent (RFO-P)	See underlying future land use category		3 beds per permitted density	*1 unit per permitted underlying density*	PRR
Resort Facilities Overlay-Temporary (RFO-T)	See underlying future land use category		3 beds per permitted density	*1 unit per permitted underlying density*	CR
Transit Oriented Development – Neighborhood Center (TOD-NC)	1.5 Max 0.5 Min within ¼ Mile of Transit Station	20 Max 10 Min	3 beds per permitted density	*See applicable station area plan*	MXD
Transit Oriented Development – Community Center (TOD-CC)	3.0 Max 1.0 Min within ¼ Mile of Transit Station	40 Max 15 Min	3 beds per permitted density	*See applicable station area plan*	MXD
Transit Oriented Development – Regional Center (TOD-RC-E) & (TOD-RC-MU)	5.0 Max 1.5 Min within ¼ Mile of Transit Station	60 Max 40 Min	3 beds per permitted density	*See applicable station area plan*	MXD
Transit Oriented Development – Downtown Core	8.0 Max 2.0 Min within ¼ Mile of Transit Station	200 Max 40 Min	3 beds per permitted density	*See applicable station area plan*	MXD
Transit Oriented Development – Park and Ride (TOD-PR)	1.0 Max 0.5 Min within ¼ Mile of Transit Station	15 Max 5 Min	3 beds per permitted density	*N/A*	MXD

Table 138-351 Density and Intensity Standards					
Underlying Future Land Use Map Classification	***Floor Area Ratio (FAR) Maximum***	***Density (dwelling units per acre)***	***Residential Equivalent***	***Transient Accommodation Use***	***Compatible Zoning Districts***
Transit Oriented Development Overlay (TODO)	Depends on transit station area typology	Depends on transit station area typology	See applicable station area plan	*See applicable station area plan*	Generally will require development of a specific zoning district.
Commercial Neighborhood (CN)	0.30	10 Max Affordable Housing Units	N/A	*N/A*	LO, GO, C-1
Commercial Recreation (CR)	0.35	N/A	N/A	*10 units per acre* *60 units per acre / 1.2 FAR With Transient Accommodation Use Overlay*	CR, C-T
Commercial General (CG)	0.35 0.50 Storage/ Warehouse	N/A	50 beds per acre	*40 units per acre* *60 units per acre / 1.2 FAR With Transient*	LO, GO, C-1, C-2, CP, C-T, WD

Table 138-351 Density and Intensity Standards					
Underlying Future Land Use Map Classification	***Floor Area Ratio (FAR) Maximum***	***Density (dwelling units per acre)***	***Residential Equivalent***	***Transient Accommodation Use***	***Compatible Zoning Districts***
				Accommodation Use Overlay	
Industrial Limited (IL)	0.50	*N/A*	*N/A*	*40 units per acre* *75 units per acre /* *1.5 FAR* *With Transient Accommodation Use Overlay*	M-1, WD, IPD, C-T
Industrial General (IG)	0.50	*N/A*	*N/A*	*N/A*	M-1, M-2, IPD
Preservation (P)	0.05 Transfer of Development Rights Allowance	1.0 MAX Transfer of Development Rights Allowance	*N/A*	*N/A*	AL, PC, RPD
Preservation-Resource Management (P-RM)	0.05 0.05 Transfer of Development Rights Allowance	1.0 MAX Transfer of Development Rights Allowance	*N/A*	*N/A*	P-RM

Table 138-351 Density and Intensity Standards					
Underlying Future Land Use Map Classification	***Floor Area Ratio (FAR) Maximum***	***Density (dwelling units per acre)***	***Residential Equivalent***	***Transient Accommodation Use***	***Compatible Zoning Districts***
Recreation/Open Space (R/OS)	0.25	*N/A*	*N/A*	*N/A*	FBR, RBR, PC, RPD
Institutional (I)	0.65	12.5	25 beds per acre	*N/A*	LI, PSP, A-E, E-1, R-R, R-1, R-2, R-3, R-4, R-5, RM, RPD
Institutional Overlay (IO)	See underlying future land use category		3 beds per permitted density	*N/A*	LI, those zoning districts compatible with the underlying principal Plan category.
Transportation/Utility (T/U)	0.70	*N/A*	*N/A*	*N/A*	PSP, M-1

General Notes:

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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.
3. To protect important natural resources and to enhance development flexibility, the Comprehensive Plan encourages and allows specific transfer of development rights from the Preservation (P) and Preservation-Resource Management (P-RM) classifications. See applicable sections of the zoning code for process and standards.
4. At major intersections on U.S. Highway 19 from S.R. 60 to S.R. 586, the FAR shall not exceed 0.30 for commercial uses and 0.40 for office uses.
5. The Local Planning Agency may determine zoning district compatibility other than which is depicted in this table.

ARTICLE IV. - RESIDENTIAL AND AGRICULTURAL DISTRICTS

DIVISION 1. – GENERALLY

Secs. 138-352—138-359. - Reserved.

DIVISION 2. – SINGLE-FAMILY RESIDENTIAL (SFR) ZONING DISTRICTS: A-E, E-1, R-R, R-1, R-2, R-3 AND RMH

Sec. 138-360. – A-E, E-1, R-R, R-1, R-2, R-3 and RMH Zoning Districts - Definition, purpose and intent of districts.

The Single-family zoning districts comprise seven zoning districts ranging in lot size from two or more acres to less than 6,000 square feet. The unifying characteristic these districts have is the single-family residential dwelling. Most of the lots within these districts are also suburban in nature and typified by single-use development.

The regulations within these districts are designed to protect the single-family residential character of these neighborhoods while permitting rehabilitation, improvements and redevelopment in keeping with the scale of the each respective neighborhood.

Sec. 138-361. – Table of Uses: A-E, E-1, R-R, R-1, R-2, R-3 and RMH Zoning Districts

Land uses within the single-family districts shall be permitted as defined in *Table 138-361 – Table of Uses for the A-E, E-1, R-R, R-1, R-2, R-3 and RMH districts*. The review procedures are further defined in Article II of the Zoning Code.

(a) An "A" in Table 138-361 denotes that the specific use is permitted as an accessory use to other uses within the district.

(b) A "1" in Table 138-361 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 138-361 denotes that the establishment of the specific use requires ~~Board of Adjustment~~ Local Planning Agency review, approval and/or approval with conditions as defined in Article II.

(d) A "3" in Table 138-361 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 138-361 denotes that the specific use is not allowed in the zone.

(f) A "Y" in the Supplemental Uses Standards column of Table 138-361 indicates that there are specific land development or operational requirements that must be provided for the specific use.

(g) Uses not listed in Table 138-361 are not allowed in any single-family residential district, except as provided for in Section 138.___, Administrative Provisions.

Table 138-361 – Table of Use for the A-E, E-1, R-R, R-1, R-2, R-3 and RMH Districts								
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed								
Use	A-E: Agricultural Estate Residential District	E-1: Estate Residential District	R-R: Rural Residential District	R-1: Single Family Residential District (9,500 sq. ft. minimum)	R-2: Single Family Residential District (7,500 sq. ft. minimum)	R-3: Single Family Residential District (6,000 sq. ft. minimum)	RMH: Residential Mobile/ Manufactured Home District	Supplemental Use Standards (refer to specific Code section)
Residential Uses								
Accessory Dwelling Unit	A	A	A	A	A	A		Y
Affordable Housing Development (AHD)	3	3	3	3	3	3	3	Y
Assisted Living Facility	2	2	2	2	2	2	2	
Community Residential Home, Category 1: 1 to 6 residents	1	1	1	1	1	1		Y
Community Residential Home, Category 2: 7 to 14 residents	2	2	2					Y
Community Residential Home, Category 3: more than 14 residents	2	2						Y
Dwelling, Single-family Detached and their customary accessory uses	1	1	1	1	1	1	1	Y
Mobile Home and their customary accessory uses							1	
Mobile Home Park and their customary accessory uses							1	
Mobile Home Subdivision and their customary accessory uses							1	
Modern Manufactured Home	1	1	1	1	1	1	1	Y
Overnight Accommodations								
Bed and Breakfast	2	2	2	2	2	2	2	Y
Commercial and Office Uses								
Home Occupation	A	A	A	A	A	A	A	Y
Kennel/Pet Care Indoor	3							Y
Kennel/Pet Care Outdoor	3							Y
Office, Veterinary	3							Y

Table 138-361 – Table of Use for the A-E, E-1, R-R, R-1, R-2, R-3 and RMH Districts								
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed								
Use	A-E: Agricultural Estate Residential District	E-1: Estate Residential District	R-R: Rural Residential District	R-1: Single Family Residential District (9,500 sq. ft. minimum)	R-2: Single Family Residential District (7,500 sq. ft. minimum)	R-3: Single Family Residential District (6,000 sq. ft. minimum)	RMH: Residential Mobile/ Manufactured Home District	Supplemental Use Standards (refer to specific Code section)
Industrial, Manufacturing and Warehouse Uses								
Electric Vehicle Charging Station	A	A	A	A	A	A	A	Y
Arts, Recreation and Entertainment Uses								
Club, Community Service and Fraternal	2	2	2	2	2	2	2	
Golf courses and accessory structures	2	2	2	2	2	2	2	Y
Public or private parks, playgrounds and recreation areas	2	2	2	2	2	2	2	Y
Recreation Use, Accessory to Residential Use							A	
Education, Public Administration and Health Care Uses								
Cemetery	2	2	2	2	2	2	2	Y
Cemetery, Accessory to a Place of Worship	2	2	2	2	2	2	2	Y
Day Care Center, adult	2	2	2	2	2	2	2	Y
Day Care Facility, child	2	2	2	2	2	2	2	Y
Government Building or Use	3	3	3	3	3	3		Y
Place of worship	2	2	2	2	2	2	2	Y
School, Public, Pre-K thru 12 (Governmental)	1	1	1	1	1	1	1	Y
School, Private, Pre-K thru 12 (Nongovernmental)	2	2	2	2	2	2	2	Y
Transportation, Communication and Information Uses								
Docks and Piers	A	A	A	A	A	A	A	Y
Heliport and Helistops	3	3						Y
Navigation safety devices and structures	2	2	2	2	2	2	2	
Parking, Surface - Accessory	2	2	2	2	2	2	2	Y
Transmitting stations, remote radio and television, not including broadcast studios or office	2	2	2				2	Y

Table 138-361 – Table of Use for the A-E, E-1, R-R, R-1, R-2, R-3 and RMH Districts								
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed **Use**	A-E: Agricultural Estate Residential District	E-1: Estate Residential District	R-R: Rural Residential District	R-1: Single Family Residential District (9,500 sq. ft. minimum)	R-2: Single Family Residential District (7,500 sq. ft. minimum)	R-3: Single Family Residential District (6,000 sq. ft. minimum)	RMH: Residential Mobile/ Manufactured Home District	Supplemental Use Standards (refer to specific Code section)
Wireless Communication Antennae (WCA)	A	A	A	A	A	A	A	Y
Wireless Communication Tower	1	1	1	1	1	1	1	Y
Utilities								
Solar Energy Systems	A	A	A	A	A	A		Y
Utility Substation	3	3	3	3	3	3	3	Y
Water Recapture Systems	A	A	A	A	A	A	A	
Wind Energy Conservation System, Small Scale	2	2	2	2	2	2		Y
Agricultural Uses								
Agricultural Activities, Commercial Use	3							Y
Agricultural Activities, Personal Use	1	1	1	1				Y
Community Gardens	2	2	2	2	2	2	2	Y
Nursery / Greenhouse, Retail	3							
Nursery / Greenhouse, Wholesale	3							
Urban Agriculture								Y
Other Uses								
Land Fills or excavations of More than 1,000 Cubic Yards	2	2	2	2	2	2	2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards	1	1	1	1	1	1	1	Y

Secs. 138-362—138-364. - Reserved.

Sec. 138-365. - A-E, Agricultural Estate Residential District

The A-E District is characterized by large residential lots of a size and character that can accommodate agricultural activities. The district is intended to retain and preserve much of the natural character of the area including vegetation, hydrology, and topography. Personal and commercial agricultural uses may also be permitted within this district as authorized. In Table 138-361; however, due to the extensively urbanized character of the county, agriculture may not be appropriate within a given area of this district.

Sec. 138-365.1 - A-E, Agricultural Estate Residential District – Development Parameters

A-E – Development Parameters Table									
Max. Density [1]	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	See Table 138-351	0.6	45	2 ac.	90	100	50	25	25
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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.									

Sec. 138-366. - E-1, Estate Residential District

The E-1 District is characterized by large lot, low density residential communities. The area is generally developed with large lot residential estates, while maintaining open spaces and native landscape.

Sec. 138-366.1 - E-1, Estate Residential District – Development Parameters.

E-1 – Development Parameters Table									
Max. Density [1]	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	See Table 138-351	0.6	45	32,000 sf	125	125	25	15	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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.									

Sec. 138-367. - R-R, Rural Residential District

The R-R District is characterized by medium to large lot, low density residential communities. The District acts as a transition between rural and suburban neighborhoods within the County.

Sec. 138-367.1 - R-R, Rural Residential District – Development Parameters.

R-R – Development Parameters Table									
Max. Density [1]	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	See Table 138-351	0.6	45	16,000 sf	90	100	25	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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.									

Sec. 138-368. - R-1, Single-Family Residential District

The R-1, single-family residential district provides areas of single-family residential development located where lower density single-family uses are desirable.

Sec. 138-368.1 - R-1, Single-Family Residential District – Development Parameters.

R-1 – Development Parameters Table									
Max. Density[1]	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	See Table 138-351	0.75	45	9,500 sf	80	90	25	8	10
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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.									

Sec. 138-369. - R-2, Single-Family Residential District

The R-2, single-family residential district provides areas of single-family residential development located where moderate density single-family uses are desirable.

Sec. 138-369.1 - R-2, Single-Family Residential District – Development Parameters.

R-2 – Development Parameters Table									
Max. Density [1]	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	See Table 138-351	0.75	45	7,500 sf	75	80	25	7	10
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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.									

Sec. 138-370. - R-3, Single-Family Residential District

The R-3, single-family residential district is comprised of single-family dwellings with the most intensive use of land with regard to density of the single-family residential zoning districts.

Sec. 138-370.1 - R-3, Single-Family Residential District – Development Parameters.

R-3 – Development Parameters Table									
Max. Density[1]	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	See Table 138-351	0.75	45	6,000 sf	60	80	20	6	10
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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.									

Sec. 138-371. - Reserved.

Sec. 138-372. – Single-Family Residential Districts – Design Criteria

In addition to the land use standards listed for individual districts, Single-Family Residential districts *(A-E, E-1, R-R, R-1, R-2, and R-3 districts)*, shall be planned, phased, and developed consistent with the design criteria listed below.

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.

(a) Street, Drive Aisle, and Accessway Design

~~(a)~~ (1) Internal streets, drive aisles, and accessways shall be designed as an extension of 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.

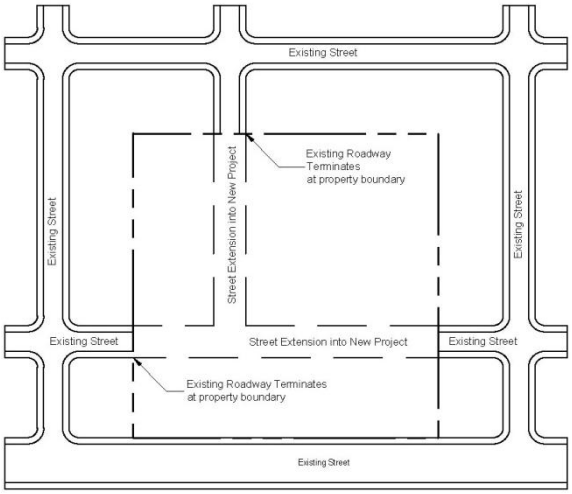


Figure 138-372.(a).1 – Site Layout – Street Extensions into New Projects/Developments

~~(b)~~ (2) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.

~~(c)~~ (3) 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.

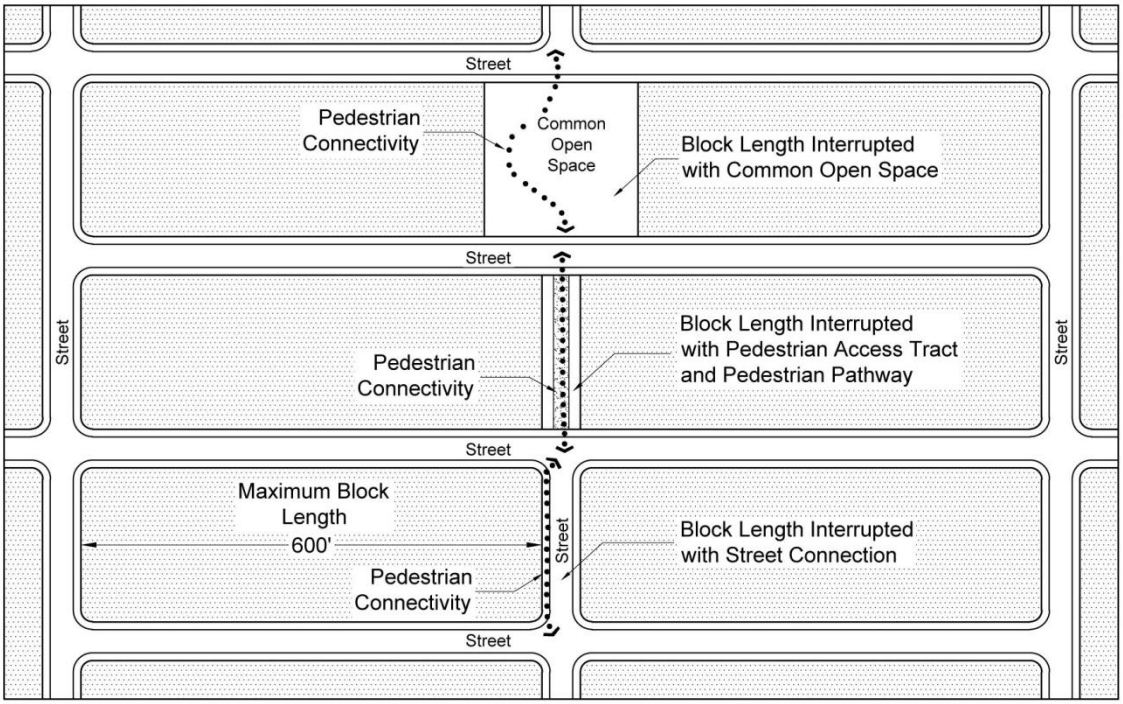


Figure 138-372.(a).3 – Site Layout – Block Length Standards

~~(d)~~(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.

Secs. 138-373—138-374. - Reserved.

Sec. 138-375. - RMH, Residential Mobile/Manufactured Home District

The RMH, residential, mobile/manufactured home district is composed of mobile/manufactured and single-family residential areas comprised of mobile homes.

Sec. 138-375.1 - RMH, Residential Mobile/Manufactured Home District – Development Parameters for Mobile Home Parks and their individual lots.

RMH – Development Parameters Table									
Max. Density [1]	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	See Table 138-351	0.75	35	**Mobile Home Park**					
				15 ac[3]	150[3]	200[4]	25[5]	10[5]	10[4]
				Individual Mobile Home Lots					
				3,500 sf[4]	20[4]	N/A	10[6]	5[6]	5[6]

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

3. Mobile Home Park site

4. Individual Mobile Home lot: 25 percent of the spaces to be provided in a mobile home park may be a minimum of 3,000 square feet, provided that for each such space one space shall be provided with at least 4,000 square feet. Lot area shall be exclusive of street or drive. See section 138-209 for lots or parcels of substandard dimensions.

5. Outer perimeter of park

6. Interior lots: hitches may encroach into the front setback

Sec. 138-375.2 - RMH, Residential Mobile/Manufactured Home District – Development Parameters for Mobile Home Subdivision individual lots.

RMH – Development Parameters Table – Subdivision Lots									
Max. Density [1]	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	See Table 138-351	0.75	35	6,000 sf[3]	60	80	25[4]	6	10

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

3. Mobile Home subdivision site must be a minimum of 10 acres

4. Permitted structures on substandard lots in a mobile home subdivision of record prior to May 7, 1963, shall be set back a minimum of 15 feet in depth, measured from the right-of-way line to the front of the structure.

Sec. 138-375.3. – RMH, Residential Mobile/Manufactured Home District. Additional Requirements and Clarifications.

(a) Street requirements. Roadways or streets within a mobile home park may be private, but the following requirements shall apply:

(1) Internal collector streets shall be 30 feet in width, with a minimum of 24 feet of paved surface inclusive of 12 foot lanes.

(2) Internal minor streets shall be 25 feet in width, with a minimum of 20 feet of paved surface.

(3) A collector street shall be defined as a street designed to facilitate adequate traffic flow from two or more internal minor streets to dedicated rights-of-way. All streets which provide ingress and egress from dedicated public rights-of-way shall be deemed to be collector streets. All other streets within the park may be internal minor streets.

(4) Except as otherwise provided in this chapter, the design and construction of roads, streets, drives, utilities and drainage installations shall be in compliance with the minimum standards of the site development regulations and the county utilities system. The county administrator may require a state registered engineer to provide a statement of such compliance prior to the issuance of a certificate of occupancy.

(b) Recreation area requirements. Not less than 10 percent of the gross site area shall be devoted to open space and recreation facilities, generally provided in a central location, or in larger sites, decentralized. Such areas include space for community buildings and community use facilities, such as recreation and play areas, swimming pools and open space.

(c) Subdivision standards. A mobile home subdivision shall be platted in accordance with the standards of this chapter and chapter 154 of this Code.

(d) Any real property zoned R-6 after January 30, 1990, shall comply with all of the provisions set forth in this division. Any legally established mobile home park in existence on or prior to January 30, 1990, may continue to operate in accordance with approved plans and in accordance with the regulations which were in effect at the time of the park's site plan approval. Legally established mobile home parks in existence prior to February 5, 1963, may continue to operate in accordance with approved plans subject to compliance with the zoning regulations in effect on the date of such approval.

(e) Any additions, expansions or substantial changes to existing mobile home parks or subdivisions shall comply with the provisions of the current requirements of this division.

Secs. 138-376—138-379. - Reserved.

DIVISION 3. – MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS: R-4, R-5, RM, AND RPD

Sec. 138-380. – R-4, R-5, RM, and RPD Zoning Districts - Definition, purpose and intent of districts.

The Multi-family zoning districts comprise individual zoning districts ranging in lot size from two or more acres to less than 3,000 square feet. The unifying characteristic of these districts is the flexibility of providing multi- and single-family residential dwellings or a mix of such uses. These districts also provide a wide range of accessory uses typical of multi-family developments.

The regulations within these districts are designed to protect the residential character of these neighborhoods while permitting rehabilitation, improvements and redevelopment in keeping with the scale of each respective neighborhood and surrounding areas.

Sec. 138-381. – Table of Uses: R-4, R-5, RM, and RPD Zoning.

The following table provides the review and approval level for all uses permitted within the Multi-Family zoning Districts. Criteria for specific uses can be found in Section 138-239.

Land uses within the multi-family districts shall be permitted as defined in *Table 138-781 – Table of Uses for the R-4, R-5, RM, AND RPD districts*. The review procedures are further defined in Article II of the Zoning Code.

(a) An "A" in Table 138-381 denotes that the specific use is permitted as an accessory use to other uses within the district.

(b) A "1" in Table 138-381 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 138-381 denotes that the establishment of the specific use requires ~~Board of Adjustment~~ Local Planning Agency review, approval and/or approval with conditions as defined in Article II.

(d) A "3" in Table 138-381 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 138-381 denotes that the specific use is not allowed in the zone.

(f) A "Y" in the Supplemental Uses Standards column of Table 138-781 indicates that there are specific land development or operational requirements that must be provide for the specific use.

(g) Uses not listed in Table 138-381 are not allowed in any multi-family residential district except as provided for in Section 138.___, Administrative Provisions.

Table 138-381 – Table of Uses for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
Use	R-4: One, Two and Three Family Residential District	R-5: Single Family Urban Residential District	RM: Multi-Family Residential District	RPD: Residential Planned Development District	Supplemental Use Standards (refer to specific Code section)
Residential Uses					
Accessory Dwelling Unit	A	A	A	A	Y
Affordable Housing Development (AHD)	1 or 3	1 or 3	1 or 3	1 or 3	Y
Assisted Living Facility		3	2	2	
Community Residential Home, Category 1: 1 to 6 residents	1	1	1		Y
Community Residential Home, Category 2: 7 to 14 residents			1	1	Y
Community Residential Home, Category 3: more than 14 residents			2	2	Y
Dwelling, Multifamily and their customary accessory uses		2	1	1	Y
Dwelling, Single-family Attached (Townhouse) and their customary accessory uses	1	1	1	1	Y
Dwelling, Single-family Detached and their customary accessory uses	1	1		1	Y
Dwelling, Single-family Zero Lot Line and their customary accessory uses		1	1	1	Y
Dwelling, Three-family and their customary accessory uses	1	1	1	1	
Dwelling, Two-family and their customary accessory uses	1	1	1	1	
Marina				A	Y

Table 138-381 – Table of Uses for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
Use	R-4: One, Two and Three Family Residential District	R-5: Single Family Urban Residential District	RM: Multi-Family Residential District	RPD: Residential Planned Development District	Supplemental Use Standards (refer to specific Code section)
Storage, accessory			1	1	Y
Accommodations					
Bed and Breakfast	2	2	2	1	Y
Hotel				1	
Commercial and Office Uses					
Bank				1	
Car Wash and Detailing				1	
Convenience Store with or without Fuel Pumps				1	Y
Dispensing Alcohol- Off-premise consumption				1	
Dispensing Alcohol: On-premise consumption - 138 Art. VII Div.3				1	Y
Drive-Thru Facility or Use with a Drive-Thru				A	
Health Club/Fitness Club				1	
Home Occupation	A	A	A	A	Y
Nursery/Greenhouse, Retail				1	
Office, General				1	
Office, Medical or Dental			2	1	
Office, Veterinary			2	1	
Pharmacy				1	
Restaurant				1	
Restaurant: Accessory Outdoor Area				A	
Retail Sales and Service				1	
Service, Office				1	
Service, Personal				1	Y
Sidewalk Café				1	

Table 138-381 – Table of Uses for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
Use	R-4: One, Two and Three Family Residential District	R-5: Single Family Urban Residential District	RM: Multi-Family Residential District	RPD: Residential Planned Development District	Supplemental Use Standards (refer to specific Code section)
Studio and Gallery				1	
Industrial, Manufacturing and Warehouse Uses					
Electric Vehicle Charging Station	A	A	A	A	Y
Arts, Recreation and Entertainment Uses					
Club, Community Service and Fraternal	2	2	2	2	
Golf Course and accessory structures	2	2	2	A	Y
Public or private parks, playgrounds and recreation areas	2	2	2	2 or A	Y
Recreation Use, Accessory to Residential Use		A	A	A	
Education, Public Administration and Health Care Uses					
Cemetery	2	2	2	2	Y
Cemetery, Accessory to a House of Worship	2	2	2	2 or A	Y
Congregate care facility		2	2	3	Y
Day Care Center, adult	2	2	3	1, 2 or A	Y
Day Care Facility, child	2	2	3	1, 2 or A	Y
Government Building or Use	3	3	3	3	Y
Meeting Hall and other Community Assembly Facility				1	
Nursing Home			3	3	Y
Place of Worship	2	2	2	2 or A	Y
School, Public, Pre-K thru 12 (Governmental)	1	1	1	1 or A	Y
School, Private, Pre-K thru 12 (Nongovernmental)	2	2	2	2	Y

Table 138-381 – Table of Uses for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
Use	R-4: One, Two and Three Family Residential District	R-5: Single Family Urban Residential District	RM: Multi-Family Residential District	RPD: Residential Planned Development District	Supplemental Use Standards (refer to specific Code section)
Transportation, Communication and Information Uses					
Docks and Piers	A	A	A	A	Y
Heliport and Helistops				3	Y
Mass Transit Center	3	3	3	3	Y
Navigation safety devices and structures	2	2	2	2	
Parking, Surface - Accessory	2	2	2	2	Y
Parking Structure			1	1	
Transmitting stations, remote radio and television, not including broadcast studios or office			2	2	Y
Wireless Communication Antennae (WCA)	A	A	A	A	Y
Wireless Communication Tower	1	1	1	1	Y
Utilities					
Solar Energy Systems	A	A	A	A	Y
Solar Generation Station	3	3	3	3	Y
Utility Substation	3	3	3	3	Y
Water Recapture Facility	A	A	A	A	
Wind Energy Conservation System, Small Scale	2	2	2	2	Y
Agricultural Uses					
Community Gardens	2	2	2	2	Y
Urban Agriculture					Y
Other Uses					
Excavation Pits and Quarries, in excess of 1,000 cubic yards	2	2	2	2	Y
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

Secs. 138-382—138-384. - Reserved.

Sec. 138-385. – R-4, One-, Two- and Three-Family Residential District

The R-4, one-, two- and three-family residential district is comprised of areas where the development of single-family dwellings, two-family dwellings, and three-family dwellings is appropriate. It is intended that such areas be located in or near urbanized areas where good transportation facilities and urban services are readily available.

Sec. 138-385.1 – R-4, One-, Two- and Three-Family Residential District – Development Parameters.

R-4 – Development Parameters Table									
Max. Density [1]	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	See Table 138-351	0.75	45	7,500 sf	75	80	25	7.5	10
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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.									

Sec. 138-385.2 – R-4, One-, Two- and Three-Family Residential District - Additional Requirements and Clarifications.

(a) Platting of single-family attached dwellings to allow individual unit ownership is permitted provided the two-family dwellings or three-family dwellings subject to platting were initially approved subject to the provisions of R-4 zoning. No such platting shall be approved until such time as a final site plan for the project has been reviewed and approved for construction purposes. Provisions for parking and easements for access to units and parking areas are required and are to be recorded as part of the plat, and must be shown on the submitted site plan. Easements for maintenance shall be required where necessary. The unit access easements are to be a minimum of four feet in width. It is the intent of this section to allow individual dwelling unit fee simple ownership without creating a nonconforming building area requirement.

(b) Special requirements. The maximum density of the R-4 district shall be one unit for each full 2,500 square feet of lot area (no structure may contain more than three dwelling units) or the density permitted by the Future Land Use Map, whichever is less.

Sec. 138-386. – R-5, Single-Family Urban Residential District

(a) The R-5 is comprised of areas where the development of small-lot detached single-family dwellings, two-family dwellings, three-family dwellings, and townhouses are appropriate. The district is intended to allow compact, urban-style dwelling units typically comprised of smaller living spaces on smaller lots.

(b) It is intended that such areas be located in or near urbanized areas where sufficient transportation facilities and urban infrastructure are readily available. The district is also

intended for properties in and around established urban residential neighborhoods that are planned to accommodate infill redevelopment.

(c) The district is intended to facilitate compact infill redevelopment by allowing housing types with small lots and minor structural setbacks.

(d) Residential neighborhoods should be developed around and incorporate common open space areas such as parks and courtyards.

Sec. 138-386.1 – R-5, Single-Family Urban Residential District – Development Parameters.

R-5 – Development Parameters Table									
				Min. Lot[3]			Min. Setbacks[4]		
Max. Density[1]	Max. FAR[1,2]	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	.85	45	**Single-Family Detached**					
				3,000 sf	N/A	N/A	10-ft	0/5-ft	5-ft
				Single-Family Attached (two-family dwelling, three-family dwelling, townhouse)					
				N/A	N/A	N/A	8-ft	0/5-ft	5-ft
				All Other Uses and Building Types					
				N/A	N/A	N/A	15-ft	5-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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

3. Lot standards are only applicable where units are built on individual lots.

4. Interior units 0-feet, end units 5-feet. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure. Zero Lot Line units shall provide 0-foot setback on one side and 10 -foot side setback on the opposite side property line.

Sec. 138-386.2 – R-5, Single-Family Urban Residential District - Additional Requirements and Clarifications.

(a) Each residential building may only include up to four individual dwelling units.

(b) Lots that abut an improved alley shall provide parking in the rear of the dwelling and/or within rear loaded garages.

(c) Entrances for residential units shall be oriented to an adjacent street, alley, open space area, or internal courtyard.

(d) A garage vehicle door/opening located on a street-facing façade shall be limited to 55 percent of the façade width in which it is located. This standard shall not be applicable to garages served by alleys.

(e) All street-facing garage vehicle door/openings should be set back behind the primary home door and/or porch structure.

Secs. 138-387—138-388. - Reserved.

Sec. 138-389. – R-4 and R-5 Residential Districts – Design Criteria

In addition to the land use standards listed for individual districts, R-4 and R-5 districts shall be planned, phased, and developed consistent with the design criteria listed below.

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.

(a) Street, Drive Aisle, and Accessway Design

~~(a)~~(1) Internal streets, drive aisles, and accessways shall be designed as an extension of the surrounding roadway pattern. Specifically, adjacent roadways shall be extended into 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.

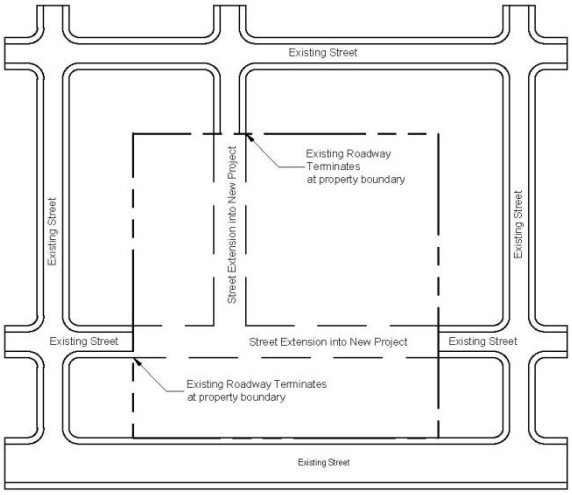


Figure 138-389.(a).1 – Site Layout – Street Extensions into New Projects/Developments

~~(b)~~(2) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.

~~(c)~~(3) 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.

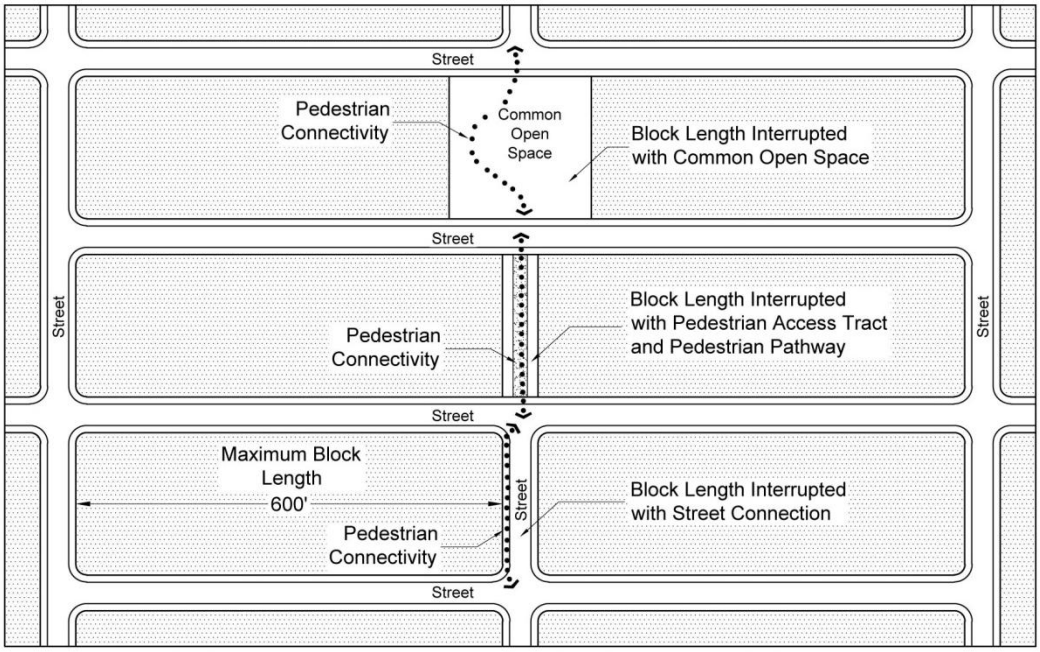


Figure 138-389.(a).3 – Site Layout – Block Length Standards

~~(d)~~(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.

Sec. 138-390 – RM, Multi-Family Residential District

The RM, residential, multiple-family district is intended to provide a broad range of residential development types and intensities.

Sec. 138-390.1 – RM, Multi-Family Residential District – Development Parameters.

RM – Development Parameters Table									
				Min. Lot[3]			Min. Setbacks		
Max. Density[1]	Max. FAR[1,2]	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	0.75/ 0.60[5]	45	**Single-Family Attached (two-family dwelling, three-family dwelling, townhouse)**					
				1,600 sf	24-ft	70-ft	8-ft	0/5-ft[4]	5-ft
				All Other Uses and Building Types					
				7,500 sf	75-ft	80-ft	15-ft	5-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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.
3. Lot standards are only applicable where units are built on individual lots.
4. Interior units 0-feet, end units 5-feet. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure.
5. The Impervious Surface Ratio (ISR) standard for properties within the RE, RS, RL, and RU Future Land Use Map (FLUM) categories.

Sec. 138-390.2. – RM, Multi-Family Residential District – Open Space Requirements.

(a) Developments shall provide a minimum of 20 percent of the total land area as common open space, or a minimum of 10 percent when it is acceptably demonstrated to the Zoning Administrator that sidewalk accessible public open space which otherwise meets the requirements of this section is located within ¼ mile of the development.

(b) Required open space shall be provided according to the following:

(1) Located within 15 feet of finished grade of the site.

(2) Required common open space shall be accessible, at a minimum, to all residents within the development. This standard does not apply to areas retained for natural resource protection.

(3) Except for Low Impact Development (LID) stormwater management systems, stormwater management may not be counted towards satisfying the common open space requirement. 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) A minimum of one-third of the common open space area shall be in one location on the site.

(5) Required common open space shall be usable for parks, recreation, and/or retained for natural resource protection.

(6) Residential developments which are greater than 25 units shall provide at least 20 percent of their common open space as facility-based recreation.

Sec. 138-390.3. – RM, Multi-Family Residential District - Design Criteria.

In addition to the land use standards listed for individual districts, RM districts shall be planned, phased, and developed consistent with the design criteria set forth in section 138-396.

Sec. 138-395. – RPD, Residential Planned Development District

(a) The RPD, Residential Planned Development district, allows a variety of housing options to accommodate multi-generational communities with a range of residential building forms and housing sizes.

(b) The intent of this district is to encourage use of imaginative design, to avoid monotonous repetition of pattern, to provide adequate open space and to permit flexibility of site design.

(c) Promote the health and well-being of residents by including active and passive open space that encourages physical activity, promotes pedestrian activity, provides access to alternative transportation choices, and fosters greater social interaction.

(d) 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.

(e) Encourage walkable, mixed use neighborhood centers within the community that provide greater opportunity for pedestrian activity, bicycle uses, resulting in reduced parking demand, and establish a sense of place. These centers should include community uses, recreation opportunities, and appropriate commercial services.

(f) The district should also achieve compatibility with surrounding neighborhoods by avoiding commercial intrusion and associated impacts into established neighborhoods.

(g) Communities within the RPD district are developed and redeveloped pursuant to an approved Development Master Plan (see Section 138-395.4).

Sec. 138-395.1 – RPD, Residential Planned Development District – Development Parameters.

RPD – Development Parameters Table									
				Min. Lot[3]			Min. Setbacks		
Max. Density[1]	Max. FAR[1,2]	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	See Underlying Future Land Use Map Category[5]	**Single-Family Detached**						
			45	3,000 sf	N/A	N/A	10-ft	0/5-ft[4]	5-ft
			Single-Family Attached (two-family dwelling, three-family dwelling, townhouse)						
			45	N/A	N/A	N/A	8-ft	0/5-ft[4]	5-ft
			All Other Uses and Building Types						
			70	N/A	N/A	N/A	10-ft	7-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. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.
3. Lot standards are only applicable where units are built on individual lots.
4. Interior units 0-feet, end units 5-feet. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure. Zero lot line units may have a 0-foot side setback on one side whereas a 10-foot side setback is provided from the opposite lot line.
5. Impervious Service Ratio standards are applied based on the Future Land Use Map classification.

Sec. 138-395.2– RPD, Residential Planned Development District – Land Uses

The RPD, Residential Planned Development district shall be planned and developed according to the following use standards.

(a) Land uses shall be allowed pursuant to Table 138-786. 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 building atop one another.

(2) Horizontal Mixed-use – A variety of uses may be provided within the same development in separate buildings.

(c) Residential - Residential shall be the predominate use within the RPD district and shall be planned and developed according to the following:

(1) Residential uses shall occupy the majority of the total lot area in the district.

(2) Residential areas should provide a variety of housing options and should include a minimum of two of the following building types:

a. Two-family/Three-family

b. Multifamily

c. Single-family attached/townhouse

d. Single-family detached

(d) Commercial, Office and Accommodation Uses - All developments may include one or more of the commercial, office and accommodation land uses listed in Table 138-786. Commercial, office and accommodation uses shall be planned and developed according to the following:

(1) Commercial and office uses shall not occupy more than five percent of the total land area (less wetlands and submerged lands) of the Development Master Plan.

(2) Individual commercial tenant spaces shall be limited to 14,000 square feet.

(3) Commercial, office and accommodation uses shall not be located within any areas designated for residential use or within those areas designated for drainage, open space/recreation, conservation/preservation, or wetland on any approved Development Master Plan or plat.

(4) Commercial, office and accommodation uses shall be located at one or more of the following locations:

a. Along principal or minor arterials (as designated on the Functional Classification maps in the Comprehensive Plan).

b. Adjacent to designated or planned transit stops/stations.

c. Commercial recreation uses that support a related use (e.g. restaurant/ clubhouse associated with a golf course) may be allowed in other areas of a development where appropriate, as provided for in the approved Development Master Plan.

(e) Common Open Space

(1) Developments shall provide a minimum of 20 percent of the total land area as common open space, or a minimum of 10 percent when it is acceptably demonstrated to the Zoning Administrator that sidewalk accessible public open space which otherwise meets the requirements of this section is located within ¼ mile of the development.

(2) Required open space shall be provided according to the following:

a. Located within 15 feet of finished grade of the site.

b. Required common open space shall be accessible, at a minimum, to all residents 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. 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.

d. A minimum of one-third of the common open space area shall be in one location on the site.

e. Required common open space shall be usable for parks, recreation, and/or retained for natural resource protection.

f. Residential developments which are greater than 25 units shall provide at least 20 percent of their common open space as facility-based recreation.

(f) Additional Setbacks

(1) Multifamily buildings shall not be located within 25 feet of the boundary of the RPD district when the boundary is adjacent to any parcel zoned for single-family detached dwellings.

(2) Commercial and office buildings shall not be located within 50 feet of the boundary of the RPD district when the boundary is adjacent to any parcel zoned for single-family detached dwellings.

(3) For buildings over 45 feet in height, there shall be an additional one foot of setback at ground level for each additional two feet of height above the first 45 feet. This provision shall apply to the setbacks referenced within this subsection (f).

Sec. 138-395.3– RPD, Residential Planned Development District – Design Criteria

Residential Planned Development Districts shall be planned, phased, and developed consistent with the design criteria identified below.

(a) The design criteria set forth in Section 138-396 shall apply to residential uses in the RPD district.

(b) The design criteria set forth in Section 138-750 shall apply to commercial, office and accommodation uses in the RPD district.

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. <u>Level 2 and 3 land uses as identified in the table of uses shall obtain approval by the corresponding review board.</u>

(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.~~

a. The Development Review Committee may review and approve modifications to Development Master Plans with the following exceptions:

1. Level 2 and 3 land uses as identified in the table of uses shall obtain approval by the corresponding review board.

2. Existing Development Master Plans that were originally approved by the Board of County Commissioners shall seek approval from the Board for any substantial modification to the plan such as density/intensity increases, land use locations, and primary transportation connections.

~~(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.~~

(2) Existing Development Master Plans may be developed to or modified with the previously approved density/intensity limitations.

(3) Existing Development Master Plans may be modified to the density/intensity limitations of underlying Future Land Use Map classification of the Comprehensive Plan.

a. Any excess density/intensity that is identified between the Future land Use Map classification and the original Development Master Plan may be assigned to the project.

b. When areas of the Development Master Plan are owned by different entities, said areas are entitled to add a portion of the excess density/intensity based on their land holding percentage in relation to the original Development Master Plan.

(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~~ this chapter regarding deed restrictions, covenants, easements, and other regulations.

Sec. 138-396. – RM and RPD Districts – Residential Design Criteria

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 relax any design criteria that is in conflict with life/safety standards. All other ~~deviations~~ variances to required design criteria must be approved by the Development Review Committee.

(a) Street, Drive Aisle, and Accessway Design

(1) Internal streets, drive aisles, and accessways shall be designed as an extension of the surrounding roadway pattern. Specifically, adjacent roadways shall be extended into 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.

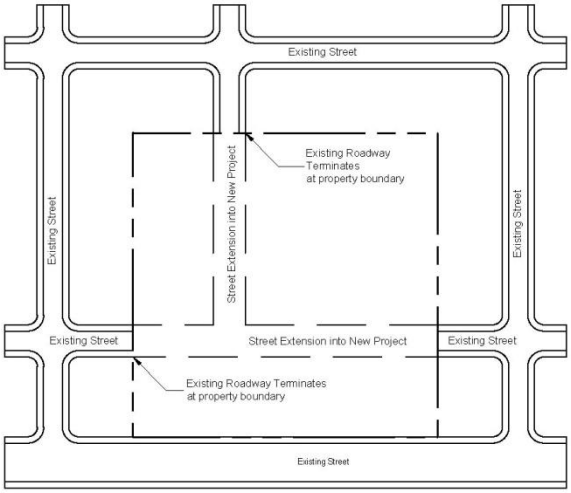


Figure 138-390.2.(a).1 – Site Layout – Street Extensions into New Projects/Developments

(2) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.

(3) 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.

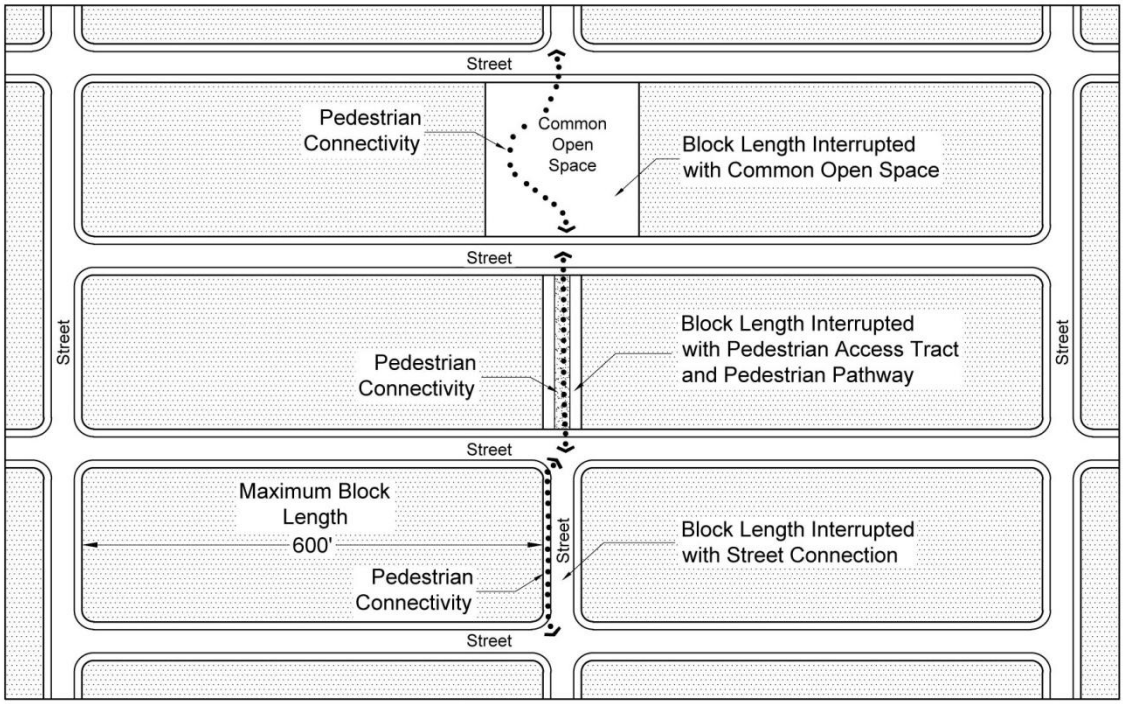


Figure 138-390.2.(a).3 – Site Layout – Block Length Standards

(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 and Design

(1) Buildings ~~shall~~ should 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 and the surrounding neighborhood. ~~For sites fronting along multiple roadways/streets, building orientation should be emphasized on the primary street.~~

a. Buildings shall occupy 50 percent of the site's street frontage(s).

b. Where a building is used to meet the minimum street frontage requirement, the following features may be developed/installed between a building and a primary roadway/street:

1. Low Impact Development (LID) stormwater systems
2. Open Space areas
3. Pedestrian amenities
4. Free-standing architectural elements
5. Driveways

~~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.~~c. 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. Single-family residential uses
3. ~~Parking areas or parking structures for residential uses located along the roads listed in section 138-396(e)(1)(a).~~ Portions of the site located along the following roadways:

i. US-19 and its service roads

ii. Ulmerton Road

iii. Gandy Boulevard

iv. SR 580, east of US-19

v. Curlew Road, east of US-19

vi. Tampa Road, east of US-19

vii. East Lake Road

viii. Keystone Road

d. For sites fronting along multiple roadways/streets, building orientation should be prioritized on the primary streets.

(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. This standard does not apply to single-family residential uses.

(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.

(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.

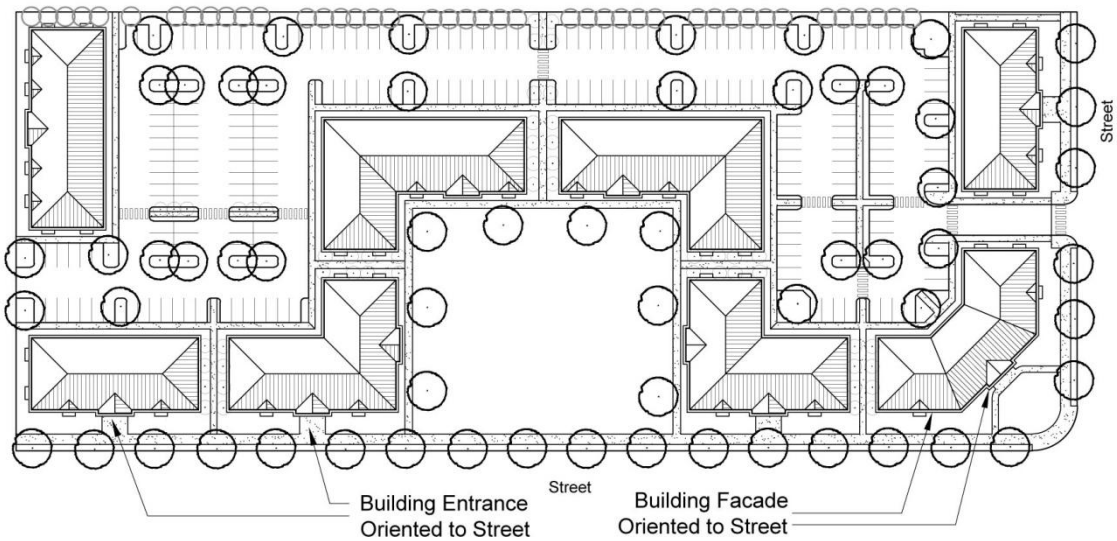


Figure 138-390.2.(b).4 – Site Layout – Building Orientation

(5) To encourage a pedestrian friendly, traditional neighborhood design, the following standards are preferred for residential developments:

a. At least 35 percent of the single-family detached and attached units within a development should be designed with rear loaded garages and/or parking areas.

b. A garage vehicle door/opening located on a street-facing façade should be limited to 55 percent of the façade width in which it is located. This standard shall not be applicable to garages served by alleys.

(6) Entrances/Entryways for residential units shall be oriented to an adjacent street, alley, open space area, or internal courtyard.

(7) Portions of a building located within 25 feet of the boundary of any parcel zoned for single-family dwellings shall be limited to 45 feet in height.

(8) Detached open carports which are supported by columns which have a maximum cross-sectional dimension of six inches or less may be permitted with no required front yard setback, provided no portion of the carport, including overhang, extends into the vehicular street or roadway. This portion of the regulation shall not be permitted in single-family areas, nor shall any carport be permitted within the right-of-way of any publicly dedicated street or roadway. No carport shall be permitted within 25 feet of the right-of-way of any street or roadway which is defined as a collector or arterial by the county traffic corridors plan as incorporated into the site development regulations.(c) Building Style (does not apply to single-family detached residential uses)

(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.

(d) Building Form

Multi-family residential ~~B~~ buildings should create a width to height ratio of no more than 3:1. Multi-family residential ~~B~~ 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.

(e) Parking Lots and Parking Structures ~~(does not apply to single family detached residential uses)~~

(1) Parking lot location shall be as follows:

a. Parking ~~areas~~ lots shall not be located between a front building façade and the primary roadway/street, with the exception of developments located along the following roadways:

1. US-19 and its service roads
2. Ulmerton Road
3. Gandy Boulevard
4. SR 580, east of US-19
5. Curlew Road, east of US-19
6. Tampa Road, east of US-19
7. East Lake Road
8. Keystone Road

~~b. Drive aisles shall not be located between the front building façade and a roadway, with the exception of developments located along the roadways listed above in Sec. 138-396(e)(1)(a).~~

~~c.~~ b. 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 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 at logical locations between abutting parking areas and adjacent non-residential and multi-family properties~~, where willing adjacent property owners exist~~.

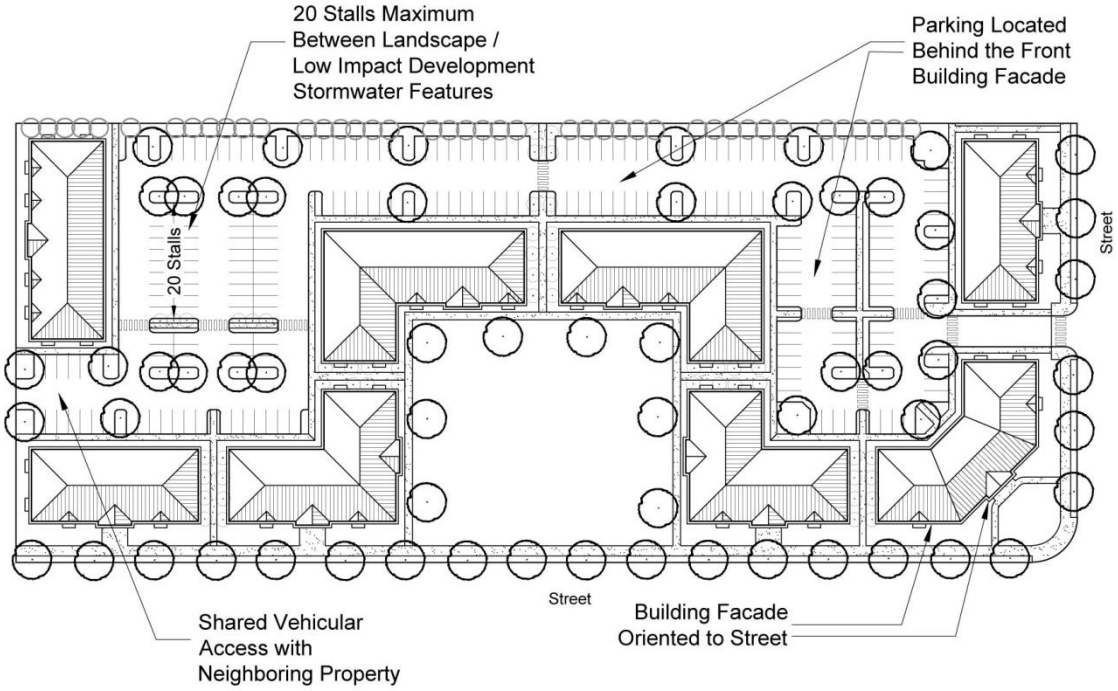


Figure 138-390.2.(d),3– Site Layout – Parking Lot Standards

(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 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 silimar architectural features.

b. Parking structures shall not be located between the primary front building façade and a primary roadway except for along those roadways listed in section 138-396(e)(1)(a).

(f) Pedestrian Connections/Circulation ~~(does not apply to single-family detached residential uses)~~

(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 at logical locations 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.

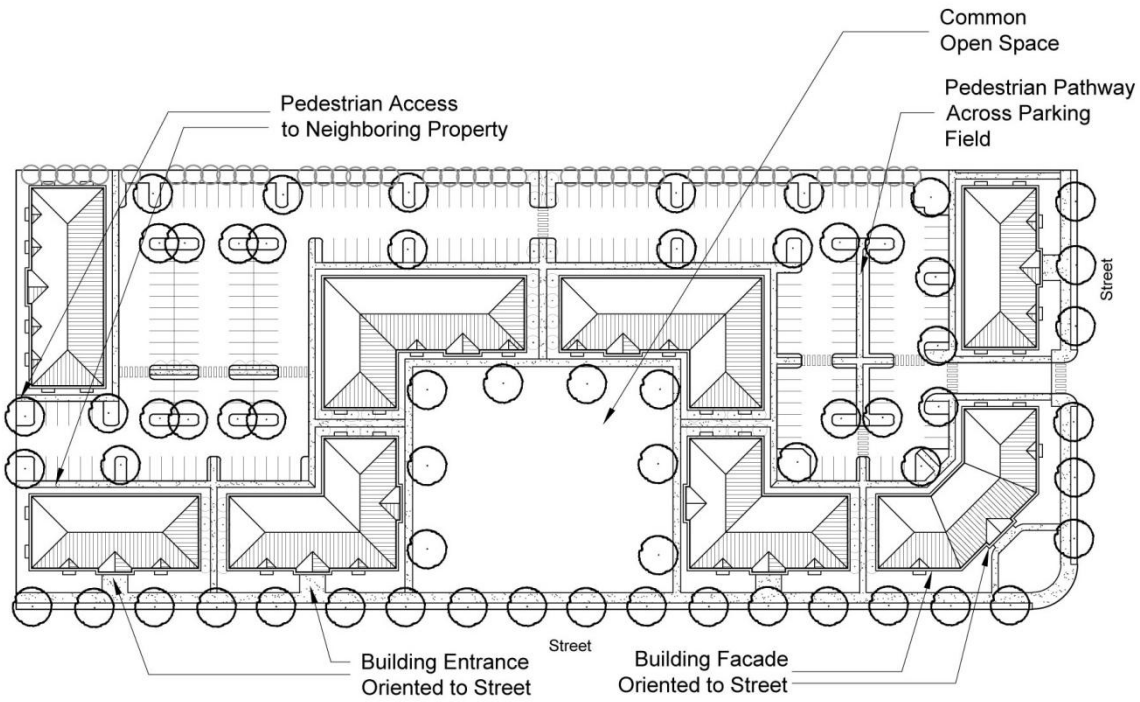


Figure 138-390.2.(e).4 – Site Layout – Pedestrian Standards

(g) Project Phasing

(1) Development projects may be phased to incrementally comply with design criteria so long as a development plan for the entire site is approved that depicts a build out design that complies with design criteria and any approved variances.

DIVISION 4. – SUPPLEMENTAL RESIDENTIAL STANDARDS

Sec. 138-398. – Residential Subdivision Design Criteria

Sec. 138-399. – Residential Infill Development

This section may be applied to all residential districts as a goal to create compatible and harmonious infill development and redevelopment in established residential neighborhoods. The setback requirements of residential districts may be administratively adjusted to allow development and redevelopment to occur in concert with abutting properties. In cases where properties exist in established residential neighborhoods, development of said properties may occur to be compatible with abutting lots in terms of setbacks and height adjustments.

(a) The proposed infill development may conform to any standards required by valid recorded plats, deed restriction or approved valid site plans, to the extent provided by law. OR

(b) Where such documentation is not available, the setbacks of the proposed infill units shall be based upon the average setbacks of abutting units. [Example: if a proposed infill lot abuts two single-family homes with front setbacks of 10 feet and 20 feet, the proposed

unit may be constructed with a minimum15 feet front setback]. This standard shall be applied to the primary structure; accessory structures may not be used in determining the average setback.

(c) When a primary structure is constructed using a reduced setback afforded by this section, the structural height shall be limited by the average stories/levels of the primary structures on the abutting properties. In this case, a structure that utilizes the reduced setback may not necessarily be permitted the full building height of the district. This standard is intended to achieve compatible infill development.

(d) The property owner may pursue the development flexibility afforded in this section by providing proper documentation to the applicable County reviewing department. Proper documentation may include official surveys, development plans, blueprints or other documentation as may be approved by the Zoning Administrator.

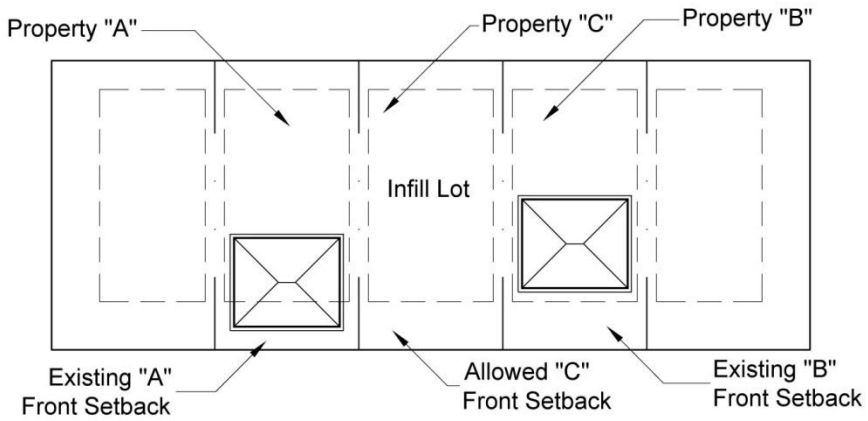
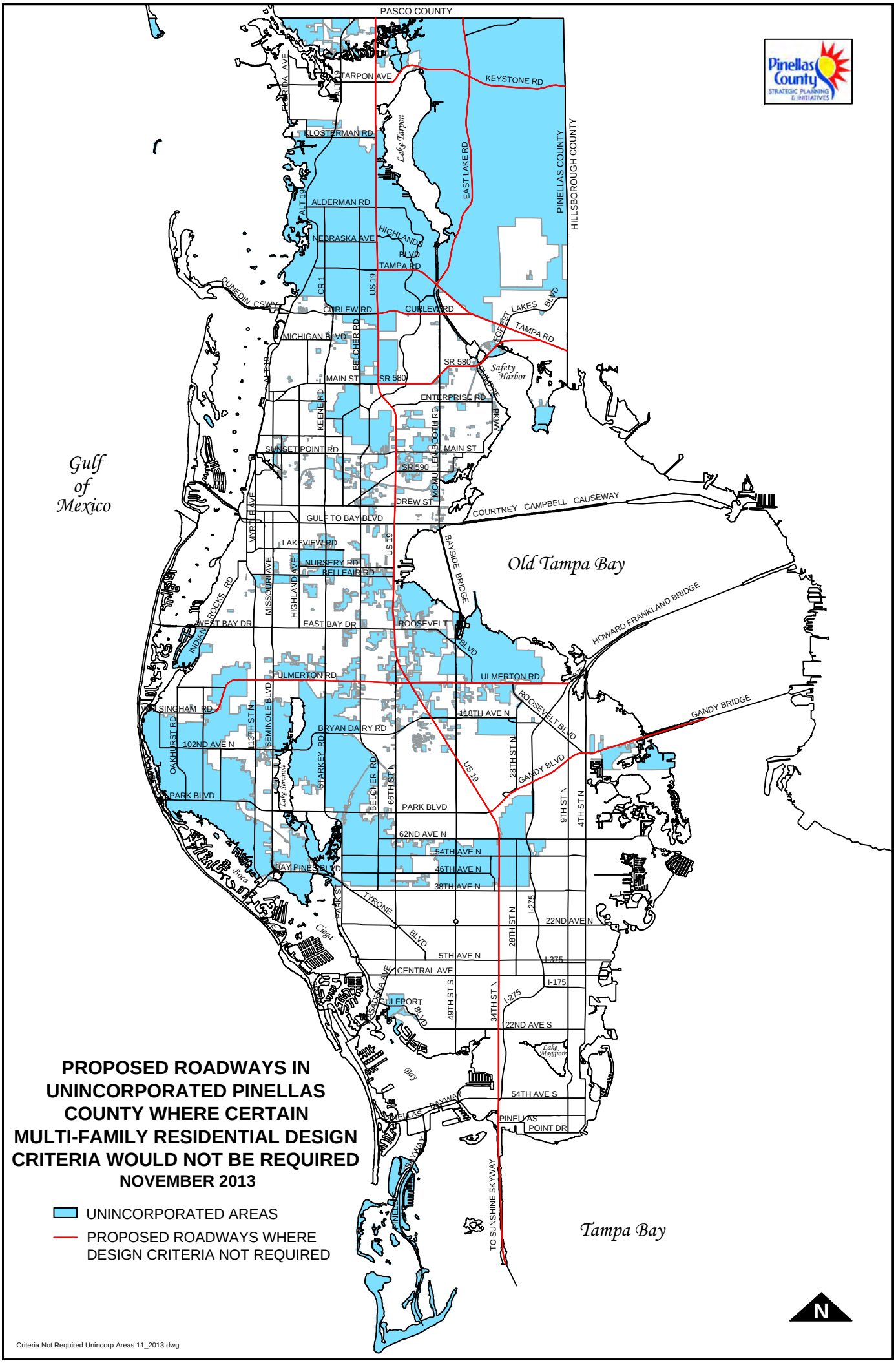


Figure 138-398.(a). – Residential Infill Standards:
Property "C" (infill lot) may be permitted a reduced front structural setback based on the average existing front setbacks of adjacent properties "A" and "B". The average setback of the adjacent properties shall be calculated as follows:

Existing Front Setback "A" + Existing Front Setback "B" / 2 = Allowed Front Setback "C"



PROPOSED ROADWAYS IN UNINCORPORATED PINELLAS COUNTY WHERE CERTAIN MULTI-FAMILY RESIDENTIAL DESIGN CRITERIA WOULD NOT BE REQUIRED

NOVEMBER 2013

UNINCORPORATED AREAS

PROPOSED ROADWAYS WHERE DESIGN CRITERIA NOT REQUIRED

N

Criteria Not Required Unincorp Areas 11_2013.dwg

Proposed Office/Commercial/ Industrial/Mixed Use Districts
Chapter 138 Article V
(11-15-13 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.

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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~~ Local Planning Agency 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								
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed 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		

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts								
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Accessory Dwelling Unit						A		Y
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

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts								
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Commercial and Office Uses								
Bank	1	1	1	1		1		
Car Wash and Detailing				1		1		Y
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		

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts								
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Service, Office	1	1	1	1		1		Y
Service, Personal	A	A	1	1		1		Y
Sidewalk Café	A	A	1	1		1		Y
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	

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

Table 138-742 – Table of Uses for the LO, GO, C-1, C-2, CR, and CP Districts								
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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
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~~ for the portions of the building 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										
					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	0.30	See Table 138-351	0.80	45	6,000 sf	60	80	10	0 – 20[3]	

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. 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.

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]	

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. In the Future Land Use Map Classification R/O/R – Residential/Office/Retail
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.

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]	

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. Includes area covered by recreational vehicles.
4. General site requirement/Travel trailer parks and campgrounds vehicle site requirement.
5. See applicable specific use listed under each specific zoning district

Sec. 138-749. – CP, Commercial Parkway 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
CP-1 District										
See Table 138-351	N/A	See Table 138-351	0.75	45	1 ac	150	200	20[3]	15	
CP-2 District										
See Table 138-351	N/A	See Table 138-351	0.75	50	1 ac	150	200	20[3]	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. 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~~ variances 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.

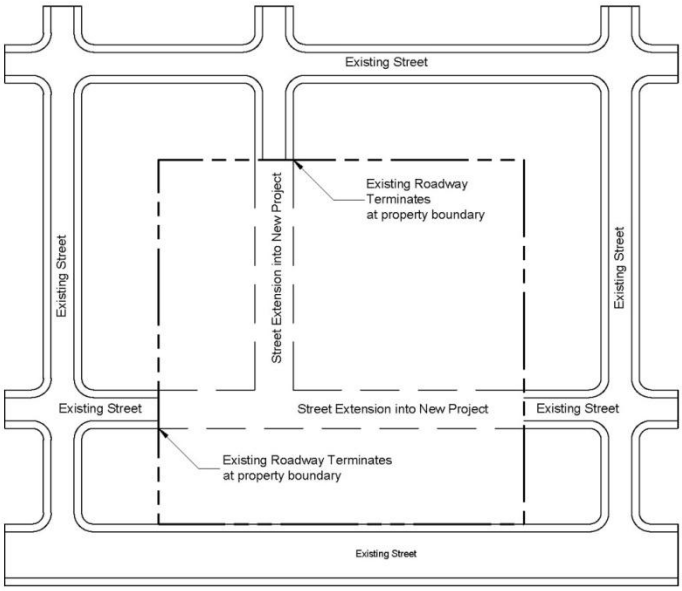

Figure 138-750.1.(a). – Site Layout – Street Extensions into New Projects/Developments

(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~~ should 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 and the surrounding neighborhood. ~~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~~

a. Buildings shall occupy 40 percent of the site's primary street frontage(s). For sites fronting multiple streets, this requirement shall only apply to collector and arterial roadways.

b. Where a building is used to meet the minimum street frontage requirement, the following features may be developed/installed between said building and a roadway/street:

1. Low Impact Development (LID) stormwater systems
2. Open Space areas
3. Pedestrian amenities
4. Free-standing architectural elements
5. Driveways
6. Two parking rows and one drive aisle as provided in the parking provisions of this section

~~b.~~ c. 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~~ could otherwise be 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.

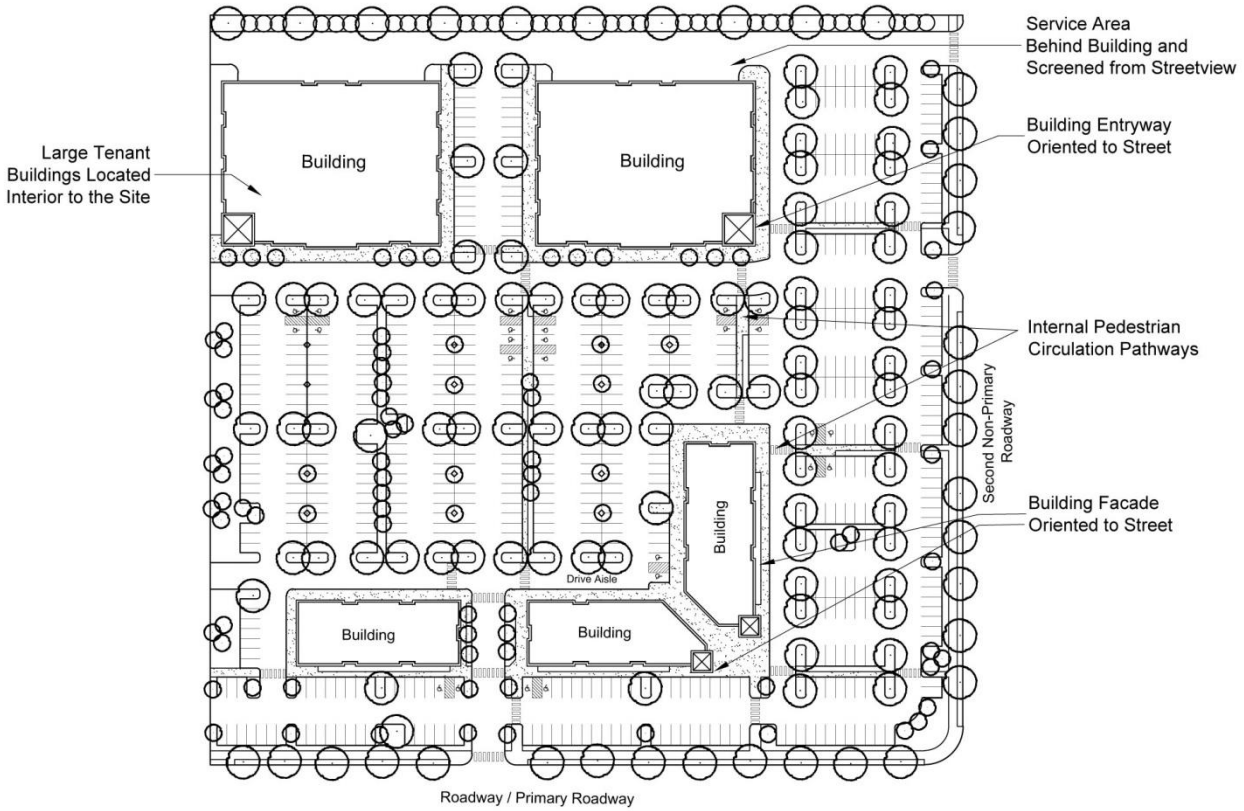

Figure 138-750.1.(b). – Site Layout - Building Orientation Standards

(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~~ 40 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 at logical locations 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.

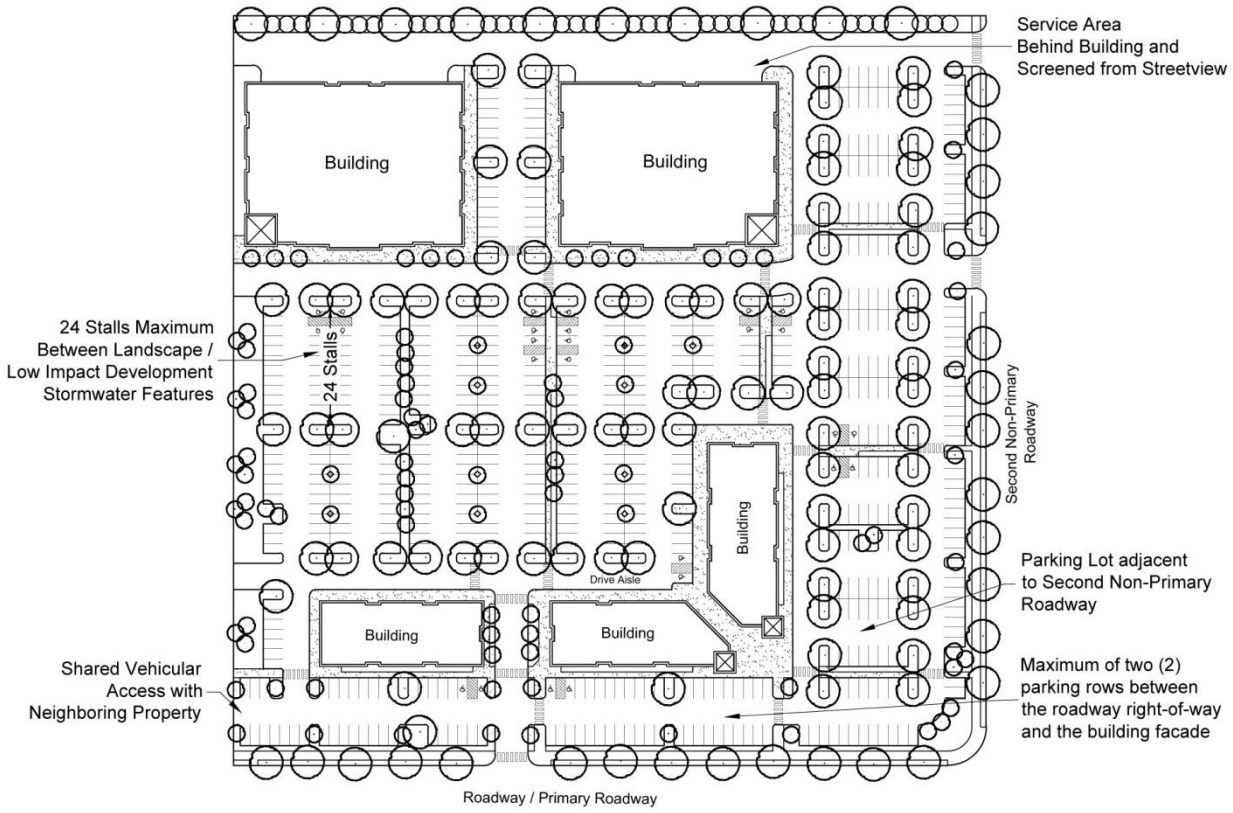

Figure 138-750.1.(c).1 – Site Layout - Parking Standards

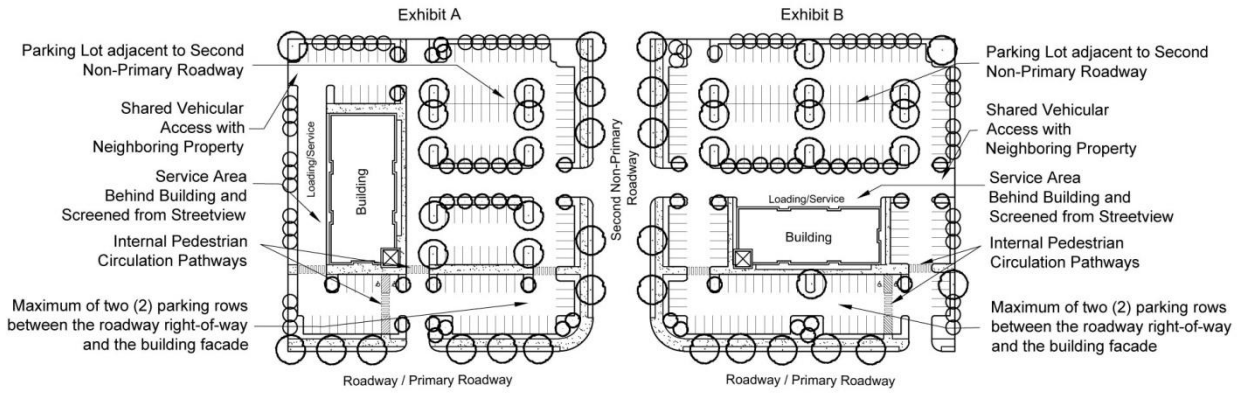

Figure 138-750.1.(c).2 – Site Layout - Parking Standards – Smaller Sites

(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 <u>at logical locations</u> 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 pedestrian use areas to provide shade and reduce heat island effects.

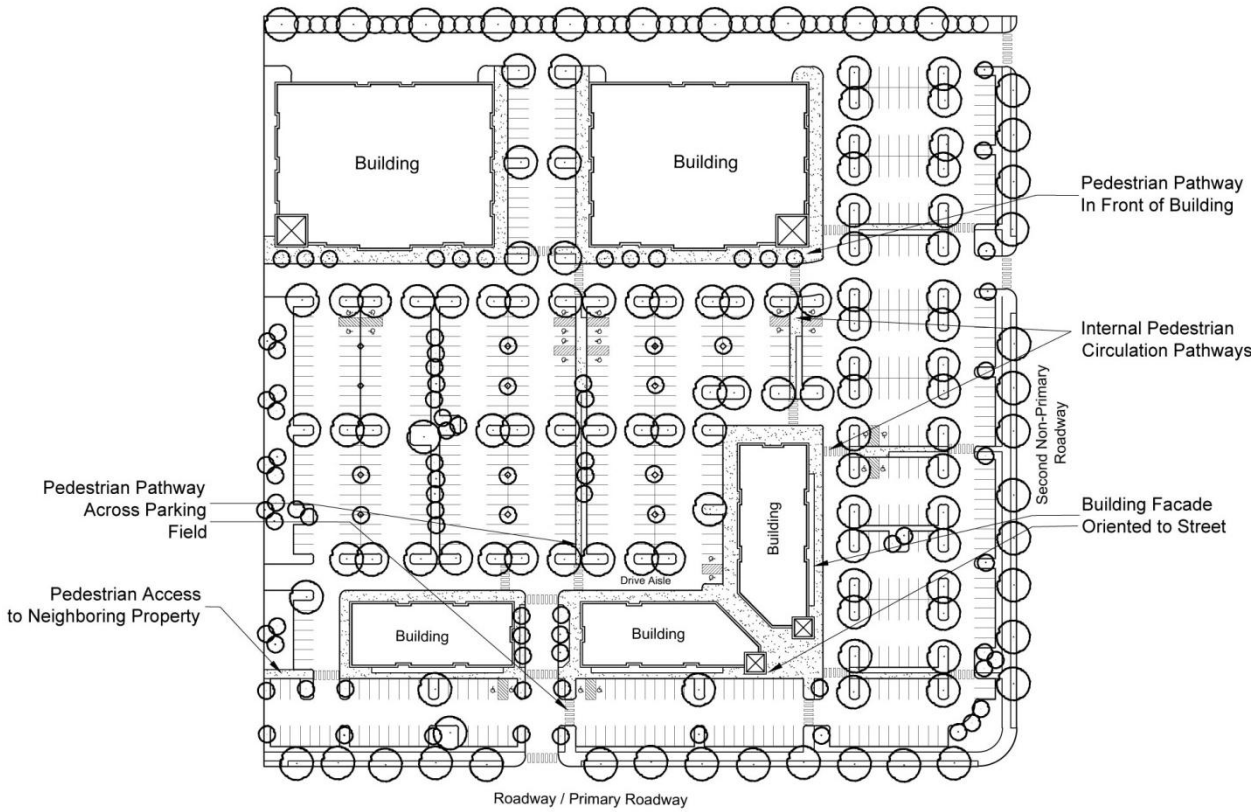

Figure 138-750.1.(d). – Site Layout - Pedestrian Standards

(e) Project Phasing

(1) Development projects may be phased to incrementally comply with design criteria so long as a development plan for the entire site is approved that depicts a build out design that complies with design criteria and any approved variances.

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.

~~(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.~~

(3) Multi-tenant buildings shall provide shelter elements such as awnings, arcades, and/or shade trees along the majority of its front façade to protect people from weather elements including sun, wind, and rain.

(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.~~

(2) At least 50 percent of street facades shall have fenestration. At least 30 percent of the interior side and rear facades shall have fenestration. Entry doors shall count as fenestration. Service doors and loading docks shall not count as fenestration.

(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~~ Local Planning Agency 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					
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
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)
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	

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~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
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)
Office, General	1	1	1	2	
Office, Medical or Dental				2	
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:	1	1	1	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~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
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)
Type B					
Manufacturing - Heavy		1		3	
Outdoor Storage, Accessory Industrial	A	A	A	A	
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	

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~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
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)
Public or private parks, playgrounds and recreation areas	2	2	2	2	
Performing Arts Venue				3	
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

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~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
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)
School, Post-Secondary				2	
School, All Others				2	
Social Service Agencies				2	Y
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

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~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
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)
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
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										
					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	0.85	75/45[3]	12,000 sf	80-ft	100-ft	25-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~~ for the portions of the building within 50 feet of residentially zoned property.

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										
					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	0.95	100/45[3]	25,000 sf	100-ft	200-ft	25-ft	20-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~~ for the portions of the building within 50 feet of residentially zoned property.

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										
					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	N/A	See Table 138-351	0.85	75/ 45[3]	12,000 sf	80	100	25-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~~ for the portions of the building within 50 feet of residentially zoned property.

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										
					Min. Lot[3]			Min. Setbacks[3]		
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	0.60	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~~ for the portions of the building within 50 feet of residentially zoned property.

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~~ variances to required design criteria must be approved by the Development Review Committee.

(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.

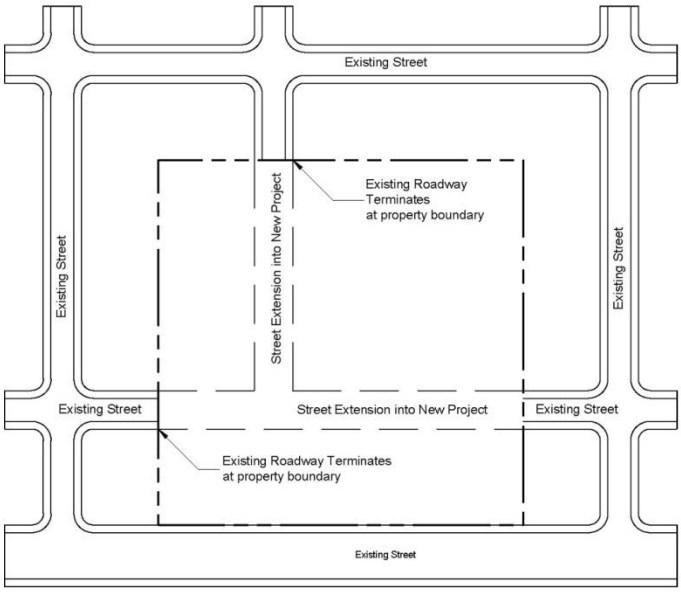

Figure 138-765.2.(a). – Site Layout – Street Extensions into New Projects/Developments

(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~~ should 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 and the surrounding neighborhood. ~~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~~

a. Buildings shall occupy 30 percent of the site's primary street frontage(s). For sites fronting multiple streets, this requirement shall only apply to collector and arterial roadways.

b. Where a building is used to meet the minimum street frontage requirement, the following features may be developed/installed between said building and a roadway/street:

1. Low Impact Development (LID) stormwater systems
2. Open Space areas
3. Pedestrian amenities
4. Free-standing architectural elements
5. Driveways
6. Two parking rows and one drive aisle as provided in the parking provisions of this section

~~b.~~c. This standard does not apply to:

a. 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.

b. Fuel service stations

(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~~ could otherwise be visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.

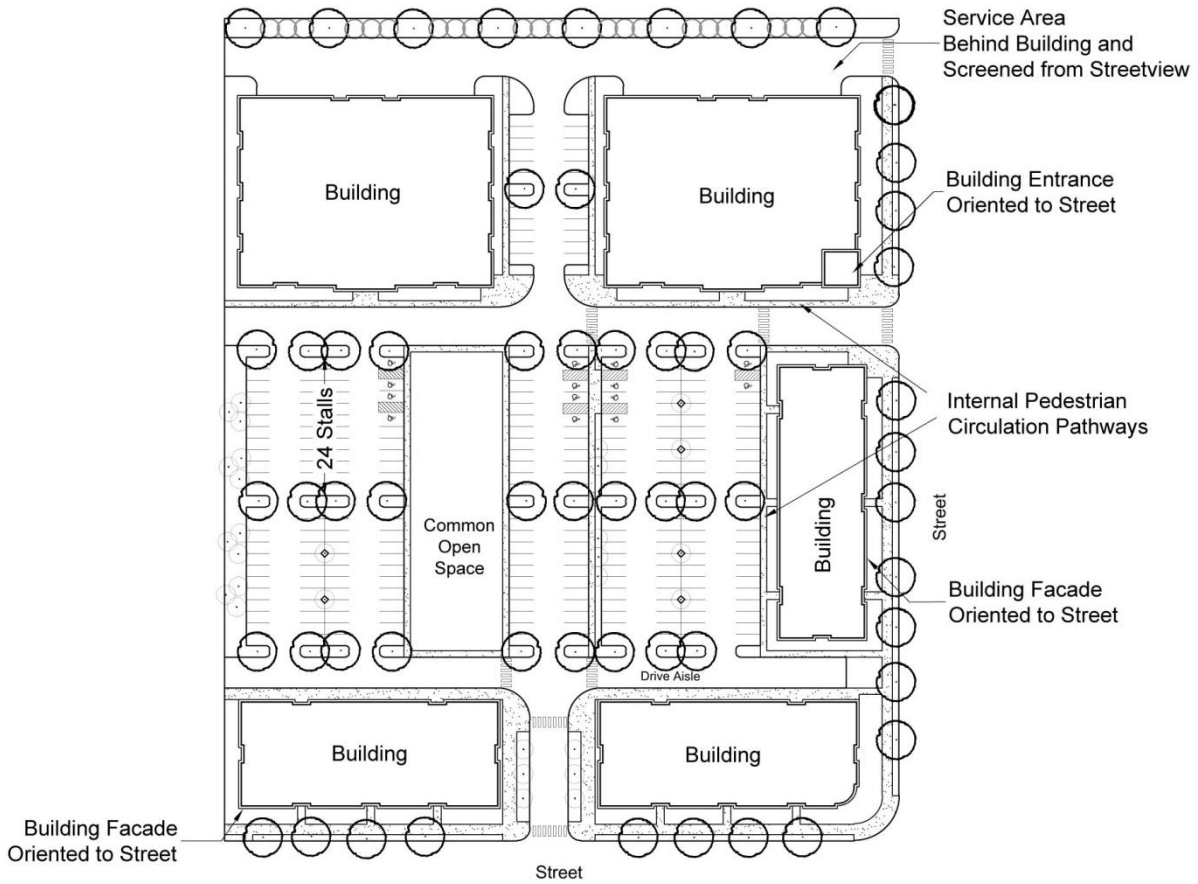

Figure 138-765.2.(b). – Site Layout – Building Orientation

(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 <u>at logical locations</u> 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 shall include ground-floor commercial or employment along a minimum of 50 percent of the roadway frontage.

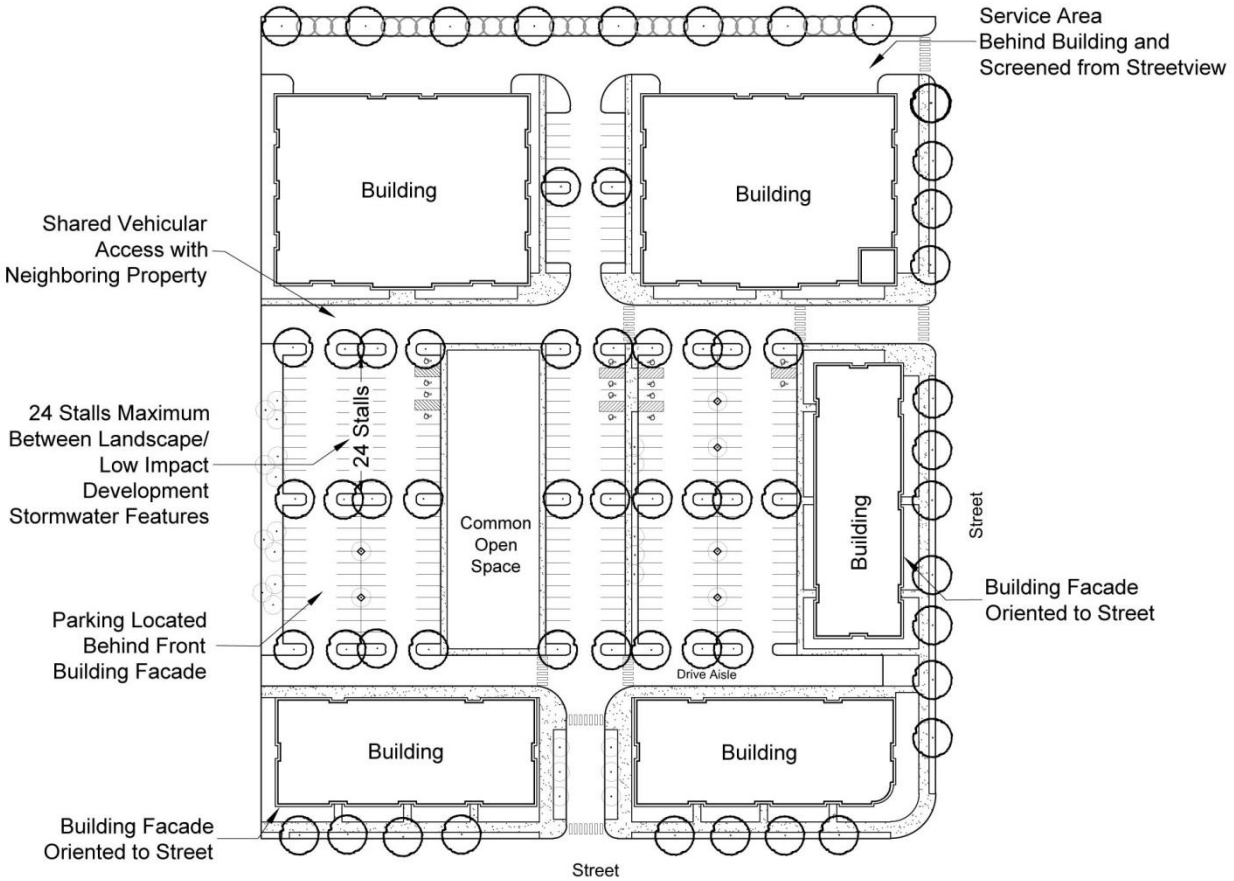

Figure 138-765.2.(C). – Site Layout – Parking Standards

(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 at logical locations 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.

(5) Structures and/or landscaping shall be constructed/planted around pedestrian use areas to provide shade and reduce heat island effects.

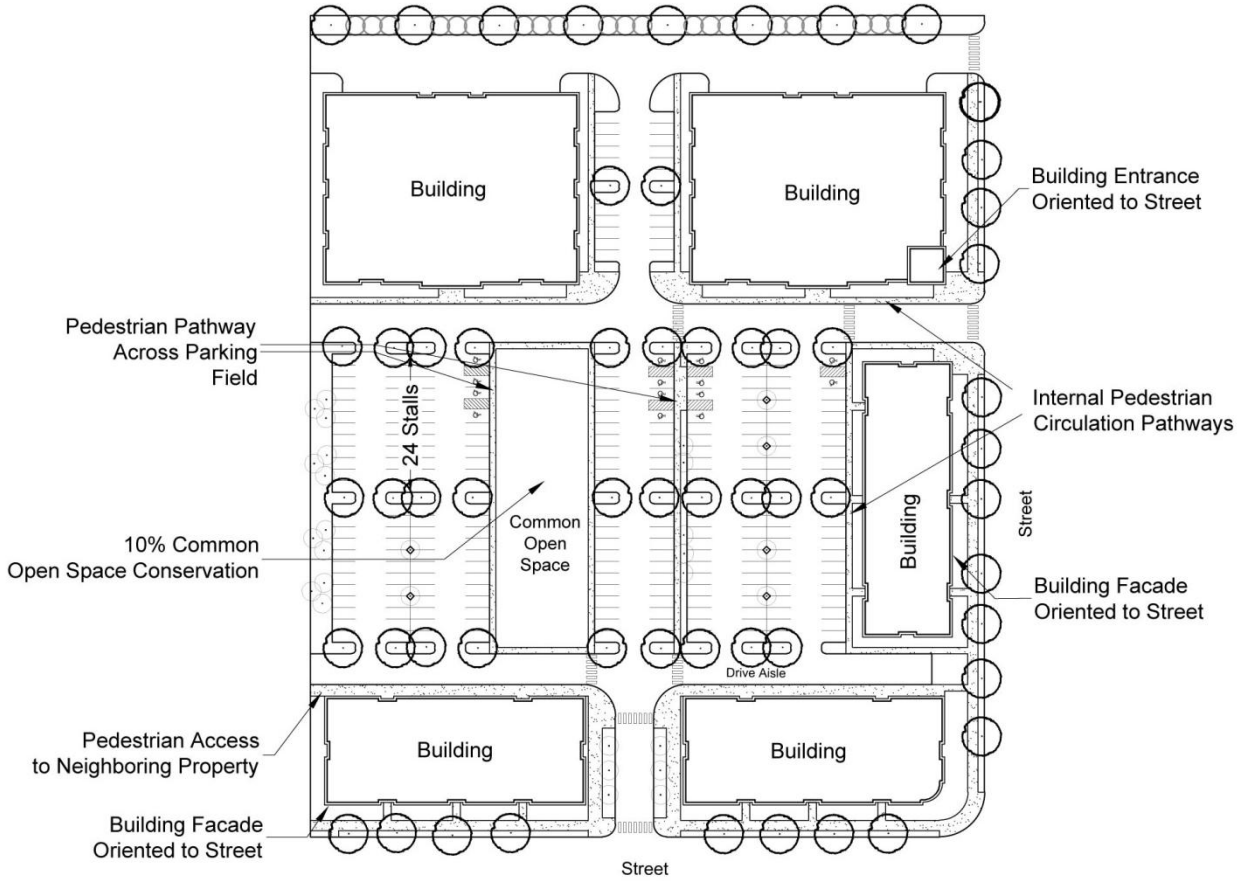

Figure 138-765.2.(d). – Site Layout – Pedestrian Standards

(e) Building Style

(1) Renovations, additions and accessory structures shall be designed to 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.

(f) Project Phasing

(1) Development projects may be phased to incrementally comply with design criteria so long as a development plan for the entire site is approved that depicts a build out design that complies with design criteria and any approved variances.

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

All developments shall provide 10 percent of the total land area as common open space. Required common open space shall be 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. 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~~ beyond the minimum requirements of this section.

Sec. 138-765.4. – 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 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).~~ this section.

(4) Review and approval of a new Development Master Plan shall be by the Development Review Committee. Level 2 and 3 land uses as identified in the table of uses shall obtain approval by corresponding review board.

(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 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.

(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.

(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 initiative, 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.~~

a. The Development Review Committee may review and approve modifications to Development Master Plans with the following exceptions:

1. Level 2 and 3 land uses as identified in the table of uses shall obtain approval by corresponding review board.
2. Existing Development Master Plans that were originally approved by the Board of County Commissioners shall seek approval from the Board for any substantial modification to the plan such as density/intensity increases, land use locations, and primary transportation connections.

(2) Existing Development Master Plans may be developed to or modified with the previously approved density/intensity limitations.

(3) Existing Development Master Plans may be modified to the density/intensity limitations of underlying Future Land Use Map classification of the Comprehensive Plan.

a. Any excess density/intensity that is identified between the Future land Use Map classification and the original Development Master Plan may be assigned to the project.

b. When areas of the Development Master Plan are owned by different entities, said areas are entitled to add a portion of the excess density/intensity based on their land holding percentage in relation to the original Development Master Plan.

(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~~ this chapter regarding deed restrictions, covenants, easements, and other regulations.

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~~ Local Planning Agency 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~~ Local Planning Agency Review; 3 = Board of County Commissioners Review; A = Accessory		
USE	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
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)
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

Table 138-801 – Table of Uses for the MXD District		
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = ~~Board of Adjustment~~ Local Planning Agency Review; 3 = Board of County Commissioners Review; A = Accessory		
USE	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
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
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

Table 138-801 – Table of Uses for the MXD District		
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = ~~Board of Adjustment~~ Local Planning Agency Review; 3 = Board of County Commissioners Review; A = Accessory		
USE	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
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	
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	

Table 138-801 – Table of Uses for the MXD District		
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = ~~Board of Adjustment~~ Local Planning Agency Review; 3 = Board of County Commissioners Review; A = Accessory		
USE	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
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
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	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	.85	**Single-Family Detached**						
			45	3,000 sf			10-ft	0/5-ft	5-ft
			Single-Family Attached (townhouse)						
			45				8-ft	0/5-ft	5-ft
			All Other Uses and Building Types[5]						
			70	N/A	N/A	N/A	0-ft	0-ft	0-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. 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.
3. Lot standards are only applicable where units are built on individual lots.
4. Attached units located on individual lots shall conform to the following side setback standards:
   - 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.

   Zero lot line units shall conform to the following side setback standards:
   - 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.
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.
6. If located within a Station Area, the Station Area Plan shall govern density, FAR, ISR, and building height for the development.

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 total land area as 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 Development Master Plan and 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. 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 waive any design criteria that is in conflict with life/safety standards. All other ~~deviations~~ variances to required design criteria must be approved by the Development Review Committee.

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.

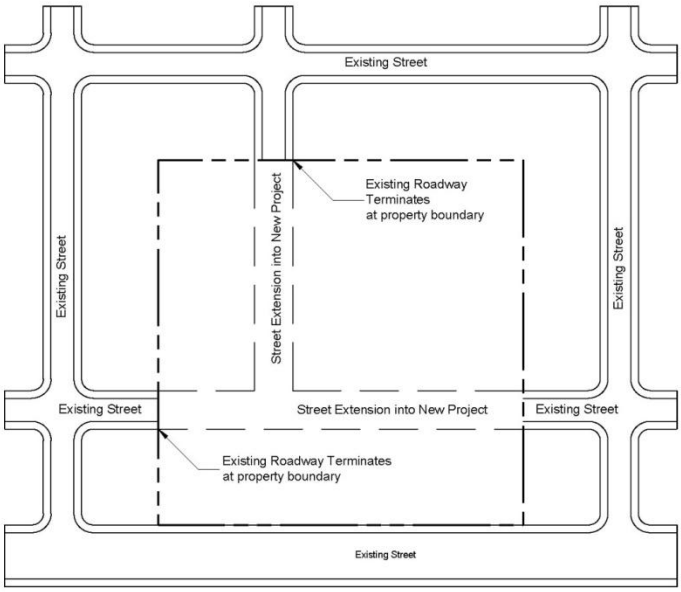

Figure 138-810.1(a).1. – Site Layout – Street Extensions into New Projects/Developments

(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.

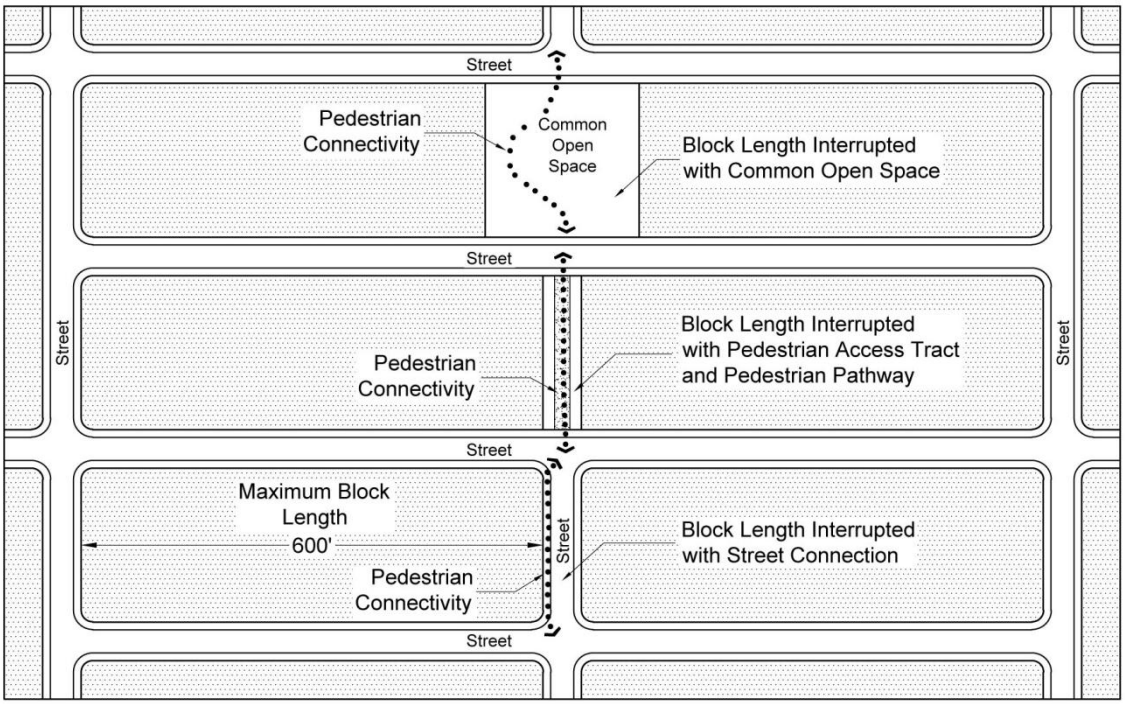

Figure 138-810.1(a).2. – Site Layout – Block Length Standards

(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 located within 25 feet of the boundary of any parcel zoned for single-family dwellings shall be limited to 45 feet in height.

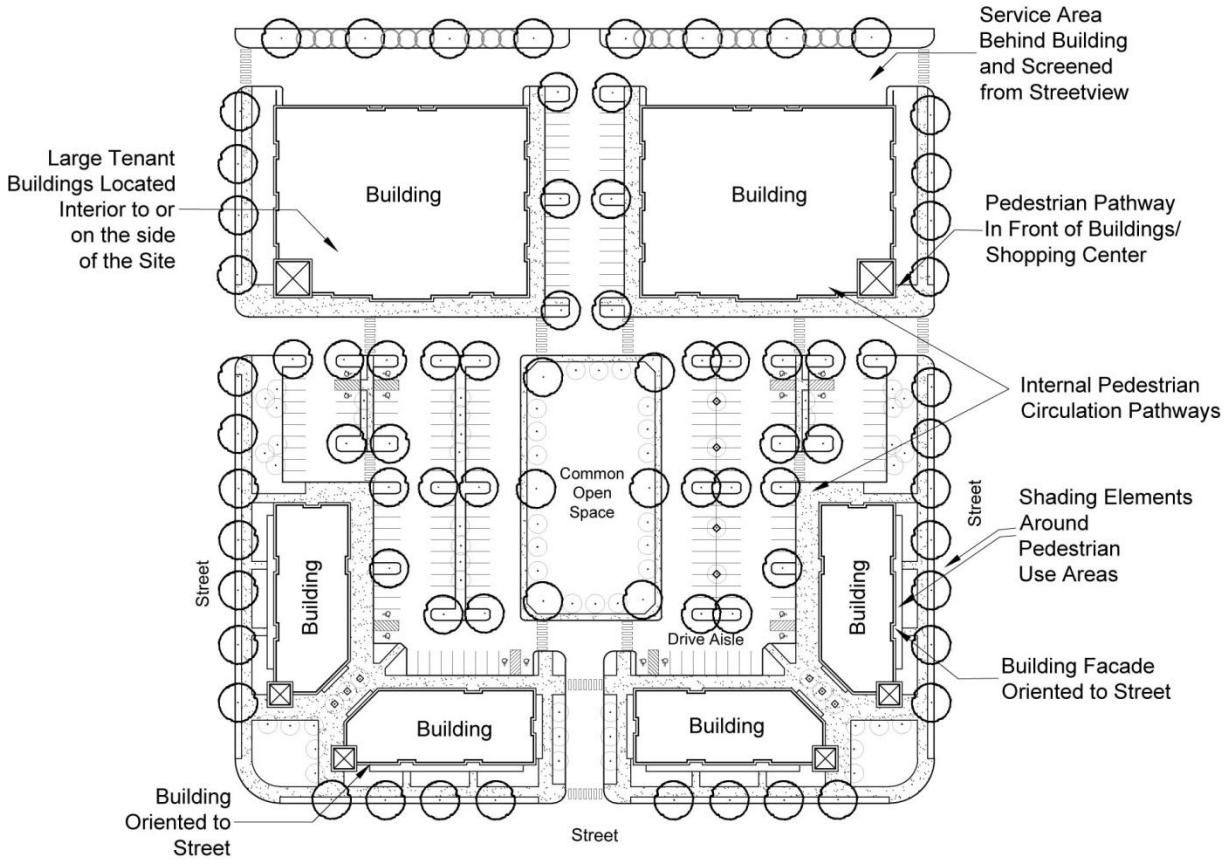

Figure 138-810.1(b). – Site Layout – Building Orientation

(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 24 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 <u>at logical locations</u> 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.

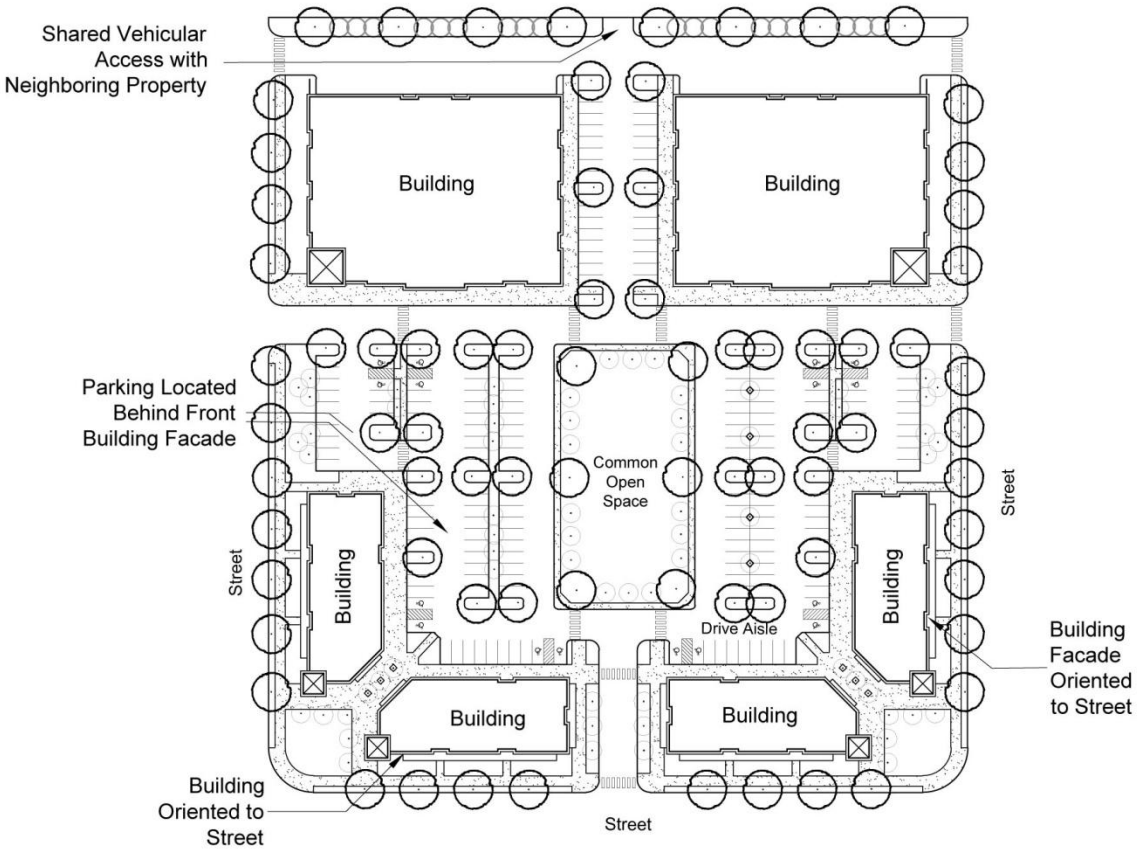

Figure 138-810.1(c). – Site Layout – Parking Design Standards

(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 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 at logical locations 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, 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.

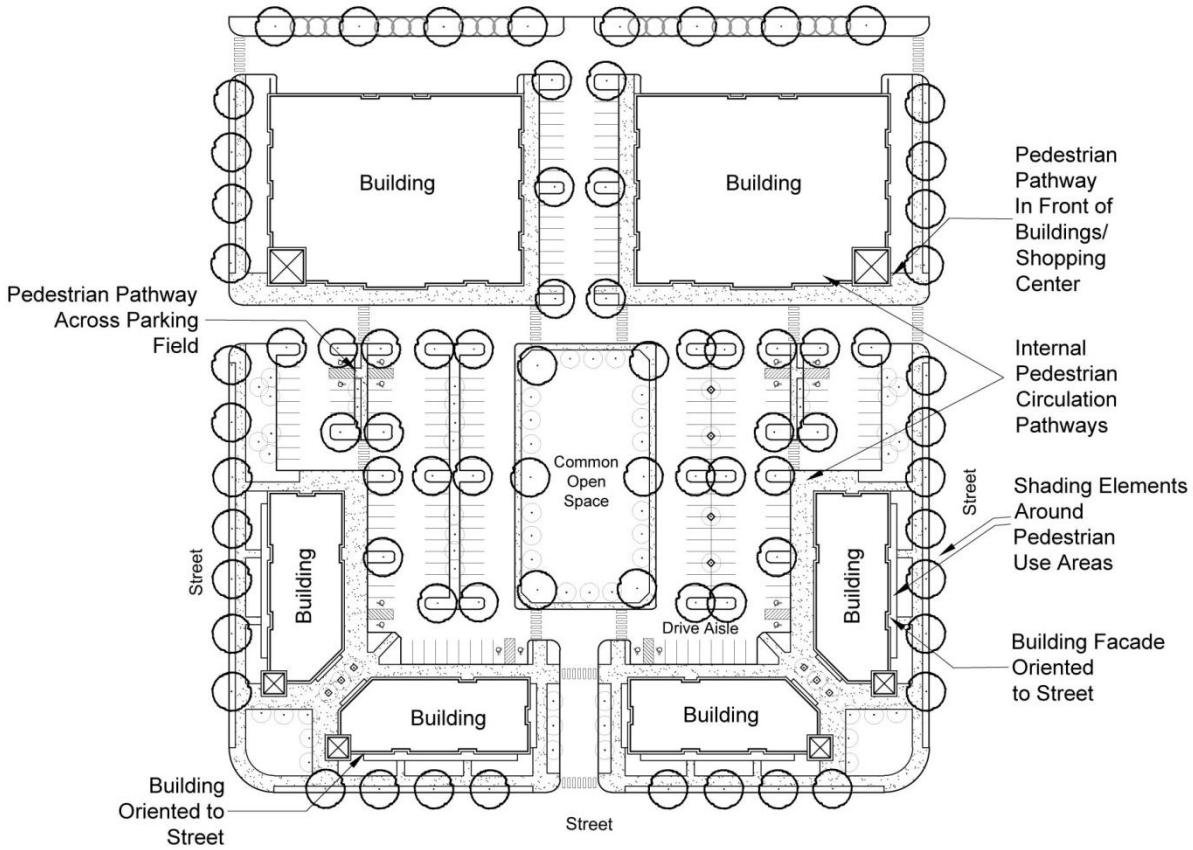

Figure 138-810.1(d). – Site Layout – Pedestrian Design Standards

(e) Project Phasing

(1) Development projects may be phased to incrementally comply with design criteria so long as a development plan for the entire site is approved that depicts a build out design that complies with design criteria and any approved variances.

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.

(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 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.~~

(4) Multi-tenant buildings shall provide shelter elements such as awnings, arcades, and/or shade trees along the majority of its front façade to protect people from weather elements including sun, wind, and rain.

(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 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.~~

(2) At least 50 percent of street facades shall have fenestration. At least 30 percent of the interior side and rear facades shall have fenestration. Entry doors shall count as fenestration. Garage doors are not fenestration on street facing facades

(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 Development Master Plan shall be prepared and submitted for 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. 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 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.

(4) Zoning Amendment Application Requirements – For zoning amendment applications that propose three or more acres of new MXD land area, a Development Master Plan shall be submitted with the application.

(5) 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 this section. 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. Level 2 and 3 land uses as identified in the table of uses shall obtain approval by corresponding review board.

(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, 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.

(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.

(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 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) 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)~~(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.~~

~~(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.~~

(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.

a. The Development Review Committee may review and approve modifications to Development Master Plans with the following exceptions:

1. Level 2 and 3 land uses as identified in the table of uses shall obtain approval by corresponding review board.

2. Existing Development Master Plans that were originally approved by the Board of County Commissioners shall seek approval from the Board for any substantial modification to the plan such as density/intensity increases, land use locations, land use mix, open space decreases, primary transportation connections, and any conditions of approval.

(2) Existing Development Master Plans may be developed to or modified with the previously approved density/intensity limitations.

(3) Existing Development Master Plans may be modified to the density/intensity limitations of underlying Future Land Use Map classification of the Comprehensive Plan.

a. Any excess density/intensity that is identified between the Future land Use Map classification and the original Development Master Plan may be assigned to the project.

b. When areas of the Development Master Plan are owned by different entities, said areas are entitled to add a portion of the excess density/intensity based on their land holding percentage in relation to the original Development Master Plan.

(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~~ this chapter regarding deed restrictions, covenants, easements, and other regulations.

Proposed Special Zoning Districts
Chapter 138 Article VI
(11-15-13 DRAFT Version)

The Environmental and Recreation District pages have been omitted from the Special Zoning Districts document for paper conservation.
Those districts are not changing and are not up for discussion.

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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~~ Local Planning Agency 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~~ Local Planning Agency 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	

Table 138-1052 – Table of Uses for the LI and PSP Districts			
LEGEND: 1 = Permitted Use/ Administrative Review 2 = ~~Board of Adjustment~~ Local Planning Agency Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed *= Subject to the Design Criteria in Sec. 138-1065			
Use	LI : Limited Institutional District	PSP: Public/Semi Public District	Supplemental Use Standards (refer to specific Code section)
School, Private, grades Pre-K through 8 (Nongovernmental)	1	1	Y
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~~ variances 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.

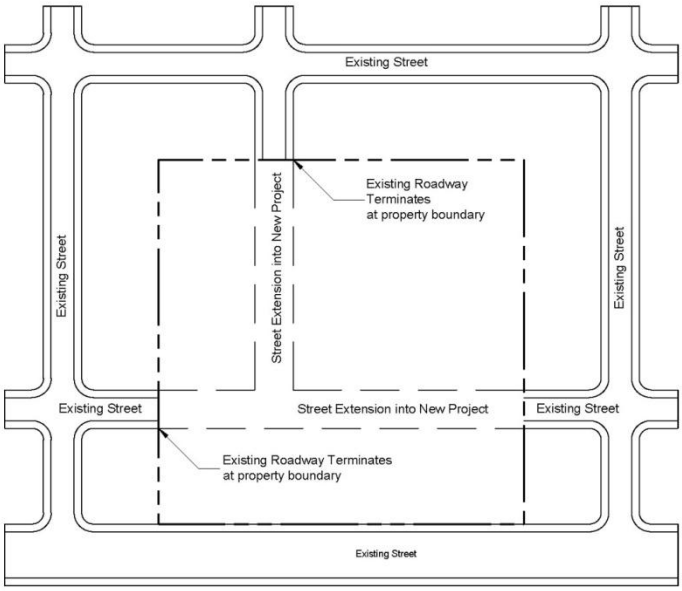

Figure 138-750.1.(a). – Site Layout – Street Extensions into New Projects/Developments

(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~~ should 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 and the surrounding neighborhood. ~~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~~

a. Buildings shall occupy 30 percent of the site's primary street frontage(s). For sites fronting multiple streets, this requirement shall only apply to collector and arterial roadways.

b. Where a building is used to meet the minimum street frontage requirement, the following features may be developed/installed between said building and a roadway/street:

1. Low Impact Development (LID) stormwater systems
2. Open Space areas
3. Pedestrian amenities
4. Free-standing architectural elements
5. Driveways
6. Two parking rows and one drive aisle as provided in the parking provisions of this section

~~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.~~

c. 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. Portions of a parcel's street frontage beyond 600 linear feet.
3. Those uses not identified with an asterisk (*) in the table of uses.

(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.

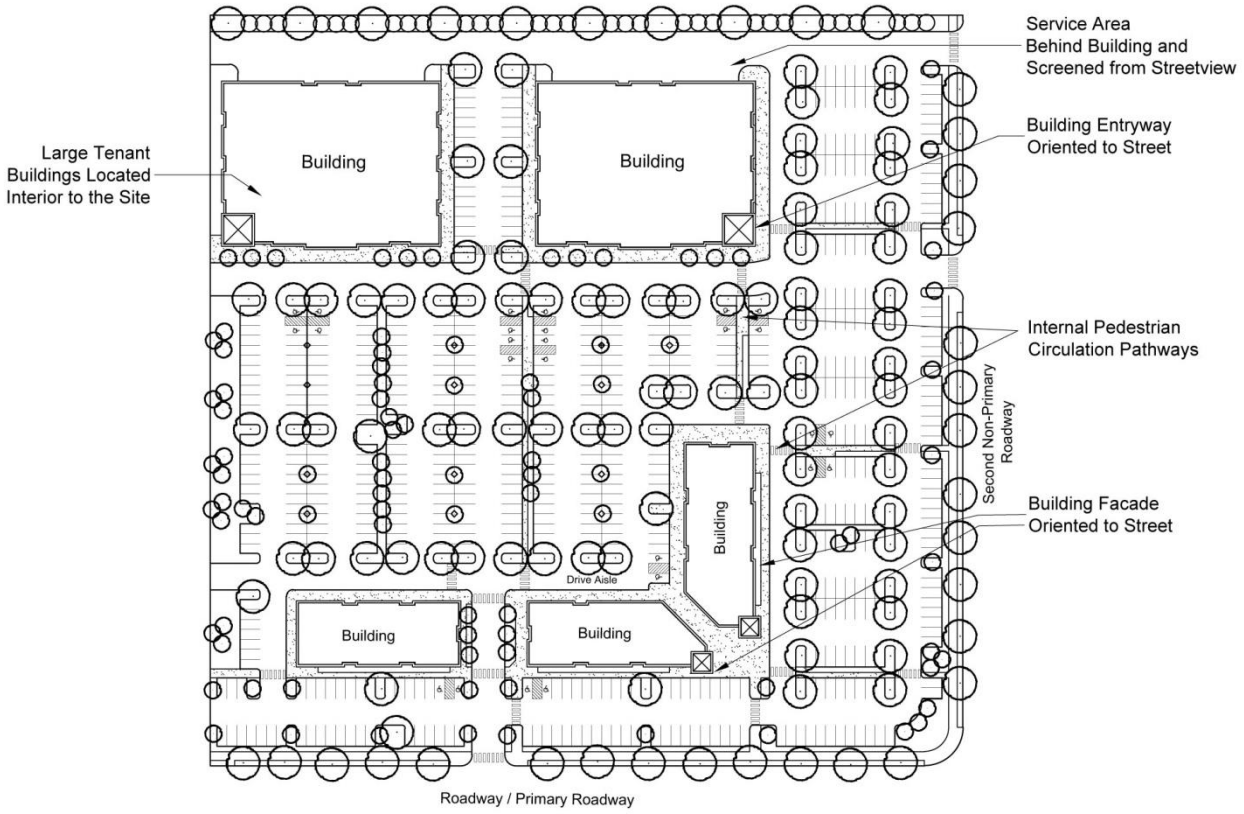

Figure 138-750.1.(b). – Site Layout - Building Orientation Standards

(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 <u>at logical locations</u> 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.

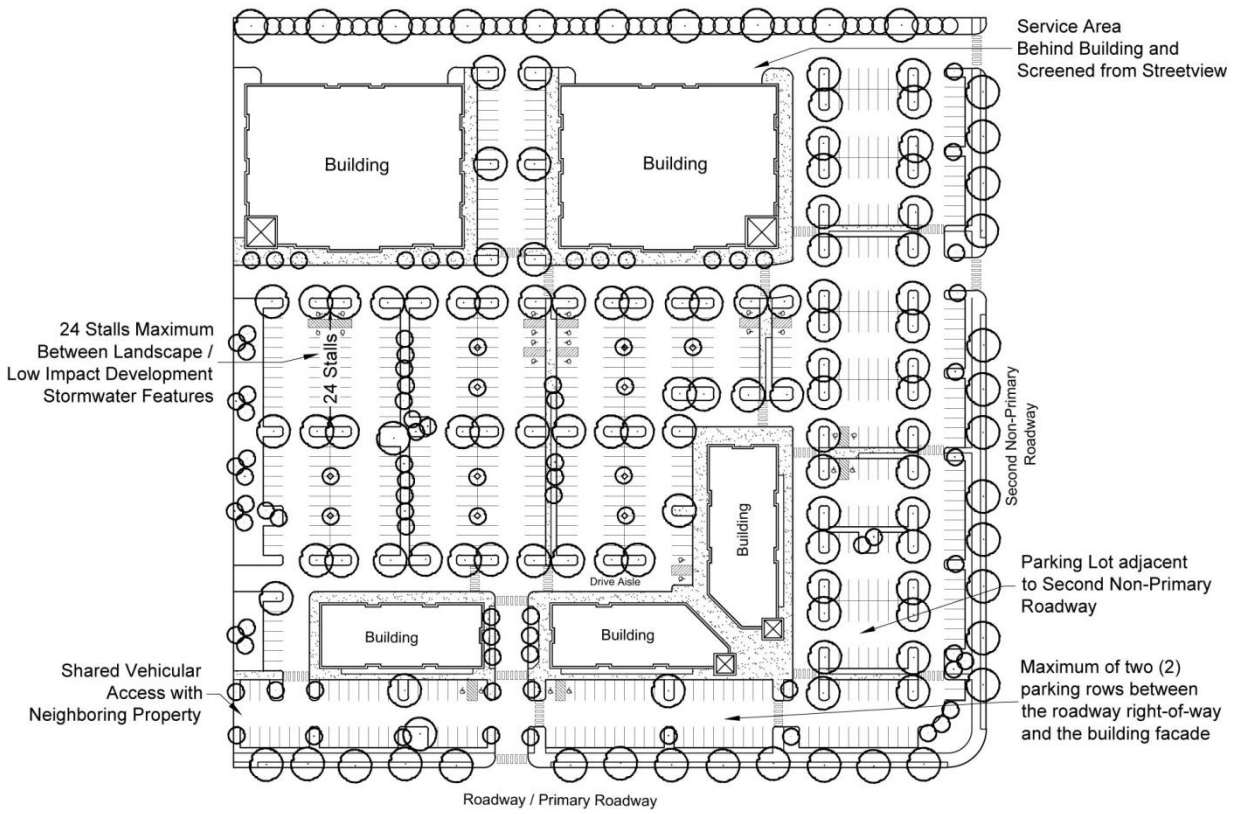

Figure 138-750.1.(c).1 – Site Layout - Parking Standards

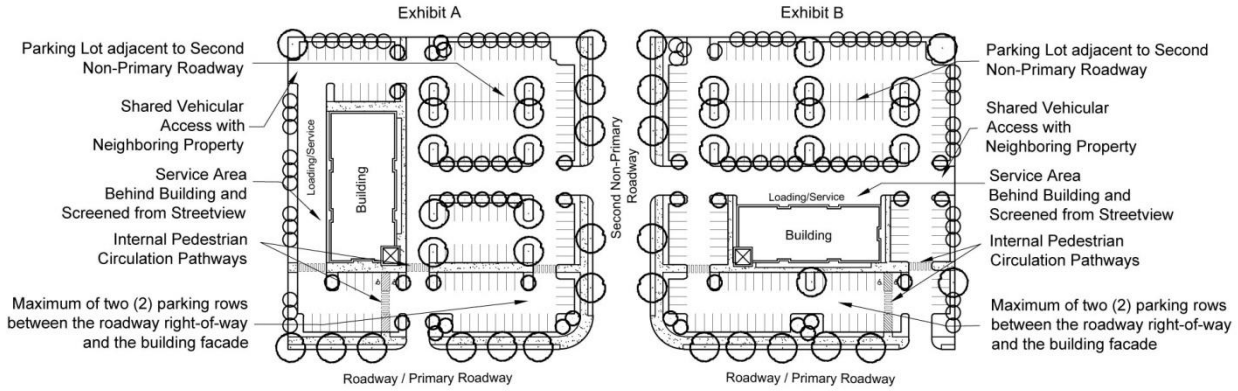

Figure 138-750.1.(c).2 – Site Layout - Parking Standards – Smaller Sites

(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 <u>at logical locations</u> 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.

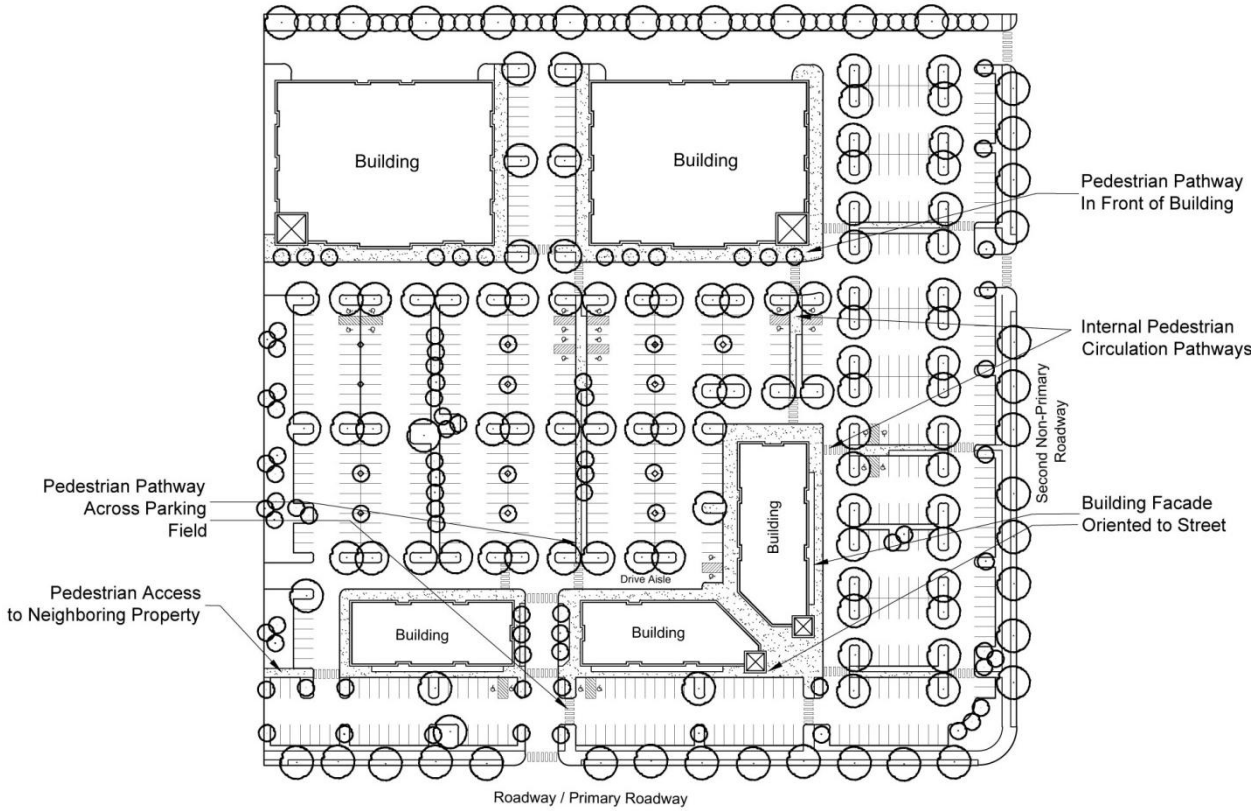

Figure 138-750.1.(d). – Site Layout - Pedestrian Standards

(e) Project Phasing

(1) Development projects may be phased to incrementally comply with design criteria so long as a development plan for the entire site is approved that depicts a build out design that complies with design criteria and any approved variances.

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.

~~(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.~~

(3) Multi-tenant buildings shall provide shelter elements such as awnings, arcades, and/or shade trees along the majority of its front façade to protect people from weather elements including sun, wind, and rain.

(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.~~

(2) At least 50 percent of street facades shall have fenestration. At least 30 percent of the interior side and rear facades shall have fenestration. Entry doors shall count as fenestration. Garage doors are not fenestration on street facing facades

(3) At least 25 percent of linear ground level, street facing façades shall be transparent, meaning glass or other transparent or translucent materials.

ZONING DISTRICT MATRIX
TABLE OF PERMITTED USES
DRAFT 11-15-2013

PINELLAS COUNTY QUALITY COMMUNITIES CODE

TABLE OF PERMITTED USES (DRAFT 2013-11-15)

LEGEND: 1 = Administrative/Development Review Committee Review; 2 = Local Planning Agency Review; 3 = Board of County Commissioners Review; A = Accessory; Blank = use not allowed

Use	A-E: Agricultural/Estate Residential District	E-1: Estate Residential District	R-R: Rural Residential District	R-1: Single-family Residential District (9,500 sq. ft)	R-2: Single-family Residential District (7,500 sq. ft.)	R-3: Single-family Residential District (6,000 sq. ft.)	RMH: Residential Mobile/Manufactured Home District	R-4: One, Two and Three-family Residential District	R-5: Single-Family Urban Residential District	RM: Residential, Multiple Family District	RPD: Residential Planned Development District	LO: Limited Office District	GO: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	CP: Commercial Parkway District	CR: Commercial Recreation District	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development	MXD: Mixed-use District	OPH-D: Old Palm Harbor-Downtown District	LI: Limited Institutional District	PSP: Public/Semipublic District	AL: Aquatic Lands District	PC: Preservation/Conservation District	P-RM: Preservation Resource Management District	RBR: Resource-Based Recreation District	FBR: Facility Based Recreation District	Supplemental Use Standards (refer to specific Code section)	Definition
RESIDENTIAL USES																																
Accessory Artist in Residence	A	A								A	A	A	A	A	A	A	A	A	A	A	A	A		A	A						Y	Dwelling space that is accessory to a museum, galley, art production facility or other art facility where an artist resides for a short period of time as a result of a relationship with the art facility involving a special exhibition, project oversight, educational endeavors, etc. No more than 10% of the gross floor area of any art facility shall be utilized for this use. This is not a dwelling unit, but an accessory use to assist with the artistic endeavor.
Accessory Dwelling Unit	A	A	A	A	A	A		A	A	A	A					A						A									Y	A dwelling unit which is either detached or is a portion of space within a single-family dwelling which is intended to provide increased affordable housing opportunity pursuant to the county's affordable housing incentives plan adopted by the board of county commissioners (Resolution 94-60). It is intended that these be clearly accessory and incidental to the primary use of the property (single-family house) .
Accessory Dwelling Unit, Owner/Manager												A	A	A	A	A	A	A	A	A	A	A		A	A						Y	No more than one on-premises dwelling unit for occupancy by the owner, lessor, manager, watchman, or custodian in connection with the operation of any permitted or permissible use.
Affordable Housing Development (AHD)	3	3	3	3	3	3	3	3	3	2	2			2	1	1		2	2	2	2	1									Y	A single-family detached housing development in which at least 20 percent of the units are affordable to households at 80 percent of median family income, or a multifamily development in which at least 20 percent of the units are affordable to households at 60 percent of median family income. See also definition of "affordable" in Section 134-2-1.
Assisted Living Facility	2	2	2	2	2	2	2	2	2	2	2			2	1	1						1									Y	A licensed establishment providing housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. (See Chapter 429 F.S.)
Community Residential Home, Category 1: 1 to 6 residents	1	1	1	1	1	1		1	1	1	1			2	2	1						1									Y	A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a home for six (6) or fewer unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.
Community Residential Home, Category 2: 7 to 14 residents	2	2	2					2	2	1	1			2	2	1						2									Y	A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a living environment for seven (7) to fourteen (14) unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.
Community Residential Home, Category 3: more than 14 residents	2	2							2	2	2			2	2	1						2									Y	A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a living environment for more than 14 unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.
Dormitory	A/2	A/2							A/2	A/1	A/1		A	A/2	A/2	A/2	A/2	A/2	A/2	A/2	A/2	A/1	See Ch. 138 Art. V Div. 6	A	A	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 4	See Ch. 138 Art. VI Div. 4		Y	A building or group of buildings designed to provide sleeping accommodations, but not individual cooking facilities, for unrelated persons who are registered students at a post secondary school on a seasonal or year-round basis, and is managed by the institution at which the students are registered.
Dwelling, Live/Work	1	1	1	2	2	2	2	1	1	1	1			1	1	1		1	1	2	1	1									Y	An establishment that includes a dwelling unit and an area for nonresidential use by the residents. The nonresidential use must meet the requirements of the zoning district. The uses shall have shared connections and amenities. The nonresidential use may have employees.
Dwelling, Multifamily and their customary accessory uses									2	1	1			2	2	1					2	1									Y	Four or more dwelling units, attached to each other by common vertical walls, or by stacking (includes condominiums, townhomes, apartments, villas, etc.).
Dwelling, Single-family Attached (Townhouse) and their customary accessory uses								1	1	1	1			2	2	2					2	1									Y	A dwelling unit on a single lot or parcel attached to one or more one-family dwellings by a common vertical wall.
Dwelling, Single-family Detached and their customary accessory uses	1	1	1	1	1	1	1	1	1	2	1					2						1									Y (Modular Homes)	A dwelling unit in a single structure, on a single lot, not attached to any other dwelling by any means.
Dwelling, Single-family Zero Lot Line and their customary accessory uses				1	1	1		1	1	1	1					2						1									Y	A dwelling unit, on a lot, with a side setback reduced to zero.
Dwelling, Three-family and their customary accessory uses								1	1	1	1			2	2	2					2	1									Y	Three dwelling units attached to each other by common vertical walls, or by stacking.
Dwelling, Two-family and their customary accessory uses								1	1	1	1					2						1										Two dwelling units attached by a common vertical wall, or by stacking.
Marina											A									1		3									Y	Need definition.
Mobile Home and their customary accessory uses							1																								Y	A dwelling unit constructed in a factory before June 15, 1976, or constructed after June 15, 1976 in compliance with the federal Manufactured Home Construction and Safety Standards (the HUD code) for manufactured homes. Mobile homes are not self-propelled.
Mobile Home Park and their customary accessory uses							1																								Y	A place set aside and offered by a person or public body for the parking or accommodation of six or more mobile homes utilized for sleeping or eating for either direct or indirect remuneration to the owner, lessor or operator of such place.
Mobile Home Subdivision and their customary accessory uses							1																								Y	A platted residential subdivision in which the dwelling units consist of mobile homes and accessory residential structures.
Modern Manufactured Home	1	1	1	1	1	1	1	1	1	2	1											1									Y	A structure built on an integral chassis and designed to be used as a dwelling unit when connected to the required utilities, fabricated in an offsite manufacturing facility after June 15, 1976, in one or more sections, with each section bearing the HUD Code Seal certifying compliance with the Federal Manufactured Home Construction and Safety Standards Act, designed to be transported for installation or assembly at the building site. Also known as a "HUD-Code Home." This definition does not include recreational vehicle, mobile home or modular home.
Storage, accessory										1	1										2										Y	Need definition.
ACCOMODATIONS																																

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Bed and Breakfast	2	2	2	2	2	2	2	2	2	2	1			1	1	1	1	3			2	1	See Ch. 138 Art. V Div. 6			See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 4	See Ch. 138 Art. VI Div. 4	Y	A building of a residential character other than a hotel, motel or other transient accommodation which provides daily overnight accommodation and morning meal service to transients in return for payment.
Hotel										2	1			2	1	1	1	3			2	1									Y	A structure containing sleeping accommodations in which transient guests are lodged for short stays consistent with F.S. 509.013(4)(a). These shall not be used for permanent housing and shall be licensed as hotels by the Florida Department of Businesses Regulation or its succcessor agency.
Motel										2	1			2	1	1	1	3			2	1									Y	A structure containing sleeping accommodations in which transient guests are lodged for short stays consistent with F.S. 509.013(4)(a). These shall not be used for permanent housing and shall be licensed as motels by the Florida Department of Businesses Regulation or its successor agency.
COMMERCIAL and OFFICE USES																																
Alcohol - Wholesale Storage and Distribution															2	2		1	1	1	1											The wholesaling, storage and distribution of alcoholic beverages from an enclosed building.
Bank											1	1	1	1	1	1		2	2	2	2	1									Y	Establishments providing financial services including check cashing, receiving, lending, and safeguarding of money and other valuable items.
Car Wash and Detailing											1			2	1	1		1	1	1	2	2									Y	Establishments providing full- or self-service washing and detailing for motor vehicles and domestic equipment. Retail sale of automotive products is permitted as an accessory use.
Catering Service / Food Service Contractor											2			2	1	1	2	1	1	1	1	1										Establishments providing prearranged on- or off-site meal preparation and delivery services for off-site consumption at a lawful principal use. This term shall not include Restaurants which may perform these activities.
Convenience Store with Fuel Pumps											2			1	1	1		2	2	2	2	2									Y	Establishments providing retail sale of groceries for off-premises consumption or both groceries and fuel. This use does not include an establishment that is primarily a restaurant, or motor vehicle service and repair or a business that has more than 10,000 square feet of retail floor space.
Convenience Store without Fuel Pumps	3									2	2			1	1	1	1	1	1	1	1	1									Y	
Dispensing Alcohol: Off-premise consumption											1			1	1	1	1	1		2	2	1									Y see Dispensing Alcohol	The dispensing of alcoholic beverages for off-premise consumption
Dispensing Alcohol: On-premise consumption											1			1	1	1	1	1		2	2	1									Y see Dispensing Alcohol	The dispensing of alcoholic beverages for on-premise consumption
Drive-Thru Facility or Use with a Drive-Thru											2	1	1	2	1	1	2	1	1	1	2	2		1	1						Y	An accessory use to a lawful business establishment, such as a fast food restaurant, designed to enable customers in parked vehicles to transact business with persons inside of the principal building, subject to the applicable use restrictions set forth in this Chapter.
Food Carts / Food Trucks											2	2	2	1	1	1	2	2	2	2	2	1		1	1						Y	A food truck is defined as a "licensed, motorized vehicle or mobile food unit which is temporarily stored on a privately-owned lot where food items are sold to the general public". (Source: City of Raleigh)
~~Drug Store~~ (fits under Retail Sales and Service)														~~1~~	~~1~~	~~1~~					~~3~~	~~1~~										~~Establishments providing retail sale of prescription or nonprescription drugs, as well as medical, healthcare and other personal products. Uses involving drive-thru facilities shall be subject to the applicable use restrictions.~~
Health Club/Fitness Center										2	1	2	2	1	1	1	1	2		2	1	1									Y	Establishments offering memberships to the general public for the use of exercise equipment, rooms, classes, and related services.
Home Occupation	A	A	A	A	A	A	A	A	A	A	A			A	A	A					A	A									Y	An accessory use in a residential area consisting of an occupation or activity performed entirely within a dwelling or authorized accessory structure. The home occupation is to be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the residential character thereof.
Kennel/Pet Care Indoor	3														1	1		2	2	2	1	2									Y	An establishment where domestic animals are bred, boarded, sold or treated for profit or public service, and housed indoors. This includes personal service functions for pets.
Kennel/Pet Care Outdoor	3																	2	2	2	2										Y	An establishment where domestic animals are bred, boarded, sold or treated for profit or public service, and housed outdoors. This includes personal service functions for pets.
Motor Vehicle Sales															1	1		3	3	2	2	2									Y	Establishments engaged in selling motor vehicles where the majority of the sales and display area exist inside of a completely enclosed building.
Motor Vehicle Service and Repair															1	1		1	2	1	2	2									Y	Establishments providing service and repair of light-duty motor vehicles, boats and/or watercraft. Retail sale of gasoline or other fuel, car washes, and restaurants/cafes are permitted as accessorty uses.
Nursery / Greenhouse, Retail	3	3									1			2	1	1		2	2	2	2	1										Establishments primarily engaged in retail sales of nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are predominantly grown elsewhere. These establishments may sell product grown on-site as long as more than 50% of inventory is not grown on site.
Office, General											1	1	1	1	1	1		1	1	1	1	1									Y	Establishments where persons conduct business or carry on stated occupations. The term includes administrative, business and professional offices (including mental health counseling or treatment), radio and television studios, and governmental offices. The term does not include medical or dental offices.
Office, Medical or Dental										2	1	1	1	1	1	1		2	2	2	1	1			1						Y	Establishments where persons perform routine medical or dental examinations, treatments and procedures as outpatient services.
Office, Temporary Labor (Day Labor)														2	1	1		1	1	1	1	2									Y	Establishments where prospective employees gather to seek temporary construction or industrial labor positions, or similar positions of temporary employment.
Office, Veterinary										2	1	1	1	1	1	1		2	2	1	1	1									Y	Facility used by veterinarians to treat and examine animals, including accessory indoor boarding of animals. No outdoor kennels or animal runs are allowed.

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~~Outdoor Sales, Accessory Use~~ (handle in the supplemental standards section of Retail Sales and Services)															A	A				A		A	See Ch. 138 A			See Ch. 138 A	See Ch. 138 A	See Ch. 138 A	See Ch. 138 A	See Ch. 138 A	~~Y~~	~~Areas of private property outside of completely enclosed buildings used to display goods for sale to the general public accessory to a lawful retail sales and service use.~~
~~Outdoor Sales, Accessory Use Garden Oriented~~ (handle in the supplemental standards section of Retail Sales and Services)															A	A				A		A									~~Y~~	~~Areas of private property outside of completely enclosed buildings used to display garden oriented goods for sale to the general public accessory to a lawful retail sales and service use.~~
Outdoor Sales, Outdoor Oriented Goods														2	1	1		2	2	1	2	2									Y	Establishments selling outdoor oriented goods where the majority of the sales and display area exists outside of a completely enclosed building such as for sales of vehicles, boats, pools, spas, etc.
Outdoor Sales, Garden Oriented														2	1	1		2	2	1	2	2									Y	Establishments selling primarily garden oriented goods where the majority of the sales and display area exists outside a completely enclosed building.
~~Outdoor Storage, Accessory, Commercial~~ (handle in the supplemental standards section of Retail Sales and Services)														A	A	A	2			A		A									~~Y~~	~~Areas of private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than 24 hours, and where the outdoor storage use is accessory to a lawful principal commercial use. (See Use Specific Development Standards)~~
Pharmacy											1	A	A	1	1	1		2	2	2	2	1										Establishments proving retail sale of prescription or non-prescription drugs only.
Restaurant											1	A	A	1	1	1		2			3	1										Establishments serving or selling food prepared on the premises, or beverages, which are generally intended for immediate on- or off-site consumption. See also Dispensing Alcohol: On-premise Consumption.
Restaurant: Accessory Outdoor Area											A				A	A					3	A									Y	An unenclosed outdoor area for eating, drinking and socializing that is an accessory use to a 'Restaurant: Indoor,,' but not a 'Sidewalk Café.' See also Dispensing Alcohol: On-premise Consumption.
Retail Sales and Service - Less than 5,000 sf										2	2	2	2	1	1	1	1	1	1	1	1	1									Y	
Retail Sales and Service - 5,000 to 19,999 sf											2	3	3	1	1	1	2	A	A	1	2	1									Y	
Retail Sales and Service - 20,000 to 79,000 sf														1	1	1		A	A	1	2	1									Y	
Retail Sales and Service - 80,000 sf or greater														2	1	1		3	3	1	A	2									Y	Establishments selling goods stored within completely enclosed buildings to the general public for personal consumption which may provide services incidental to the sale of such goods.
Service and Repair														1	1	1	2	2	2	1	1	1									Y	Establishments for servicing, repairing, or installing tangible personal property or providing personal services including, but not limited to, the following: self service laundromat, dry cleaning operations, catering, services and repair of radios, televisions, computers and related equipment, and sound reproduction systems; locksmith shops; and small appliance service or repair shops.
Service, Fleet-Based																		1	1	1	1											Establishments using one or more light commercial or fleet vehicles to provide primarily off-site/mobile services including, but not limited to, pest control, cable television, plumbing, irrigation, electrical, air conditioning, lawn care, mobile detailing, tree service, locksmith, taxi, and limousine services.
Service, Office											1	1	1	1	1	1	1	1	1	1	1	1									Y	Establishments providing support services for the operational needs of office uses including, but not limited to, shipping, facsimile transmission, copying and printing services, and the sale or rental of office supplies, equipment or furniture or combination thereof. The term does not include temporary labor offices. Any assembly, sale of merchandise, or conveyance of a product in support of an office support use shall be accessory, incidental, and secondary to such use.
Service, Personal											1	A	A	1	1	1	1	1	1	1	1	1									Y	Establishments providing individual and personal service functions including, but not limited to, functions such as hair and beauty care facilities, nail and tanning salons, day spas, licensed massage establishments, dry cleaning and laundry service (collection and distribution only), shoe shine and repair, dressmaking, tailoring and garment repair shops. The term shall not include tattoo parlors or body piercing studios. Any assembly, sale of merchandise, or conveyance of a product in support of a personal service use shall be accessory, incidental, and secondary to such use.
Sidewalk Café											1	A	A	1	1	1					2	1									Y	A use located on a sidewalk which is associated with a business establishment that serves or sells food including beverages. Sidewalk cafes are characterized by table and chairs and are neither enclosed or permanent in nature; with food a beverage preparation occurring inside the structure housing the associated principal use and brought to or carried by the customer to the sidewalk café.
Studio and Gallery											1	1	1	1	1	1		2	2	2	2	1									Y	Establishments used for the production or teaching of art, writing, dance, theater, or similar endeavors of an artistic or creative nature, or sports and recreational endeavors such as martial arts and displaying works of art for retail sale.
INDUSTRIAL, MANUFACTURING and WAREHOUSING USES																																
Battery Exchange Stations														1	1	1	1	1	1	1	1	1		1	1							A fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process.
Concrete Mixing Facilities/Asphalt																		2	1		2											A permanent manufacturing facility for the production of concrete or asphalt.
Contractors Yard and Building																		1	1	1	1										Y	Establishments involved in construction of new buildings, additions, alterations, reconstruction, installation, repairs, demolition, blasting, test drilling, landfilling, leveling, dredging, earthmoving, excavating, land drainage, and other land preparation and development. Accessory office space and outdoor storage is allowed.

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Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	See Ch. 138 Art. V Div. 6	A	A	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 4	See Ch. 138 Art. VI Div. 4	Y	A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.
Fat, Oil and Grease Facilities																		2	2	2	2											Y	Need definition.
Laboratories and Research and Development												1	1		1	1		1	1	1	1	1											Establishments engaged in (1) testing and analysis of products, materials or biological organisms; (2) investigation of natural, physical, or social sciences; or (3) engineering and development as an extension of investigation, with the objective of creating an end product. No manufacturing is conducted on the premises except for experimental or testing purposes.
Manufacturing - Light, Assembly and Processing: Type A														2	1	1		1	1	2	1	2										Y	Establishments engaged in the manufacture (predominantly from previously prepared materials) of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products with no outdoor storage or processing of equipment or materials of any kind.
Manufacturing - Light, Assembly and Processing: Type B														2	2	2		1	1	1	1	2											Establishments engaged in the manufacture (predominantly from previously prepared materials) of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products with no outdoor processing of equipment or materials of any kind.
Manufacturing - Heavy																		2	1	2	1												Establishments engaged in the manufacture, processing or assembly of materials or substances such as concrete, asphalt, or fiberglass into parts or products. Such use may include the outdoor storage and processing of materials and equipment.
Outdoor Storage, Accessory Industrial																		A	A	A	A											Y	Areas where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours, and where the outdoor storage use is accessory to a lawful principal industrial use.
Outdoor Storage, Principal Use																		1	1	1	2											Y	Areas where materials and equipment such as those used in the construction and contracting businesses are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours.
Publishing and Printing													2	2	2	2		1	1	1	1	2											Establishments that print books, newspapers or other printed materials, or create, reproduce, or package printed materials or software. Accessory uses such as distribution or circulation facilities are allowed.
Recycling Center																		1	1	2	2	3										Y	Establishments which collect recyclable materials for delivery to a processing facility.
Salvage Yard																			3	3	3											Y	Establishments where junk, waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking or salvage yards, used lumber yards, housewrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of operative second hand cars, salvaged machinery, used furniture, radios, stoves, refrigerators or similar household goods and appliances in working order nor shall it apply to the possessing of used, discarded, or salvaged materials as part of manufacturing operations.
Storage, Self / Mini Warehouse														2	1	1		1	1	1	1	2										Y	A building designed, arranged and used exclusively for leasing storage space for household goods, business or personal property. Lessees shall not engage in any commercial activities and shall use the premises for storage only.
Freight Trucking															2	2		1	1	1	1												Freight trucking establishments may provide local pickup, local sorting and terminal operations, line-haul, destination sorting and terminal operations, and local delivery.
Vehicle Towing															1	1	2	1	1	1	2												Establishments offering local or long distance towing services for motor vehicles. Vehicle towing establishments may offer incidental services, such as storage and emergency road repair services. This definition shall not include gas stations, automotive repair and maintenance or retailing automotive parts and accessories.
Vehicle Refueling Station														2	1	1	2	1	1	1	2	2										Y	Establishments that specialize in retail sales of gasoline or other fuel to the general public. ~~Towing is permitted as an accessory use.~~ Car washes and restaurants are permitted as accessory uses.
Vehicle Storage, Maintenance and Repair														2	1	1		1	1	1	2	2										Y	Establishments providing service , repair and storage of commercial motor vehicles such as buses, cars, trucks or heavy equipment.
Transfer Station																		3	1	3	2											Y	A site the primary purpose of which is to store or hold solid waste for transport to a processing or disposal facility.
Warehouse															A	A		1	1	1	1												Establishments that store, ship and distribute, but do not sell, goods within completely enclosed structures. Warehouse uses may provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. Bonded warehousing and storage services are included in this category.
Wholesale Establishment														2	2	1		1	1	1	1	2											Establishments selling goods exclusively to other businesses, are not open to the general public, and that typically operate from a warehouse or other building that does not display merchandise.
ARTS, RECREATION and ENTERTAINMENT USES																																	
Adult Use, Adult Use Establishment, Adult use Business														2	1	1						2										Y	See Pinellas County Code Sec. 42-51.
Club, Community Service and Fraternal	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	2	2	2	1	1		1	1								Any not-for-profit organization whose primary purpose is to provide a service which benefits the general public, such as labor and political organizations, business associations and professional membership organizations, and civic and not for profit clubs whose primary function is to provide social and humanitarian services to the community (i.e., Women's Club, League of Women Voters, Garden Club, Junior League, Jaycees, Kiwanis, Masons, Rotary Club, Shriners and others of a similar nature).

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Commercial Recreation, Indoor	3										2			2	1	1	1	2	2	1	2	2	See Ch. 138 Art. V Div. 6	3	3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 4	See Ch. 138 Art. VI Div. 4	Y	Privately owned commercial facilities offering indoor athletic courts, swimming pools, skating rinks, skateboard or bicycle racing facilities, waterslides, batting and archery facilities, bowling alleys, amusement parks, entertainment venues including dance halls, and amusement facilities containing games or amusement devices.
Commercial Recreation, Outdoor	3										2	A	A		2	2	1	2	2	2	2	2		3	3						Y	Commercial facilities offering outdoor athletic courts, swimming pools, skating rinks, skateboard or bicycle racing facilities, waterslides, golf driving ranges, batting and archery facilities, amusement parks, entertainment venues, and amusement facilities containing games or amusement devices.
Facility Based Recreation	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	3	3	3	2	2		2	2						Y	Publicly owned lands officially designated for facility based recreational uses, which usually require a built facility such as a playfield, court, horse stable, swimming pool, etc. to accommodate them. Uses may include softball, baseball, football, tennis, basketball, soccer, playgrounds, fitness activities, pool swimming, equestrian activities, spray parks/splash parks, skating, skate parks, bicycling/BMX facilities, community centers/social activities such as dance, recreational classes, special events, etc. These activities are not natural resource dependent, however all uses allowed in the RBR district are also allowed in the FBR district.
Golf Course and accessory structures	2	2	2	2	2	2	2	2	2	2	2						1				2	2		2	2						Y	Land developed and operated as a golf course including tees, fairways, and putting greens, clubhouses, practice greens, and driving ranges.
Movie Theater/Cinema											2			1	1	1	2				2	1		2	2							Establishments used for the showing of motion pictures. For the purpose of this definition, drive-in motion picture theaters are prohibited and adult theaters are regulated as adult uses.
Movie Theater/Cinema, Drive-In															2	2	2			2	2											An outdoor movie theater where patrons view movies or another form of entertainment on a screen or stage from their vehicles. Does not include adult theaters regulated as adult uses.
Museum/Cultural Facility													2	1	1	1	1				2	1		1	1							Establishments for the preservation and public exhibition of objects and places of historical, cultural, or educational value, including historical sites, zoos, and similar uses.
Natural Resources and Wildlife Management Uses	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1							Activities related to the protection, enhancement and interpretation of natural resources.
Parks and Recreation areas - Passive	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1						Y	Park - area of land set aside for public use with few or no buildings maintained for recreational and/or ornamental purposes. Playground - outdoor area provided for children to play on, espedcially at a school or park. Such a facility is typified by the placement of various pieces of equipment such as swings and slides. Passive - Outdoor leisure activities that are low vehicle trip generators, and have a low potential for nuisance to adjacent properties due to noise, light, glare, or odor. Examples, include, but are not limited to parks, walking, jogging, hiking, and bicycle paths/trails. (Source: Polk
Parks and Recreation areas - Active High Intensity	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1		1	1							Active High Intensity - Areas for public and private active outdoor recreational activities that may have higher trip generations than low intensity uses, or have the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor. Examples of such uses include, but are not limited to, golf driving ranges, motor-cross tracks, rodeo venues, and stadiums seating in excess of 500 people. (Source: Polk County FL)
Parks and Recreation areas - Active Low Intensity	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1							Active Low Intensity - Areas for public and private passive outdoor recreational activities. Typical uses include, but are not limited to, parks, playgrounds, and walking, jogging, hiking, and bicycle paths/trails. (Source: Polk County FL)
Performing Arts Venue											2	2	2	1	1	1	1				2	1		1	1							Establishments used for the enactment of live performances. Dinner theaters are regulated as restaurants and adult theaters are regulated as adult uses.
Recreation Use, Accessory to Residential Use	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1							Accessory not for profit private facilities, including swimming pools, athletic courts, playgrounds, clubhouses, etc. exclusively for the benefit of residents and their guests in adjoining areas.
Resource Based Recreation	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1						Y	Publicly owned lands officially designated for resource based recreational use by the general public. Uses may include picnicking/picnic shelters, low-impact camping and accessory uses, environmental education, wildlife viewing/observation decks and towers, horseback riding on trails, fishing/fishing piers, hiking on trails, boardwalks, saltwater beach activities including bath houses, boating/boat ramps, canoeing and kaying/canoe and kayak launch areas, playgrounds, historical/cultural interpretation and activities, bike riding, dog parks, non-organized field sports, community gardens, concessions, restrooms, special events that are not facility dependent, maintenance activities and facilities, accessory dwellings, and natural resource management activities, including surface water management facilities.
Shooting Range/Gun Club - indoor	2														1	1	1	2	2	1	1	2		2	2						Y	Enclosed firing range with targets for rifle or handgun practice.
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE and INSTITUTIONAL USES																																
Birthing Center											2		1	1	1	1					2	1		1	1							Establishments with no more than six beds providing inpatient and outpatient services related to prenatal, labor, delivery, postpartum and other related medical care, under the guidance and supervision of active practitioners of obstetrics, as licensed by the State of Florida.
Cemetery	2	2	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	3	3	3	3	3		2	2						Y	Land used or intended to be used for the permanent interment of human remains. A cemetery may contain land or earth interment; mausoleum, vault, or crypt interment; a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the interment or disposition of cremated human or pet remains; or any combination of one or more of such structures or places. (Florida Statutes, s. 497.005) This type of use is not permitted on indivdual residential lots.
Cemetery, Accessory to a House of Worship	2	2	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2		2	2						Y See Cemetery	A cemetery which is located on the same premises as a lawful House of Worship with a site area less than that of the primary use.
Congregate care facility									2	2	3										3	2									Y	Need definition.
Correctional Facilities																				3	3			3	3							Building, use or structure, owned or occupied by a federal, state or local government agency, for the purposes of long and short-term and/or permanent housing for persons who are serving terms of imprisonment for violations of criminal laws and/or who are participating in work release programs and/or who have previously served and completed terms of imprisonment for violations of criminal laws.

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Crematorium																		1	1	2	2		See Ch. 138 Art. V Div. 6	2	2	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 4	See Ch. 138 Art. VI Div. 4	Y See Cemetery	Establishments offering cremation of cadavers. "Cremation" includes any mechanical or thermal process whereby a dead body is reduced to ashes. Cremation also includes any other mechanical or thermal process whereby remains are pulverized, burned, recremated, or otherwise further reduced in size or quantity. (Florida Statutes, s. 497.005)
Day Care Center, adult	2	2	2	2	2	2	2	2	2	2	2		1	1	1	1	2				2	1		1	1						Y	As defined by Florida law, an establishment which provides through its ownership or management, for a part of a day, basic services to three or more persons who are 18 years of age or older, who are not related to the owner or operator by blood or marriage, and who require such services. (See Chapter 429 F.S.)
Day Care Facility, child	2	2	2	2	2	2	2	2	2	2	2	1\2	1\2	1\2	1	1	2	2	2	2	2	1		1	1							Any children's center, day nursery, nursery school, kindergarten, or family day care home as defined by Florida law and any children's day care center or child foster home for more than five foster children in a residential or mixed use zoning district which holds a business tax receipt and certificate of occupancy for the premises. This category includes a children's day care center which is any place that provides care for five or more children unrelated to the operator on a daily or less frequent basis, but not as a place of residence. This definition does not include any center under the jurisdiction of the state board of education or any nonpublic academic school for children first grade or above (see Chapter 61-2681, Laws of Florida, as amended). (See Use Specific Development Standards) Limit Size in some districts Up to 10,000 sf and 10,000
Day Care, Family	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1							An occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be allowed to provide care for one of the following groups of children, which shall include household children under 13 years of age: (a) A maximum of four children from birth to 12 months of age. (b) A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children. (c) A maximum of six preschool children if all are older than 12 months of age. (d) A maximum of 10 children if no more than 5 are preschool age and,
Environmental Education Facilities	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1		1	1							Structures or uses of land for environmental education purposes on public lands.
Funeral Home / Mortuary	3	3											1	1	1	1					2	2										Establishments primarily engaged in preparing human cadavers for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation, selling caskets and related merchandise), includes accessory cremation services.
Government Building or Use	3	3	3	3	3	3		3	3	3	3		1	1	1	1	1	2	2	2	2	1		1	1						Y	Offices and other facilities such as city halls, courts, and similar buildings and structures used for administrative, legislative and judicial governmental functions. This does not include correctional facilities.
Hospital	3													2	1	1					2	2		2	1						Y	Establishments providing medical, diagnostic, and treatment services including physician, nursing, specialized accommodations, and other health services to inpatients. Hospitals may also provide outpatient services as an accessory use.
Library	3	3	3	3	3	3	3	3	3	3	2	2	2	1	1	1	2	2	2	2	2	1		1	1							Establishments that acquire, research, store, preserve and otherwise maintain collections of books, journals, newspapers, audiovisual recordings, photographs, maps, historic documents, and similar materials for information, research, education, or recreation needs of users.
Medical Clinic	3	3								2	2	2	2	1	1	1	2	2	2	2	2	1		1	1						Y	
Meeting Hall and other Community Assembly Facility	2	2	2	2	2	2	2	2	2	2	1	2	2	1\2	1	1	1	2	2	2	2	1		1	1						Y	Establishments that provide shelter for public gatherings and communal activities, or other assembly structures, including community halls, reception halls, wedding halls, and similar structures that provide a gathering place for community functions. This does not include government offices, or club, community service and fraternal uses. Limited in size in some districts
Nursing Home	3	3						3	3	2	2			2	1	1					3	1		1	1						Y	An establishment that provides, for a period exceeding 24-hours, nursing care, personal care, or custodial care for persons not related to the owner or manager by blood or marriage, who by reason of illness, physical infirmity, or advanced age require such services, but shall not include any place providing care and treatment primarily for the acutely ill.
Place of Worship	2	2	2	2	2	2	2	2	2	2	2		1\2	1\2	1	1	2				2	1		1	1						Y	A site used primarily or exclusively for religious worship and related activities. (See Use Specific Development Standards) Limited in size in some districts
Probation / Parole Correction Office														2	1	1					2	1			1							A government or non-governmental office use which supervises, case manages, oversees or regulates persons who come to the office who are under court ordered supervision from the federal or state (including county) court system. These uses shall not be considered an "office" or "governmental use."
School, Private, grades Pre-K thru 8 (Nongovernmental)	2	2	2	2	2	2	2	2	2	2	2		1	1	1	1	2				2	1		1	1						Y	Elementary schools, special education facilities, alternative education facilities, and middle schools operated by a private entity. (Note: private trade schools are classified under School, All Others) Anything to add?
School, Private, grades 9 thru 12 (Nongovernmental)	2	2	2	2	2	2	2	2	2	2	2		1	1	1	1	2	3	3	3	2	1		1	1						Y	High schools operated by a private entity. (Note: private trade schools are classified under School, All Others) Anything to add?
School, Public, grades Pre-K thru 8 (Governmental)	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	2				2	1		1	1						Y	Elementary schools, special education facilities, alternative education facilities, middle schools, and area vocational-technical schools operated by the Pinellas County School District. This definition shall include charter schools. Anything to add?
School, Public, grades 9 thru 12 (Governmental)	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	2	3	3	3	2	1		1	1						Y	High schools operated by the Pinellas County School District. Anything to add?
School, Post-Secondary	3										2	2	1	1	1	1	2	2	2	2	2	1		1	1							Junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training.
School, All Others	3											2	1	1	1	1	2	2	2	2	2	1		3	3							Establishments that provide vocational and technical training of nonacademic subjects and trades which are designed to lead to job-specific certification, including beauty schools, computer training, driving education, flight training, and language instruction.
Social Service Agencies	3													2	1	1	2	2	2	2	2	1		1	1						Y	Includes Personal Care Services/Drop-In Center, Short-Term/Emergency Housing, Food Center, Supply Pantry, Long Term Housing. (See Use Specific Development Standards)

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TRANSPORTATION, COMMUNICATION and INFORMATION USES																																
Airports (Air Transportation)	3																	3	3	3	3		See Ch. 138 Art. V Div. 6			See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 4	See Ch. 138 Art. VI Div. 4	Y	Tract of leveled land where aircraft can take off and land, usually equipped with hard-surfaced landing strips, a control tower, hangars, aircraft maintenance and refueling facilities, and accommodations for passengers and cargo. This term refers specifically to the St. Petersburg-Clearwater International Airport.
Docks and Piers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A							Y (Water and Navigation Permit)	Structures built over or floating upon the water and used as a landing place for boats and other marine transport, fishing, swimming and recreational uses.
Commercial Marina	3										3			3	3	3	3	1	1	1	1	2		2	2							Y	A facility, adjacent to and utilizing a body of water which may provide only the following: boat storage and launching, docking, minor repair and maintenance of water craft such as washing, polishing, engine tune up, oil change, lubrication, minor outfitting, retail sale of gas, oil, bait, tackle and marine supplies or such other customary use commonly found at a retail marina.
Heliport and Helistops	3	3								3	3	3	3	3	3	3	3	3	3	3	3	3		3	3							Y	An area providing for the take-off and landing of helicopters and related fuel facilities (whether fixed or mobile) and appurtenant areas for parking, maintenance, and repair of helicopters.
Mass Transit Center	3	3	3					3	3	3	3	2	2	2	1	1	1	1	1	1	1	1		1	1							Y	Local and suburban ground passenger transit hub using one or more mode of transport over regular routes and on regular schedules.
Navigation safety devices and structures	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1		1	1								Need definition.
Off-shore Tour Vessels and Water Transport														3	2	2	2	2	2	2	2	2		2	2							Y	Any type of watercraft which has a Coast Guard rated capacity of 125 or more persons and which regularly engages in tours of two hours or longer, including ferries.
Parking, Surface - Accessory	2	2	2	2	2	2	2	2	2	2	2										1	1										Y	Surface parking areas located on residential lots that are used to accommodate overflow parking. These are accessory to principal uses.
Parking, Surface - Principal Use	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1		1	1								Surface parking areas located outside of structures as a principal use. Surface parking areas reserved for a principal use are accessory uses.
Parking Structure								2	2	1	1	1	1	2	1	1	1	1	1	1	1	1		1	1							Y	Multistory, underground, and rooftop parking facilities.
Transmitting stations, remote radio and television, not including broadcast studios or office	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	2		2	2							Y	Need definition.
Wireless Communication Antennae (WCA)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A							Y	A wireless communication antenna (WCA) is an antenna at a fixed location used for the transmission or reception of wireless communication signals, excluding those antennas used exclusively for dispatch communications by public emergency agencies, ham radio antennas, satellite antennas, those antennas which receive video programming services via multipoint distribution services which are one meter or less in diameter, and those antennas which receive television broadcast signals.
Wireless Communication Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1							Y	A monopole, guyed or a lattice type tower greater than fifteen feet in height designed for the attachment of or as support for wireless communication antennas or other antennas.
UTILITIES																																
Biohazardous or Hazardous Waste Storage and Treatment																		3	3	3	3		See Ch. 138 Art. V Div. 6			See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 4	See Ch. 138 Art. VI Div. 4	Y	Biohazardous waste shall be as defined in rule 17-712.200(2), Florida Administrative Code.
Electric Utility Substation	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1	1	2	2	3		3	3							Y	Low intensity facility such as an electric transforming substation, communication substation, water or sewer pump station and similar uses. No exterior storage of machinery or equipment shall be permitted.
Solar Energy Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A							Y	A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components to the distribution of transformed energy (to the extent they cannot be used jointly with a conventional energy system). It is the intent of the LDC that energy generated from these systems be limited to on-premises consumption, or for net metering purposes.
Solar Generation Station	3	3	3							3	3	3	3	3	3	3	3	1	1	1	2	2		2	2							Y	An electrical energy generation plant, comprised of one or more devices, that captures solar energy and converts it to electrical energy primarily for sale or consumption off-premises. Solar generation station devices typically consist of photovoltaic solar cells, but can also be combinations of light reflectors, concentrators, and heat exchangers. The terms solar generation station is not intended to include the use of solar energy devices for net metering (producing electrical energy primarily for on-premises consumption).
Solid Waste Management and Disposal Facility																		3	3	3	3			3	3							Y	Need definition. Current Code definition has many components.
Solid Waste Transfer Facility															3	3		2	2	2	2			2	2							Y	Site with the primary purpose of storing or holding solid waste for transport to a management or disposal facility.
Utility Plant and Storage (fossil fuel)																		3	3	3	3			3	3							Y	Land used to produce or generate electricity, or gas energy. Maintenance, office, storage, and transmission facilities are permitted as an accessory use.
Water Recapture Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A								
Water and Wastewater Support Facilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1							Y	Need definition.
Water and Wastewater Treatment and Storage Facilities																		3	3	3	3			3	3							Y	Need definition.
Wind Energy Conservation System (WECS), Medium Scale	3	3	3											3	3	3	3	1	1	1	2	3		3	3							Y	An aggregation of parts including the base, tower, generator, rotor, blades, supports, guy wires, and accessory equipment such as utility interconnect and battery banks, etc., in such configuration as necessary to convert the power of wind into mechanical or electrical energy, i.e., wind charger, windmill or wind turbine. Medium Scale WECS are those WECS rated 61 kW to 100 kW.

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Wind Energy Conservation System (WECS), Small Scale	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1		1	1						Y	An aggregation of parts including the base, tower, generator, rotor, blades, supports, guy wires, and accessory equipment such as utility interconnect and battery banks, etc., in such configuration as necessary to convert the power of wind into mechanical or electrical energy, i.e., wind charger, windmill or wind turbine. Small Scale WECS are those WECS rated 60 kW or less.
AGRICULTURAL USES																																
Agricultural Activities, Commercial Use (need to re-visit)	1	2	2																		3		See Ch. 138 Art. V Div. 6			See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 4	See Ch. 138 Art. VI Div. 4	Y	Need definition.
Agricultural Activities, Personal Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A						Y	General agricultural activities, including the maintaining of livestock with no more than three hoofed animals per acre, but only to the extent as to supply the occupant's personal needs, with the exception that maintaining livestock may include boarding of horses provided the three animals per acre limit is not exceeded.
Community Gardens	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1						Y	An activity on property where more than one person grows produce and/or horticultural plants for their personal consumption and enjoyment, for the consumptions and enjoyment of friends and relatives and/or donation to a not-for-profit organization, generally on a not-for-profit basis.
Nursery / Greenhouse, Wholesale	2	3	3											2	2	2	2	1	1	1	1											Establishments primarily engaged in wholesale sales of nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are either grown on site or elsewhere.
Urban Agriculture (need to re-visit)																																
OTHER USES																																
Excavation Pits and Quarries, in excess of 1,000 cubic yards (Need to re-visit)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	3	See Ch. 138 Art. V Div. 6	3	3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 3	See Ch. 138 Art. VI Div. 4	See Ch. 138 Art. VI Div. 4	Y	The removal of 1,000 cubic yards or more of earth material for purposes other than that incidental to and on the site of construction authorized by site plan approval. This shall include land balancing other than that incidental to and on the site of construction authorized by site plan approval.
Land Fills of More than 1,000 Cubic Yards	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		2	2						Y	An addition of 1,000 cubic yards or more of earth, topsoil, sand, gravel, or rock to any lot or parcel other than that incidental to and on the site of construction authorized by site plan approval. This shall include land balancing other than that incidental to and on the site of construction authorized by site plan approval. This shall not include any solid waste landfills.
Land Fills or Excavations of Less than 1,000 Cubic Yards	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1						Y	Any landfill or excavation which is more than five cubic yards but less than 1,000 cubic yards.