



## **Land Development Code Update Workgroup**

### **AGENDA**

**Thursday, January 24, 2013**

**3:00 PM – 5:00 PM**

**Pinellas County Strategic Planning & Initiatives**

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

**Conference Room – 1<sup>st</sup> Floor**

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- 1. Call to order**
- 2. Review December 6<sup>th</sup> meeting summary**
- 3. Review modifications of the proposed residential, commercial and industrial districts based on the last discussion**
- 4. Start review of proposed mixed-use districts**
- 5. What's next?**
  - Topic for next workgroup meeting?**
  - Confirm next meeting date**

## **January 24, 2013 Meeting Summary**

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

**Agenda Item #1: Call to order**

- The meeting officially started at 3:10pm
- Those present included: Steve Englehardt, Robert Pergolizzi, Jim Millspaugh, Michael Hendry, Deborah Martohue, Cyndi Tarapani, Jake Stowers, and Roxanne Amoroso; County staff: Marcella Faucette, Liz Freeman, Rick MacAulay, Gordon Beardslee, Ryan Brinson, John Cueva, Marc Mariano (consultant), Al Navaroli, and Glenn Bailey.

**Agenda Item #2: Review December 6<sup>th</sup> meeting summary**

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

**Agenda Item #3 Part 1: Review modifications to the proposed residential districts**

- Glenn covered the proposed changes that were recommended to the residential district from the previous meeting. Specifically, Glenn began with section (sec. 138-390.2(d)(1a) on page 29) relating to the RM (Multi-family Residential) district.
  - He mentioned that both Starkey and Belcher Road were considered by staff, however will not be included in the list of roads, since they are primarily considered to be industrial corridors and more than likely will not be develop with residential uses. Also, many portions of these roads are within City limits where the code would not apply.
  - Glenn then pointed out that the requirements of subsection b. (*drive aisles shall not be located between the front building façade and a roadway*) would not apply to those roadways listed in subsection a.
  - Mention changes to (d)(2) on page 29 regarding landscaping and LID (same language added on page 37 – and in similar locations in the commercial section – as well)
  - Glenn then discussed the corrections to Section 138-395.4(g) on page 41, pertaining to *Modifications to an Existing Development Master Plan*, to eliminate the references specific to Hillsborough County.

**Agenda Item #3 Part 2: Review modifications to the commercial and industrial districts**

- Glenn covered proposed changes that were made to the design criteria section (sec. 138-750 beginning on page 15).
  - Glenn discussed the reason for adding the natural feature exemption (example used was wetlands) to Sec. 138-750.1(a)(1), *Street, Drive Aisle and Accessway Design* on page 15, which is similar to the other exemption language used in other districts.

- Sec. 138-750.1(b)(2) on page 16 was changed regarding *Building Orientation*, to eliminate the reference to single tenants and large format buildings, since it could also be applied to smaller buildings and buildings that are occupied by multiple tenants and uses.
- A question pertaining to sec 138-750.1(c) on page 17 was raised by the group relating to Building Orientation. They suggested that the word Buildings be changed to just Building since it can be singular.
- Glenn pointed out that on Sec. 138-750.1(c)(1)(b1) on page 17, that parking *bays* have been re-phased to parking *rows*. Also, he mentioned that this change has been made throughout the Code when the term bays were used.
- Glenn discussed the addition that was made to Sec. 138-750.1(d)(2)b.3. on page 19 (regarding *Pedestrian Connections/ Circulation*) and that Internal pedestrian connections to adjacent properties will not be required at locations that *'are adjacent to uses that are incompatible, as determined by the Zoning Administrator'*.
  - Mr. Englehardt asked if the Zoning Administrator is able to grant waivers/exemptions (in certain instances) for other design criteria that would become a developer hardship or is determined to not be cost feasible. Mr. Millspaugh responded with concerns over the possibility that these waivers/exemptions could be applied inconsistently. The group agreed that the DRC process was the appropriate way to handle granting hardship waivers/exemptions and that appeals could be made to the BOA. Liz Freeman mentioned that the DRC process is being worked on and that once a draft proposal is finished it would be brought back to the workgroup for their input.
- Glenn mentioned that the term 'shopping centers' was replaced with 'multi-tenant office and commercial buildings' in Sec. 138-750.2 (a) (2) on page 20 and (b) (4) on page 21.
- Ms. Amoroso asked about the changes to Sec. 138-750.2 (a)(2) "*Transparency*". Glenn commented that the 25% reduction was suggested by the group at the last meeting since 50% could be onerous. Marc mentioned that there are two ways to attain transparency: 1) windows; and 2) artificial windows such as display boxes.
  - The group agreed that the term transparency should be defined.
- Glenn then discussed the minor changes made to the industrial section.
  - It was commented and agreed that the word "uses" be added to Sec.138.765.2 (d) (3) on page 35 to read: *are incompatible uses, as determined by the Zoning Administrator*. This change should also apply to the corresponding section in the Commercial zoning regulations.

- Ms. Tarapani suggested that we discuss at our next meeting, how the County intends to deal with grandfathering and nonconforming properties that will result as a function of implementing the new code.
  - Ms. Martohue suggested that the County's legal staff speak with St. Pete's legal staff to get feedback on implementing new code regulations.
  - Mr. Navaroli mentioned that we should define the term Abandonment in the New Code.

#### **Agenda Item #4: Start Review of Proposed Mixed-Use Districts**

Marc began the discussion of reviewing the proposed Mixed-Use Districts. During the discussion the workgroup asked if it was really necessary to have 3 separate categories (MXD-1, 2, and 3). The workgroup agreed that staff should look into creating just one MXD category instead of the proposed three and that the development standards/restrictions should be determined by the County's Comprehensive Plan. Also, the group wanted to make sure that the District be flexible (almost form based) in uses and in size (i.e. FAR, height, and ISR), and that the market demand should ultimately dictate the use of the property. In addition, the group wanted County staff to consider incentives so that a development would be able to gain additional FAR/Density.

Gordon said that the intent behind the proposed MXD categories is to be used at near or along a transit corridor.

The group concluded that the MXD district require at least two different use types, with residential being one of them. Also, could potentially add incentives for developments with more than two different use types.

Marc concluded, by showing a PowerPoint with examples of what the County envisioned the MXD categories to look like. Marc also told the workgroup that the section would be rewritten, based on the idea to go with just one MXD district, and brought back to the workgroup at their next meeting to discuss.

#### **Agenda Item #5: What's Next?**

- The group decided to meet next on February 28, 2013.
- The main topic of discussion will be the MXD.

## **Proposed Residential Code Revisions**

New Code Revisions Based on Discussions  
during the December 6, 2012 Workgroup Meeting

# Contents

<b>CHAPTER 138 – ZONING</b> .....	<b>3</b>
<b>ARTICLE III. – DISTRICT DENSITY AND INTENSITY STANDARDS</b> .....	<b>3</b>
<b>ARTICLE IV. - RESIDENTIAL AND AGRICULTURAL DISTRICTS</b> .....	<b>7</b>
<b>DIVISION 1. – GENERALLY</b> .....	<b>7</b>
<b>DIVISION 2. – SINGLE-FAMILY RESIDENTIAL (SFR) ZONING DISTRICTS: A-E, E-1, R-R, R-1, R-2, R-3 AND RMH</b> .....	<b>7</b>
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.....	7
Sec. 138-361. – Table of Uses: A-E, E-1, R-R, R-1, R-2, R-3 and RMH Zoning Districts .....	7
Sec. 138-365. - A-E, Agricultural Estate Residential District.....	10
Sec. 138-366. - E-1, Estate Residential District .....	11
Sec. 138-367. - R-R, Rural Residential District.....	11
Sec. 138-368. - R-1, Single-Family Residential District .....	11
Sec. 138-369. - R-2, Single-Family Residential District .....	12
Sec. 138-370. - R-3, Single-Family Residential District .....	12
Sec. 138-372. – Single-Family Residential Districts – Design Criteria.....	13
Sec. 138-375. - RMH, Residential Mobile/Manufactured Home District.....	<b>Error! Bookmark not defined.</b>
<b>DIVISION 3. – MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS: R-4, R-5, RM, AND RPD</b> .....	<b>17</b>
Sec. 138-380. – R-4, R-5, RM, and RPD Zoning Districts - Definition, purpose and intent of districts. ....	17
Sec. 138-381. – Table of Uses: R-4, R-5, RM, and RPD Zoning.....	17
Sec. 138-385. – R-4, One-, Two- and Three-Family Residential District .....	21
Sec. 138-386. – R-5, Single-Family Urban Residential District.....	21
Sec. 138-389. – R-4 and R-5 Residential Districts – Design Criteria .....	23
Sec. 138-390 – RM, Multi-Family Residential District.....	25
Sec. 138-395. – RPD, Residential Planned Development District .....	32

**DIVISION 4. – Supplemental Residential Standards ..... 433**

Sec. 138-398. – Residential Subdivision Design Criteria ..... 433

Sec. 138-399. – Residential Infill Development ..... 433

# 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				
<i>Underlying Future Land Use Map Classification</i>	<i>Floor Area Ratio (FAR)</i>	<i>Density (dwelling units per acre)</i>	<i>Residential Equivalent</i>	<i>Transient Accommodation Use</i>
Residential Rural (RR)	0.30	0.5 Max	3 beds per permitted density	N/A
Residential Estate (RE)	0.30	1.0 Max	N/A	N/A
Residential Suburban (RS)	0.30	2.5 Max	3 beds per permitted density	N/A
Residential Low (RL)	0.40	5.0 Max	3 beds per permitted density	N/A
Residential Urban (RU)	0.40	7.5 Max	3 beds per permitted density	N/A
Residential Low Medium (RLM)	0.50	10.0 Max	3 beds per permitted density	N/A
Residential Medium (RM)	0.50	15.0 Max	3 beds per permitted density	N/A
Residential High (RH)	0.60	30.0 Max	3 beds per permitted density	N/A
Community Redevelopment District – Activity Center (CRD-AC)	0.60	12.5 Max	3 beds per permitted density AND 30% of total development floor area	12.5 units per acre
Residential/Office Limited (R/OL)	0.20	7.5 Max	3 beds per permitted density	N/A

Table 138-351 Density and Intensity Standards				
<b>Underlying Future Land Use Map Classification</b>	<b>Floor Area Ratio (FAR)</b>	<b>Density (dwelling units per acre)</b>	<b>Residential Equivalent</b>	<b>Transient Accommodation Use</b>
Residential/Office General (R/OG)	0.40	10.0 Max	3 beds per permitted density	N/A
		12.5 Max Affordable Housing Units		
Residential/Office/Retail (R/O/R)	0.20 Commercial <sup>4</sup> 0.30 Office	10.0 Max	3 beds per permitted density	30 units per acre
	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 Within Transient Accommodating Use Overlay
Resort Facilities Overlay-Permanent (RFO-P)	See underlying future land use category		3 beds per permitted density	1 unit per permitted underlying density
Resort Facilities Overlay-Temporary (RFO-T)	See underlying future land use category		3 beds per permitted density	1 unit per permitted underlying density
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
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
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
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
Transit Oriented	1.0 Max	15 Max	3 beds per	N/A

Table 138-351 Density and Intensity Standards				
<b>Underlying Future Land Use Map Classification</b>	<b>Floor Area Ratio (FAR)</b>	<b>Density (dwelling units per acre)</b>	<b>Residential Equivalent</b>	<b>Transient Accommodation Use</b>
Development – Park and Ride (TOD-PR)	0.5 Min within ¼ Mile of Transit Station	5 Min	permitted density	
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
Commercial Neighborhood (CN)	0.30	10 Max Affordable Housing Units	N/A	N/A
Commercial Recreation (CR)	0.35	N/A	N/A	10 units per acre
				60 units per acre / 1.2 FAR Within Transient Accommodating Use Overlay
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 Within Transient Accommodating Use Overlay
Industrial Limited (IL)	0.50	N/A	N/A	40 units per acre
				75 units per acre / 1.5 FAR Within Transient Accommodating Use Overlay

Table 138-351 Density and Intensity Standards				
<b>Underlying Future Land Use Map Classification</b>	<b>Floor Area Ratio (FAR)</b>	<b>Density (dwelling units per acre)</b>	<b>Residential Equivalent</b>	<b>Transient Accommodation Use</b>
Industrial General (IG)	0.50	N/A	N/A	N/A
Preservation (P)	0.05 Transfer of Development Rights Allowance	1.0 MAX Transfer of Development Rights Allowance	N/A	N/A
Preservation-Resource Management (P-RM)	0.05	1.0 MAX	N/A	N/A
	0.05 Transfer of Development Rights Allowance	Transfer of Development Rights Allowance		
Recreation/Open Space (R/OS)	0.25	N/A	N/A	N/A
Institutional (I)	0.65	12.5	25 beds per acre	N/A
Institutional Overlay (IO)	See underlying future land use category		3 beds per permitted density	N/A
Transportation/Utility (T/U)	0.70	N/A	N/A	N/A
<p>General Notes:</p> <ol style="list-style-type: none"> <li>Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</li> <li>Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</li> <li>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.</li> <li>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.</li> </ol>				

## **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 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.

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 Review; 3 = Board of County Commissioners Review; A = Accessory	A-E	E-1	R-R	R-1	R-2	R-3	RMH	Supplemental Use Standards (refer to specific Code section)
Use								
<b>Residential Uses</b>								
Accessory Dwelling Unit	A	A	A	A	A	A		Y
Assisted Living Facility	2	2	2	2	2	2	2	
Affordable Housing Development (AHD)	3	3	3	3	3	3	3	Y
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
Modern Manufactured Home	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	
<b>Overnight Accommodations</b>								
Bed and Breakfast	2	2	2	2	2	2	2	Y
<b>Commercial and Office Uses</b>								
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
<b>Industrial, Manufacturing and Warehouse Uses</b>								
Electric Vehicle Charging Station	A	A	A	A	A	A	A	Y
<b>Arts, Recreation and Entertainment Uses</b>								
Club, Community Service and Fraternal	2	2	2	2	2	2	2	

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 Review; 3 = Board of County Commissioners Review; A = Accessory	A-E	E-1	R-R	R-1	R-2	R-3	RMH	Supplemental Use Standards (refer to specific Code section)
Use								
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	
<b>Education, Public Administration and Health Care Uses</b>								
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
<b>Transportation, Communication and Information Uses</b>								
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
Wireless Communication Antennae (WCA)	A	A	A	A	A	A	A	Y
Wireless Communication Tower	1	1	1	1	1	1	1	Y
<b>Utilities</b>								
Solar Energy Systems	A	A	A	A	A	A		Y
Utility Substation	3	3	3	3	3	3	3	Y
Wind Energy Conservation System (WECS), Small Scale	2	2	2	2	2	2		Y
<b>Agricultural Uses</b>								

Table 138-361 – Table of Use for the A-E, E-1, R-R, R-1, R-2, R-3 and RMH Districts

Use	A-E	E-1	R-R	R-1	R-2	R-3	RMH	Supplemental Use Standards (refer to specific Code section)
	LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory							
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							
<b>Other Uses</b>								
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**

- (a) The A-E District is characterized by large residential lots of a size and character that can accommodate agricultural activities.
- (b) The district is intended to retain and preserve much of the natural character of the area including vegetation, hydrology, and topography.
- (c) 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 <sup>1</sup>	Max. FAR <sup>1</sup>	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**

- (a) The E-1 District is characterized by large lot, low density residential communities.
- (b) 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 <sup>1</sup>	Max. FAR <sup>1</sup>	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**

- (a) The R-R District is characterized by medium to large lot, low density residential communities.
- (b) 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 <sup>1</sup>	Max. FAR <sup>1</sup>	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**

- (a) 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 <sup>1</sup>	Max. FAR <sup>1</sup>	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	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**

- (a) 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 <sup>1</sup>	Max. FAR <sup>1</sup>	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	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**

- (a) 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 <sup>1</sup>	Max. FAR <sup>1</sup>	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	6,000 sf	60	80	20	6	10
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>									

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*), should 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.

(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 connected to the development and integrated into the project transportation network. Exemptions shall apply to situations where natural features (e.g. wetland) prevent such a connection.

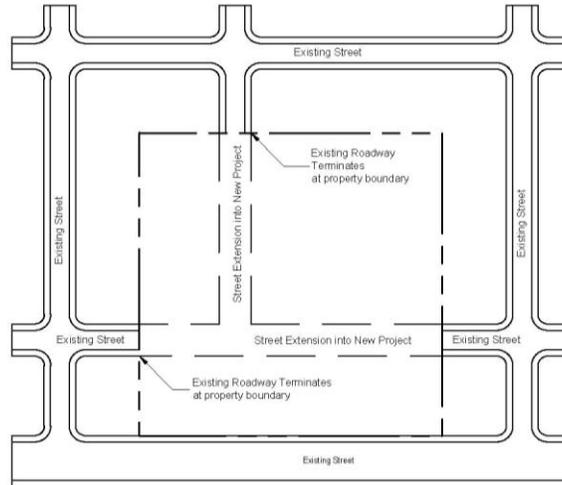


Figure 138-372.(a).1 – Site Layout – Street Extensions into New Projects/Developments

- (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.

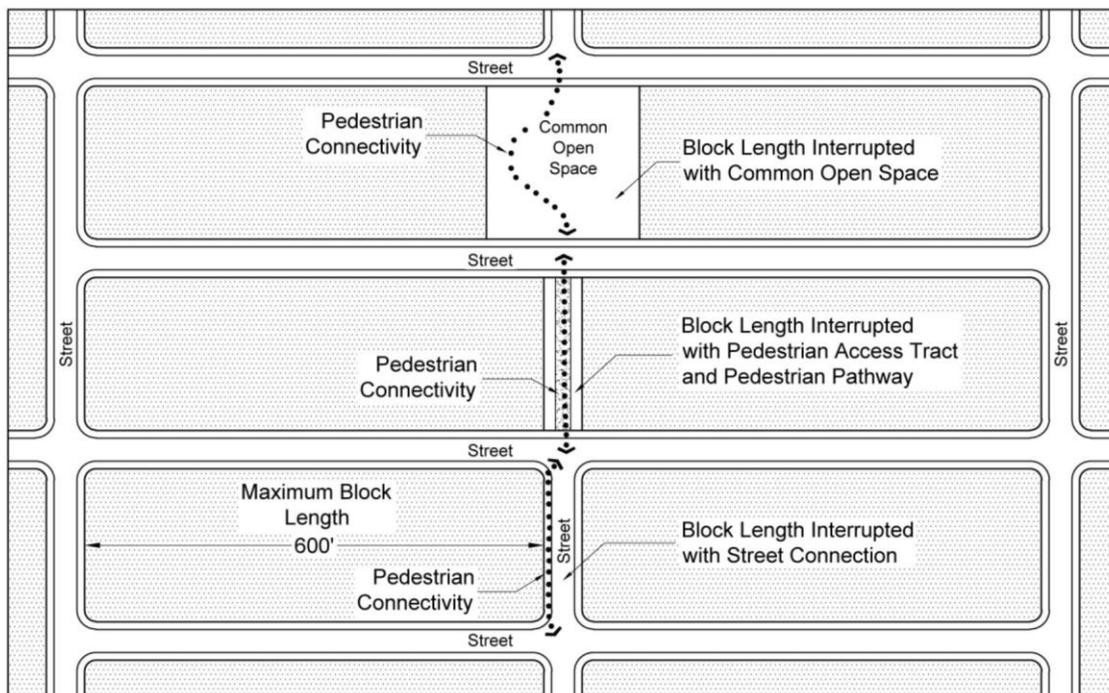


Figure 138-372.(a).3 – Site Layout – Block Length Standards

- (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.

Secs. 138-373—138-374. - Reserved.

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

(a) 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 <sup>1</sup>	Max. FAR <sup>1</sup>	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	0.65	35	<b>Mobile Home Park</b>					
				15 ac <sup>2</sup>	150 <sup>2</sup>	200 <sup>4</sup>	25 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>
				<b>Individual Mobile Home Lots</b>					
				3,500 sf <sup>3</sup>	20 <sup>3</sup>	N/A	10 <sup>5</sup>	5 <sup>5</sup>	5 <sup>5</sup>

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. Mobile Home Park site
3. Individual Mobile Home lot: 25% 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.
4. Outer perimeter of park
5. Interior lots: hitches may encroach into the front setback
6. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

**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 <sup>1</sup>	Max. FAR <sup>1</sup>	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	not listed	35	6,000 sf <sup>2</sup>	60	80	25 <sup>3</sup>	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. Mobile Home subdivision site must be a min. of 10 ac  
 3. 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.  
 4. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

**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 ten 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.
- (e) 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.
- (f) 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 138-781 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A "1" in Table 138-781 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 138-781 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A "3" in Table 138-781 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 138-781 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.

Table 138-781 – Table of Use for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory					
Use	R-4	R-5	RM	RPD	Supplemental Use Standards (refer to specific Code section)
<b>Residential Uses</b>					
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, Duplex	1	1	1	1	
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	2	1	Y
Dwelling, Single-family Zero Lot Line and their customary accessory uses		1	1	1	Y
Marina				A	Y
Dwelling, Triplex and their customary accessory uses	1	1	1	1	
Storage, accessory			1	1	Y
<b>Accommodations</b>					
Bed and Breakfast	2	2	2	1	Y
Hotel				1	
<b>Commercial and Office Uses</b>					

Table 138-781 – Table of Use for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory					
Use	R-4	R-5	RM	RPD	Supplemental Use Standards (refer to specific Code section)
Convenience Store with or without Fuel Pumps				1	Y
Dispensing Alcohol: On-premise consumption - 138 Art. VII Div.3				1	Y
Home Occupation	A	A	A	A	Y
Office, Veterinary			2	1	
Restaurant				1	
Retail Sales and Service				1	
Service, Personal				1	Y
<b>Industrial, Manufacturing and Warehouse Uses</b>					
Electric Vehicle Charging Station	A	A	A	A	Y
<b>Arts, Recreation and Entertainment Uses</b>					
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	
<b>Education, Public Administration and Health Care Uses</b>					
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
Cemetery	2	2	2	2	Y
Cemetery, Accessory to a House of Worship	2	2	2	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	Y

Table 138-781 – Table of Use for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory					
Use	R-4	R-5	RM	RPD	Supplemental Use Standards (refer to specific Code section)
				A	
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
<b>Transportation, Communication and Information Uses</b>					
Docks and Piers	A	A	A	A	Y
Heliport and Helistops				3	Y
Mass Transit Center	1	1	1	1	Y
Navigation safety devices and structures	2	2	2	2	
Parking, Surface - Accessory	2	2	2	2	Y
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
<b>Utilities</b>					
Solar Energy Systems	A	A	A	A	Y
Solar Generation Station	3	3	2	2	Y
Utility Substation	3	3	3	3	Y
Wind Energy Conservation System (WECS), Small Scale	2	2	2	2	Y
<b>Agricultural Uses</b>					
Community Gardens	2	2	2	2	Y
<b>Other Uses</b>					
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 (Need to Re-visit)	1	1	1	1	Y

Secs. 138-382—138-384. - Reserved.

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

- (a) The R-4, one-, two- and three-family residential district is comprised of areas where the development of single-family dwellings, duplexes, and triplexes is appropriate.
- (b) 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 <sup>1</sup>	Max. FAR <sup>1</sup>	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 duplexes or triplexes 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, duplexes, triplexes 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									
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>2</sup>			Min. Setbacks <sup>3</sup>		
				Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	.85	45	<b>Single-Family Detached</b>					
				3,500 sf	35-ft	80-ft	10-ft	5-ft	5-ft
				<b>Single-Family Attached (duplex, triplex, townhouse)</b>					
				2,000 sf	25-ft	70-ft	8-ft	0/5-ft	5-ft
<b>All Other Uses and Building Types</b>									
				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. Lot standards are only applicable where units are built on individual lots.

3. Interior units 0-ft, end units 5-ft. 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-ft setback on one side and 10-ft side setback on the opposite side property line.

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

**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 should 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.

(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. Exemptions shall apply to situations where natural features (e.g. wetland) prevent such a connection.

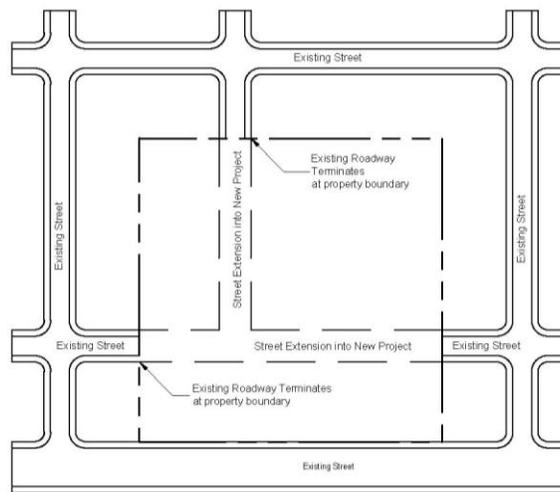


Figure 138-389.(a).1 – Site Layout – Street Extensions into New Projects/Developments

- (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.

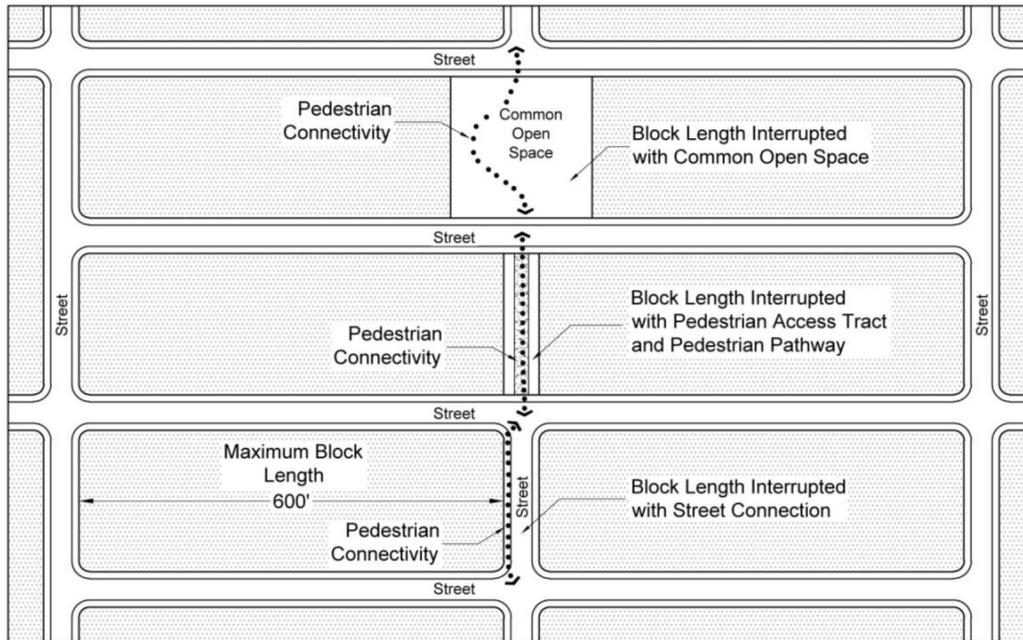


Figure 138-389.(a).3 – Site Layout – Block Length Standards

- (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.

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

(a) 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 <sup>2</sup>			Min. Setbacks <sup>3</sup>		
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	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 <sup>5</sup>	45	<b>Single-Family Detached</b>					
				3,000 sf	35-ft	80-ft	10-ft	5-ft	5-ft
				<b>Single-Family Attached (duplex, triplex, townhouse)</b>					
				1,600 sf	24-ft	70-ft	8-ft	0/5-ft	5-ft
				<b>All Other Uses and Building Types</b>					
				7,500 sf	75-ft	80-ft	15-ft	5-ft	10-ft
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Lot standards are only applicable where units are built on individual lots.</p> <p>3. Interior units 0-ft, end units 5-ft. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure.</p> <p>4. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>5. The Impervious Surface Ratio (ISR) standard for properties within the RE, RS, RL, and RU Future Land Use Map (FLUM) categories.</p>									

**Sec. 138-390.2. – RM, Multi-Family Residential District - Additional Requirements and Design Criteria.**

In addition to the land use standards listed for individual districts, RM districts should 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 relax any design criteria that is in conflict with life/safety standards.

(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. Exemptions shall apply to situations where natural features (e.g. wetland) prevent such a connection.

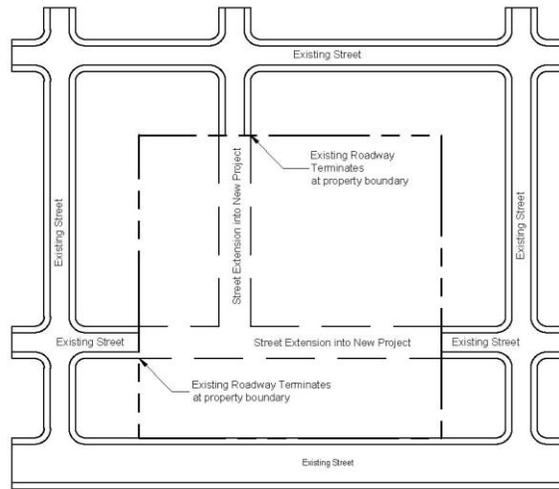


Figure 138-390.2.(a).1 – Site Layout – Street Extensions into New Projects/Developments

- (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.

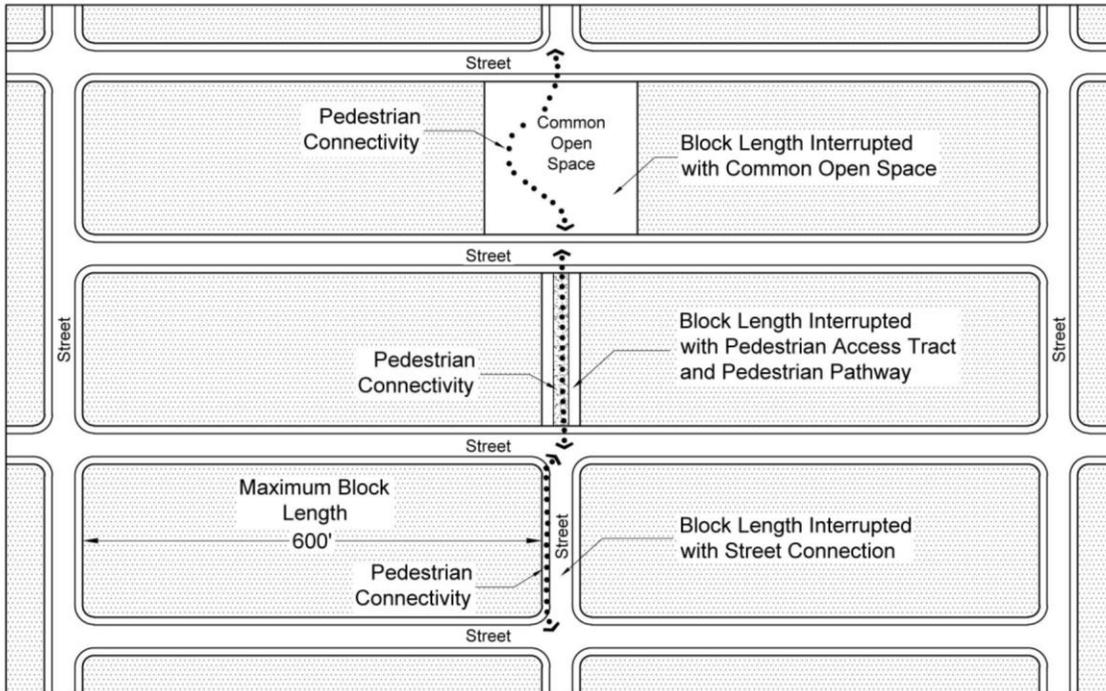


Figure 138-390.2.(a).3 – Site Layout – Block Length Standards

- (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) Structures shall be oriented toward an adjacent roadway or public open space area. Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.
    - a. Building entrances/entryways shall be oriented to adjacent roadways. A public entrance shall be provided via a façade adjacent to roadway.
    - b. Individual buildings may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
  - (2) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design and pedestrian access.

- (3) All service areas and loading docks shall be located behind the front façade 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.

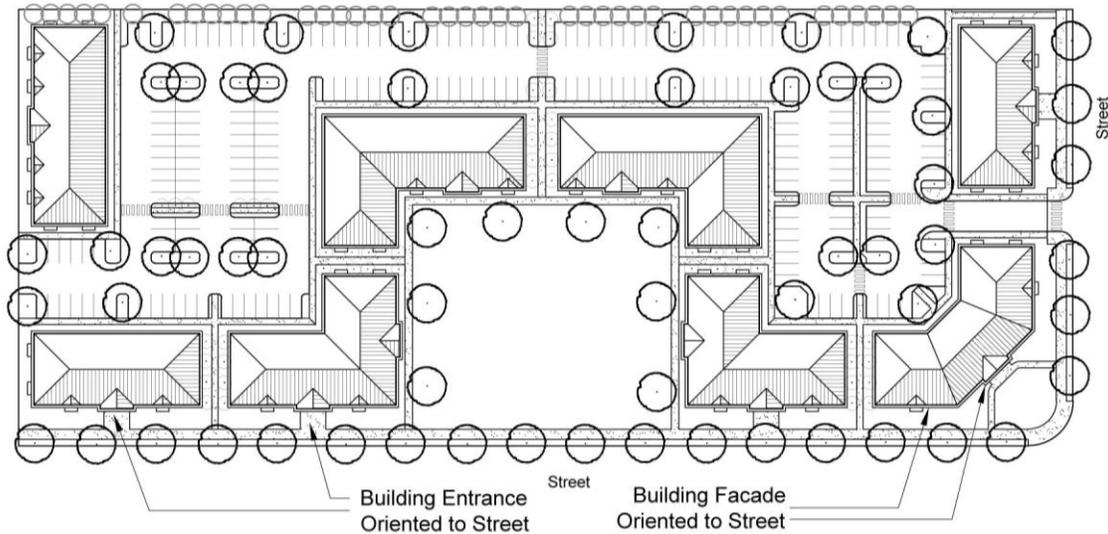


Figure 138-390.2.(b).4 – Site Layout – Building Orientation

- (5) Thirty-five (35) percent of the single-family detached and attached units within a development shall be designed with rear loaded garages and/or parking areas.
- (6) 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.
- (7) Entrances/Entryways for residential units shall be oriented to an adjacent street, alley, open space area, or internal courtyard.
- (8) Portions of a structure located within 25 feet of any parcel zoned, utilized, or approved for single-family dwellings shall be limited to 45-ft in height.
- (9) 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

- (1) New non-residential, multifamily and single-family attached construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
- (2) Renovations and additions to non-residential, multifamily and single-family attached buildings shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
- (3) Non-residential, multifamily, and single-family attached buildings 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) Parking Lots and Parking Structures

- (1) Parking lot location should be as follows:
  - a. Parking areas shall not be located between a front building façade and the primary street, with the exception of developments located along the following roadways:
    - US-19 and its service roads
    - Ulmerton Road
    - Gandy Boulevard
    - SR 580, east of US-19
    - Curlew Road, east of US-19
    - Tampa Road, east of US-19
    - East Lake Road
    - 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. 138-390.2(d)(1)a.
  - c. 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 ~~compartmentalized with islands~~ landscaped as required by ~~other sections of this code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by code.~~ There should not be more than an average of 20 parking spaces between islands to reduce the overall scale of the parking area.
- (3) Parking areas shall provide cross access easements connecting internal vehicle systems between abutting parking areas.

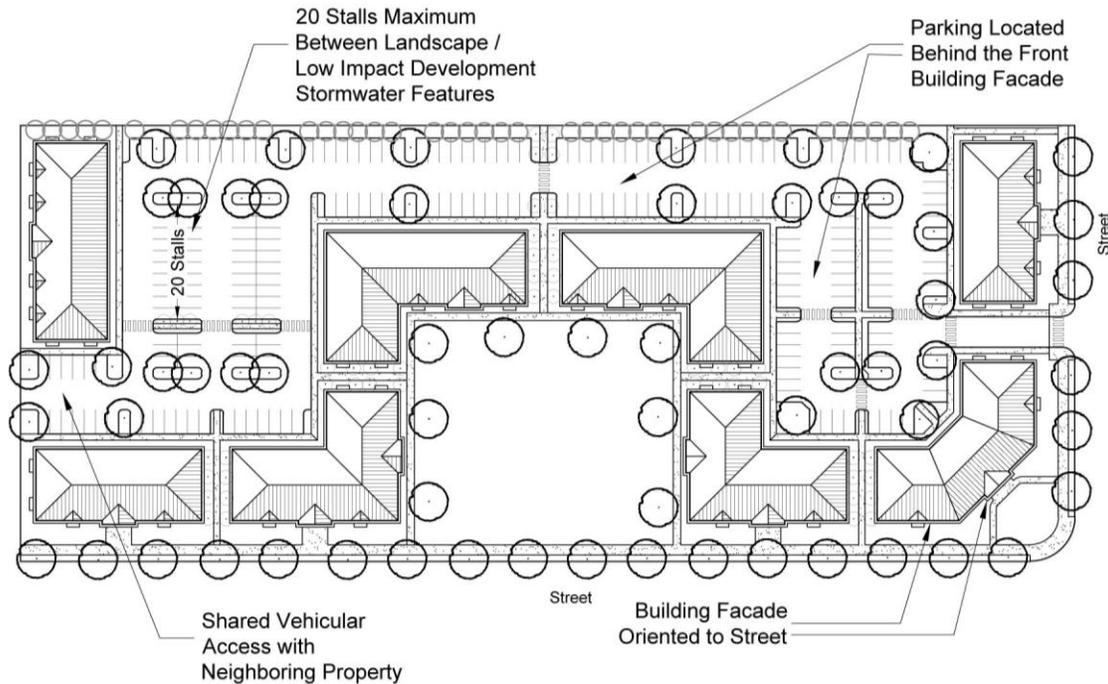


Figure 138-390.2.(d),3- Site Layout – Parking Lot Standards

- (4) Parking structures shall be designed as follows:
  - a. Parking structures should be internal to the site and include architectural features related to the principal structure.
  - b. Parking structures should not be located between the primary front building façade and a roadway.
  - c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style. Parking structures proposed in this arrangement shall include ground-floor residential, commercial, office or employment uses along a minimum of 50% of the roadway frontage.
- (e) 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) Pedestrian access easements which connect the internal pedestrian system shall be provided between abutting property owners.

- (3) All buildings that face a primary street shall contain a primary entry that faces the adjacent roadway. The primary entry shall include decorative door surrounds, porches, porticos and/or stoops.
- (4) A 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 (5) feet in pavement width. The pedestrian pathway should be provided between facing parking stalls.

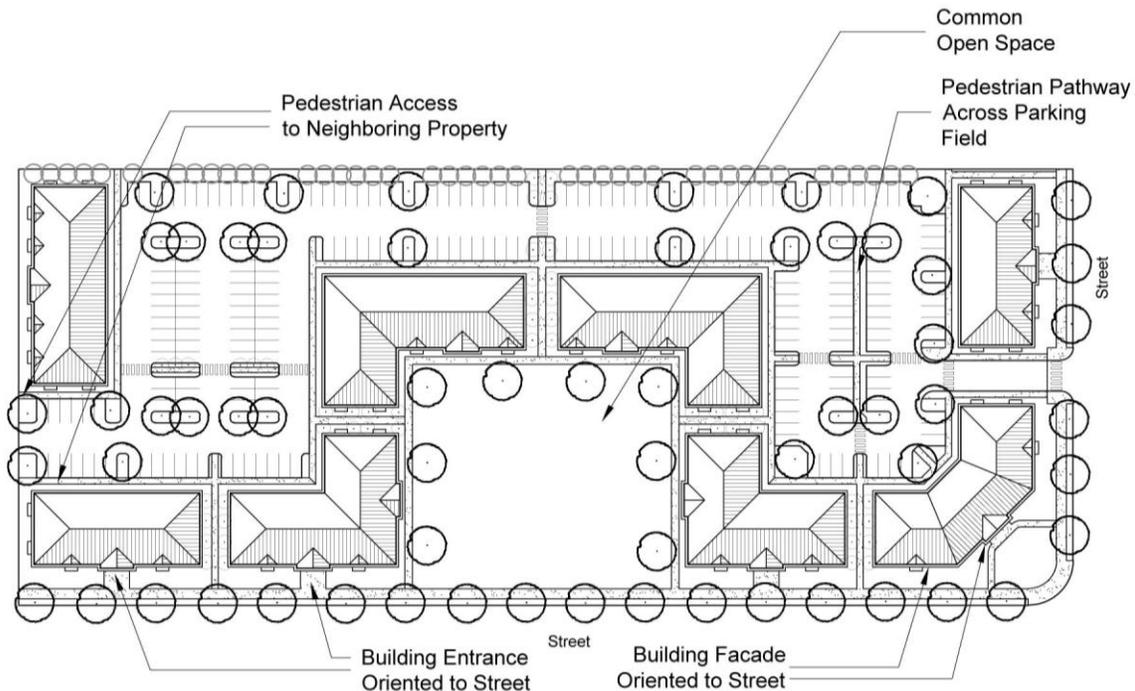


Figure 138-390.2.(e).4 – Site Layout – Pedestrian Standards

(f) Common Open Space

- (1) Developments shall provide Common Open Space pursuant to the following:
  - a. Developments less than five (5) acres shall provide a minimum of 10% of the development land area as common open space.
  - b. Developments greater than or equal to five (5) acres shall provide a minimum of 20% of the buildable land area as common open space.
- (2) Required open space shall be developed 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.
  - c. Stormwater management may not be counted towards satisfying the common open space requirement. However, up to 50% of the common open space requirement may be satisfied by stormwater management systems that utilize Low Impact Design (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. Family or non-senior housing developments shall provide at a minimum 20% of their common open space as active recreation for intended ages of residents, such as but not limited to tot lots, playgrounds, ball courts or ball fields.

**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 public 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.
- (h) This district shall include those areas on the zoning atlas maps designated as RPD.

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

RPD – Development Parameters Table											
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>2</sup>			Min. Setbacks <sup>3</sup>				
				Area	Width (ft)	Depth (ft)	Front	Side	Rear		
See Table 138-351	See Table 138-351	See Underlying Future Land Use Map Category <sup>65</sup>	<b>Single-Family Detached</b>								
			45	3,000 sf	35-ft	80-ft	10-ft	5-ft	5-ft		
			<b>Single-Family Attached (duplex, triplex, townhouse)</b>								
			45	1,600 sf	24-ft	70-ft	8-ft	0/5-ft <sup>3</sup>	5-ft		
			<b>All Other Uses and Building Types</b>								
			70	20,000 sf	75-ft	100-ft	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. Lot standards are only applicable where units are built on individual lots.

3. Interior units 0-ft, end units 5-ft. 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-ft side setback on one side whereas a 10-ft side setback is provided from the opposite lot line.

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

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 - All developments shall be planned and developed with residential as the predominate land use. Residential shall be planned and developed according to the following:
  - (1) Residential uses shall occupy the majority of the total lot area of the development.

- (2) Residential areas shall provide a variety of housing options and shall include a minimum of two of the following building types:
  - a. Duplex/Triplex
  - b. Multifamily
  - c. Single-family attached/townhouse
  - d. Single-family detached
- (3) Areas located within 50 feet and adjacent to platted single-family detached lots shall be limited to single-family detached, duplex, triplex, and townhouse type housing. This standard does not apply to internal single-family lots that are a part of and located within the RPD district.
- (d) Commercial and Non-Residential Uses - All developments may include or provide lease space for one or more of the commercial land uses listed in Table 138-786. Commercial land uses shall be planned and developed according to the following:
  - (1) Commercial and office uses shall not occupy more than 5% of the total developable land area of the development.
  - (2) Individual commercial tenant space shall be limited to 14,000 square feet.
  - (3) Commercial uses shall be restricted from areas located within 50 feet and adjacent to platted single-family detached lots. This standard does not apply to internal single-family lots that are a part of and located within the RPD district.
  - (4) Commercial uses shall be located at one or more of the following locations:
    - a. Along arterials, collectors, or other primary streets
    - b. Adjacent to required open space tracts
    - c. Along regional trails (e.g. the Pinellas Trail)
    - d. Adjacent to designated or planned transit stops/stations
- (e) Common Open Space -
  - (1) Developments shall provide Common Open Space pursuant to the following:
    - a. Developments less than ten (10) acres shall provide a minimum of 10% of the development land area as common open space.
    - b. Developments greater than or equal to ten (10) acres shall provide a minimum of 20% of the buildable land area as common open space.
  - (2) Required open space shall be developed 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.
    - c. Stormwater management may not be counted towards satisfying the common open space requirement. However, up to 50% of the common open space requirement may be satisfied by storm water management systems that utilize Low Impact Design (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. Family or non-senior housing developments shall provide at a minimum 20% of their common open space as active recreation for intended ages of residents, such as but not limited to tot lots, playgrounds, ball courts or ball fields.

**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 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.

(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. Exemptions shall apply to situations where natural features (e.g. wetland) prevent such a connection.

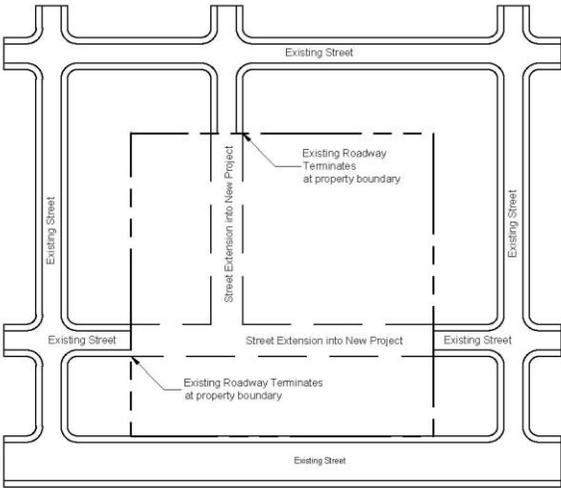


Figure 138-395.3.(a).1 – Site Layout – Street Extensions into New Projects/Developments

- (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.

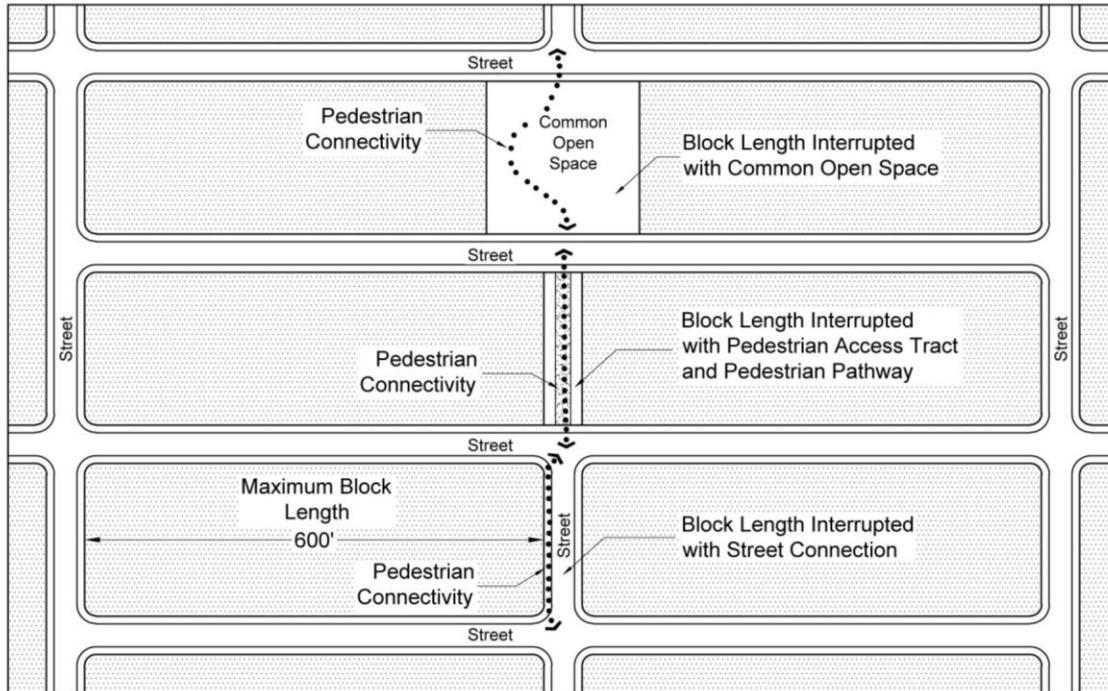


Figure 138-395.3.(a).2- Site Layout - Block Length Standards

- (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
- (1) Structures shall be oriented toward an adjacent roadway or public open space area. Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.
    - a. Building entrances/entryways shall be oriented to adjacent roadways. A public entrance shall be provided via a façade adjacent to roadway.
    - b. Individual buildings may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
  - (2) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design 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.
  - (4) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.

- (5) Thirty-five (35) percent of the single-family detached and attached units within a development shall be designed with rear loaded garages and/or parking areas.
- (6) 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.
- (7) Entrances/Entryways for residential units shall be oriented to an adjacent street, alley, open space area, or internal courtyard.
- (8) Portions of a structure located within 25 feet of any parcel zoned, utilized, or approved for single-family dwellings shall be limited to 45-ft in height.

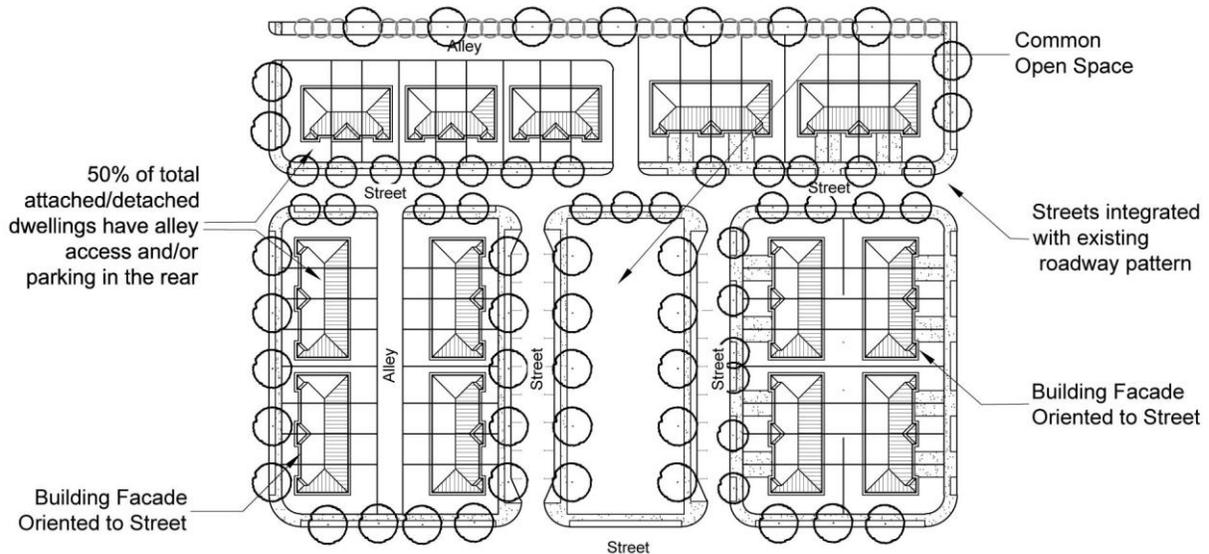


Figure 138-395.3.(b).4 – Site Layout – Building Orientation

(c) Parking Lots and Parking Structures

- (1) Parking lot location should be as follows:
  - a. Parking areas should be located behind a front building façade.
  - b. Parking areas shall not be located between a building façade and a roadway or regional trail (e.g. the Pinellas Trail).
  - c. Drive aisles shall not be located between the front building façade and a roadway. This standard does not apply to one-way drive ways serving drive-through service windows.
  - 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 ~~compartmentalized with landscape planters and/or landscaped as required by Code, and incorporate Low Impact Design (LID) stormwater features as required by other sections of this code techniques where desired by the developer or otherwise required by Code.~~ No more than an average 20 parking spaces shall be allowed between islands to reduce the overall scale of the parking area.

- (3) Parking areas shall provide cross access easements connecting internal vehicle systems between abutting parking areas.
  - (4) Parking structures shall be designed as follows:
    - a. Parking structures should be internal to the site and to include architectural features related to the principal structure.
    - b. Parking structures should not be located between the primary front building façade and a roadway.
    - c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style. Parking structures proposed in this arrangement shall include ground-floor residential, commercial, office or employment uses along a minimum of 50% of the roadway frontage.
- (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) Pedestrian access easements which connect the internal pedestrian system shall be provided between abutting property owners.
  - (3) All buildings that face a primary street shall contain a primary entry which faces the adjacent roadway. The primary entry shall include decorative door surrounds, porches, porticos and/or stoops.
  - (4) A 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 (5) feet in pavement width. The pedestrian pathway should be provided between facing parking stalls.
- (e) Building Style
- (1) New non-residential, multifamily and single-family attached construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
  - (2) Renovations and additions to non-residential, multifamily and single-family attached shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
  - (3) Non-residential, multifamily, and single-family attached buildings 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.

**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 site-specific Development Master Plan shall be created and approved for each Residential Planned Development.
  - (1) The Development Master Plan shall be created by the land owner, developer, authorized agent, and/or contract purchaser. The County may initiate and approve a Development Master Plan with the owner's approval.
  - (2) Multiple Development Master Plans may be approved for distinctive developments within the overall district and specifically reserved for situations of separate ownerships and developer entities.
  - (3) A Development Master Plan shall be created and approved prior to any site development or significant redevelopment.
    - a. All new development shall be consistent with an approved Development Master Plan or an equivalent thereof.
    - b. Existing buildings, uses, and parking areas that were present before the RPD district was assigned to the land may be expanded up to 20% when:
      - 1. There is no Development Master Plan approved on the site OR
      - 2. There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.
      - 3. The total of past expansions to the buildings, uses, and/or parking areas do not exceed 20% of their original size, from the date the RPD district designation was assigned to the land.
- (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. The future land use designations shall correspond with a table of specific land uses that are proposed and ultimately permitted with each designation. The plan shall list the proposed land use intensity/density for each land use designation.
  - (3) Open Space Framework – The Development Master Plan shall depict the open space network within the community. The individual open space areas shall correspond with a table that identifies the planned open space and recreation uses unique to each tract.
  - (4) Utilities Framework – The Development Master Plan shall depict all future potable water, sanitary sewer, reclaimed water, stormwater management, 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 shall include but not be limited to reduced vehicle travel initiatives, proximity to transit, connections to or addition of multimodal travel options and park and open space, use of Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.
- (c) Approval/amendment of a Development Master Plan is subject to a Level 3 review.
- (1) Specific uses shall be reviewed and may be approved pursuant to Table 138-781.
  - (2) A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.
  - (3) A Development Master Plan may be reviewed concurrent or subsequent to a zoning application.
  - (4) When a complete Development Master Plan is deferred, a Preliminary Development Master Plan shall be prepared and reviewed as part of a land use and/or rezoning application to the RPD district. A preliminary master plan may be more general but shall include: proposed land uses, primary roadways, primary access points, common open space areas, and stormwater management locations/strategies. A full Development Master Plan may be reviewed and approved separately from a land use and/or rezoning application but shall be in substantial compliance with a preliminary plan that is a part of a land use and/or rezoning approval.
- (d) Approval/amendment of a Development Master Plan is subject to a Level 3 review in order to seek flexibility in the dimensional standards listed in section 138-395.1. When reviewed as a Level 3, the developer may propose dimensional standards unique to the RPD development.
- (e) The County’s concurrency standards shall apply and be tied to the project phasing plan.
- (f) All previously approved Master Plans or equivalent thereof shall remain in effect. Development may occur consistent with a previously approved master plan. Any modifications to existing plans shall be consistent with the standards of this section.
- (g) Modifications to an Existing Development Master Plan.

The Zoning Administrator is authorized to approve the administrative modifications specifically listed in Subsection (1) below, as long as they are in harmony with the originally approved Development Master Plan. The Zoning Administrator shall not have the power to approve changes that constitute a minor or a major modification of the approval. A minor modification shall be considered a Level 2 application and shall be heard in accordance with \_\_\_\_\_. A major modification shall be considered a Level 3 application.

- (1) Administrative Modification: The Zoning Administrator is authorized to approve the following modifications to an approved Development Master Plan:

- a. Reduce the number of parking spaces by an amount not to exceed 10 percent of the approved spaces, provided the reduction meets the minimum off-street parking requirement for the uses.
  - b. Any relocation of approved density or intensity farther than 500 feet from the zoning lot boundaries or farther than 200 feet from any part of the development which has been constructed or sold to an owner or owners different from the applicant requesting the change.
  - c. A change from multi-family to single family, if it does not increase external impacts such as, but not limited to, transportation, schools, parks, or utilities and is consistent in lot size, coverage, and yards with other single-family portions of the development. If no single-family detached units are included in the project, the requirements of the R-5 district shall be the minimum permitted.
- (2) Minor Modification: Any of the following shall constitute minor modifications that are subject to Level 2 review:
- a. Any change in parking areas resulting in a reduction of more than ten percent in the number of approved spaces which also reduce any minimum required spaces.
  - b. Any reduction in the amount of open space/recreation area or any substantial change in the location or characteristics of open space.
  - c. Changes in location, or type of pedestrian or vehicular accesses or circulation, or any increase or decrease in the number of pedestrian or vehicular accesses.
  - d. Any increase in density or intensity within 500 feet of the zoning lot boundaries or within 200 feet of any part of the development which has been constructed or sold to an owner or owners different from the applicant requesting the change. Relocation of uses, density or intensity which triggers these thresholds shall be considered a minor modification.
  - e. Any increase in density or intensity of use of up to five percent usable floor area, three percent of the number of dwelling units, or five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the Development Master Plan or the Comprehensive Plan.
  - f. An increase in structure height less than 15 feet or an increase in number of stories.
  - g. Any decrease in required yards, except that when such decrease is to apply to three or less single-family lots within the project, the change shall be reviewed per \_\_\_\_\_.
  - h. Any deletion of a specifically approved use.
  - i. Any increase in the area allocated to any land use type, except open space/recreation area, by ten percent or less.
  - j. Any increase in traffic generation, up to ten percent.

- k. Any request for a decrease in intensity from commercial to single-family residential, or from commercial or office to single-family residential, shall be considered a minor modification.
- (3) Major Modification: Any of the following shall constitute major modifications that are subject to Level 3 review:
- 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 ten percent.
  - e. Any increase in traffic generation by more than ten percent.
  - f. Any change in a condition specifically required by the Board as part of the Development Master Plan approval or amendment. However, any condition that merely restates a Code requirement without deviation may be modified by the Zoning Administrator if the regulation allows a waiver or if the regulation has subsequently been changed by the Board.

## **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 minimum 15 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.

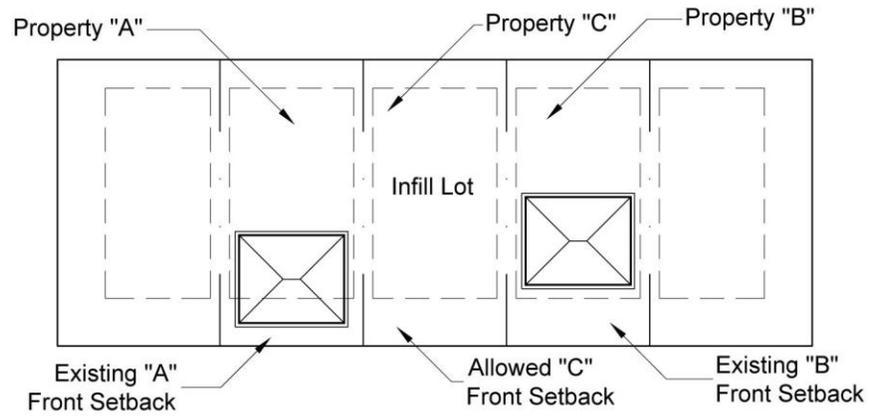


Figure 138-398.(a). – Residential Infill Standards:  
 Property "C" (infill lot) may be permitted a reduced front structural setback based on the average existing front setbacks of adjacent properties "A" and "B". The average setback of the adjacent properties shall be calculated as follows:

$$\text{Existing Front Setback "A"} + \text{Existing Front Setback "B"} / 2 = \text{Allowed Front Setback "C"}$$

## **Proposed Commercial, Industrial and Mixed Use Code Revisions**

- New Code Revisions for Commercial & Industrial Uses  
Based on Discussions during the December 6, 2012  
Workgroup Meeting
- Proposed Mixed Use Codes for January 24, 2013 Review

# Contents

<b>CHAPTER 138 – ZONING</b> .....	<b>3</b>
<b>Article V – Office, Commercial, Industrial &amp; MultiUse Districts</b> .....	<b>3</b>
<b>DIVISION 1. – GENERALLY</b> .....	<b>3</b>
Sec. 138-711. – District Density and Intensity Standards .....	3
Secs. 138-712—138-740. - Reserved. ....	3
<b>DIVISION 2. - Office and Commercial zoning Districts</b> .....	<b>3</b>
Sec. 138-741. – LO, P-1, C-1, C-2, CR, and CP - Definition, purpose and intent of district. ....	3
Sec. 138-742. – P-1, LO, C-1, C-2, CR, and CP – Table of Uses .....	4
Sec. 138-743. – LO, Limited Office District .....	10
Sec. 138-744. - P-1, General Professional Office District .....	10
Sec. 138-745. – C-1, Neighborhood Commercial District.....	11
Sec. 138-746. – C-2, General Retail Commercial and Limited Services District .....	12
Sec. 138-748. – CR, Commercial Recreation District .....	12
Sec. 138-749. – CP, Commercial Corridor District.....	13
Sec. 138-750. – Office and Commercial Zoning Districts – Design Criteria .....	14
<b>DIVISION 3. – Industrial zoning Districts</b> .....	<b>21</b>
Sec. 138-760. – M-1, M-2, WD, and IPD - Definition, purpose and intent of district. ....	21
Sec. 138-761. – M-1, M-2, WD, and IPD – Table of Uses .....	22
Sec. 138-762. – M-1, Light Manufacturing and Industry District.....	28
Sec. 138-763. – M-2, Heavy Manufacturing and Industry District.....	29
Sec. 138-764. – WD - Wholesale District .....	30
Sec. 138-765. – IPD, Industrial Planned Development District .....	30
<b>DIVISION 4. – Mixed-use zoning Districts</b> .....	<b>411</b>
Sec. 138-800. – MXD-1, MXD-2, and MXD-3 - Definition, purpose and intent of districts. ....	411
Sec. 138-801. – MXD-1, MXD-2, and MXD-3 – Table of Uses.....	411

Sec. 138-802. – MXD-1, Neighborhood Mixed-Use District .....	477
Sec. 138-803. – MXD-2, Community Mixed-Use District.....	500
Sec. 138-804. – MXD-3, Regional Mixed-Use District.....	533
Sec. 138-810. – Mixed-Use Districts – Design Criteria .....	566
Sec. 138-820. – Mixed-Use Districts –Development Master Plan .....	633
<b>DIVISION 6. - OPH-D, OLD PALM HARBOR-DOWNTOWN DISTRICT .....</b>	<b>68</b>
Sec. 138-1006. - Definition, purpose and intent of district.....	688
Sec. 138-1007. - Applicability and nonconformities.....	688
Sec. 138-1008. - Permitted uses. ....	700
Sec. 138-1009. - First floor uses.....	722
Sec. 138-1010. - Property development regulations.....	722
Sec. 138-1011. - Off-street parking. ....	733
Sec. 138-1012. - Landscaping for vehicular use (parking) areas.....	755
Sec. 138-1013. - Design criteria.....	77
Sec. 138-1014. - Signs.....	800
Sec. 138-1015. - Downtown Palm Harbor Review Committee—Organization, powers, and duties..	811
Sec. 138-1016. - Same—Procedures for review. ....	833
Secs. 138-1017—138-1030. - Reserved.....	833

## CHAPTER 138 – ZONING

### ARTICLE V – OFFICE, COMMERCIAL, INDUSTRIAL & MULTIUSE 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, P-1, 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 and P-1 Districts** - The purpose of the LO and P-1 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 and C-2 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 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 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. – P-1, LO, 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 P-1, LO, C1, C2, CR, and CP districts*. The review procedures are further defined in Article II of the Zoning Code.

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

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

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory								
USE	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
14 residents								
Community Residential Home, Category 3: more than 14 residents						1		Y
Dormitory		A		A		A		Y
Dwelling, Duplex and their customary accessory uses						1		
Dwelling, Live/Work						1		Y
Dwelling, Multifamily 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, Triplex						1		Y
<b>Accommodations</b>								
Bed and Breakfast			1	1		1		Y
Hotel				1		1	1	Y
Motel				1		1	1	Y
<b>Commercial and Office Uses</b>								
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
Drug Store			1	1		1		
Home Occupation						A		Y
Kennel/Pet Care Indoor				1		1		Y

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory								Supplemental Use Standards (refer to specific Code section)
USE	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	
Motor Vehicle Sales				1		1		
Motor Vehicle Service and Repair				1		1		Y
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, Accessory Use				A		A		Y
Outdoor Sales, Accessory Use Garden Oriented				A		A		Y
Outdoor Sales, Principal Use Outdoor Oriented Goods				1		1		Y
Outdoor Sales, Principal Use Garden Oriented				1		1		Y
Outdoor Storage, Accessory, Commercial			A	A		A	2	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 Establishment			1	1		1		
Service, Office	1	1	1	1		1		Y
Service, Personal	A	A	1	1		1		Y
Sidewalk Café	A	A	1	1		1		Y
Studio and Gallery	1	1	1	1		1		Y
<b>Industrial, Manufacturing, and Warehousing Uses</b>								
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

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Vehicle Towing				1		1		
Vehicle Refueling Station			1	1				Y
Vehicle Storage, Maintenance and Repair				1		1		Y
Warehouse				A				
<b>Arts, Recreation and Entertainment Uses</b>								
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
Health Club/Fitness Center	2	2	1	1		1		Y
Movie Theater/Cinema				1		1		
Movie Theater/Cinema, Drive-In				3		3		
Museum/Cultural Facility				1		1	1	
Performing Arts Venue				1		1		
<b>Education, Public Administration, Health Care, and Industrial Uses</b>								
Day Care Center, adult		1	1	1				Y
Day Care Facility, child	1	1	1	1		1		Y
Birthing Center		1		1				
Cemetery		2	2	2		2	2	Y
Cemetery, Accessory to a Place of Worship		2	2	2		2	2	Y
Funeral Home / Mortuary		1	1	1		1		
Government Building or Use		1		1		1		Y
Hospital				1				Y
Library				1		1		

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory								
USE	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
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		
<b>Transportation, Communication, and Information Uses</b>								
Docks and Piers		A	A	A		A	A	Y
Commercial Marina				3		3	3	Y
Heliport and Helistops	3	3		3		3		Y
Mass Transit Center	1	1	1	1		1	1	Y
Navigation safety devices and structures		2	2	2		2	2	
Off-shore Tour Vessels and Water Transport				3		3	3	Y
Parking, Surface - Principal Use				1		1		
Parking Structure		1		1		1	1	Y
Wireless Communication Antennae (WCA)		A	A	A			A	Y
Wireless Communication Tower		1	1	1		1	1	Y
<b>Utilities</b>								
Solar Energy Systems	A	A	A	A		A	A	Y
Solid Waste Transfer Facility				3				Y
Utility Substation		3	3	3		3	3	Y
Wind Energy Conservation System (WECS), Small Scale		1	1	1		1	1	Y

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
<b>Agricultural Uses</b>								
Community Gardens			1	1		1	1	Y
Nursery / Greenhouse, Retail				1		1		
<b>Other Uses</b>								
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										
Max. Density <sup>1</sup>	Max. Building Coverage <sup>3</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	N/A	See Table 138-351	0.75	35/ 20 <sup>2</sup>	6,000 sf	60	80	10	15	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. When not abutting single-family dwellings/when abutting single-family dwellings.</p> <p>3. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>										

**Sec. 138-744. - P-1, General Professional Office District**

The purpose of the P-1, 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 P-1 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. P-1 - Development Parameters**

P-1 – Development Parameters Table										
					Min. Lot			Min. Setbacks (ft)		
Max. Density <sup>1</sup>	Max. Building Coverage <sup>4</sup>	Max. FAR <sup>1</sup>	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 <sup>3</sup>	75/ 35 <sup>2</sup>	6,000 sf	60	80	15	15	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. 50 feet or farther from residentially zoned property/within 50 ft of residentially zoned property.</p> <p>3. Storage/warehouse uses in the Future Land Use Map Classification CG - Commercial General</p> <p>4. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>										

**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 supply 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 <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	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	35	6,000 sf	60	80	10	0 – 20 <sup>2</sup>	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. None required for commercial uses or structures; except that, when the side or rear of a lot abuts a residential district, there shall be a side or rear yard provided of a minimum of 20 percent of the lot width or depth, respectively, but this section shall not require more than 20 feet.</p> <p>3. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>										

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

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

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

C-2 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft) <sup>5</sup>	Min. Lot			Min. Setbacks		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.50	See Table 138-351	0.90 / 0.75 <sup>4</sup>	50 / 35 <sup>5</sup>	10,000 sf	80	100	10	0 – 20 <sup>2</sup>	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. None required for commercial uses or structures; except that, when the side or rear of a lot abuts a residential district, there shall be a side or rear yard provided of a minimum of 20 percent of the lot width or depth, respectively, but this section shall not require more than 20 feet.</p> <p>3. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>4. In the Future Land Use Map Classification R/O/R – residential/office/retail</p> <p>5. The maximum building height shall be limited to 35 feet for portions of the site that is within 50-feet of R-1, R-2, R-3, R-4 and/or R-5 zoning district.</p>										

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

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

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

- (a) The CP, commercial parkway district shall include those areas indicated on the zoning atlas maps as CP, CP-1, and CP-2. Adoption of this chapter will not change this classification designation, but will make this division applicable to it. Those areas indicated as CP and CP-1 shall be designated as CP-1. Those areas designated as CP-2 shall remain designated as CP-2 until otherwise changed by law. This district is stratified into two integrally linked highway oriented segments, the characteristics of which vary only by the intensity of use allowed in each. These subclassifications are denoted as:
  - (1) CP-1: Includes those areas fronting on major arterial highways where established land use planning criteria would indicate this district could be located.
  - (2) CP-2: Includes those areas located at major 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 <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
<i>CP-1 District</i>										
See Table 138-351	N/A	See Table 138-351	0.75	35	1 ac	150	200	20 <sup>3</sup>		15
<i>CP-2 District</i>										
See Table 138-351	N/A	See Table 138-351	0.75	50	1 ac	150	200	20 <sup>3</sup>		15
<ol style="list-style-type: none"> <li>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</li> <li>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</li> <li>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.</li> </ol>										

**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 a residual, attractive built environment. In addition to the land use standards listed for individual districts, office and commercial districts should 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.

**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.

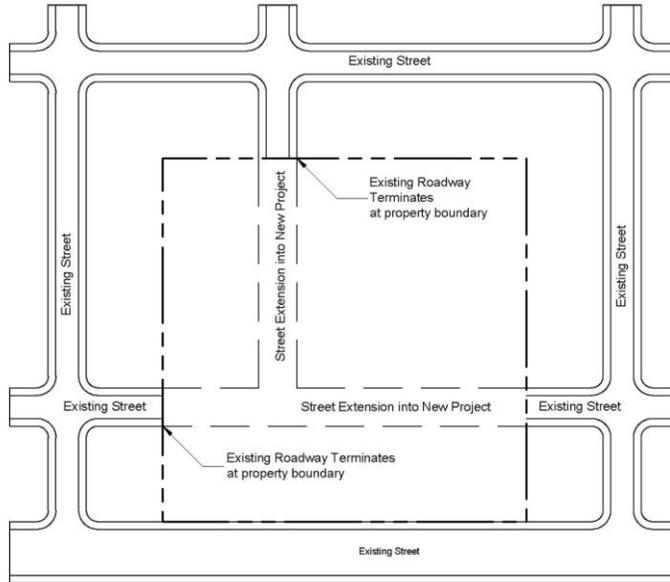


Figure 138-750.1.(a). – Site Layout – Street Extensions into New Projects/Developments

- (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) Structures shall be oriented toward an adjacent roadway/street. For sites fronting along multiple roadways, building orientation should be emphasized on the primary street. Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.
    - a. Building entrances/entryways shall be oriented to adjacent roadways/street. A public entryway shall be provided via any façade adjacent to roadway.
    - 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.

- c. Fuel service stations may be exempt from this building orientation standard.
- (2) The first floor, street facing facades of ~~large format commercial buildings housing a single tenant occupying more than 80,000 square feet~~ shall be:
    - a. ~~edged with small scale uses and/or smaller tenant spaces (e.g. retail, restaurant, residential) OR~~
    - b. constructed with architectural details such as fenestration, large display windows, natural finishes and other architectural features intended to break-up large expansive facades.
  - (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 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.
  - (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 located between a building façade and a street. Service windows may be placed on the side or rear building facades; windows shall not be oriented to an adjacent street. Where sites abut multiple roadways, the service window may be oriented to one street.

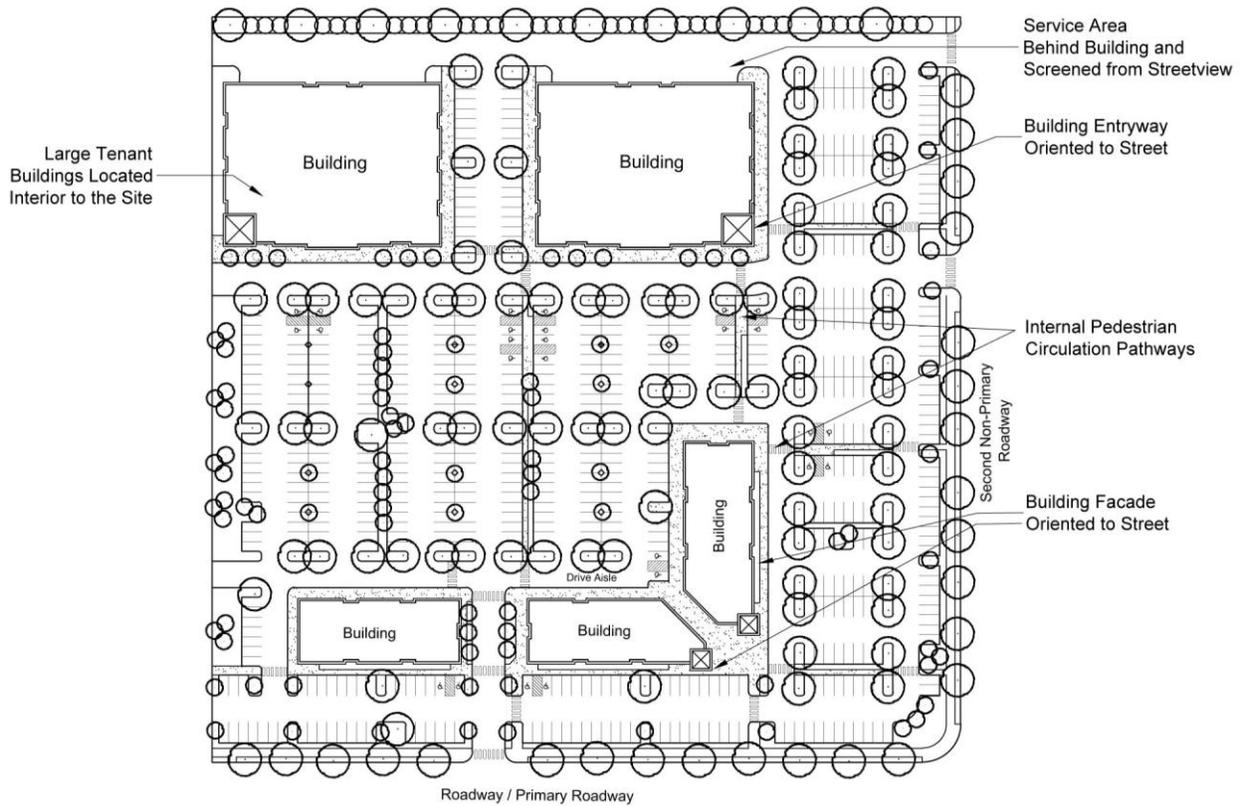


Figure 138-750.1.(b). – Site Layout - Building Orientation Standards

(c) Parking Lots and Parking Structures

- (1) Parking features shall be designed in accordance with the following criteria to reduce the parking areas focus from the primary street corridor and assist in establishing a more urban form of design.
  - a. Parking areas should generally be located behind a front building façade.
  - b. Parking areas should be minimized from the area located between a building façade and an adjacent road.
    1. Parking shall be limited to two (2) parking ~~bays~~ rows and one drive aisle for lot areas located between any building façade and a roadway.
      - (a). For lots located adjacent to two or more roadways, this standard shall only apply to the adjacent primary roadway.
      - (b). The *primary* roadway shall be defined as that road which has a higher Functional Classification as determined by the Pinellas County MPO, has a greater number of Average Annual Daily Trip (AADT) as compiled in the current MPO Level of Service Report, or if neither resources are available, as determined by the Zoning Administrator.
      - (c). This criteria is satisfied if a minimum of 40 percent of roadway frontage is occupied by an outbuilding.
- (2) ~~Parking lots shall be compartmentalized with landscape planters and/or landscaped as required by Code, and incorporate Low Impact Design (LID)~~

stormwater features as required by other sections of this code techniques where desired by the developer or otherwise required by Code. No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.

- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist.
- (4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.
- (5) Parking structures shall be designed as follows:
  - a. Parking structures should be internal to the site and should include architectural features/design elements related to the principal structure.
  - b. Parking structures should not be located between the primary front building façade and a primary roadway.
  - c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style. Stand-alone parking structures located along a primary roadway shall include ground-floor commercial, office, or employment along a minimum of 50% of the roadway frontage.

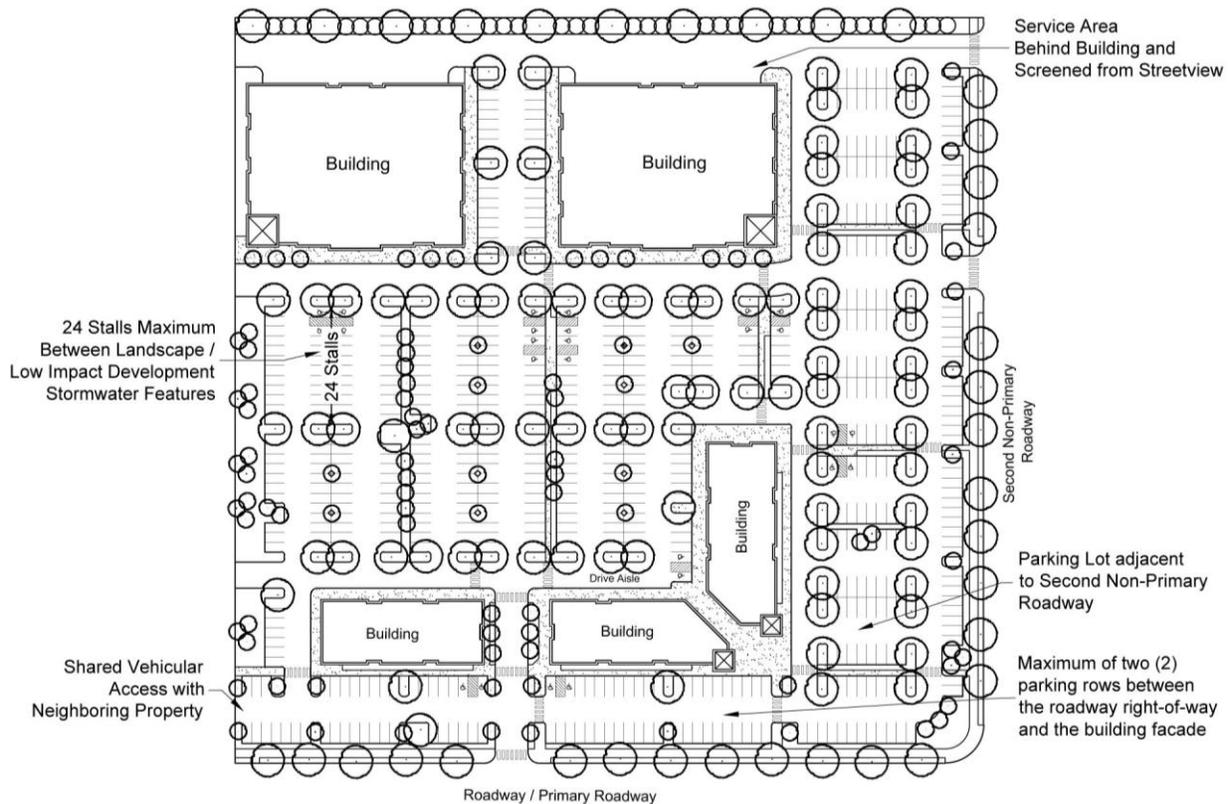


Figure 138-750.1.(c).1 – Site Layout - Parking Standards

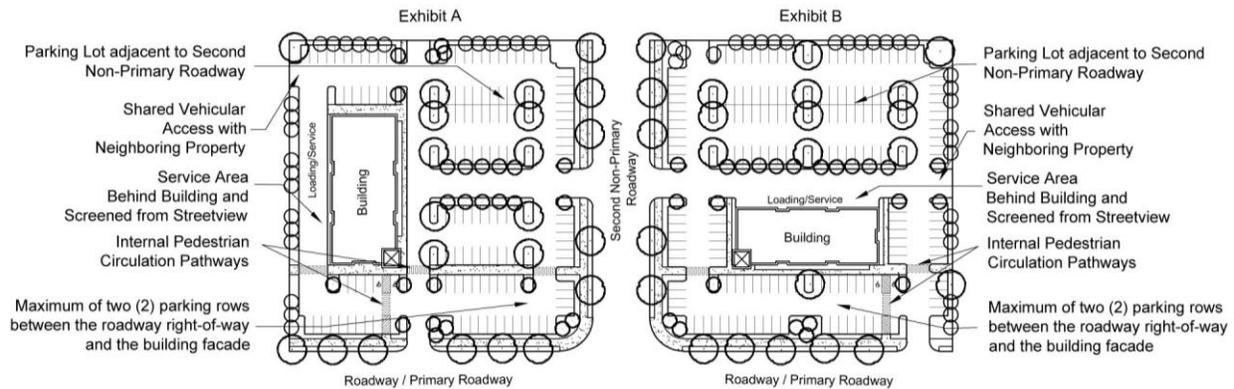


Figure 138-750.1.(c).2 – Site Layout - Parking Standards – Smaller Sites

(d) Pedestrian Connections/Circulation

- (1) Where multiple store fronts or multiple buildings exist within the same development, each tenant space shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
- (2) An internal pedestrian system shall provide a connection to abutting properties where willing adjacent property owners exist.
  - a. An internal pedestrian connection is not required to abutting single-family residential lots.
  - b. Internal pedestrian connections to adjacent properties are not required at locations that:
    1. are separated by significant natural features such as wetlands, streams and topography AND/OR
    2. are separated by significant man-made features such as canals, stormwater ponds, rail lines, storage yards, ~~mines~~, and the like AND/OR
    3. are incompatible as determined by the Zoning Administrator.
- (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.
- (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 (5) 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.

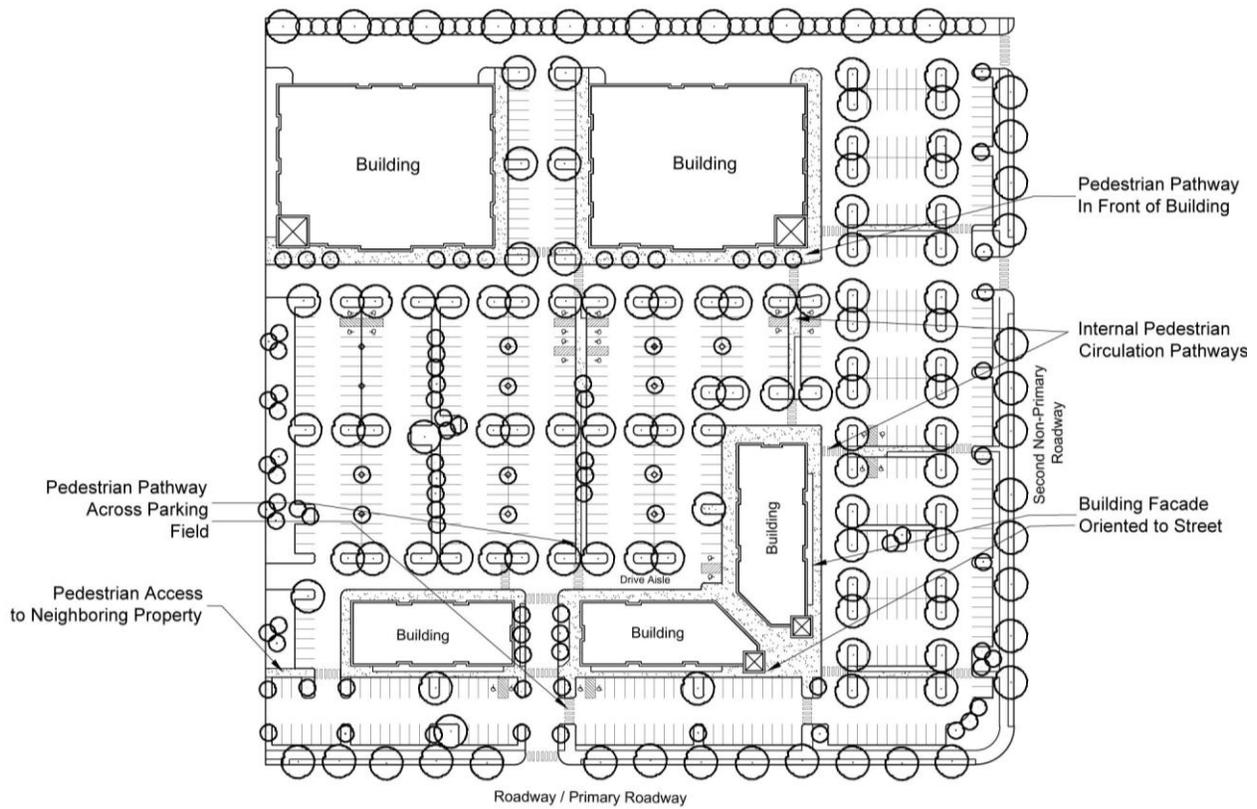


Figure 138-750.1.(d). – Site Layout - Pedestrian Standards

**Sec. 138-750.2 – Building and Architectural Design Standards**

(a) Building Style

- (1) Renovations, additions and accessory structures shall be designed to complement the architectural style of the structure in which they are a part.
- (2) ~~Shopping centers~~ Multi-tenant commercial and office buildings shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.
- (3) All accessory structures including, but not limited to, drive-thrus, canopies, storage buildings, and solid waste enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

(b) Building Form

- (1) Non-residential and vertical mixed-use buildings should 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) Multifamily residential projects should provide 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) The first floor of each multi-story building shall 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) ~~Shopping centers~~ Multi-tenant commercial and office buildings shall provide shelter/shade elements along 75 percent of the primary center façade. The required shelter/shade elements are intended to protect people from natural elements including sun, wind, and rain.

(c) Wall Composition

Wall composition standards ensure that ground-level storefronts, and multi-family residential buildings, offer attractive features to the pedestrian. Wall composition also mitigates blank walls and ensures that all sides of a building have visual interest.

- (1) Structures which are situated on corner lots or through lots, or which by the nature of the site layout are otherwise clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides that are visible from rights-of-way, primary accessways, and internal roadways. Full architectural treatment shall include roof design, wall materials, architectural trim, and door and window. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.
- (2) There shall be no blank facades. All facades 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.

(d) Transparency

The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.

- (1) At least ~~50~~ 25 percent of linear ground level, street facing facades of non-residential, multifamily residential, and vertical mixed-use buildings shall be transparent.

### **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 and M-2 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 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 District** - The purpose of the IPD district is to allow employment areas to be master planned as highly specialized and technological industries, industrial support facilities, research and experimental institutions, administrative facilities and commercial uses, all of which are within a planned industrial park. The IPD is planned at the developer's option with a land use mix that is unique to the site and is implemented through a master site plan. The IPD district is a land planning option that may be used as an alternative to other industrial zones.

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

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

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

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
<b>Residential Uses</b>					
Accessory Dwelling Unit, Owner/Manager	1	1	1		Y
Affordable Housing Development (AHD)			1		Y
Dwelling, Live/Work				2	Y
Dwelling, Multifamily and their customary accessory uses				2	Y
Dwelling, Triplex				2	Y
Marina			1		
Storage, accessory				2	Y
<b>Accommodations</b>					
Hotel	3			2	Y
Motel	3			2	Y
<b>Commercial and Office Uses</b>					
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
Drug Store				3	
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
Office, General	1	1	1	2	
Office, Medical or Dental				2	
Office, Temporary Labor (Day Labor)	3				
Office, Veterinary				2	Y

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Outdoor Sales, Accessory Use			A		Y
Outdoor Sales, Accessory Use Garden Oriented			A		Y
Outdoor Sales, Principal Use Outdoor Oriented Goods			1		Y
Outdoor Sales, Principal Use Garden Oriented			1		Y
Outdoor Storage, Accessory, Commercial			A		Y
Pharmacy				3	
Restaurant	2			3	
Restaurant: Accessory Outdoor Area				3	Y
Retail Sales and Service	A	A		3	
Service Establishment			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
<b>Industrial, Manufacturing, and Warehousing Uses</b>					
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
Laboratories and Research and Development	1	1	1	1	
Manufacturing - Light, Assembly and Processing: Type A	1	1	3	1	
Manufacturing - Light, Assembly and Processing: Type B	1	1	1	2	
Manufacturing - Heavy		1		3	
Outdoor Storage, Accessory Industrial	A	A	A	A	Y

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Outdoor Storage, Principal Use	1	1	1	3	Y
Publishing and Printing	1	1	1	2	
Recycling Center	1	1		2	Y
Salvage Yard		3			Y
Storage, Self / Mini Warehouse	1	1	1	3	Y
Freight Trucking	1	1			
Vehicle Towing	1	1	1		
Vehicle Refueling Station	1	1	1		Y
Vehicle Storage, Maintenance and Repair	1	1	1	3	Y
Transfer Station	3	1	3		Y
Warehouse	1	1	1	1	
Wholesale Establishment	1	1	1	3	
<b>Arts, Recreation, and Entertainment Uses</b>					
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
Health Club/Fitness Center	2		1 or 2	1	Y
Movie Theater/Cinema				2	
Museum/Cultural Facility				2	
Natural Resources and Wildlife Management Uses				1	
Public or private parks, playgrounds and recreation areas	2	2	2	2	
Performing Arts Venue				3	

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Recreation Use, Accessory to Residential Use				1	
Resource Based Recreation				1	Y
<b>Education, Public Administration, Health Care, and Industrial Uses</b>					
Congregate care facility				3	
Day Care Center, adult				3	Y
Day Care Facility, child				2	Y
Cemetery	2	2	2	3	Y
Cemetery, Accessory to a Place of Worship	2	2	2	3	Y
Correctional Facilities				3	
Crematorium	1	1		3	Y
Environmental Education Facilities				1	
Funeral Home / Mortuary				3	
Government Building or Use	1	1		2	Y
Hospital				2	Y
Library				2	
Meeting Hall and other Community Assembly Facility				2	
Nursing Home				3	Y
Place of Worship				2	Y
School, Public, Pre-K thru 12 (Governmental)				2	Y
School, Private, Pre-K thru 12 (Nongovernmental)				2	Y
School, Post-Secondary				2	
School, All Others				2	
Social Service Agencies				2	Y
<b>Transportation, Communication, and Information Uses</b>					
Airports and Air Transportation	3	3	3	3	

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Docks and Piers	A	A	A	A	Y
Commercial Marina	1	1	1	1	Y
Helicopter 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
<b>Utilities</b>					
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
Fat, Oil and Grease Facility	3	3	3	3	Y
Utility Plant and Storage (fossil fuel)	3	3	3	3	Y
Utility Substation	1	1	3	3	Y
Water and Wastewater Utility Infrastructure				3	Y
Wind Energy Conservation System (WECS), Medium Scale	1	1	1	2	Y
Wind Energy Conservation System (WECS), Small Scale	1	1	1	1	Y
<b>Agricultural Uses</b>					
Agricultural Activities, Commercial Use				3	Y

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)
Community Gardens				2	Y
Nursery / Greenhouse, Retail				3	
Nursery / Greenhouse, Wholesale			1	3	
<b>Other Uses</b>					
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 <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	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	75/35 <sup>3</sup>	12,000 sf	80-ft	100-ft	25-ft	10-ft	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. Height limit 50 feet or farther from residentially zoned property/Height limit within 50 ft of residentially zoned property.</p>										

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

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

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

M-2 – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	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	100/35 <sup>3</sup>	25,000 sf	100-ft	200-ft	25-ft	20-ft	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. Height limit 50 feet or farther from residentially zoned property/Height limit within 50 ft of residentially zoned property.</p>										

**Sec. 138-764. – WD - Warehouse District**

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

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

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

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

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

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

IPD – Development Parameters Table										
					Min. Lot <sup>3</sup>			Min. Setbacks <sup>3</sup>		
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR	Max. ISR	Max. Building Height (ft) <sup>3</sup>	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.60	See Table 138-351	0.85	100	15,000 sf	100-ft	200-ft	10-ft		10-ft
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. Dimensional standards may be modified if a part of a previously approved master plan and/as adjusted by the Board of County Commissioners.</p>										

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

Industrial Planned Development 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.

(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.

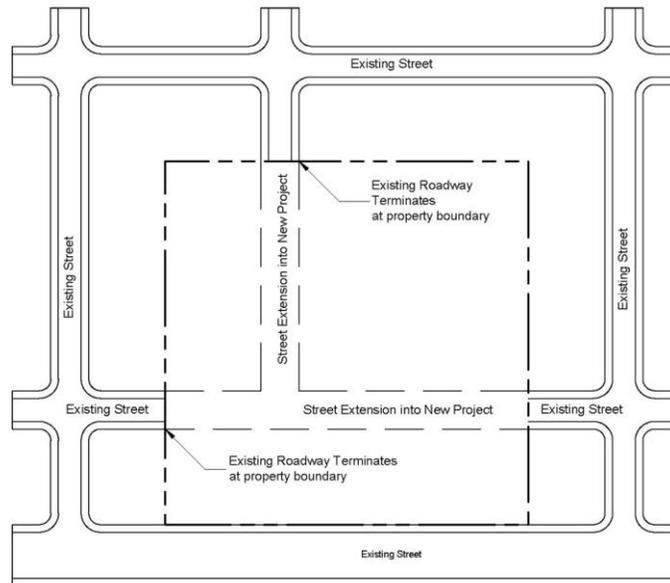


Figure 138-765.2.(a). – Site Layout – Street Extensions into New Projects/Developments

- (2) Internal collector and local roadways that exceed 800 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) Structures shall be oriented toward an adjacent roadway or public open space area. Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.

- a. Building entrances/entryways shall be oriented to adjacent roadways/streets. A public entryway shall be provided via any façade adjacent to a roadway.
  - b. Large buildings may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
  - c. Fuel service stations may be exempt for this building orientation standard.
- (2) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design, entrances/entryways, and pedestrian access.
  - (3) All service areas and loading docks shall be located behind the front facade line of the principle structure they are intended to serve and shall be screened from adjacent roadways and uses. This standard is not intended to be applied to vehicle service station garages.
  - (4) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.

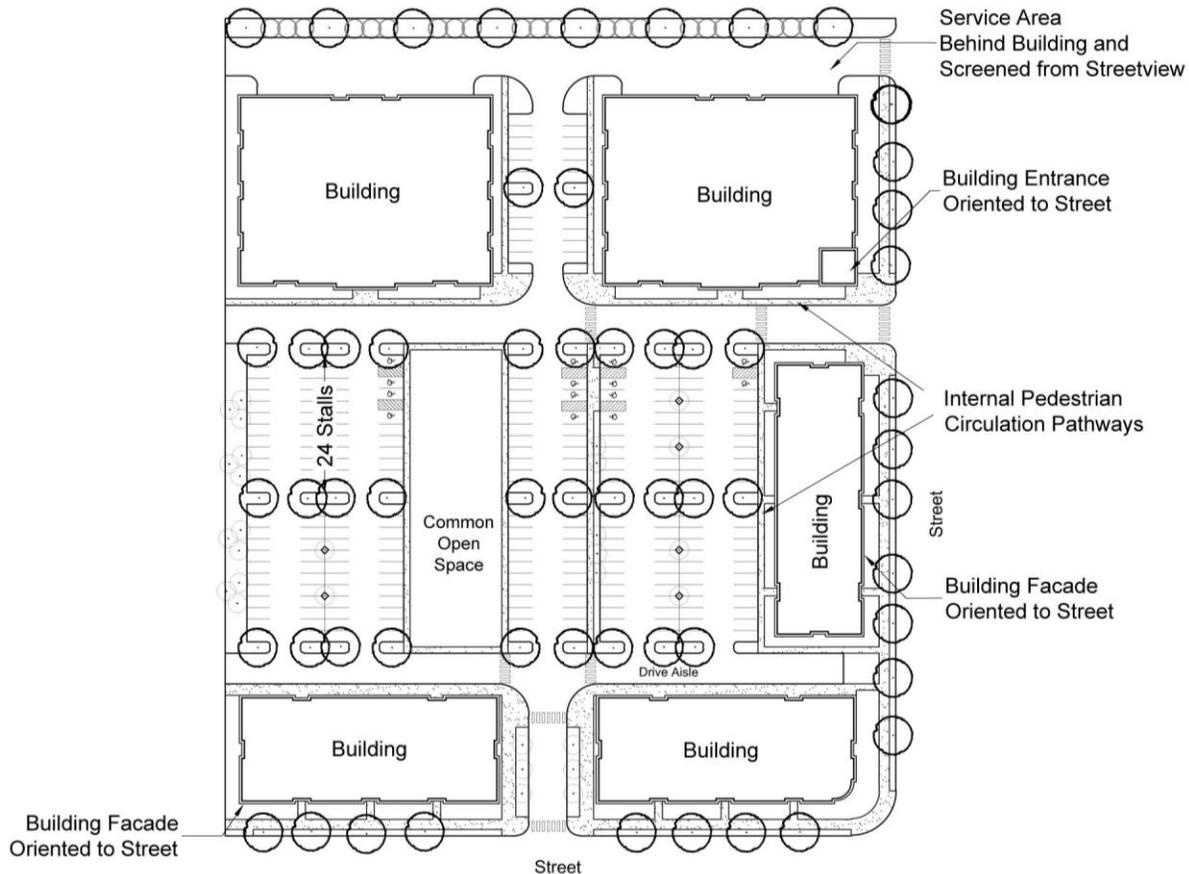


Figure 138-765.2.(b). – Site Layout – Building Orientation

(c) Parking Lots and Parking Structures

- (1) Parking features shall be designed in accordance with the following criteria to reduce the parking areas focus from the primary street corridor and assist in establishing a more urban form of design.
  - a. Parking areas should generally be located behind a front building façade.
  - b. Parking areas should be minimized from the area located between a building façade and an adjacent road.
    1. Parking shall be limited to two (2) parking rows and one drive aisle for lot areas located between any building façade and a roadway.
      - (a). For lots located adjacent to two or more roadways, this standard shall only apply to the adjacent primary roadway.
      - (b). The *primary* roadway shall be defined as that road which has a higher Functional Classification as determined by the Pinellas County MPO, has a greater number of Average Annual Daily Trip (AADT) as compiled in the current MPO Level of Service Report, or if neither resources are available, as determined by the Zoning Administrator.
- (2) ~~Parking lots shall be compartmentalized with landscape planters and/or landscaped as required by Code, and incorporate Low Impact Design (LID) stormwater features as required by other sections of this code techniques where desired by the developer or otherwise required by Code.~~ No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.
- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist.
- (4) Large parking lots should incorporate a direct pedestrian pathway connection between building entrances and all adjacent streets.
- (5) Parking structures shall be designed as follows:
  - a. Parking structures should be internal to the site and to include architectural features/design elements related to the principal structure.
  - b. Parking structures should not be located between the primary front building façade and a primary roadway.
  - c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style. Parking structures located along a primary roadway shall include ground-floor commercial or employment along a minimum of 50% of the roadway frontage.

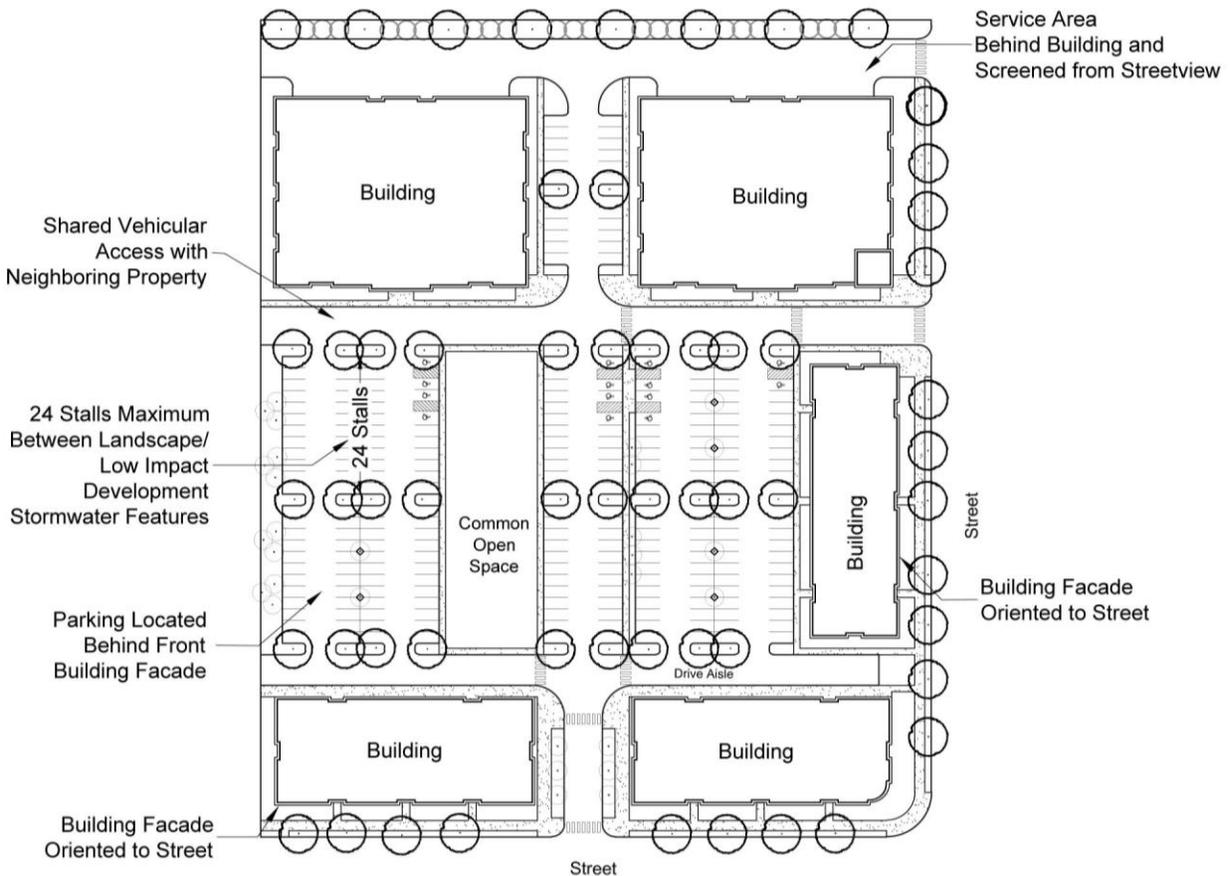


Figure 138-765.2.(C). – Site Layout – Parking Standards

(d) Pedestrian Connections/Circulation

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

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

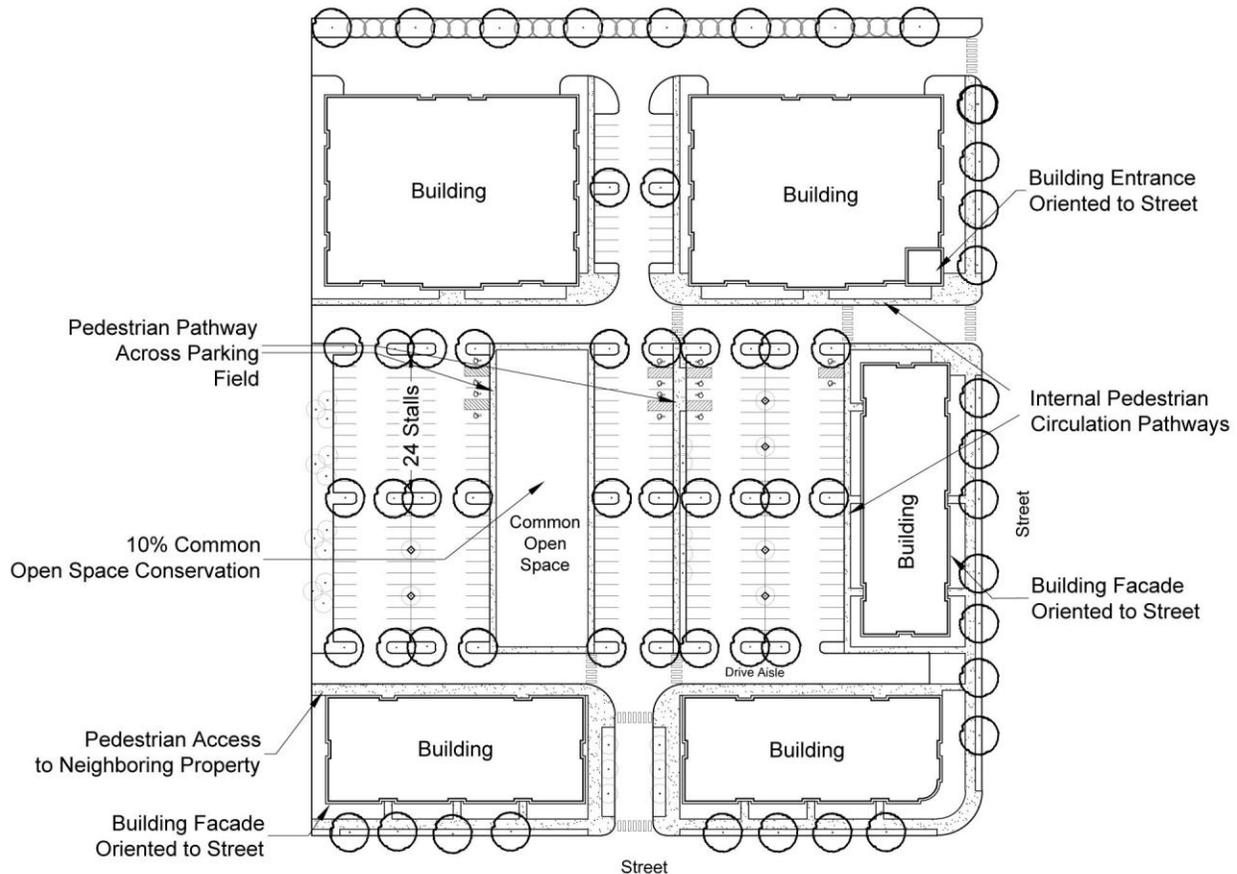


Figure 138-765.2.(d). – Site Layout – Pedestrian Standards

(e) Building Style

- (1) Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
- (2) Individual commercial centers, multi-family housing, and office developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.
- (3) All accessory structures including, but not limited to, drive-thrus, canopies, storage buildings, and solid waste enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

- (f) Common Open Space - All developments shall provide 10% of the developable land area as public/semi-public common open space. Required common open space shall be satisfied as part of the master plan for the development and developed 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 buildings and properties within the development.
  - (3) Stormwater management may not be counted towards satisfying the common open space requirement. However, up to 100% of the common open space requirement may be satisfied by stormwater management systems that utilize Low Impact Design (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 ~~green~~ open space shall be usable for active or passive recreation or retained for natural resource protection.
  - (5) Additional ~~green space~~, open space, parks, and recreational uses are permitted in addition to the minimum requirements of this section.

**Sec. 138-765.3. – Industrial Planned Development – Development Master Plan**

The Industrial Planned Development 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.

- (a) A site-specific Development Master Plan shall be created and approved for each Industrial Planned Development district.
- (1) The Development Master Plan shall be created by the land owner, developer, authorized agent, and/or contract purchaser. The County may initiate and approve a Development Master Plan with the owner's approval.
  - (2) Multiple Development Master Plans may be approved for distinctive developments within the overall district and specifically reserved for situations of separate ownerships and developer entities.
  - (3) A Development Master Plan shall be created and approved prior to any site development or significant redevelopment.
    - a. All new development shall be consistent with an approved Development Master Plan.
    - b. Existing buildings, uses, and parking areas that were present before the IPD district was assigned to the land may be expanded up to 20% when:
      1. There is no Development Master Plan approved on the site OR
      2. There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.
      3. The total of past expansions to the buildings, uses, and/or parking areas do not exceed 20% of their original size since the IPD district was assigned to the land.

- (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. The future land use designations shall correspond with a table of specific land uses that are proposed and ultimately permitted with each designation. The plan shall list the proposed land use intensity/density for each land use designation.
  - (3) Open Space Framework – The Development Master Plan shall depict the open space network within the community. The individual open space areas shall correspond with a table that identifies the planned uses and recreation programming unique to each tract.
  - (4) Utilities Framework – The Development Master Plan shall depict all future potable water, sanitary sewer, stormwater management, 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 shall include but not be limited to reduced vehicle travel initiative, proximity to transit, connections to or addition of multimodal travel options and park and open space, use of Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.
- (c) Approval/amendment of a Development Master Plan is subject to a Level 3 review.
- (1) Specific uses shall be reviewed and may be approved pursuant to Table 138-761.
  - (2) A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.
  - (3) A Development Master Plan may be reviewed concurrent or subsequent to a zoning application.
- (d) Approval/amendment of a Development Master Plan is subject to a Level 3 review in order to seek flexibility in the dimensional standards listed in section 138-764.1. When reviewed as a Level 3, the developer may propose dimensional standards unique to the RPD development.
- (e) The County's concurrency standards shall apply and be tied to the project phasing plan.
- (f) All previously approved Master Plans or equivalent thereof shall remain in effect. Development may occur consist with all approved master plans. Any modifications to existing plans shall be consistent with the standards of this section.

(g) Modifications to an Existing Development Master Plan.

The Zoning Administrator is authorized to approve the administrative modifications specifically listed in Subsection (1) below, as long as they are in harmony with the originally approved Development Master Plan. The Zoning Administrator shall not have the power to approve changes that constitute a minor or a major modification of the approval. A minor modification shall be considered a Level 2 application and shall be heard in accordance with \_\_\_\_\_. A major modification shall be considered a Level 3 application.

- (1) Administrative Modification: The Zoning Administrator is authorized to approve the following modifications to an approved Development Master Plan:
  - a. Reduce the number of parking spaces by an amount not to exceed 10 percent of the approved spaces, provided the reduction meets the minimum off-street parking requirement for the uses.
  - b. Any relocation of approved density or intensity farther than 500 feet from the zoning lot boundaries or farther than 200 feet from any part of the development which has been constructed or sold to an owner or owners different from the applicant requesting the change.
- (2) Minor Modification: Any of the following constitute minor modifications that are subject to Level 2 review:
  - a. Any change in parking areas resulting in a reduction of more than ten percent in the number of approved spaces which also reduce any minimum required spaces.
  - b. Any reduction in the amount of open space/recreation area or any substantial change in the location or characteristics of open space.
  - c. Changes in location, or type of pedestrian or vehicular accesses or circulation, or any increase or decrease in the number of pedestrian or vehicular accesses.
  - d. Any increase in density or intensity within 500 feet of the zoning lot boundaries or within 200 feet of any part of the development which has been constructed or sold to an owner or owners different from the applicant requesting the change. Relocation of uses, density or intensity which triggers these thresholds shall be considered a minor modification.
  - e. Any increase in density or intensity of use of up to five percent usable floor area, three percent of the number of dwelling units, or five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the Development Master Plan or the Comprehensive Plan.
  - f. An increase in structure height less than 15 feet or an increase in number of stories.
  - g. Any decrease in required yards.
  - h. Any deletion of a specifically approved use.
  - i. Any increase in the area allocated to any land use type, except open space/recreation area, by ten percent or less.

- j. Any increase in traffic generation, up to ten percent.
- (3) Major Modification: Any of the following constitute major modifications that are subject to Level 3 review:
- a. Any increase in intensity of use of more than five percent usable floor area, or an increase of more than three percent in the number of dwelling units, or an increase of more than five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the associated zoning district or the Comprehensive Plan.
  - b. Any increase in structure height of 15 feet or greater.
  - c. Any addition of a use from the specifically approved use.
  - d. Any increase in the area allocated to any land use type, except open space, by more than ten percent.
  - e. Any increase in traffic generation by more than ten percent.
  - f. Any change in a condition specifically required by the Board as part of the Development Master Plan approval or amendment. However, any condition that merely restates a Code requirement without deviation may be modified by the Zoning Administrator if the regulation allows a waiver or if the regulation has subsequently been changed by the Board.

## **DIVISION 4. – MIXED-USE ZONING DISTRICTS**

### **Sec. 138-800. – MXD-1, MXD-2, and MXD-3 - Definition, purpose and intent of districts.**

The Mixed-Use Districts are 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. Mixed-use districts are intended to implement the Transit Oriented Development goals of the Comprehensive Plan and are ideal implementing zones for the TOD Future Land Use Categories.

Mixed-use districts are implemented via an approved Development Master Plan that establishes land uses, a transportation network, utility plans, and phasing plans. Development within the mixed-use districts 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.
- (g) Mixed-use development is implemented with three distinctive zones, Neighborhood Mixed-Use (MXD-1), Community Mixed-Use (MXD-2), and Regional Mixed-Use (MXD-3). Each mixed-use use is distinctive in scale and in character to achieve a mixed-use development pattern at appropriate locations within the County.

### **Sec. 138-801. – MXD-1, MXD-2, and MXD-3 – Table of Uses**

Land uses within the mixed use districts shall be permitted as defined in *Table 138-801 – Table of Uses for the MXD-1, MXD-2-, and MXD-3 districts*. The review procedures are further defined in Article II of the Zoning Code.

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

- (d) A "3" in Table 138-801 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-801 denotes that the specific use is not allowed in the zone.
- (f) A "Y" in the Supplemental Uses Standards column of Table 138-742 indicates that there are specific land development or operational requirements that must be provided for the specific use.

Table 138-801 – Table of Use for the MXD-1, MXD-2, and MXD-3 Districts

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	MXD-1: Neighborhood Mixed- Use District	MXD-2: Community Mixed-Use District	MXD-3: Regional Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE				
<b>Residential Uses</b>				
Accessory Artist in Residence	A	A	A	
Accessory Dwelling Unit	A	A	A	Y
Accessory Dwelling Unit, Owner/Manager	A	A	A	Y
Affordable Housing Development (AHD)	1	1	1	Y
Assisted Living Facility	2	1	1	
Community Residential Home, Category 1: 1 to 6 residents	1	1	1	Y
Community Residential Home, Category 2: 7 to 14 residents		2	2	Y
Community Residential Home, Category 3: more than 14 residents		2	2	Y
Dormitory	A	A	A	Y
Dwelling, Duplex and their customary accessory uses	1	1	1	
Dwelling, Live/Work	1	1	1	Y
Dwelling, Multifamily and their customary accessory uses	1	1	1	Y
Dwelling, Single-family Attached (Townhouse) and their customary accessory uses	1	1	1	Y
Dwelling, Single-family Detached and their customary accessory uses	1	1	3	Y (Modular Homes)
Dwelling, Single-family Zero Lot Line and their customary accessory uses	1	1	3	Y
Dwelling, Triplex and their customary accessory uses	1	1	1	
Marina	3	3	3	
<b>Accommodations</b>				
Bed and Breakfast	1	1	1	Y
Hotel	1	1	1	Y
Motel	1	1	1	Y

Table 138-801 – Table of Use for the MXD-1, MXD-2, and MXD-3 Districts

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	MXD-1: Neighborhood Mixed- Use District	MXD-2: Community Mixed-Use District	MXD-3: Regional Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE				
<b>Commercial and Office Uses</b>				
Bank	1	1	1	
Car Wash and Detailing		3	3	Y
Catering Service / Food Service Contractor		1	1	
Convenience Store with or without Fuel Pumps	3	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			1	Y
Drug Store	1	1	1	
Home Occupation	A	A	A	Y
Kennel/Pet Care Indoor		3	3	Y
Motor Vehicle Sales			2	Y
Motor Vehicle Service and Repair			1	Y
Office, General	1	1	1	
Office, Medical or Dental	1	1	1	
Office, Temporary Labor (Day Labor)		3	3	
Office, Veterinary	3	1	1	Y
Outdoor Sales, Accessory Use	A	A	A	Y
Outdoor Sales, Accessory Use Garden Oriented	A	A	A	Y
Outdoor Sales, Principal Use Outdoor Oriented Goods			2	Y
Outdoor Sales, Principal Use Garden Oriented			2	Y
Outdoor Storage, Accessory, Commercial	A	A	A	Y
Pharmacy	1	1	1	
Restaurant	1	1	1	
Restaurant: Accessory Outdoor Area	A	A	A	Y
Retail Sales and Service	1	1	1	
Service Establishment		2	2	

Table 138-801 – Table of Use for the MXD-1, MXD-2, and MXD-3 Districts

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	MXD-1: Neighborhood Mixed- Use District	MXD-2: Community Mixed-Use District	MXD-3: Regional Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE				
Service, Office	1	1	1	Y
Service, Personal	1	1	1	Y
Sidewalk Café	1	1	1	Y
Studio and Gallery	1	1	1	Y
<b>Industrial, Manufacturing, and Warehousing Uses</b>				
Battery Exchange Stations	1	1	1	
Electric Vehicle Charging Station	A	A	A	Y
Laboratories and Research and Development		3	3	
Manufacturing - Light, Assembly and Processing: Type A			3	
Recycling Center			3	Y
Storage, Self / Mini Warehouse			3	Y
Vehicle Refueling Station	3	1	1	Y
Vehicle Storage, Maintenance and Repair		3	3	Y
<b>Arts, Recreation, and Entertainment Uses</b>				
Club, Community Service and Fraternal	1	1	1	
Commercial Recreation, Indoor	3	1	1	Y
Commercial Recreation, Outdoor	3	1	1	Y
Health Club/Fitness Center	1	1	1	Y
Movie Theater/Cinema	3	1	1	
Museum/Cultural Facility	3	1	1	
Public or private parks, playgrounds and recreation areas	1	1	1	
Performing Arts Venue	3	1	1	
Recreation Use, Accessory to Residential Use	A	A	A	
<b>Education, Public Administration, Health Care, and Industrial Uses</b>				
Day Care Center, adult	1	1	1	Y
Day Care Facility, child	1	1	1	Y

Table 138-801 – Table of Use for the MXD-1, MXD-2, and MXD-3 Districts

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	MXD-1: Neighborhood Mixed- Use District	MXD-2: Community Mixed-Use District	MXD-3: Regional Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE				
Birthing Center		1	1	
Cemetery	2	2	2	Y
Cemetery, Accessory to a Place of Worship	2	2	2	Y (See Cemetery)
Funeral Home / Mortuary			1	
Government Building or Use	1	1	1	Y
Hospital		3	1	Y
Library	1	1	1	
Meeting Hall and other Community Assembly Facility	1	1	1	
Nursing Home		1	1	Y
Place of Worship	3	2	1	Y
School, Public, Pre-K thru 12 (Governmental)	2	2	2	Y
School, Private, Pre-K thru 12 (Nongovernmental)	2	2	2	Y
School, Post-Secondary		3	1	
School, All Others	3	3	3	
<b>Transportation, Communication, and Information Uses</b>				
Docks and Piers	A	A	A	Y
Mass Transit Center	1	1	1	Y
Navigation safety devices and structures	2	2	2	
Parking, Surface - Accessory	1	1	1	Y
Parking Structure	1	1	1	Y
Wireless Communication Antennae (WCA)	A	A	A	Y
<b>Utilities</b>				
Solar Energy Systems	A	A	A	Y
Utility Substation	3	3	3	Y
Wind Energy Conservation System (WECS), Small Scale	1	1	1	Y
<b>Agricultural Uses</b>				

Table 138-801 – Table of Use for the MXD-1, MXD-2, and MXD-3 Districts

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	MXD-1: Neighborhood Mixed- Use District	MXD-2: Community Mixed-Use District	MXD-3: Regional Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE				
Community Gardens	1	1	1	Y
Nursery / Greenhouse, Retail		1	1	
<b>Other Uses</b>				
Land Fills of More than 1,000 Cubic Yards	2	2	2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards	1	1	1	Y

**Sec. 138-802. – MXD-1, Neighborhood Mixed-Use District**

The MXD-1 - Neighborhood Mixed Use District shall generally be up to three acres in size. The MXD-1 District is located amongst or adjacent to existing low to medium density residential areas. The MXD-1 district should be used as a transitional area between low density residential and more intensive land uses.

MXD-1 shall include a mix of housing types at low to medium densities including apartments, condominiums, mid-rise, townhouses, duplexes, triplexes, and single-family detached. The district shall include complementary commercial, retail and/or restaurant uses that are compatible with the surrounding neighborhood. This district may include schools, churches, and other institutional uses designed and oriented to the immediate neighborhood. The MXD-1 district is developed with public/semi-public open space areas that are centrally located or linear in design to provide recreation and outdoor gathering spaces in close relation to all attached and multifamily dwelling units.

**Sec. 138-802.1. – MXD-1, Neighborhood Mixed-Use District – Development Parameters.**

MXD-1 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>3</sup>			Min. Setbacks <sup>4</sup>		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	.75	See Table 138-351	.85	50	<b>Single-Family Detached</b>					
					3,000 sf	35-ft	80-ft	10-ft	5-ft	5-ft
					<b>Single-Family Attached (duplex, triplex, townhouse)</b>					
					1,680 sf	24-ft	70-ft	8-ft	0/5-ft	5-ft
					<b>All Other Uses and Building Types<sup>5</sup></b>					
Na	Na	Na	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. Building Coverage is applicable to residential-only structures. 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-ft, end units 5-ft. 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-ft setback on one side and 10-ft side setback on the opposite side property line.

5. All non-residential and multifamily buildings shall be setback 50-feet from any platted single-family detached lot located on adjacent areas outside the mixed-use district.

**Sec. 138-802.2. – MXD-1, Neighborhood Mixed-Use District – Land Uses**

The MXD-1, Neighborhood 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 building atop one another.
  - (2) Horizontal Mixed-use – A variety of uses may be provided within the same development in separate buildings.
- (c) Residential - All developments shall be planned and developed with residential as the predominate land use. Residential shall be planned and developed according to the following:
  - (1) Residential uses shall occupy at least 50% of the total developable land area of the development.

- (2) Residential areas may provide a variety of housing options and building types, however single-family detached housing cannot comprise more than 30% of the total residential units proposed.
  - (3) Areas located within 50 feet and adjacent to platted single-family detached lots shall be limited to single-family detached, duplex, triplex, and townhouse type housing. This standard does not apply to internal single-family lots that are a part of and located within the MXD-1 district.
- (d) Commercial and office - All developments shall include or provide space for one or more of the commercial and/or office land uses listed in Table 138-801. Commercial and office land uses shall be planned and developed according to the following:
- (1) The total gross square-footage for commercial and/or office uses shall be at least 4%, but not more than 50%, of the total developable land area of the development.
  - (2) Individual commercial and/or office tenant spaces shall be limited to 30,000 square feet.
  - (3) Commercial and office uses shall not be permitted in areas located within 50 feet of platted single-family detached lots. This standard does not apply to internal single-family lots that are a part and located within the MXD-1 district.
  - (4) Commercial and office uses should be located at one or more of the following locations:
    - a. Along arterials, collectors, or other primary streets
    - b. Adjacent to required open space tracts
    - c. Along regional trails (e.g. the Pinellas Trail)
    - d. Adjacent to designated or planned transit stops/stations
- (e) Common Open Space - All developments shall provide a minimum of 10% of the developable land area as public/semi-public open space. Required common open space shall be satisfied as part of the master plan process for the development and developed 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, or set aside for protection of natural features and visual enjoyment.
  - (3) Stormwater management may not be counted towards satisfying the common open space requirement. However, up to 50% of the common open space requirement may be satisfied by stormwater management systems that utilize Low Impact Design (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 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.
- (f) Other uses – All developments may allow other land uses as listed in Table 138.801. Other uses shall be planned and developed according to the following:
- (1) Other land uses shall not occupy more than 50% of the developable land area.

- (2) Other uses shall be restricted from areas located within 50 feet of platted single-family detached lots. This standard does not apply to internal single-family lots that are a part and located within the MXD-1 district.

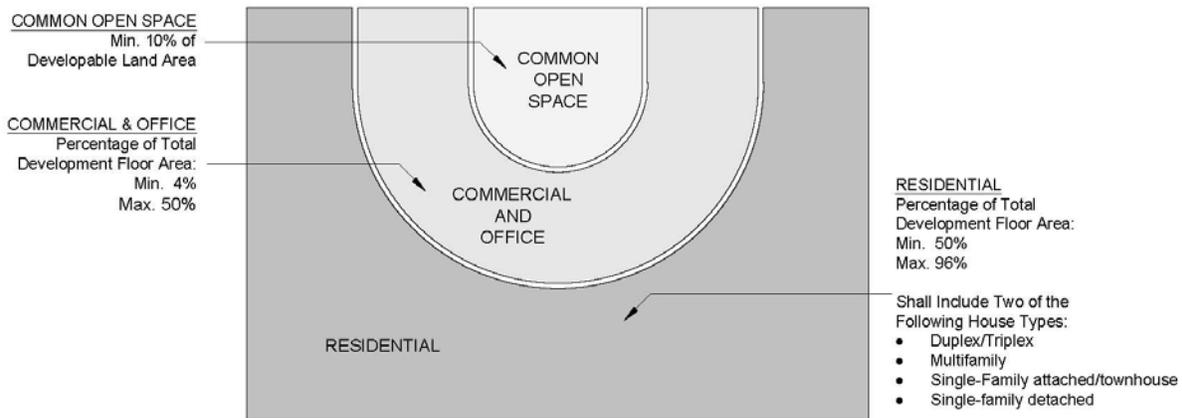


Figure 138-802.2. – MXD-1 Required Land Use Mix

**Sec. 138-803. – MXD-2, Community Mixed-Use District**

The MXD-2 – Community Mixed Use District shall generally be three to 10 acres in size. The district is a community node serving multiple surrounding neighborhoods. The MXD-2 district is located adjacent to existing or planned medium to high density residential areas, employment centers, commercial districts, and/or institutional uses. The district should act as a transition between residential areas and employment and commercial areas.

The MXD-2 may include a mix of housing types at medium to high densities including apartments, condominiums, mid-rise, townhouses and single-family. The district shall include commercial, retail and/or restaurant uses that are compatible with the surrounding neighborhoods. The district may also be developed with limited-sized employment centers. This district may include schools, churches, and other institutional uses that are intended to serve the surrounding neighborhoods. The MXD-2 should provide a hierarchy of open space areas that are evenly distributed throughout the district.

**Sec. 138-803.1. – MXD-2, Community Mixed-Use District – Development Parameters.**

MXD-2 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>3</sup>			Min. Setbacks <sup>4</sup>		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	.80	See Table 138-351	.85	50	<b>Single-Family Detached</b>					
					3,000 sf	35-ft	80-ft	10-ft	5-ft	5-ft
					<b>Single-Family Attached (townhouse)</b>					
					1,680 sf	24-ft	70-ft	8-ft	0/5-ft	5-ft
					<b>All Other Uses and Building Types<sup>5</sup></b>					
Na	Na	Na	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. Building Coverage is applicable to residential-only structures. 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.

3. Interior units 0-ft, end units 5-ft. 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-ft setback on one side and 10-ft side setback on the opposite side property line.

4. All non-residential and multifamily buildings shall be setback 50-feet from any platted single-family detached lot located on adjacent areas outside the mixed-use district.

**Sec. 138-803.2. – MXD-2, Community Mixed-Use District – Land Uses**

The MXD-2, Community 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 building atop one another.
  - (2) Horizontal Mixed-use – A variety of uses may be provided within the same development in separate buildings.
- (c) Residential - All developments shall be planned and developed with residential as a significant land use component. Residential shall be planned and developed according to the following:
  - (1) Residential uses shall occupy at least 50% of the total developable land area of the development.
  - (2) Residential areas may provide a variety of housing options and building types.

- (3) Areas located within 50 feet and adjacent to platted single-family detached lots shall be limited to single-family detached and/or single-family attached type housing.
- (d) Commercial and office - All developments shall include or provide space for one or more of the commercial and/or office land uses listed in Table 138-801. Commercial and office land uses shall be planned and developed according to the following:
- (1) The total gross square-footage for commercial and/or office uses shall be at least 10%, but not more than 50%, of the total developable land area of the development.
  - (2) Individual commercial and/or office tenant spaces shall be limited to 80,000 square feet.
  - (3) Commercial and office uses shall be restricted from areas located within 50 feet and adjacent to platted single-family detached lots. Parking shall be exempt from this standard.
  - (4) Commercial and office uses shall be located at one or more of the following locations:
    - a. Along arterials, collectors, or other primary streets
    - b. Adjacent to required open space tracts
    - c. Along regional trails (i.e. the Pinellas Trail)
    - d. Adjacent to designated or planned transit stops/stations
- (e) Common Open Space - All developments shall provide 12% of the developable land area as public/semi-public common open space. Required common open space shall be satisfied as part of the master plan for the development and developed 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) Stormwater management may not be counted towards satisfying the common open space requirement. However, up to 50% of the common open space requirement may be satisfied by stormwater management systems that utilize Low Impact Design (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.

- (f) Other land uses – All developments may allow other land uses as listed in Table 138.801. Other land uses shall be planned and developed according to the following:
- (1) Other land uses shall not occupy more than 50% of the total developable land area.
  - (2) Other land uses shall be restricted from areas located within 50 feet and adjacent to platted single-family detached lots. Parking shall be except from this standard.

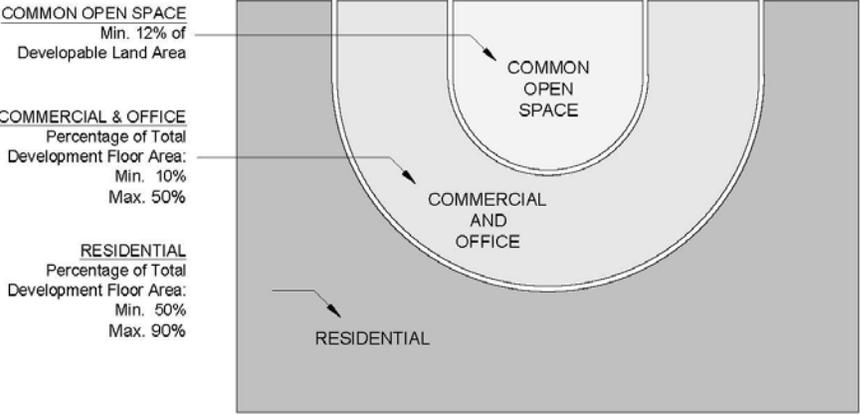


Figure 138-803.2. – MXD-2 Required Land Use Mix

**Sec. 138-804. – MXD-3, Regional Mixed-Use District**

The MXD-3 – Regional Mixed Use District shall generally be over 10 acres in size. The MXD-3 district is located adjacent to existing or planned medium to high density residential areas, employment centers, commercial districts, and/or institutional uses. The district shall be established, planned, and developed as an identifiable regional node in terms of intensity, land use mix, building sizes, and the supporting utility and transportation network.

The MXD-3 – Regional Mixed-Use District is a residential, commercial, and employment node that is highly urban in character. The non-residential district components are intended to serve a regional population in terms of commercial services and employment. The MXD-3 may include a mix of housing types at medium to high densities including townhouses, condominiums, mid-, and high-rise apartments. The district shall include commercial, retail and/or restaurant uses that will attract from a regional market. The district should include employment uses intended to provide jobs and contribute to the regional economy. This district may include schools, churches, and other institutional uses that are intended to service the surrounding community. The MXD-3 should include a hierarchy of open space areas that are evenly distributed throughout the district.

**Sec. 138-804.1. – MXD-3, Regional Mixed-Use District – Development Parameters.**

MXD-3 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>3</sup>			Min. Setbacks <sup>4</sup>		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	.80	See Table 138-351	.85	200	<b>Single-Family Attached (townhouse)</b>					
					1,600 sf	24-ft	70-ft	8-ft	0/5-ft	5-ft
					<b>All Other Uses and Building Types<sup>5</sup></b>					
					Na	Na	Na	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. Building Coverage is applicable to residential-only structures. 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-ft, end units 5-ft. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure.

5. All non-residential and multifamily buildings shall be setback 50-feet from any platted single-family detached lot located on adjacent areas outside the mixed-use district.

**Sec. 138-804.2. – MXD-3, Regional Mixed-Use District – Land Uses**

The MXD-3, Regional 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 building atop one another.
  - (2) Horizontal Mixed-use – A variety of uses may be provided within the same development in separate buildings.
- (c) Residential - All developments shall be planned and developed with residential as a significant land use component. Residential shall be planned and developed according to the following:
  - (1) Residential uses shall occupy a minimum of 35% of the total developable land area of the development.
  - (2) Residential areas may provide a variety of housing options and building types.
  - (3) Areas located within 50 feet and adjacent to platted single-family detached lots shall be limited to townhouse type housing.

- (d) Commercial - All developments shall include or provide space for one or more of the commercial land uses listed in Table 138-801. Commercial land uses shall be planned and developed according to the following:
- (1) The total gross square-footage for commercial uses shall be at least 10%, but not more than 50%, of the total developable land area.
  - (2) Individual commercial tenant spaces shall be limited to 100,000 square feet for single-story facilities. Individual multi-story tenant spaces shall be limited to 300,000 square feet provided that the area is evenly distributed on each level.
  - (3) Commercial uses shall be restricted from areas located within 50 feet and adjacent to platted single-family detached lots. Parking shall be except from this standard.
  - (4) Commercial uses shall be located at one or more of the following locations:
    - a. Along arterials, collectors, or other primary streets
    - b. Along internal main streets
    - c. Adjacent to required open space tracts
    - d. Along regional trails (i.e. the Pinellas Trail)
    - e. Adjacent to designated or planned transit stops/stations
- (e) Office/Research and Development(R&D)/Light Manufacturing - All developments shall include or provide space for one or more of the office/R&D/light manufacturing land uses listed in Table 138-801. Office/R&D/Light Manufacturing land uses shall be planned and developed according to the following:
- (1) The total gross square-footage for office/R&D/light manufacturing uses shall be at least 10%, but not more than 50%, of the total developable land area.
- (f) Common Open Space - All developments shall provide 15% of the developable land area as public/semi-public common open space. Required common open space shall be satisfied as part of the master plan process for the development and developed 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, or set aside for protection of natural features and visual enjoyment.
  - (3) Stormwater management may not be counted towards satisfying the common open space requirement. However, up to 50% of the common open space requirement may be satisfied by stormwater management systems that utilize Low Impact Design (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 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.
- (g) Other land uses – All developments may allow other land uses as listed in Table 138.801. Other land uses shall be planned and developed according to the following:

- (1) Other land uses shall not occupy more than 50% of the total developable land area.
- (2) Other land uses shall be restricted from areas located within 50 feet and adjacent to platted single-family detached lots. Parking shall be exempt from this standard.

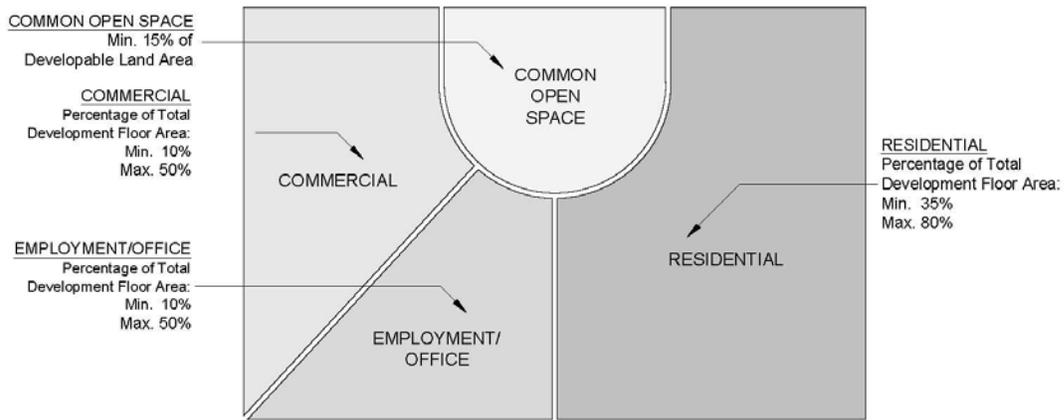


Figure 138-804.2. – MXD-3 Required Land Use Mix

### Sec. 138-810. – Mixed-Use Districts – Design Criteria

In addition to the land use standards listed for individual districts, mixed-use districts should 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.

**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.

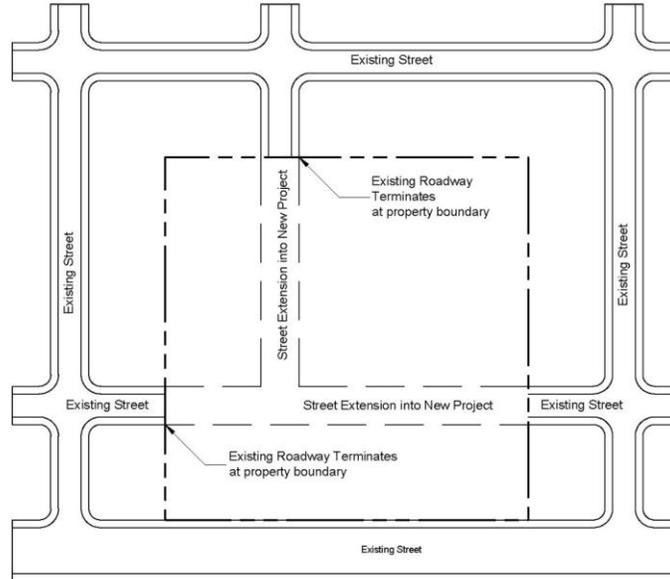


Figure 138-810.1(a).1. – Site Layout – Street Extensions into New Projects/Developments

- (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.

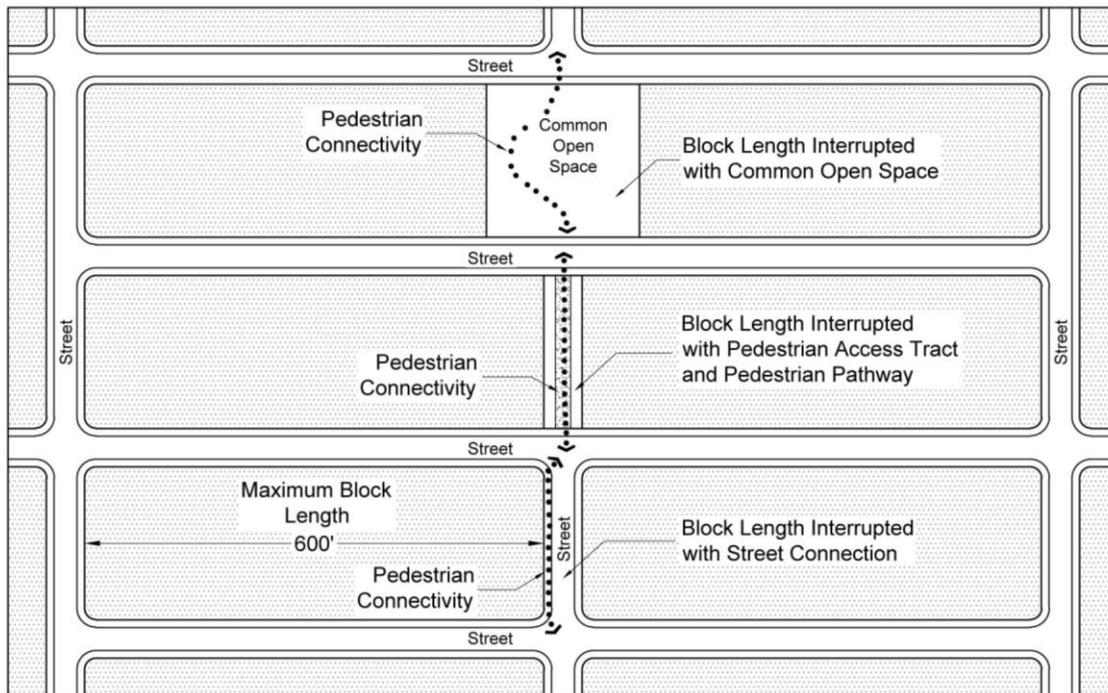


Figure 138-810.1(a).2. – Site Layout – Block Length Standards

- (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 facades.
    - 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 principle 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 located between a building façade and a street.
- (7) At least fifty (50) percent of the combined single-family detached and attached units shall be designed with rear loaded garages and/or parking areas.

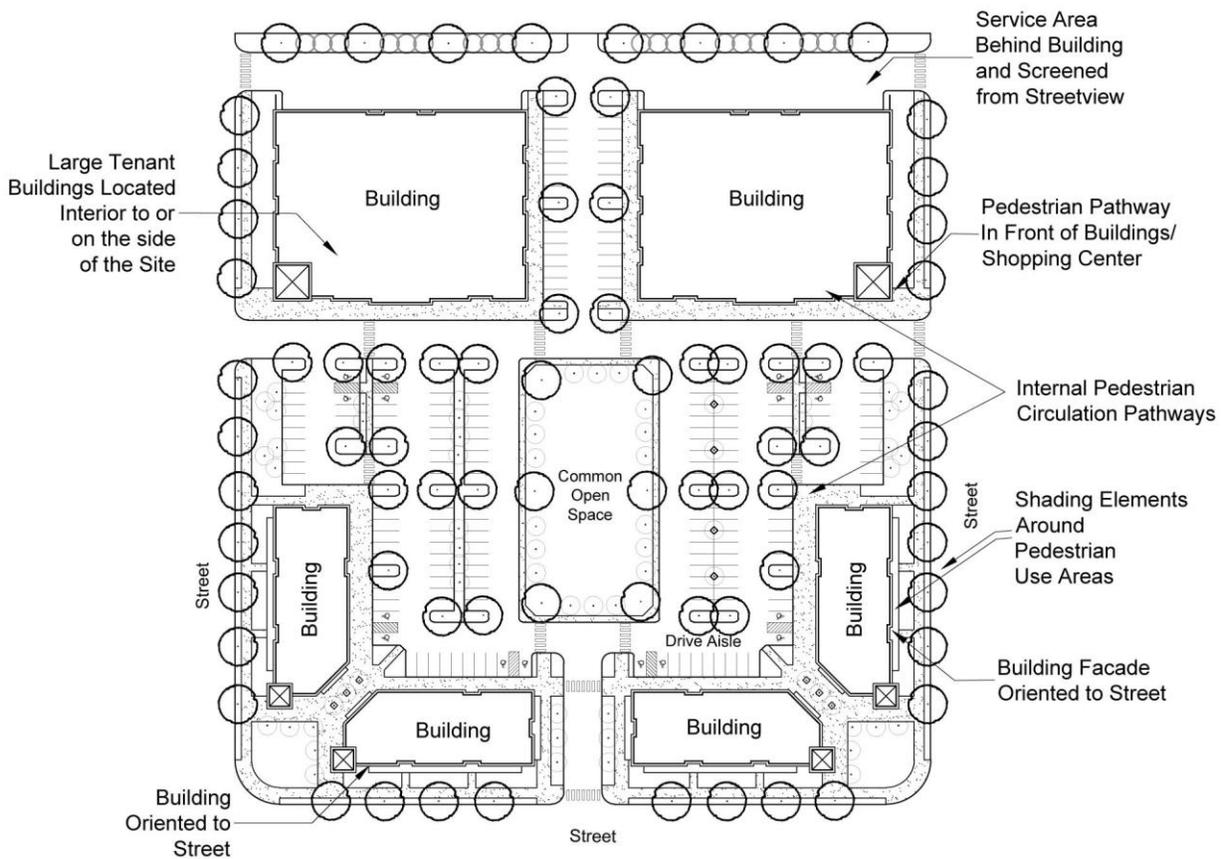


Figure 138-810.1(b). – Site Layout – Building Orientation

(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.
  - d. Drive aisles shall not be located between the front building façade and a roadway.

- c. 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 20 parking spaces shall be allowed between islands to reduce the overall scale of the parking area.
- (3) Where willing property owners exist, parking areas shall provide cross access easements connecting internal vehicle systems between abutting parking areas.

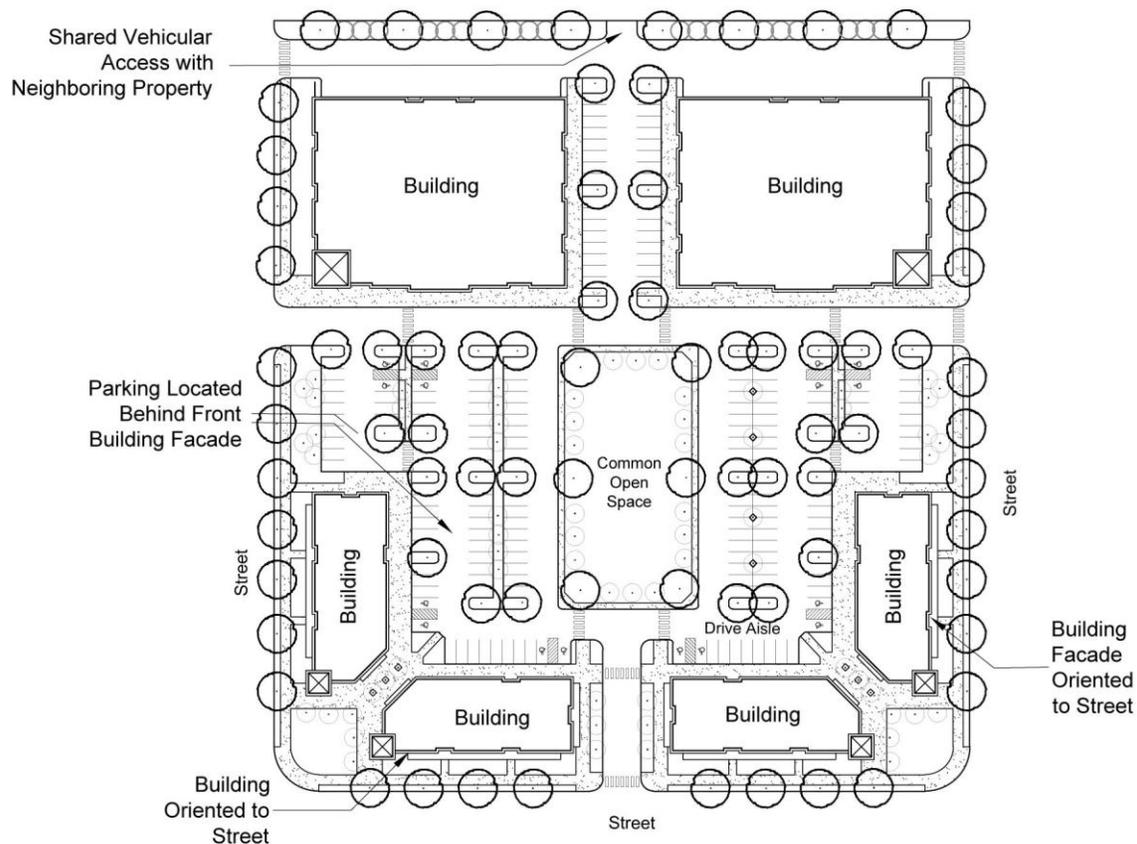


Figure 138-810.1(c). – Site Layout – Parking Design Standards

- (4) Parking structures shall be designed as follows:
  - a. Parking structures should be internal to the site and to include architectural features related to the principal structure.
  - b. Parking structures should not be located between the primary front building façade and a roadway.
  - c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an

identifiable architectural style. Parking structures proposed in this arrangement shall include ground-floor commercial or employment along a minimum of 50% 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) Where willing property owners exist, cross easements which connect the internal pedestrian system shall be provided between abutting property owners.
- (3) All buildings that face a primary roadway/street shall contain an entryway that is oriented to said roadway. The entryway shall include decorative door surrounds, porches, porticos, arcades and/or stoops, which shall be permitted to extend 5 feet into the building setback
- (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 (5) 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% reduction to the projects overall parking space requirement.

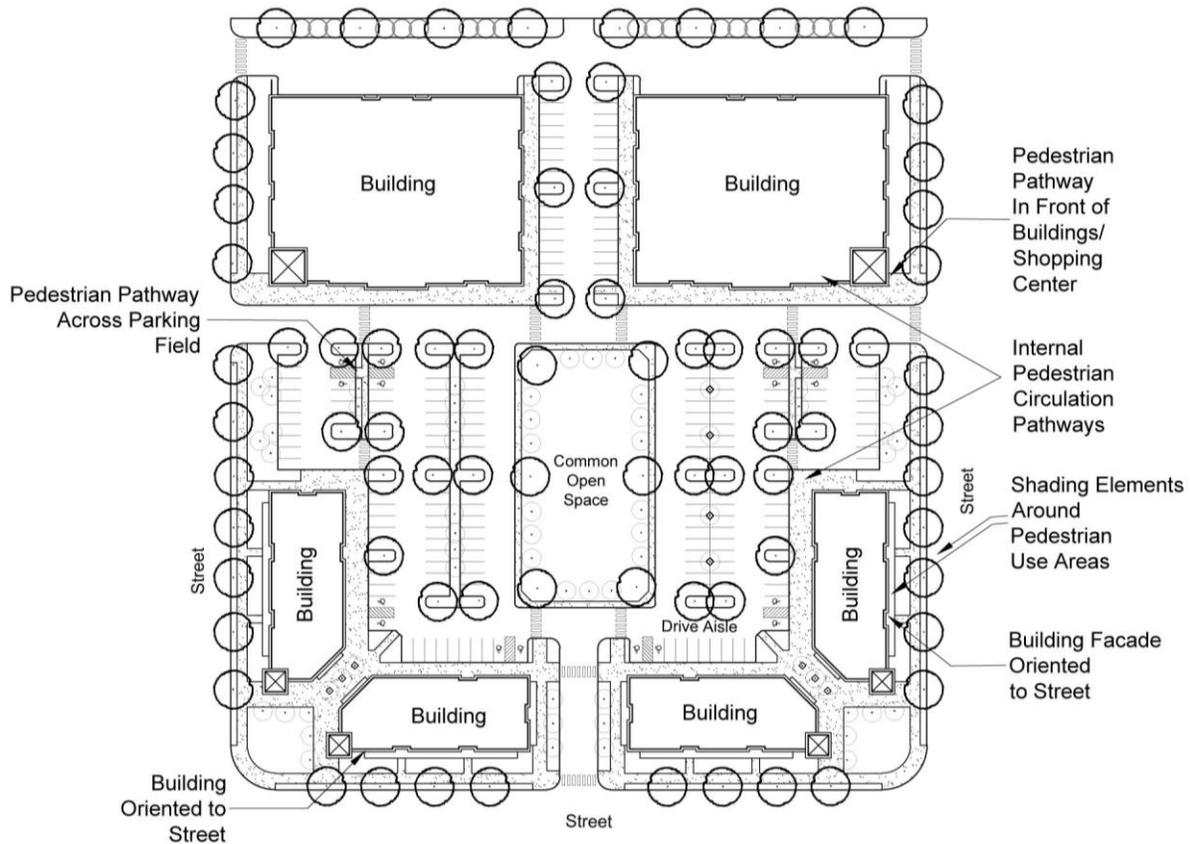


Figure 138-810.1(d). – Site Layout – Pedestrian Design Standards

**Sec. 138-810.2 – Building Design Standards**

(a) Building Style

- (1) New construction shall utilize an identifiable architectural style.
- (2) Renovations, additions and accessory structures shall utilize the architectural style of the existing structure.
- (3) Retail centers, office campuses and shopping centers shall provide a unified architectural theme with standardized building materials, finishes, and color schemes.
- (4) All accessory structures including, but not limited to, drive-thrus, canopies, storage buildings, and solid waste enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features

(b) Building Form

- (1) Non-residential and vertical mixed-use buildings should 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) Multifamily residential projects should provide 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) The first floor of each multi-story building shall 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.

(c) Wall Composition

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

- (1) Structures which are situated on corner lots or through lots, or which by the nature of the site layout are otherwise clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides that are visible from rights-of-way, primary accessways, and internal roadways. Full architectural treatment shall include roof design, wall materials, architectural trim, and door and window. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.
- (2) There shall be no blank facades. All facades 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.

(d) Transparency

The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.

- (1) At least 25 percent of linear ground level, street level facades of non-residential, multifamily residential, and vertical mixed-use buildings shall be transparent.
- (2) Windows on the street side façades shall be evenly distributed in a consistent pattern.
- (3) At least 20 percent of street side facades of attached and detached residential buildings shall be transparent.

**Sec. 138-820. – Mixed-Use Districts –Development Master Plan**

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 district or portion thereof. Each Development Master Plan shall be subject to the following standards.

- (a) A site-specific Development Master Plan shall be prepared and submitted for review with each Mixed-Use district.
  - (1) The Development Master Plan shall be created by the land owner, developer, authorized agent, and/or contract purchaser. The County may initiate and approve a Development Master Plan with the owner's approval.

- (2) Multiple Development Master Plans may be approved for distinctive developments within the overall district and specifically reserved for situations of separate ownerships and developer entities.
- (3) A Development Master Plan shall be created and approved prior to any site development or significant redevelopment.
  - a. All new development shall be consistent with an approved Development Master Plan.
  - b. Existing buildings, uses, and parking areas that were present before a mixed-use district was assigned to the land may be expanded up to 20% when:
    - 1. There is no Development Master Plan approved on the site OR
    - 2. There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.
    - 3. The total of past expansions to the buildings, uses, and/or parking areas do not exceed 20% of their original size since the mixed-use district was assigned to the land.
- (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. The future land use designations shall correspond with a table of specific land uses that are proposed and ultimately permitted with each designation. The plan shall list the proposed land use intensity/density for each land use designation.
  - (3) Open Space Framework – The Development Master Plan shall depict the open space network within the community. The individual open space areas shall correspond with a table that identifies the planned uses and recreation programming unique to each tract.
  - (4) Utilities Framework – The Development Master Plan shall depict all future potable water, reclaimed water, re-use water, sanitary sewer, stormwater management, 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 building architecture. The Theming Framework contents may be general in nature but should include images, illustrations, and/or details.
  - (7) Sustainability Framework – The Development Master Plan shall depict and identify all sustainability efforts included as part of the overall project. These efforts shall include but not be limited to reduced vehicle travel initiatives, proximity to transit, connections to or addition of multimodal travel options and park and open space,

use of Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.

- (c) Approval/amendment of a Development Master Plan is subject to a Level 3 review.
  - (1) Specific uses shall be reviewed and may be approved pursuant to Table 138-801.
  - (2) A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.
  - (3) A Development Master Plan may be reviewed concurrent or subsequent to a zoning application.
  - (4) When a complete Development Master Plan is deferred, a Preliminary Development Master Plan shall be prepared and reviewed as part of rezone application to a mixed-use district. A preliminary master plan may be more general but shall include: proposed land uses, primary roadways, primary access points, common open space areas, and stormwater management locations/strategies. A full Development Master Plan may be reviewed and approved separately from a rezoning application but shall be in substantial compliance with a preliminary plan that is a part of a rezone approval.
- (d) Approval/amendment of a Development Master Plan is subject to a Level 3 review in order to seek flexibility in the dimensional standards listed in the Development Parameters Table for the specific Mixed-Use District. When reviewed as a Level 3, the developer may propose dimensional standards unique to the RPD development.
- (e) The County's concurrency standards shall apply and be tied to the project phasing plan.
- (f) Modifications to an Existing Development Master Plan

The Zoning Administrator is authorized to approve the administrative modifications specifically listed in Subsection (1) below, as long as they are in harmony with the originally approved Development Master Plan. The Zoning Administrator shall not have the power to approve changes that constitute a minor or a major modification of the approval. A minor modification shall be considered a Level 2 application and shall be heard in accordance with \_\_\_\_\_. A major modification shall be considered a Level 3 application.

- (1) Administrative Modification: The Zoning Administrator is authorized to approve the following modifications to approved Development Master Plans:
  - a. Reduce the number of parking spaces by an amount not to exceed 10 percent of the approved spaces, provided the reduction meets the minimum off-street parking requirement for the uses.
  - b. Any relocation of approved density or intensity farther than 500 feet from the zoning lot boundaries or farther than 200 feet from any part of the planned district which has been constructed or sold to an owner or owners different from the applicant requesting the change.
  - c. A change from multi-family to single family, if it does not increase external impacts such as, but not limited to, transportation, schools, parks, or utilities and is consistent in lot size, coverage, and yards with other single-family portions of the development. If no single-family detached units are included in the project, the requirements of the MXD-1 district shall be the minimum permitted.

- (2) Minor Modification: Any of the following shall constitute minor modifications that are subject to Level 2 review:
- a. Any change in parking areas resulting in a reduction of more than ten percent in the number of approved spaces which also reduce any minimum required spaces.
  - b. Any reduction in the amount of open space/recreation area or any substantial change in the location or characteristics of open space.
  - c. Changes in location, or type of pedestrian or vehicular accesses or circulation, or any increase or decrease in the number of pedestrian or vehicular accesses.
  - d. Any increase in density or intensity within 500 feet of the zoning lot boundaries or within 200 feet of any part of the mixed use district which has been constructed or sold to an owner or owners different from the applicant requesting the change. Relocation of uses, density or intensity which triggers these thresholds shall be considered a minor modification.
  - e. Any increase in density or intensity of use of up to five percent usable floor area, three percent of the number of dwelling units, or five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the Development Master Plan or the Comprehensive Plan.
  - f. An increase in structure height less than 15 feet or an increase in number of stories.
  - g. Any decrease in required yards, except that when such decrease is to apply to three or less single-family lots within the project, the change shall be reviewed per \_\_\_\_\_.
  - h. Any deletion of a specifically approved use.
  - i. Any increase in the area allocated to any land use type, except open space/recreation area, by ten percent or less.
  - j. Any increase in traffic generation, up to ten percent.
  - k. Any request for a decrease in intensity from commercial to single-family residential, or from commercial or office to single-family residential, shall be considered a minor modification.
- (3) Major Modification: Any of the following shall constitute major modifications that are subject to Level 3 review:
- 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 in the MXD-1

and MXD-2 districts 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 ten percent.
- e. Any increase in traffic generation by more than ten percent.
- f. Any change in a condition specifically required by the Board as part of the Development Master Plan approval or amendment. However, any condition that merely restates a Code requirement without deviation may be modified by the Zoning Administrator if the regulation allows a waiver or if the regulation has subsequently been changed by the Board.

## **DIVISION 6. - OPH-D, OLD PALM HARBOR-DOWNTOWN DISTRICT**

### **Sec. 138-1006. - Definition, purpose and intent of district.**

The Old Palm Harbor-Downtown (OPH-D) District will provide a set of regulations that recognize, maintain and encourage the special character, uses and history of Downtown Old Palm Harbor and its historic district. The area will include a mixture of retail, lodging, residential, office and service uses. The OPH-D district is intended to assist in implementing the Downtown Historic Palm Harbor Master Plan adopted by the board of county commissioners by Ordinance No. 01-85 on December 18, 2001. Only those properties located within the master plan study area as adopted, or as it may be amended by the board, are eligible for designation with this district. The OPH-D district incorporates design and dimensional regulations that maximize the pedestrian experience and that recognize the existing character of Old Palm Harbor and its historic buildings.

Due to the increased mix of uses promoted, there is the opportunity to combine multiple purposes into one trip. As a result, parking requirements reflect this increased rate of internal capture and other unique circumstances such as a mix of uses, on-street parking, and bike traffic from the Fred Marquis Pinellas Trail.

There are two sub-districts within the OPH-D district based upon the desired uses and the street function. The sub-district assignments will differentiate uses and dimensional regulations, as outlined in the following sections.

- (1) East sub-district: Represents the historic downtown commercial center for Old Palm Harbor.
- (2) West sub-district: Represents a transitional area between residential uses near the waterfront and the historic downtown commercial center.

(Ord. No. 02-42, § 3, 5-21-02)

### **Sec. 138-1007. - Applicability and nonconformities.**

- (a) The OPH-D district zoning and design guidelines will provide for the regulation and restriction of uses, structures, lots and parcels, or combinations thereof, which were lawfully established prior to the adoption of the ordinance from which this division derives.
  - (1) All new uses, development, alteration, demolition, relocation, reconstruction and excavation within the OPH-D district shall be subject to the requirements of this division.
  - (2) All new development, alteration, demolition, relocation, reconstruction, and excavation within the OPH-D district shall be subject to the requirements and procedures of section 146-5 for certificates of appropriateness. The design criteria for issuance of a certificate of appropriateness in the OPH-D district shall be as stated in section 138-1013
  - (3) A Downtown Palm Harbor Review Committee is established in section 138-1015 to enable the local community to review and make recommendations to county staff on applications for certificates of appropriateness within the OPH-D district.
- (b) Sections 138-201 through 138-208, regarding nonconformities, shall apply to the OPH-D district.
- (c) In cases where an individual lot or parcel has a building site area smaller than the requirements of the district:

- (1) Individual lots of record that were legally platted as of the date of adoption of the ordinance from which this division derives and no less than 25 feet in width may be developed.
  - (2) No new lots less than 50 feet in width shall be created.
  - (d) Section 138-1009, first floor uses, shall be made compliant according to the criteria of sections 138-201 through 138-208, regarding nonconforming uses.
  - (e) Communication towers and antennas as defined in the Pinellas County Code, section 138-1347, must comply with the height requirements in the OPH-D zoning district and in the Downtown Palm Harbor Historic District and be camouflaged and consistent with the architectural character of the Downtown Palm Harbor Historic District.
- (Ord. No. 02-42, § 3, 5-21-02; Ord. No. 04-72, § 1, 10-19-04)

**Sec. 138-1008. - Permitted uses.**

The following uses are permitted individually or in combination within the OPH-D district sub-districts subject to the standards in this Code.

Permitted Use	Allowable Sub-District
Commercial and Public/Semi-Public Uses:	
Retail business or commercial use that does not involve the manufacture or processing of products (e.g. grocery, convenience shopping, drugstore, hardware, sundries)	East sub-district
Medical and dental offices	East sub-district
Professional, scientific, and technical services (e.g. attorneys, accounting, engineering, architecture, real estate, stockbrokers, advertising, interior design, surveying and mapping, consulting services, scientific research, financial investment advise, software publishing, insurance)	Both sub-districts
Personal services (e.g. barbershops, beauty parlors, shoe repair, framing shop, personal and household goods repair and maintenance)	East sub-district
Eating and drinking establishments (indoor/outdoor)	East sub-district
Veterinary clinic (no kennel/all enclosed)	East sub-district
Studios and galleries (e.g. artist, photographer, musician)	Both sub-districts
Medical clinic provided it can be carried out in a manner compatible with the definition of this district	East sub-district
School (public or private)	East sub-district
Churches	East sub-district
Day care center(1)	Both sub-districts
Parks and related uses	Both sub-districts
Bank facilities	East sub-district
Bank drive-through facilities(2)	East sub-district
Parking lots or structures (stand-alone)(3)	East sub-district
Government and community buildings and uses(4)	East sub-district

Theatres(5)	East sub-district
Residential and Lodging Uses:	
Single-family dwellings	West sub-district
Duplex and triplex dwellings	Both sub-districts
Multiple family dwellings	Both sub-districts
Home occupations	Both sub-districts
Accessory dwelling units	Both sub-districts
Bed and breakfast(6)	Both sub-districts

Notes to permitted uses:

The following additional standards apply to specific permitted uses:

- (1) Day care centers shall be subject to the following requirements:
  - a. Provide a gross land area of 500 square feet per child (does not apply to adult day care).
  - b. Orient all children's play areas and provide buffering and separation, as deemed appropriate by the director of development review services, so as to prevent adverse impacts to adjacent properties (does not apply to adult day care).
  - c. Facilities to be licensed as required by appropriate governmental agencies.
  - d. Parking required at one space per employee plus one space per each ten students or clients.
- (2) Bank drive-through facilities [shall be subject to the following requirements:]
  - a. Shall be set back 25 feet from existing residential uses including stacking lanes.
  - b. Shall only be considered for bank facilities located along Alternate U.S. 19.
- (3) Parking lots or structures (stand-alone): In addition to all other applicable requirements, parking lots shall comply with sections 138-1011 and 138-1012
  - a. Not permitted on Florida Avenue.
- (4) Government and community uses and buildings: Pursuant to section 138-270 (6).
- (5) Theatres [shall be subject to the following requirements:]
  - a. Limited in size to 200 seats.
  - b. Shall not be located adjacent to existing residential uses.
- (6) Bed and breakfast [shall be subject to the following requirements:]
  - a. Offers transient accommodations to lodgers in ten or fewer guest rooms for rent.
  - b. A maximum six-square-foot sign may be provided to identify the facility location in the east sub-district.
  - c. A maximum two-square-foot sign may be provided to identify the facility location in the west sub-district.

(Ord. No. 02-42, § 3, 5-21-02)

**Sec. 138-1009. - First floor uses.**

In that portion of the east sub-district of the OPH-D district located south of Nebraska Avenue, north of Georgia Avenue, east of Alternate U.S. Highway 19, and west of C.R. 1, pedestrian-oriented uses are required on the first floor.

- (1) The allowable uses from section 138-1008 are:
  - (a) Retail businesses.
  - (b) Personal service establishments (e.g. personal and household goods repair and maintenance, personal care services such as barber shops, beauty salons, shoe repair, framing shops).
  - (c) Medical and dental offices.
  - (d) Eating and drinking establishments (indoor and/or outdoor).
  - (e) Food markets.
  - (f) Studios and galleries (artists, photographer, etc.).
  - (g) Bank facilities (no drive-through facilities).
  - (h) Bed and breakfast.
  - (i) Professional, scientific, and technical services (e.g. attorneys, accounting, engineering, architecture, real estate, stockbrokers, advertising, interior design, surveying and mapping, consulting services, scientific research, financial investment advise, software publishing, insurance).

(2) The criteria for compliance with this section are described in section 138-1007 (Ord. No. 02-42, § 3, 5-21-02; Ord. No. 04-72, § 2, 10-19-04)

**Sec. 138-1010. - Property development regulations.**

- (a) Maximum building height. No structure in the OPH-D district shall exceed 30 feet in height (measured to the lowest portion of the eaves).
- (b) Minimum building site area requirements. The minimum building site area requirements in the OPH-D district are as follows:
  - (1) Area: 4,500 square feet.
  - (2) Width: 50 feet.
  - (3) Depth: 90 feet.
  - (4) Lots less than 50 feet in width that are lawfully existing as of the date of adoption of this ordinance may be developed pursuant to the conditions outlined in section 138-1007
- (c) Maximum lot development.

Maximum Lot Development	Sub-District	
	East	West
Floor Area Ratio (F.A.R.)(1)	0.40 maximum(2)	0.30 maximum(3)
Residential Density	10 units per gross acre	10 units per gross acre
Impervious Surface Ratio	0.85 maximum	0.75 maximum

Notes to the maximum lot development:

- (1) Floor area used as a dwelling unit shall not be included in calculating floor area and are exempt from F.A.R. limitations.
- (2) The maximum F.A.R. for properties where first floor uses are restricted per section 138-1010 is 0.60.
- (3) Professional, scientific, and technical service uses, galleries, and studios shall not exceed an FAR of 0.30 or 1,500 square feet, per lot, whichever is less. These nonresidential uses shall only be permitted within an existing residential structure that has been converted for these types of uses. Any structural changes, modifications, or enlargements to existing residential structures shall retain the residential character of the building.

(d) Setback requirements. The following setbacks shall be required:

	Setbacks				
	Front	Side	Rear	Abutting Residential	Corner
East sub-district, abutting Florida Avenue east of Alt. 19; and the property at 1205 Omaha Cir.  Minimum  Maximum	0 ft.  15 ft	0 ft.  —	0 ft.  —	7.5 ft.  —	0 ft.  —
East sub-district, not abutting Florida Avenue east of Alt. 19  Minimum  Maximum	10 ft.  20 ft.	0 ft.  —	0 ft.  —	7.5 ft.  —	5 ft.  —
West sub-district  Minimum	10 ft.	7.5 ft	15 ft.	—	10 ft.

Notes to the setback requirements:

- (1) The maximum setback on the east side of Omaha Circle/College Hill Drive, between Nebraska Avenue and Georgia Avenue, shall be 30 feet to accommodate the historic perpendicular parking pattern that was incorporated into the Downtown Historic Palm Harbor Master Plan adopted on December 18, 2002.

(Ord. No. 02-42, § 3, 5-21-02; Ord. No. 04-72, § 3, 10-19-04)

**Sec. 138-1011. - Off-street parking.**

This section provides for safe and efficient parking while recognizing the unique conditions in Palm Harbor. Some internal capture of vehicle trips results from the mixture of uses and the bicycle traffic from the Fred Marquis Pinellas Trail. This combined with the public on-street parking improvements allows a reduced off-street parking requirement for comparable uses in conventional zoning districts.

- (1) There shall be provided at the time of the erection of any structure, or at the time any structure is enlarged or increased in capacity, a minimum number of off-street parking spaces.
- (2) For nonresidential uses, except for medical clinics and offices and other office buildings, in that portion of the east sub-district south of Nebraska Avenue, east of Alternate U.S. Highway 19, north of Michigan Avenue, and west of C.R.1: the minimum number of spaces provided on-site shall be equal to 45 percent of the minimum number of off-street automobile parking spaces required in section 138-1302, with a minimum of two spaces.
- (3) For medical clinics and offices and other office buildings, in that portion of the east sub-district south of Nebraska Avenue, east of Alternate U.S. Highway 19, north of Michigan Avenue, and west of C.R.1: the minimum number of spaces provided on-site shall be equal to 55 percent of the minimum number of off-street automobile parking spaces required in section 138-1302, with a minimum of two spaces.
- (4) For nonresidential uses in the east sub-district north of Nebraska Avenue or west of Alternate U.S. Highway 19: the minimum number of off-street parking spaces shall be equal to four-fifths of the minimum number of off-street parking spaces required in section 138-1302, with a minimum of two spaces. Designated on-street parking directly fronting a lot shall count toward fulfilling the parking requirement for that lot.
- (5) For nonresidential uses in the west sub-district: the minimum number of spaces provided on-site shall be equal to four-fifths the minimum number of off-street automobile parking spaces required in section 138-1302, with a minimum of two spaces.
- (6) Off-street parking for nonresidential uses in the west sub-district shall not be located in the front or corner setback areas.
- (7) Any outdoor seating area shall be included when calculating the required number of minimum off-street parking spaces, except that no off-street parking shall be required for an outdoor seating area that allows up to 24 seats and is equal to or less than 400 square feet in area. An outdoor seating area shall be accessory to an indoor eating and/or drinking establishment.
- (8) Alleys may be used for access to off-street parking spaces.
- (9) Parking spaces for nonresidential uses may be provided on a separate lot or parcel not more than 500 feet from the primary parcel to be served as measured along the most direct pedestrian route.
- (10) Bed and breakfast in the east sub-district: one off-street parking space for every two guest rooms plus one space. Bed and breakfast in the west sub-district: one off-street parking space for every guest room plus two spaces. Parking shall be provided in a manner that is compatible with the surrounding area.
- (11) Single-family dwellings: two off-street parking spaces per dwelling unit.
- (12) For all other residential uses: one off-street parking space per efficiency unit and one and one-half off-street parking spaces per dwelling unit with one or more bedrooms.
- (13) Where not specifically changed in this section, parking requirements shall otherwise comply with article VII, division 2 of chapter 138
- (14) Off-street parking shall not be located on the Florida Avenue frontage east of Alternate U.S. Highway 19.

- (15) Shared parking: parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for the use of shared parking are subject to approval by the county administrator or his/her designee, and must meet the following conditions:
- a. The applicant must demonstrate to the county administrator's satisfaction that substantial conflict shall not exist in the principal hours or periods of peak demand for the uses for which the joint use is proposed.
  - b. The number of parking spaces which may be credited against the requirements for the structures or uses involved shall not exceed the number of parking spaces reasonably anticipated to be available during differing hours of operation. The maximum reduction in the number of parking spaces required for all uses sharing the parking area shall be 25 percent.
  - c. Parking facilities designed for joint use should not be located further than 500 feet from any structure or use served, measured along the most direct pedestrian route.
  - d. A written agreement shall be drawn to the satisfaction of the county attorney and executed by all parties concerned assuring the continued availability of the number of parking spaces designated for joint use.
- (16) For properties within this district that have existing buildings, as of May 21, 2002, the off-street parking arrangement in existence on that date for each building shall continue to be recognized by the county as meeting the minimum parking requirements of the OPH-D district. Such existing building square foot area may be renovated and redeveloped even if it involves the demolition and subsequent reconstruction of a similar size to the existing building square foot area without providing any additional off-street parking spaces. However, this recognition of existing parking arrangements shall not apply to additional building square footage or to a change in use that increases the required number of off-street parking spaces. Parking shall be provided, as required by this section, for any increase in building square foot area, or for the increased number of parking spaces required by a change in use.

(Ord. No. 02-42, § 3, 5-21-02; Ord. No. 12-08, § 1, 2-21-12)

**Sec. 138-1012. - Landscaping for vehicular use (parking) areas.**

In addition to the requirements of section 166-55 of the land development code, parking lots or vehicular use areas shall comply with the following.

- (1) Parking areas with three spaces or less are exempt per section 166-55
- (2) Parking areas using alley access and not visible from the street are exempt from this section.
- (3) Parking or vehicular use areas shall be designed to complement the streetscape design plan.
  - a. Where appropriate, the site design shall coordinate with and connect with the streetscape on the public right-of-way.
  - b. Plant materials and species shall be selected from the following list:

Botanical Name	Common Name
Palms:	

Sabal palmetto	Cabbage Palm
Acoelorrhaphe wrightii	Paurotis Palm (Needs ample water)
Trees:	
Cornus florida	Dogwood
Ilex cassine	Dahoon Holly
Ilex opaca	American Holly
Ilex x attenuata 'East Palatka'	East Palatka Holly
Ilex x attenuata 'Savannah'	Savannah Holly
Ilex vomitoria	Yaupon Holly
Lagerstroemia indica	Crape Myrtle
Liquidambar styraciflua	Sweet Gum
Magnolia grandiflora	Southern Magnolia
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak
Ulmus alata	Winged Elm
Accents:	
Cercis canadensis	Redbud
Crinum spp.	Spider Lily*
Phoenix roebelenii	Pygmy Date Palm
Prunus angustifolia	Chickasaw Plum
Zamia floridana	Coontie
Shrubs:	
Forestiera segregata	Florida Privet
Ilex cornuta 'burfordii'	Chinese Holly
Ilex cornuta 'rotunda'	Round Chinese Holly
Ilex vomitoria 'schillings'	Dwarf Yaupon Holly
Illicium parviflorum	Anise
Rhaphiolepis indica	Indian Hawthorn
Viburnum obovatum	Walter's Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Ground Covers:	
Juniperus spp.	Juniper
Liriope muscari 'evrqn gnt'	Evergreen Giant

Ophiopogon japonicus	Mondo Grass
Stachytarpheta jamaicensis	Trailing Porterweed
Zamia floridana	Coontie
Zamia furfuracea	Cardboard Palm
Trachelospermum asiaticum minima	Minima Jasmine
Ornamental Grasses:	
Miscanthus sinensis	Miscanthus
Muhlenbergia capillaris	Muhly Grass
Pennisetum setaceum	Fountain Grass
Pennisetum setaceum 'rubrum'	Red Fountain Grass
Tripsacum floridana	Dwarf Fakahatchee Grass
Ornamentals:	
Lantana species	Sterile subspecies or varieties such as 'Gold Mound'
Lantana montevidensis	
Pentas lanceolata	Pentas*
Plumbago 'Imperial Blue'	Plumbago
Annuals	Annuals
* cold sensitive	

- c. Hardscape, paving and construction materials shall match or complement the streetscape materials within the right-of-way.

(Ord. No. 02-42, § 3, 5-21-02; Ord. No. 04-72, § 4, 10-19-04)

**Sec. 138-1013. - Design criteria.**

- (a) All new development, alteration, demolition, relocation, reconstruction, and excavation within the Old Palm Harbor Downtown (OPH-D) District shall be subject to the criteria for historic properties set forth in chapter 146 and reiterated below. Those properties that are also located within the Downtown Palm Harbor Historic District shall continue to be subject to the provisions of chapter 146, the historical preservation code.
- (b) The following design criteria apply to the OPH-D district. Downtown Old Palm Harbor is the historic commercial center for one of the oldest communities in the county. There are several contributing buildings within the OPH-D district. The historical "contributing" buildings located in the OPH-D district do not fall into any specific architectural style but are instead considered a part of the "folk" architectural tradition. For this reason, design criteria cannot be based upon specific, stylistic elements but instead must be based upon the connecting elements and characteristics that are present in the district. These characteristics include; the relationship between the shape, size and height of the buildings, the front-facing orientation of the buildings and the lack of setbacks from the main street, the major roof types; window/door design and placement; and minimal

ornamentation and architectural detailing. Minor connecting elements in the district include shutters, porches, and fences.

(1) General design criteria.

- a. The scale (height/width ratio) of new construction, or of alterations/additions to existing structures, shall be similar to that of the contributing structures in the district.
- b. The height of new construction, or of alterations/additions to existing structures, shall not exceed 30 feet in height when measured at the eave of the structure.
- c. The historical setback patterns and street-facing orientation shall be maintained for new and reconstructed buildings. The orientation of new buildings, and of alterations/additions to existing buildings, shall maintain front-facing facades with the main entrance on the street side of the building.
- d. The size, slope, and type of roofs for new construction, or for alterations/additions to contributing structures, shall be similar to those of the contributing structures.
- e. Shutters shall be in character with the style and period of the building. Replacement shutters shall be similar to the original in size, configuration, and style, and shall fit the window openings, not to overlap on the surface of the wall.
- f. Porch additions shall have a roof type that is either similar to the existing roof or that is in character with the style and period of the building.
- g. Historically, building, trim, and roof colors have not been a major defining component of the district. Choice of colors should complement and enhance the character of the district. For new construction and noncontributing structures, specific color choice is left to the discretion of the property owner. For contributing structures, the general criteria for evaluating certificates of appropriateness as cited in subsection 146-5(a)(5) of the historic preservation code shall be followed.
- h. On-street or alley parking should be maintained. Historical parking patterns should be followed in site-plan requirements for new construction.

(2) Contributing structures.

- a. If windows and doors in contributing structures are determined to be unrepairable, they shall be replaced with new windows and/or doors matching the size, spacing, and where possible, materials of the originals. The use of materials other than the original materials shall be considered by the Downtown Palm Harbor Review Committee (DPHRC) and Pinellas County on a case-by-case basis.
- b. Porches and porch features that are in good condition or repairable, and which are in character with the style and period of the building, shall be retained. Porches and porch features shall be repaired so they match the existing in materials, size and configuration.

(3) Noncontributing structures.

- a. Where possible and appropriate, alterations and additions to noncontributing structures shall be similar to the major features, details and

materials found in the contributing structures. Alterations and additions shall not introduce false historical architectural features not found in the district.

- b. Where possible and appropriate, when renovating an existing noncontributing structure, new or replacement windows and/or doors shall be similar to the size, spacing, materials and general rhythm of the windows and doors found in the contributing structures.

(4) New construction.

- a. The roof types of new buildings shall conform to the roof types of the contributing structures in the district. Gable, pyramidal (hip), and flat roofs with parapets are found in the contributing structures. Use of a roof type that is not present in the contributing structures, and which can be seen from the street is prohibited. Alternative roof styles can be used if they are concealed by a parapet and are not visible from the street.
- b. Proportions, configurations, and placement of windows and doors in new buildings shall be similar to the size, spacing, materials and general rhythm of the window/door fenestration found in the contributing structures.
- c. Use of double-hung sash windows with two four-lites is encouraged. Jalousie windows are prohibited. Recessed entrances are encouraged.
- d. Major architectural features, detailing and materials used in new construction shall be similar to those of the contributing structures found in the district.
- e. Modern equipment such as solar collectors, air conditioners, etc., shall be concealed from public view.

(c) Fences within the OPH-D district shall be limited to the following styles and materials:

- (1) All fences and walls shall be constructed of materials appropriate to their purpose and location and shall be compatible with the streetscape materials.
  - a. Fences and walls on all street frontages shall be constructed only of decorative open pickets, decorative aluminum, brick, or stamped concrete which are compatible with the streetscape design materials.
  - b. No fence or wall shall be constructed of corrugated sheet metal, barbed wire, chicken wire, or similar materials.
  - c. Chain link fences concealed by landscaping may be allowed along the side of property that has no street or alley frontage.
- (2) On all street frontages (except for frontage on an alley), walls and fences shall not exceed three feet in height.
- (3) No fence or wall shall be constructed within a public right-of-way, right-of-way easement or utility easement, unless authorized by the county.
- (4) No fence or wall shall enclose a water meter box or manhole, unless authorized by the county.
- (5) Where not specifically changed in this section, fences and walls shall otherwise comply with section 138-1336

(Ord. No. 02-42, § 3, 5-21-02; Ord. No. 09-31, § 1, 5-19-09)

**Sec. 138-1014. - Signs.**

Except as modified herein, signs shall be subject to the regulations outlined in section 138-1334. Nonconforming signs shall be made compliant under the provisions of subsection 138-1334(b)(3), "nonconforming signs". Signs and standards in the OPH-D district shall be permitted as follows:

- (1) In the east sub-district:
  - a. Freestanding signs shall be permitted only as follows:
    1. Number. A maximum of one sign per zone lot is permitted. One additional sign may be permitted for each additional street frontage.
    2. Area. The total maximum area for any freestanding sign or signs shall be that area calculated according to subsections (e)(1) and (e)(2) of section 138-1334 or 50 square feet per sign face, whichever is less.
    3. Height. For properties with frontage facade orientation on Alternate U.S. Highway 19, the maximum height for a freestanding sign is 20 feet or the height of the building, whichever is less. For all other freestanding signs the maximum height is ten feet.
    4. Setbacks. Such signs shall be set back as follows:
      - i. Three feet from any public right-of-way.
      - ii. Additional setbacks may be required when determined appropriate per subsection (e)(4) of section 138-1334.
    5. Time and temperature signs. Such signs are only permitted on sites fronting and oriented to Alternate U.S. Highway 19. The maximum area for the time and temperature portion only shall be 20 square feet per sign face.
    6. Flags. Flags containing a corporate name, logo, or other message directing attention to the business on site including any commodity or service for sale on site shall be part of the computation of allowable area for freestanding signs.
  - b. Attached signs shall be permitted only as follows:
    1. Area. The maximum total area for all attached signs shall be that area calculated according to subsections (e)(1) and (e)(2) of section 138-1334, or 100 square feet, whichever is less.
    2. Types of signs permitted. The following attached signs may be permitted, provided the cumulative area of the attached signs does not exceed the maximum area according to subsection (1)b.1., above:
      - i. Wall sign;
      - ii. Canopy or awning sign;
      - iii. Permanent window sign;
      - iv. Projecting sign;
      - v. Integral roof sign.
    3. Time and temperature signs. Such signs are only permitted on sites fronting and oriented to Alternate U.S. Highway 19. The maximum area for the time and temperature portion only shall be 20 square feet per sign face.

- c. Directory/information signs shall be permitted only as follows:
  - 1. Number. A maximum of one sign per street frontage is permitted.
  - 2. Area. The maximum area for a directory/information sign shall be 20 square feet per sign face for any one sign.
  - 3. Setback. Three feet from any public right-of-way.
  - d. Public/semi-public land uses shall comply with the sign provisions of subsection 138-1334(f)(2)b.
  - e. Community event signs may be permitted within public rights-of-way provided that they are safely located.
- (2) In the west sub-district, signs shall be permitted pursuant to section 138-1334(f)(2)b. Nonresidential uses permitted in the west sub-district are allowed up to one two-square-foot sign.

(Ord. No. 02-42, § 3, 5-21-02)

**Sec. 138-1015. - Downtown Palm Harbor Review Committee—Organization, powers, and duties.**

The following is the name, structural organization and powers and duties of the Downtown Palm Harbor Review Committee.

- (1) Powers and duties of the Downtown Palm Harbor Review Committee. The duties of the committee include reviewing applications for certificates of appropriateness (COAs) per section 146-5 and making nonbinding recommendations concerning them to county staff.
- (2) Organization of the Downtown Palm Harbor Review Committee.
  - a. Number and qualifications of members.
    - 1. Membership of the committee shall be composed of nine members. Five members shall be owners of property within the OPH-D district and one member each shall be appointed by the Palm Harbor Historical Society and the Downtown Palm Harbor Merchant's Association. Two members shall both own residential property and reside within the surrounding community. Each Pinellas County Commissioner whose district includes the OPH-D district shall recommend one of these two members to the full county commission for appointment to the committee. For purposes of this section, the surrounding community is defined as the area included within the following boundaries:
      - On the west: Sutherland Bayou.
      - On the north: Kansas Avenue extended.
      - On the east: 17th Street extended.
      - On the south: Pennsylvania Avenue/Virginia Avenue from the mouth of Channel A at Sutherland Bayou to the intersection of Virginia Avenue and Channel A (residential properties on the south side of these streets are included), then following Channel A to its intersection with 17th Street extended.
    - 2. Election of property owners. Property owners within the OPH-D zoning district shall hold an election every two years in November to elect five members to the Downtown Palm Harbor Review Committee.
    - 3. Each member of the committee shall have one vote.

4. Committee members shall be prohibited from voting on their own applications.
  5. The term of office for each of the nine committee members shall be two years.
- b. Officers.
1. A minimum of three officers of the committee shall be elected on an annual basis. It shall be the responsibility of the officers to notify county staff of their names and addresses.
  2. Committee officer's duties shall include:
    - i. Making COA applications available for inspection by committee members before the committee meetings (if necessary).
    - ii. Preparing official committee recommendations.
    - iii. Publishing proper public notice of committee meetings.
    - vi. Keeping minutes of committee meetings.
    - v. Holding annual elections.
    - vi. Maintaining an up-to-date mailing list of all committee members and providing this to county staff.
    - vii. Other duties as needed.
- c. Meeting requirements.
1. Meetings shall be convened as necessary to review applications for certificates of appropriateness.
  2. A minimum of one meeting per year shall be held in order to elect committee members and officers. The electorate for selecting five of the nine members shall consist of owners of real property in the OPH-D district. Meeting times and locations shall be advertised and/or posted in a public location at least three days before the meeting, so that they will be available to the public. Meetings will be open to the public, and the public may comment on any items before the committee.
- d. Voting and other decision/report procedures.
1. At least five members (one of which must be an officer) must be present to have a quorum. If a quorum is not present, a committee recommendation is not possible. However, individual member recommendations can be submitted to county staff.
  2. The certificate of appropriateness (COA) applicant cannot vote on his/her own application.
- e. Committee compensation. Committee positions are volunteer positions with no monetary compensation.
- (3) County staff responsibilities.
- a. The Pinellas County Planning Department will maintain an informational mail-out on the OPH-D district. This will be updated (as necessary) and mailed to property owners in the OPH-D district on an annual basis.
  - b. The Pinellas County Planning Department will notify committee members of meeting dates and times once they have been determined by the committee officer(s).

- c. The Pinellas County Planning Department will provide assistance as requested and approved by the county administrator.

(Ord. No. 02-42, § 3, 5-21-02; Ord. No. 04-72, § 5, 10-19-04)

**Sec. 138-1016. - Same—Procedures for review.**

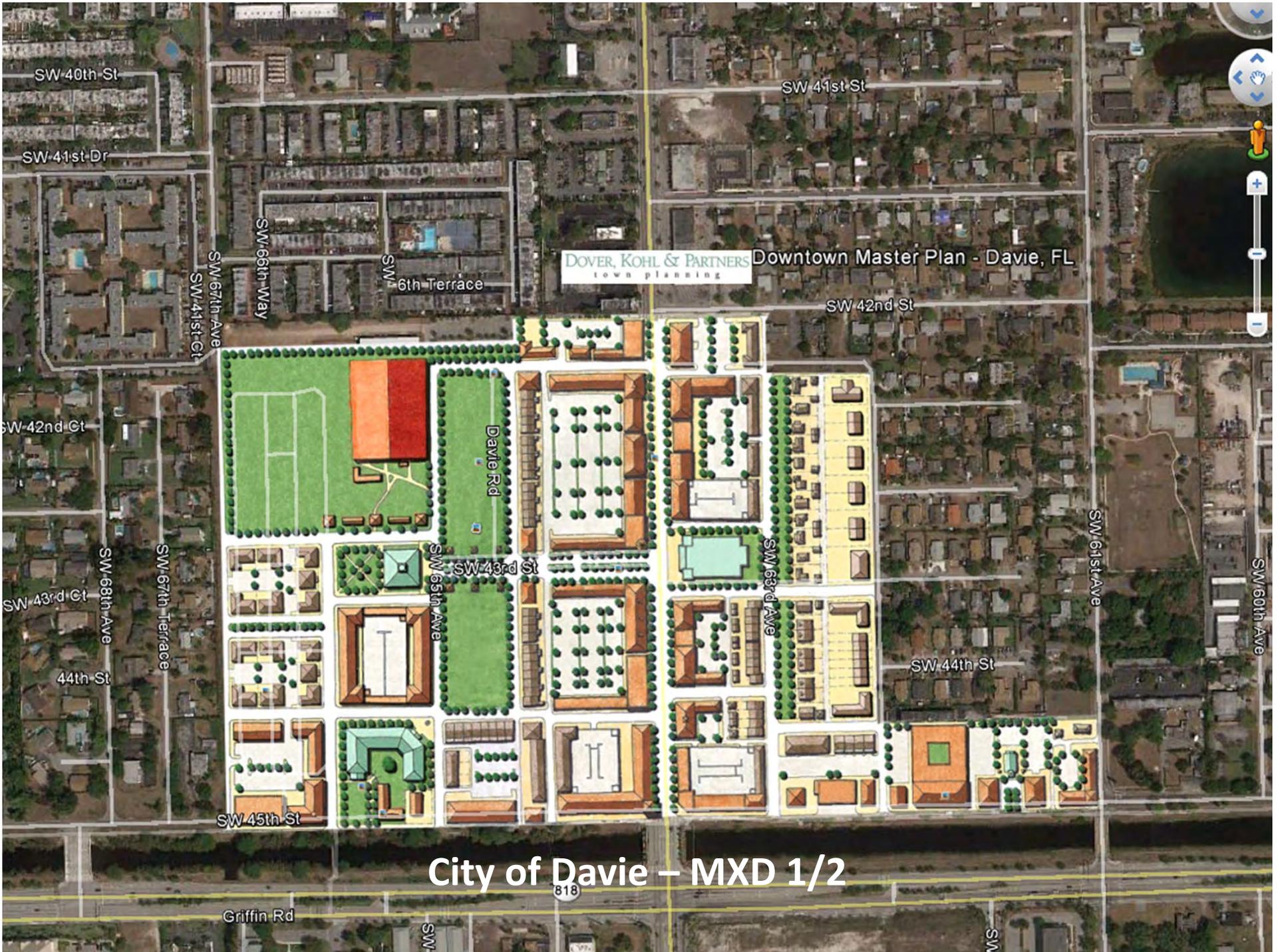
- (a) Once an application for a COA is submitted to the county, county staff will notify committee officer(s) designated by the committee for such notice.
- (b) Committee officer(s) will determine a suitable time and date for the committee to meet. The officer(s) will contact the applicant and choose a date and time that they will be able to attend.
- (c) The officer(s) will then notify county staff of the date/time of the meeting so that they may mail notices of the meeting to committee members.
- (d) The committee shall have two weeks from the time they are notified by county staff of the COA application to meet and prepare a recommendation. The two weeks' time for review and comment may be extended if such an extension is agreed to by county staff and the applicant or by county staff and the committee.
- (e) One written recommendation representing the majority opinion of the committee will be prepared by the committee officer(s) for presentation to county staff. Dissenting opinions (if any) may also be presented by individual committee members if desired.
- (f) Nothing herein precludes the committee from adopting additional procedures to accomplish the foregoing duties as long as they are not in conflict with the provisions herein and state and federal law.

(Ord. No. 02-42, § 3, 5-21-02; Ord. No. 04-72, § 5, 10-19-04)

**Secs. 138-1017—138-1030. - Reserved.**



City of Orlando – MXD-3

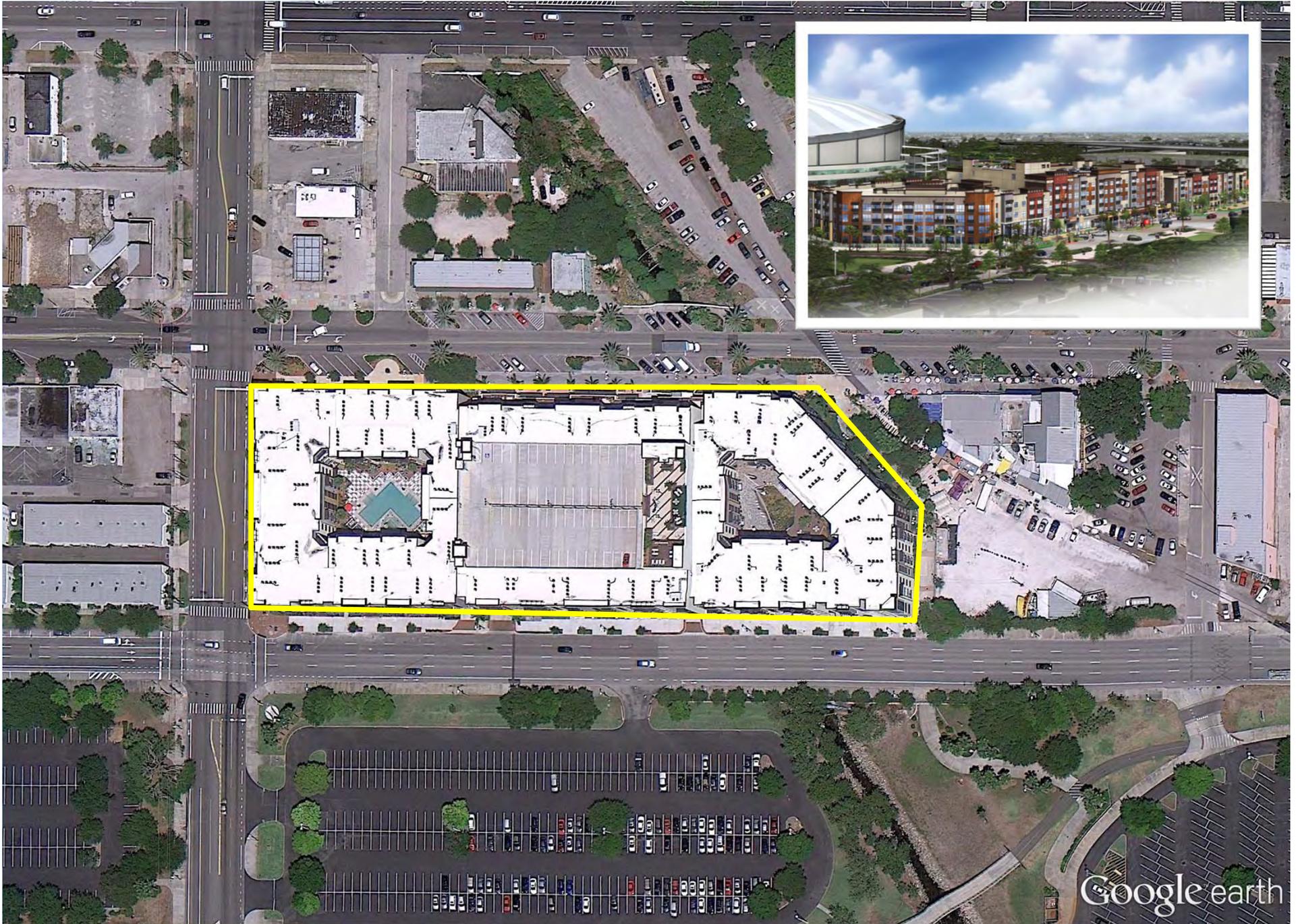


DOVER, KOHL & PARTNERS  
town planning  
Downtown Master Plan - Davie, FL

City of Davie – MXD 1/2



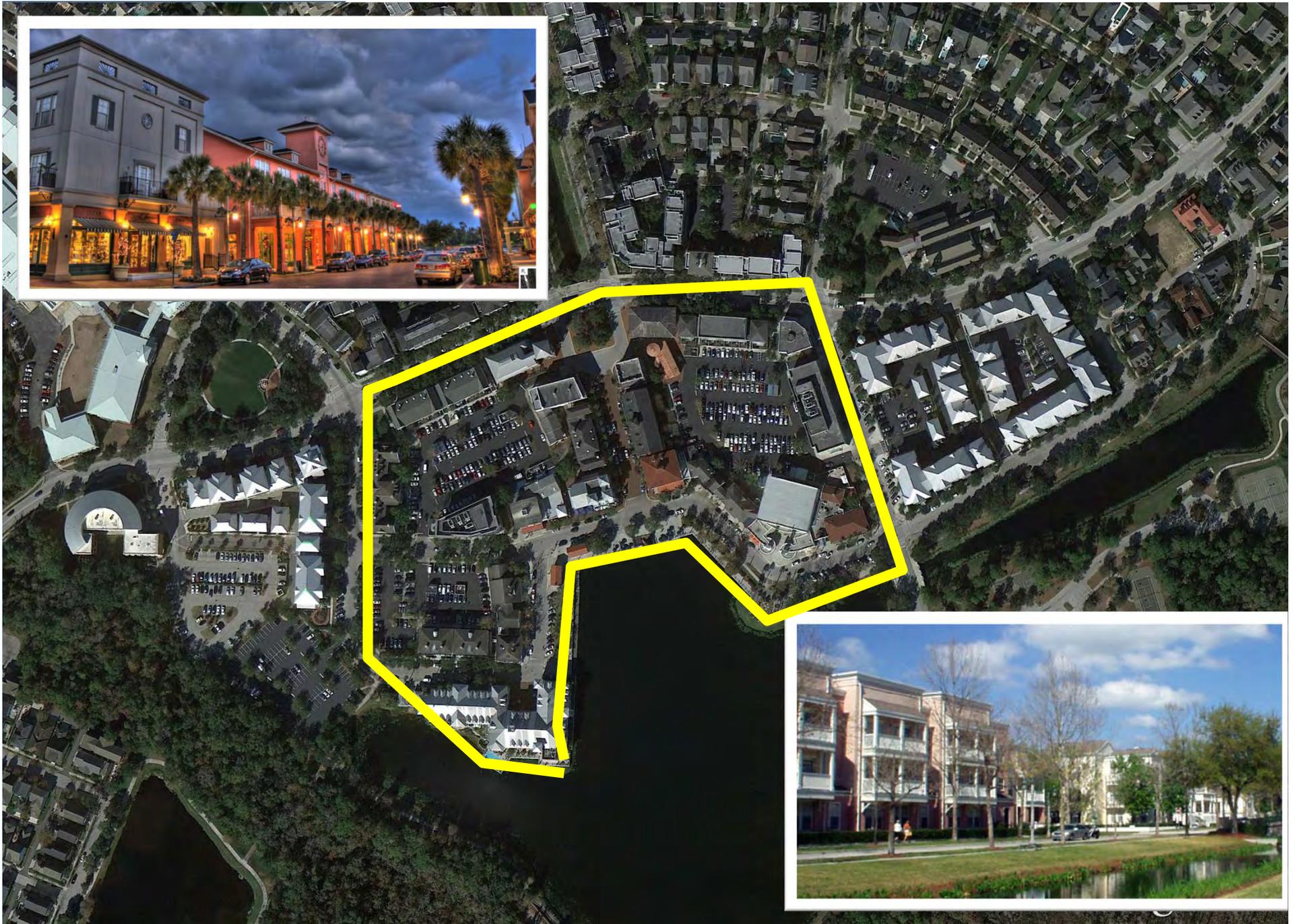
Town of Jupiter (Abacoa) MXD-2



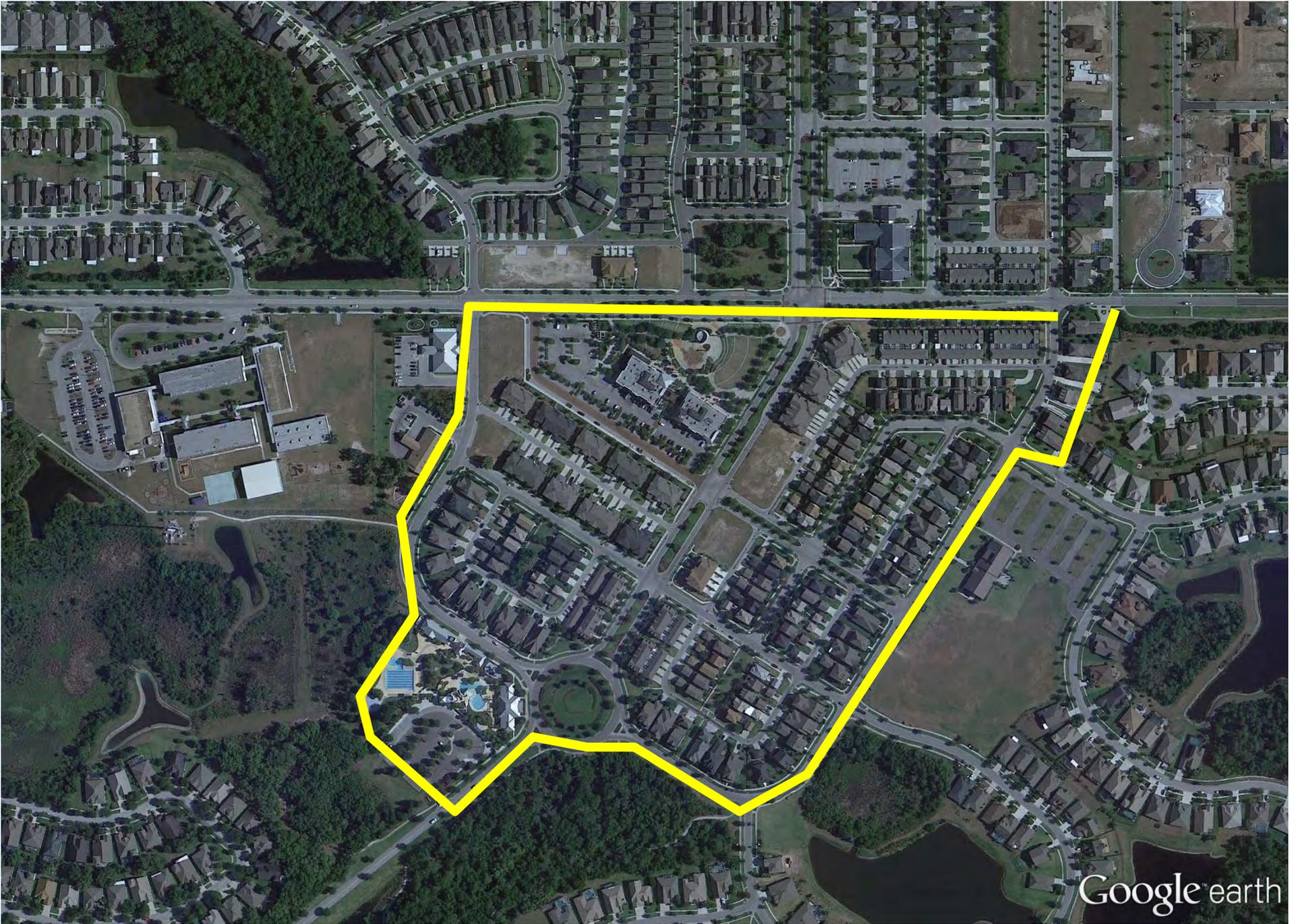
City of St. Petersburg (Fusion) – MXD-3



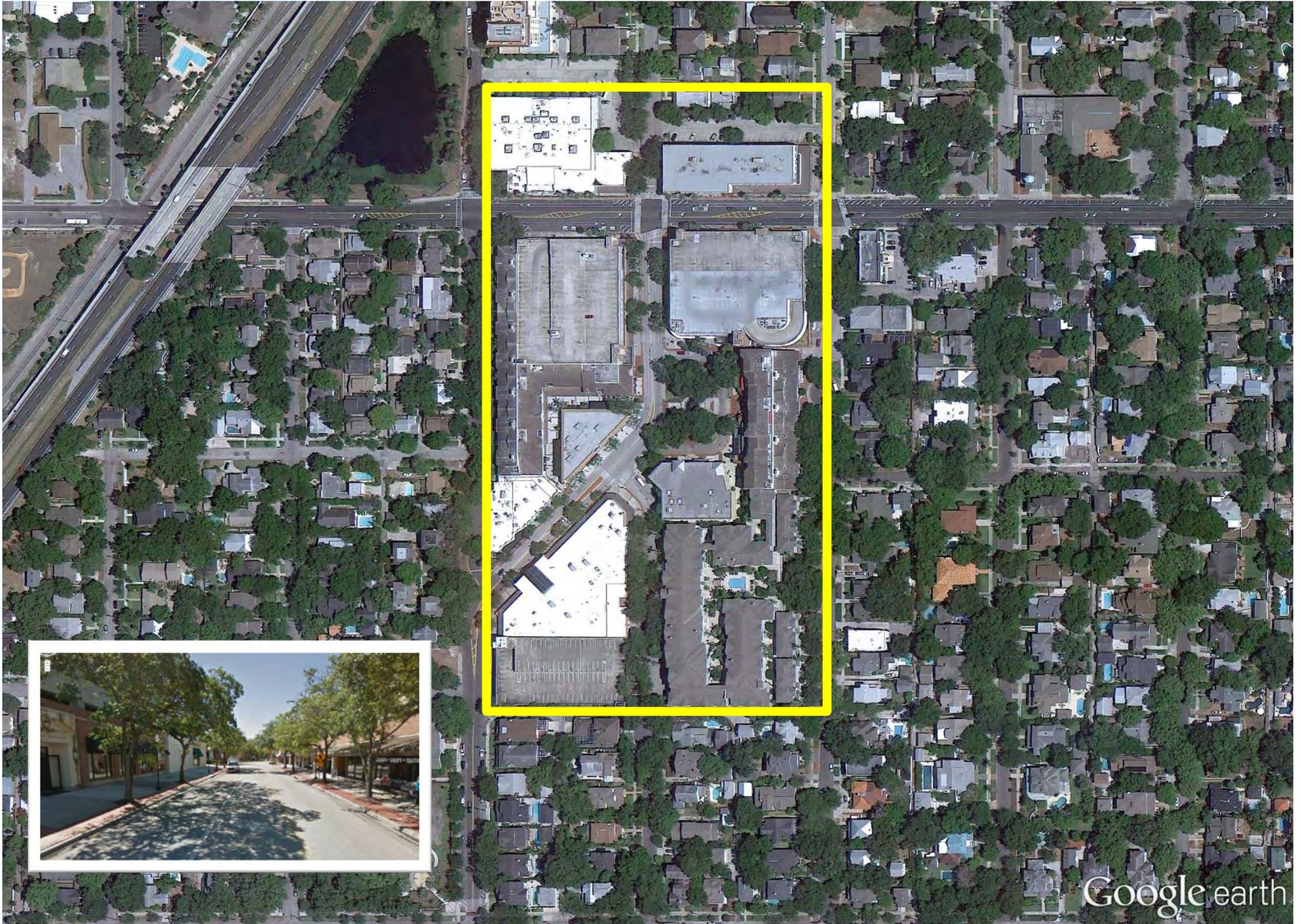
West Palm Beach (City Place) – MXD-2/3



City of Kissimmee (Celebration) – MXD 2

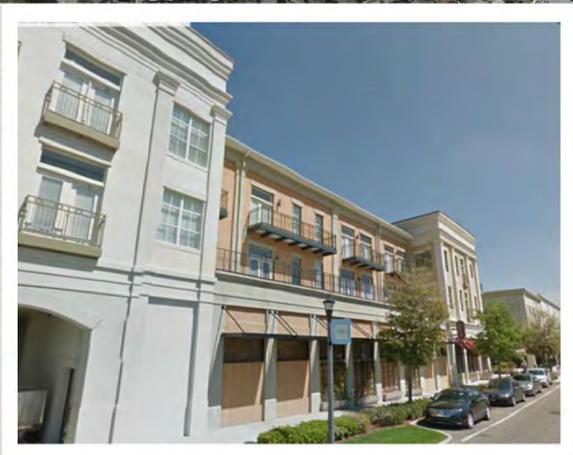
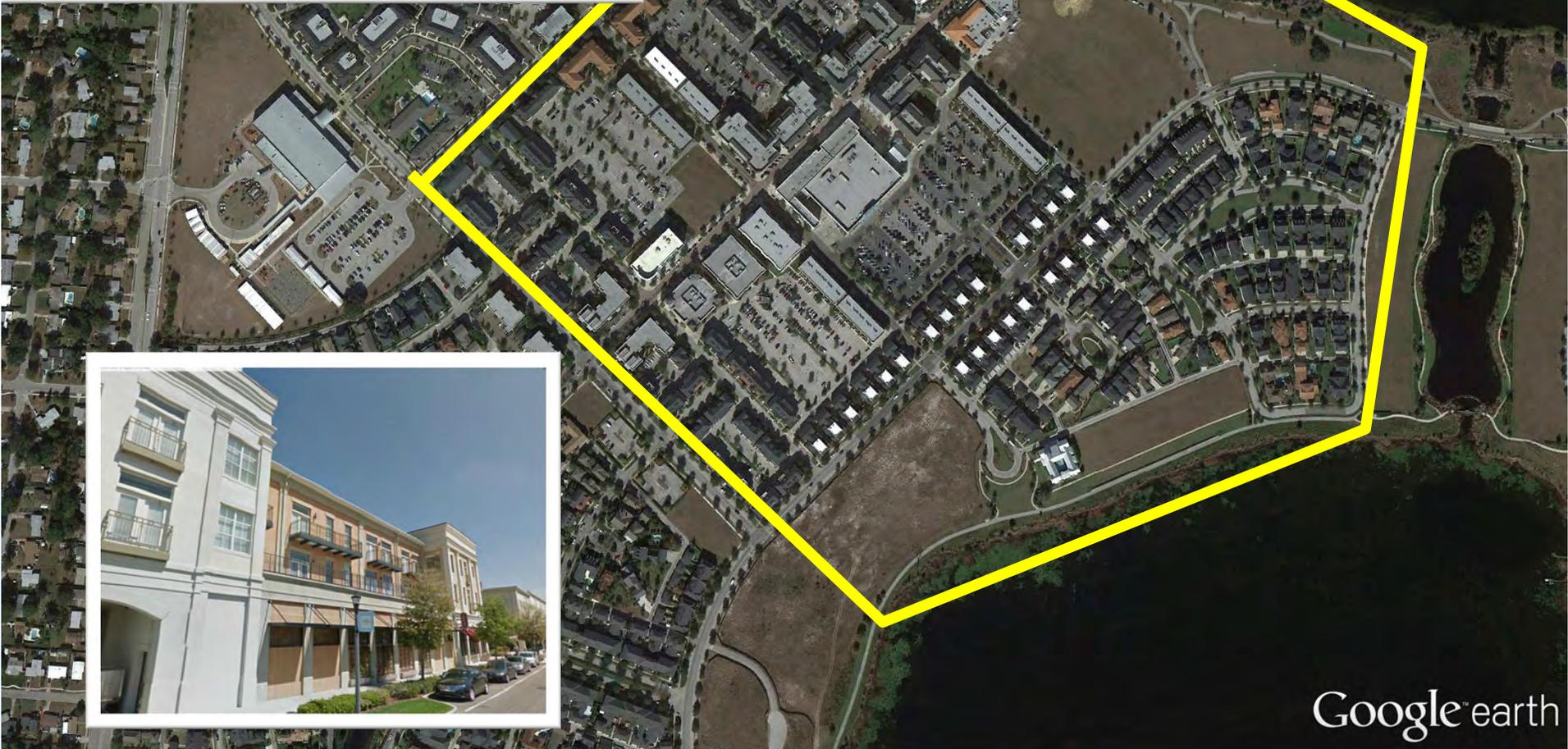


Hillsborough County(Fish Hawk Ranch) – MXD-1/2



Google earth

City of Tampa (Hyde Park Village) – MXD-1/2

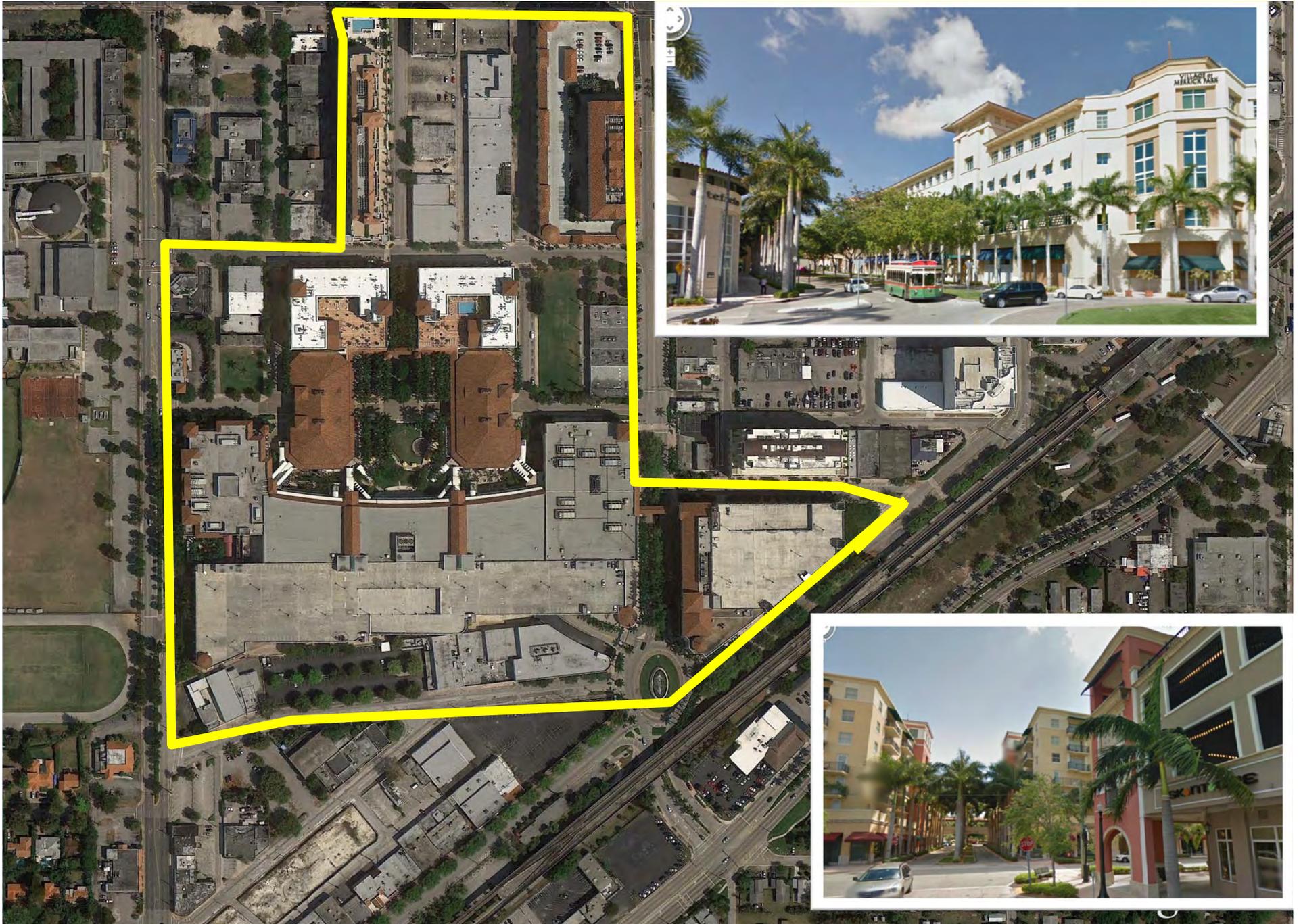


Google earth

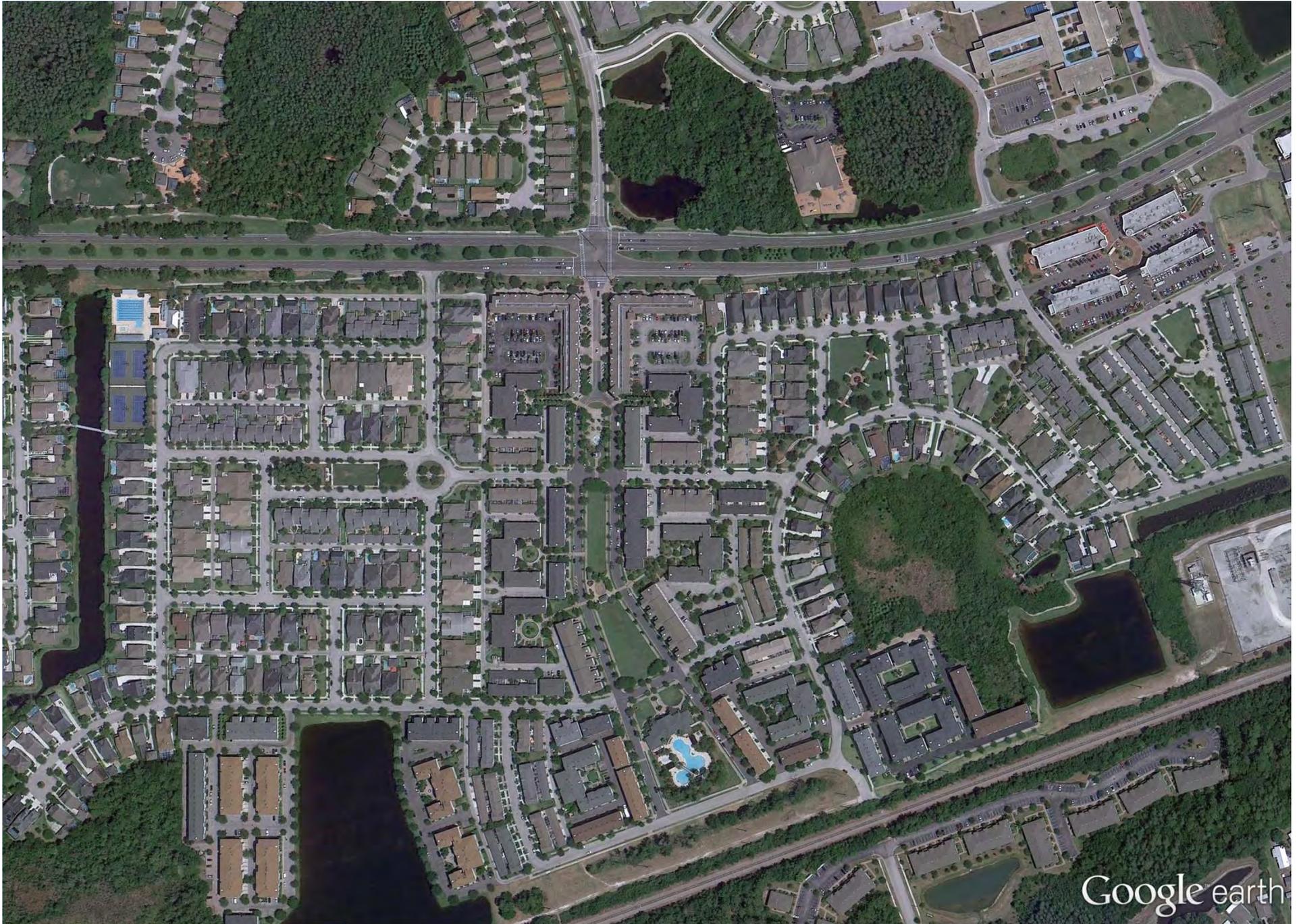
City of Orlando (Lake Baldwin) – MXD-2



Town of Miramar(Miramar Town Center) – MXD-2



City of Coral Gables (Village at Merrick Park) – MXD-3



Hillsborough County(West Chase) – MXD-1/2