



Land Development Code Update Workgroup

AGENDA

Thursday, June 20, 2013

3:00 PM – 5:00 PM

Pinellas County Strategic Planning & Initiatives

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

Conference Room – 1st Floor

1. Call to order
2. Review May 16th meeting summary
3. Discuss the June 6th BCC/LPA Work Session
4. Review modifications to the proposed office, commercial, industrial and mixed-use districts
 - Option to provide more flexibility
5. Review the use matrix and definitions
6. What's next?
 - Topic for next workgroup meeting?
 - Confirm next meeting date

Pinellas County Land Development Code Update Workgroup
May 16, 2013 Meeting Results

Agenda Item #1: Call to order

- The meeting officially started at 1:12pm
- Those present included members of the public: Steve Englehardt, Robert Pergolizzi, Jim Millspaugh, and Deborah Martohue; County staff: Marcella Faucette, Liz Freeman, David Sadowsky, Gordon Beardslee, Ryan Brinson, Rick MacAulay, Marc Mariano (consultant), Al Navaroli, and Glenn Bailey.

Agenda Item #2: Review April 18th meeting summary

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

Agenda Item #3: Review modifications to the proposed commercial, industrial and mixed-use districts

- Glenn covered proposed changes based on discussions from the last meeting, as well as staff-initiated changes, as follows:

Commercial Districts

- Sec. 138-750.1(b)(1) on page 15: added the word 'principal' before 'structures'. This will need to be defined. Gordon mentioned that we can look at St. Petersburg's definition. Also eliminated subsection (a) as it is duplicative with Sec. 138-750.1(d)(3) on page 19. In subsection (b), a clarification will be added (buildings of more than 30,000 sf) regarding the size of buildings this regulation pertains to. This is consistent with similar criteria for the mixed-use district. Staff will check to make sure subsection (b) is not redundant with Sec. 138-750-1(c) on page 17. In subsection (c), the words 'may be' were replaced with 'are'.
- Sec. 138-750.1(b)(6) on page 16: Drive-through criteria were rewritten for clarification. The workgroup approved of the changes.
- Sec. 138-750.1(c)(1)(c) on page 17: '40' percent was changed to '30'. Marc explained the reasoning behind the change in that 30 percent is simply more practical.
- Sec. 138-750.1(c)(5)(c) on page 18: options were added for parking structure façade treatments similar to St. Petersburg's code.
- Sec. 138-750.1(d)(3) on page 19: Clarifications were added, including the understanding that this criteria does not preclude supplemental entrances not facing a roadway.
- Sec. 138-750.2(a)(2) and (b)(1) on page 20: redundant language was removed.
- Sec. 138-750.2(b)(2) on page 21: The group discussed the origin of this criterion (12-ft first floor of multi-story buildings). It came from St. Petersburg's code and others. Staff confirmed that a graphic will be provided to demonstrate the intent. "To promote economic development and flexibility for future tenant re-use" will be added to the beginning of the sentence for purpose and intent clarification. The Development Review Committee would provide a venue to make this criterion more flexible in applicable cases.

- Sec. 138-750.2(b)(3) on page 21: Redundant language was removed. Staff confirmed that retractable shelter/shade elements would be allowed. Regarding the graphic, Mr. Englehardt mentioned that it would be good to include the do's and don'ts.
- Sec. 138-750.2(c)(3) on page 21: Clarification added describing the meaning of 'transparent'. The criterion came from St. Petersburg's code and Gordon mentioned that the meaning of translucent materials means it lets light through, such as glass blocks or frosted windows.

Industrial Districts

- Glenn explained that changes identical to those made to the commercial design criteria were/will be made to the IPD design criteria, as applicable.
- Sec. 138-765.2(e)(1) on page 36: language was cleaned up to reflect agreed upon changes from a past meeting that were overlooked.

Mixed-Use District

- Glenn explained that changes identical to those made to the commercial design criteria were/will be made to the MXD design criteria, as applicable.
- Sec. 138-810.1(c)(1)(a) on page 50: Staff will evaluate whether this criterion (parking areas shall be located behind a front building façade) should be applicable to streets internal and/or external to the development. It may depend on location, and therefore exempt certain road corridors.
- Sec. 138-820(b)(5) on page 55: A couple of sentences were added to the master development phasing framework to require the first phase of a development to include at least two uses, one of which being residential. The residential component must be permitted and under construction before a C.O. will be released for the non-residential components. There was much discussion on this concept. The group agreed that a caveat was needed in an airport zone due to residential not being a viable use there. Another suggestion was that the FAR 'bonus' awarded to MXD development would not apply until the residential construction is underway, otherwise a 'base' FAR would apply. Yet another suggestion would exempt the residential component requirement if the applicant can demonstrate a certain existing residential density (such as 10 units per acre) within ½ mile radius of a proposed development, regardless of jurisdictional boundaries. Staff needs to research what other jurisdictions have done to see what has and has not worked. Whatever is decided may impact Sec. 138-803(c) on page 47 as well.

Agenda Item #4: Other Code related items

- Encouraging land assembly:
 - Ryan covered this item, explaining what other local jurisdictions within Pinellas County regarding land assembly incentives.
 - The group concurred that anyway this can be done would be good (bonus FAR, density, height, etc). Need to determine an acreage threshold. Also need to determine where this would be done and how to prevent fraud. Staff will talk to Economic Development for input.

- Conditional Overlays:
 - David gave a brief overview of this topic. It is a tool with the potential to replace development agreements. The group liked this idea. It was also mentioned that new permitting technology is forthcoming that will help track conditional overlays, among other development related items tied to a particular parcel.
- Definitions:
 - The proposed definitions were not discussed due to a lack of time.

Agenda Item #5: June 6, 2013 Joint Board/LPA Work Session

- Gordon briefly covered this item, explaining the intent, format and location of the Work Session. The group expressed interest in attending and will be prepared to answer questions if needed.

Agenda Item #6: What's next?

- The group decided to meet next on June 20, 2013 from 3:00-5:00pm.
- The topics of discussion will be a review of the Work Session and other items to be determined.
- The meeting adjourned around 3:10 pm.

Proposed Office, Commercial, Industrial & Mixed Use Districts

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CHAPTER 138 – ZONING

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

DIVISION 1. – GENERALLY

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

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

Secs. 138-712—138-740. - Reserved.

DIVISION 2. - OFFICE AND COMMERCIAL ZONING DISTRICTS

Sec. 138-741. – LO, 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 Uses 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 Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
	Residential Uses							
Accessory Artist in Residence		A	A	A		A		
Accessory Dwelling Unit						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		

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

<p>LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory; Blank = Use Not Allowed Blank = Use Not Allowed</p>	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Community Residential Home, Category 1: 1 to 6 residents						1		Y
Community Residential Home, Category 2: 7 to 14 residents						1		Y
Community Residential Home, Category 3: more than 14 residents						1		Y
Dormitory		A		A		A		Y
Dwelling, 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
Accommodations								
Bed and Breakfast			1	1		1		Y
Hotel				1		1	1	Y
Motel				1		1	1	Y
Commercial and Office Uses								
Bank	1	1	1	1		1		
Car Wash and Detailing				1		1		Y
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

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USE								
Home Occupation						A		Y
Kennel/Pet Care Indoor				1		1		Y
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, Outdoor Oriented Goods				1		1		Y
Outdoor Sales, Garden Oriented				1		1		Y
Pharmacy	A	A	1	1		1		
Restaurant	A	A	1	1		1		
Restaurant: Accessory Outdoor Area				A		A		Y
Retail Sales and Service	A	A	1	1		1		
Service and Repair			1	1		1		
Service, Office	1	1	1	1		1		Y
Service, Personal	A	A	1	1		1		Y
Sidewalk Café	A	A	1	1		1		Y
Studio and Gallery	1	1	1	1		1		Y
Industrial, Manufacturing, and Warehousing Uses								
Battery Exchange Stations		1	1	1		1		
Electric Vehicle Charging Station	A	A	1	1		1	A	Y
Laboratories and Research and Development	1	1		1		1		
Manufacturing - Light, Assembly and Processing: Type A				1		1		Y
Storage, Self / Mini Warehouse			2	1		1		Y
Vehicle Towing				1		1		

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USE								
Vehicle Refueling Station			1	1				Y
Vehicle Storage, Maintenance and Repair				1		1		Y
Warehouse				A				
Arts, Recreation and Entertainment Uses								
Adult Use, Adult Use Establishment, Adult use Business				1		1		Y
Club, Community Service and Fraternal	2	2	2	1		1	2	
Commercial Recreation, Indoor				1			1	Y
Commercial Recreation, Outdoor	A	A					1	Y
Shooting Range/Gun Club - indoor				1		1	1	Y
Golf Course and accessory structures							1	Y
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		
Education, Public Administration, Health Care, and Industrial Uses								
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		
Meeting Hall and other Community Assembly				1		1		

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USE								
Facility								
Nursing Home				1				Y
Place of Worship		1	1	1		1		Y
Probation / Parole Correction Office				1		1		
School, Public, Pre-K thru 12 (Governmental)		1	1	1		1		Y
School, Private, Pre-K thru 12 (Nongovernmental)		1	1	1		1		Y
School, Post-Secondary		1	1	1		1		
School, All Others		1	1	1		1		
Transportation, Communication, and Information Uses								
Docks and Piers		A	A	A		A	A	Y
Commercial Marina				3		3	3	Y
Heliport and Helistops	3	3		3		3		Y
Mass Transit Center	1	1	1	1		1	1	Y
Navigation safety devices and structures		2	2	2		2	2	
Off-shore Tour Vessels and Water Transport				3		3	3	Y
Parking, Surface - Principal Use				1		1		
Parking Structure		1		1		1	1	Y
Wireless Communication Antennae (WCA)		A	A	A			A	Y
Wireless Communication Tower		1	1	1		1	1	Y
Utilities								
Solar Energy Systems	A	A	A	A		A	A	Y
Solid Waste Transfer Facility				3				Y
Utility Substation		3	3	3		3	3	Y
Water Recapture Systems	A	A	A	A		A	A	
Wind Energy Conservation System, Small Scale		1	1	1		1	1	Y

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USE								
Agricultural Uses								
Community Gardens			1	1		1	1	Y
Nursery / Greenhouse, Retail				1		1		
Urban Agriculture								Y
Other Uses								
Land Fills of More than 1,000 Cubic Yards		2	2	2			2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards		1	1	1			1	Y

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

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

Sec. 138-743.1. - LO – Development Parameters

LO – Development Parameters Table										
					Min. Lot			Min. Setbacks (ft)		
Max. Density ¹	Max. Building Coverage ³	Max. FAR ¹	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	35/ 20 ²	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 ¹	Max. Building Coverage ⁴	Max. FAR ¹	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	N/A	See Table 138-351	0.75/ 0.90 ³	75/ 35 ²	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 feet 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										
Max. Density ¹	Max. Building Coverage	Max. FAR ¹	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.30	See Table 138-351	0.80	35	6,000 sf	60	80	10	0 – 20 ²	
<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										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage	Max. FAR ¹	Max. ISR	Max. Building Height (ft) ⁵	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.50	See Table 138-351	0.90 / 0.75 ⁴	50/ 35 ⁵	10,000 sf	80	100	10	0 – 20 ²	
<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 ¹	Max. Building Coverage	Max. FAR ¹	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.35 ²	See Table 138-351	0.75	50	1 ac of upland / 2,500 sf ⁴	150/25 ⁴	200/na ⁴	15/5 ⁴		20/5 ⁴
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. 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 arterial highways where established land use planning criteria would indicate this district could be located.
 - (2) CP-2: Includes those areas located at arterial highway intersections, where established land use planning criteria indicate that more intense uses of land as permitted in this division are appropriate.
- (b) The purpose of establishing the CP, commercial parkway district is to allow for a variety of uses along the arterial roadways and to require that development occur in such a manner as to protect the interest, health, safety and welfare of the general public. Toward that end, the following statements of intent are applicable:
 - (1) Minimize development in the CP-1 classification to a level of intensity having lower traffic generation rates than normally found in a general business area.
 - (2) Allow development in the CP-2 classification to a level of intensity more equivalent to a general business category.

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

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

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

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

Office and Commercial districts are envisioned to develop to a pedestrian-friendly and transit supportive urban form. This ideal urban form orients buildings to nearby streets, provides designated pedestrian pathways, creates connections to adjacent uses/properties, provides shelter from environmental elements, and provides for an attractive built environment. In addition to the land use standards listed for individual districts, office and commercial districts 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 waive any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee, whose decisions may be appealed to the Local Planning Agency.

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.

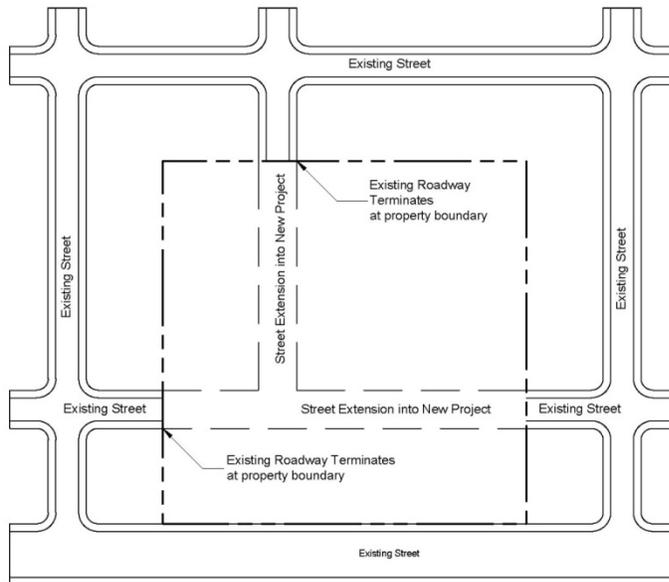


Figure 138-750.1.(a). – Site Layout – Street Extensions into New Projects/Developments

- (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) Principal 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. Buildings of more than 30,000 square feet may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
 - b. Fuel service stations are exempt from this building orientation standard.

- (2) First floor, street facing building façades shall be constructed with architectural details including, but not limited to, fenestration, large display windows, natural finishes and/or other architectural features intended to break-up large expansive façades.
- (3) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design, entrances/entryways, and pedestrian access.
- (4) All service areas and loading docks shall be located behind the front facade line of the 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 oriented to an adjacent street unless the site abuts multiple public or private streets, in which case the drive-through pick up service window may be oriented to one of those streets. Drive-through order speakers must be directed away from adjacent residential uses.
- (7) Portions of a building structure located within 25 feet of the lot line of any parcel zoned, utilized, or approved for single-family dwellings shall be limited to 45 feet in height. (will provide a graphic)

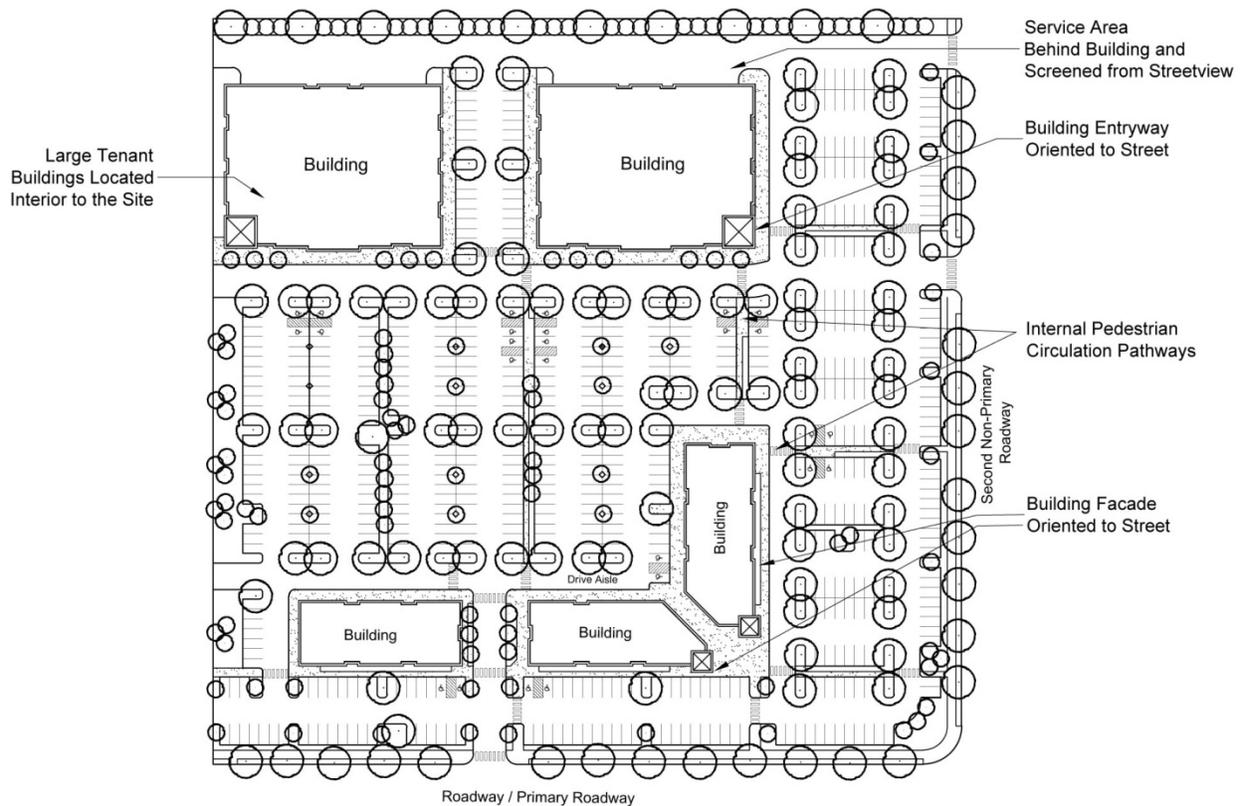


Figure 138-750.1.(b). – Site Layout - Building Orientation Standards

(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 parking rows and one drive aisle for lot areas located between any building façade and a roadway.
 - (a). For lots located adjacent to two or more roadways, this standard shall only apply to the adjacent primary roadway.
 - (b). The *primary* roadway shall be defined as that road which has a higher Functional Classification as determined by the Pinellas County Comprehensive Plan, has a greater number of Average Annual Daily Trips (AADT) or, if such information is unavailable, as determined by the Zoning Administrator.
 - (c). This criteria is satisfied if a minimum of 30 percent of roadway frontage is occupied by a building or buildings.
- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise

required by Code. No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.

- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist.
- (4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.
- (5) Parking structures 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 or screened with ornamental grillwork, artwork or similar architectural features. Stand-alone parking structures located along a primary roadway shall include ground-floor commercial, office, or employment along a minimum of 50 percent of the roadway frontage.

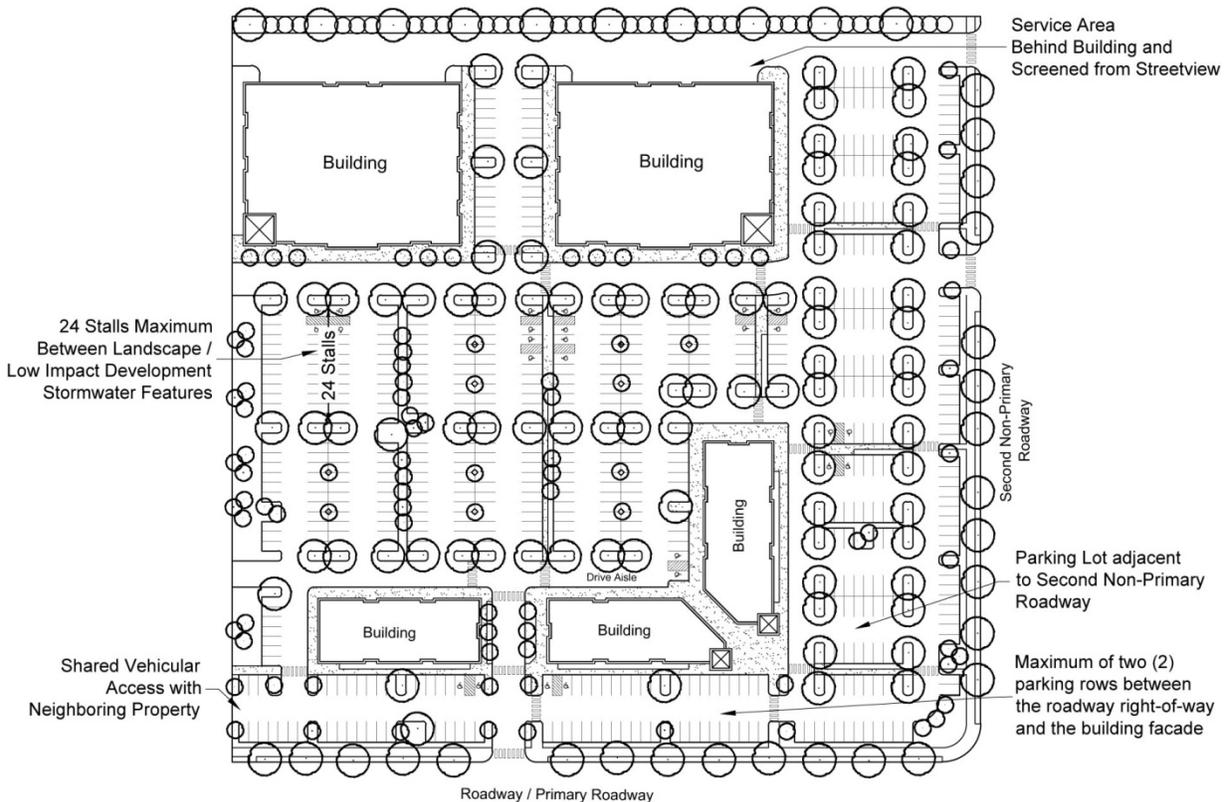


Figure 138-750.1.(c).1 – Site Layout - Parking Standards

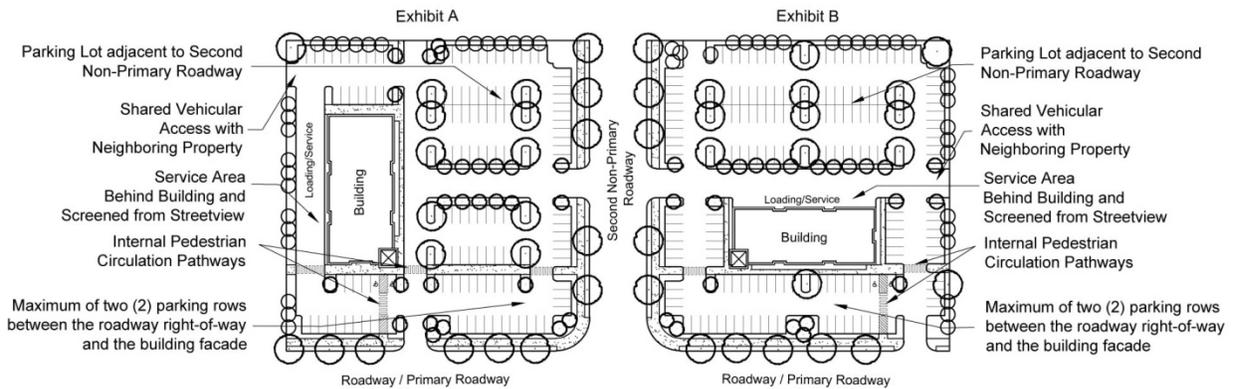


Figure 138-750.1.(c).2 – Site Layout - Parking Standards – Smaller Sites

(d) Pedestrian Connections/Circulation

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

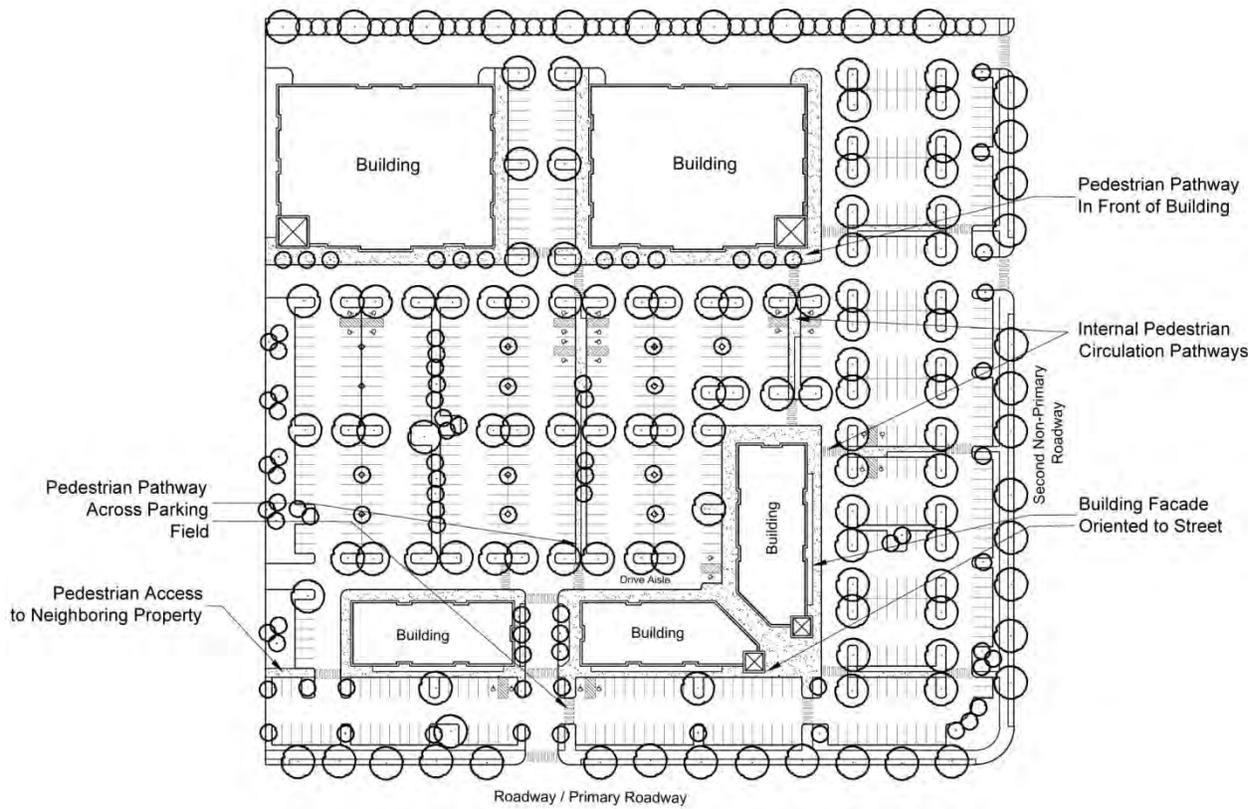


Figure 138-750.1.(d). – Site Layout - Pedestrian Standards

Sec. 138-750.2 – Building 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) Multi-building developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.
- (3) All accessory structures including, but not limited to, drive-throughs, canopies, storage buildings, and solid waste enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

(b) Building Form

- (1) Buildings should create a width to height ratio of no more than 3:1. Buildings that exceed the width to height ratio of 3:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 3:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

- (2) To promote economic development and flexibility for future tenant re-use, the first floor of each multi-story building shall not be less than 12 feet in height measured from the finished first floor surface to the bottom of the second floor. (will provide a graphic)
- (3) To provide protection from the weather, multi-tenant buildings shall have shelter/shade elements over and between public entrances. The required shelter/shade elements, inclusive of vertical supports, are intended to protect people from natural elements including sun, wind, and rain, and shall be permitted to encroach into required setbacks. (will provide a graphic)

(c) Building Façade

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

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

DIVISION 3. – INDUSTRIAL ZONING DISTRICTS

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

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

- (a) **M-1 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 Uses for the M-1, M-2, WD, and IPD Districts

USE	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
Residential Uses					
Accessory Dwelling Unit, Owner/Manager	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
Accommodations					
Hotel	3			2	Y
Motel	3			2	Y
Commercial and Office Uses					
Alcohol - Wholesale Storage and Distribution	1	1	1		
Bank				2	
Car Wash and Detailing				2	Y
Catering Service / Food Service Contractor			1	2	
Convenience Store with or without Fuel Pumps				2	Y
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
Outdoor Sales, Outdoor Oriented Goods			1		Y

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

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

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

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Freight Trucking	1	1			
Vehicle Towing	1	1	1		
Vehicle Refueling Station	1	1	1		Y
Vehicle Storage, Maintenance and Repair	1	1	1	3	Y
Transfer Station	3	1	3		Y
Warehouse	1	1	1	1	
Wholesale Establishment	1	1	1	3	
Arts, Recreation, and Entertainment Uses					
Club, Community Service and Fraternal	2	2	2	2	
Commercial Recreation, Indoor			2	2	Y
Commercial Recreation, Outdoor	A	A	2	2	Y
Facility Based Recreation				2	Y
Shooting Range/Gun Club - indoor	2	2	2	2	Y
Golf Course and accessory structures				2	Y
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	
Recreation Use, Accessory to Residential Use				1	
Resource Based Recreation				1	Y
Education, Public Administration, Health Care, and Industrial Uses					

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

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
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
Transportation, Communication, and Information Uses					
Airports and Air Transportation	3	3	3	3	
Docks and Piers	A	A	A	A	Y
Commercial Marina	1	1	1	1	Y
Heliport and Helistops	3	3	3	3	Y

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

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

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

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

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

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

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

M-1 – Development Parameters Table										
Max. Density ¹	Max. Building Coverage	Max. FAR ¹	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.50	See Table 138-351	0.85	75/35 ³	12,000 sf	80-ft	100-ft	25-ft	10-ft	

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

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

3. Height limit 50 feet or farther from residentially zoned property/Height limit within 50 feet of residentially zoned property.

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

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

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

M-2 – Development Parameters Table										
Max. Density ¹	Max. Building Coverage	Max. FAR ¹	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.50	See Table 138-351	0.95	100/35 ³	25,000 sf	100-ft	200-ft	25-ft	20-ft	

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

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

3. Height limit 50 feet or farther from residentially zoned property/Height limit within 50 feet of residentially zoned property.

Sec. 138-764. – WD - Warehouse District

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

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

WD – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density ¹	Max. Building Coverage	Max. FAR ¹	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	N/A	See Table 138-351	0.85	75/35 ³	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 feet of residentially zoned property.</p>										

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

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

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

IPD – Development Parameters Table										
					Min. Lot ³			Min. Setbacks ³		
Max. Density ¹	Max. Building Coverage	Max. FAR	Max. ISR	Max. Building Height (ft) ³	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. All other deviations to required design criteria must be approved by the Development Review Committee, whose decisions may be appealed to the Local Planning Agency.

(a) Street, Drive Aisle, and Accessway Design

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

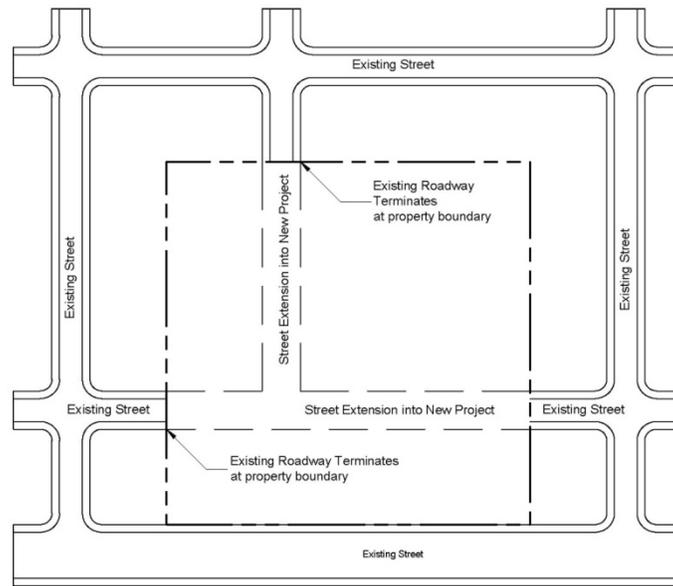


Figure 138-765.2.(a). – Site Layout – Street Extensions into New Projects/Developments

- (2) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation
- (1) Principal 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. Buildings of more than 30,000 square feet may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
 - b. Fuel service stations are exempt for this building orientation standard.
 - (2) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design, entrances/entryways, and pedestrian access.
 - (3) All service areas and loading docks shall be located behind the front facade line of the principle structure they are intended to serve and shall be screened from adjacent roadways and uses. This standard is not intended to be applied to vehicle service station garages.
 - (4) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.
 - (5) Portions of a building structure located within 25 feet of the lot line of any parcel zoned, utilized, or approved for single-family dwellings shall be limited to 45 feet in height.

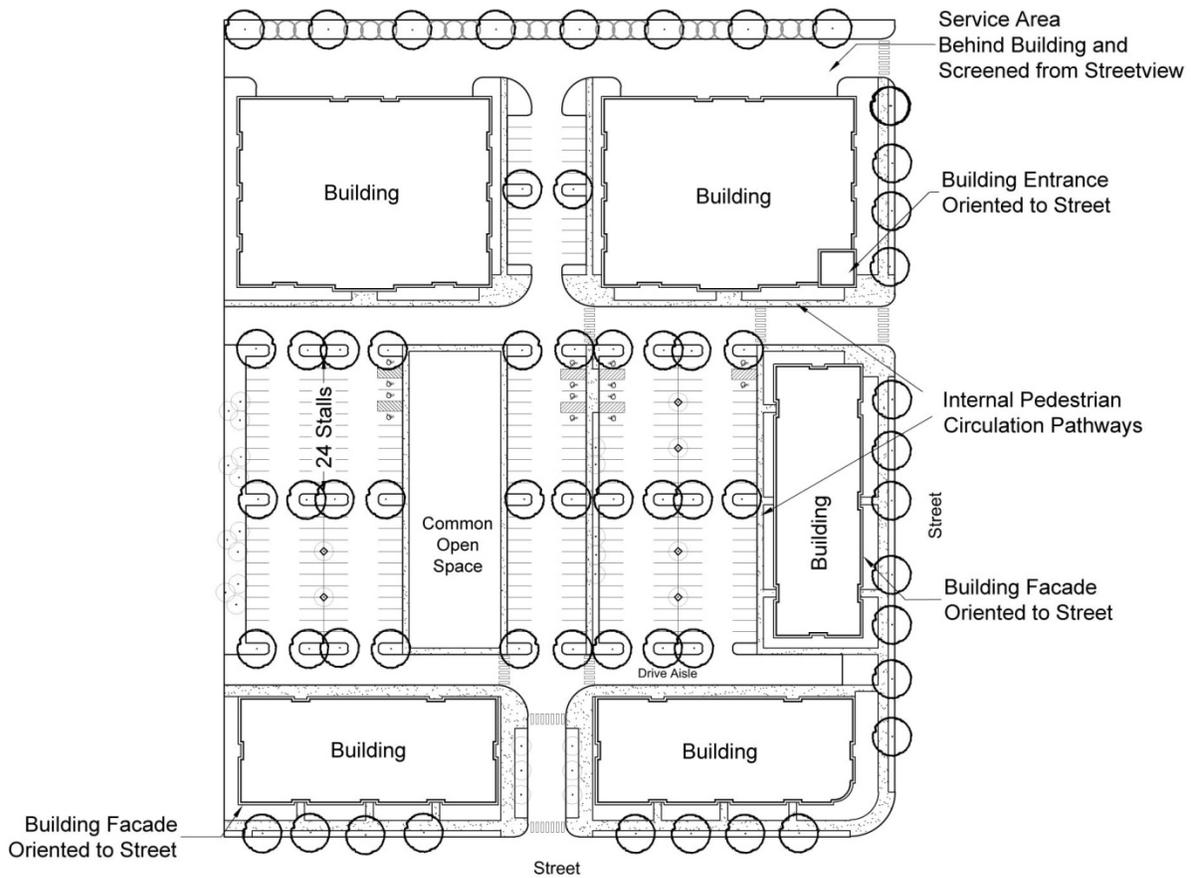


Figure 138-765.2.(b). – Site Layout – Building Orientation

(c) Parking Lots and Parking Structures

(1) Parking features shall be designed in accordance with the following criteria to reduce the parking 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 parking rows and one drive aisle for lot areas located between any building façade and a roadway.
 - (a). For lots located adjacent to two or more roadways, this standard shall only apply to the adjacent primary roadway.
 - (b). The *primary* roadway shall be defined as that road which has a higher Functional Classification as determined by the Pinellas County Comprehensive Plan, has a greater number of Average Annual Daily Trips (AADT) or, if such information is unavailable, as determined by the Zoning Administrator.

- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by Code. No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.
- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist.
- (4) Large parking lots should incorporate a direct pedestrian pathway connection between building entrances and all adjacent streets.
- (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, or screened with ornamental grillwork, artwork or similar architectural features. Parking structures located along a primary roadway shall include ground-floor commercial or employment along a minimum of 50 percent of the roadway frontage.

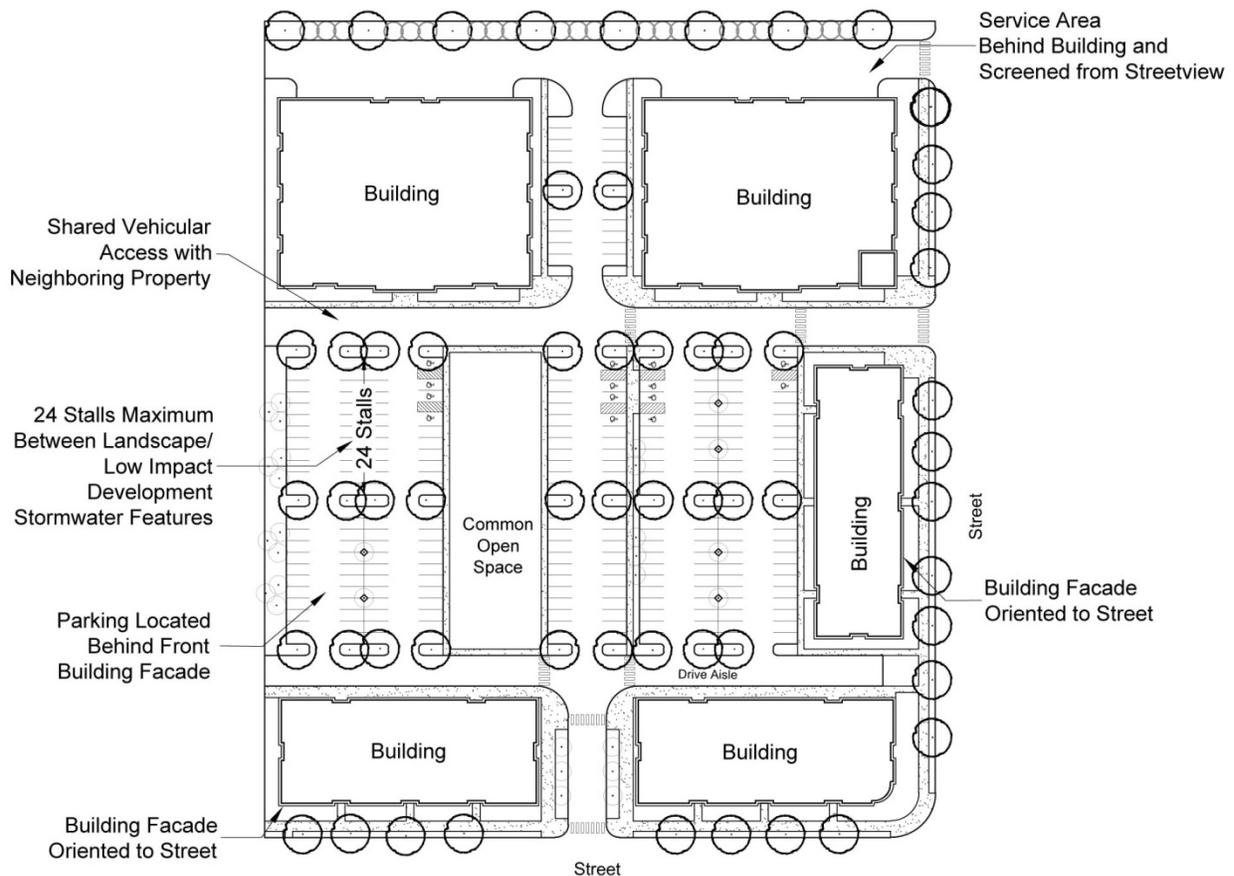


Figure 138-765.2.(C). – Site Layout – Parking Standards

(d) Pedestrian Connections/Circulation

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

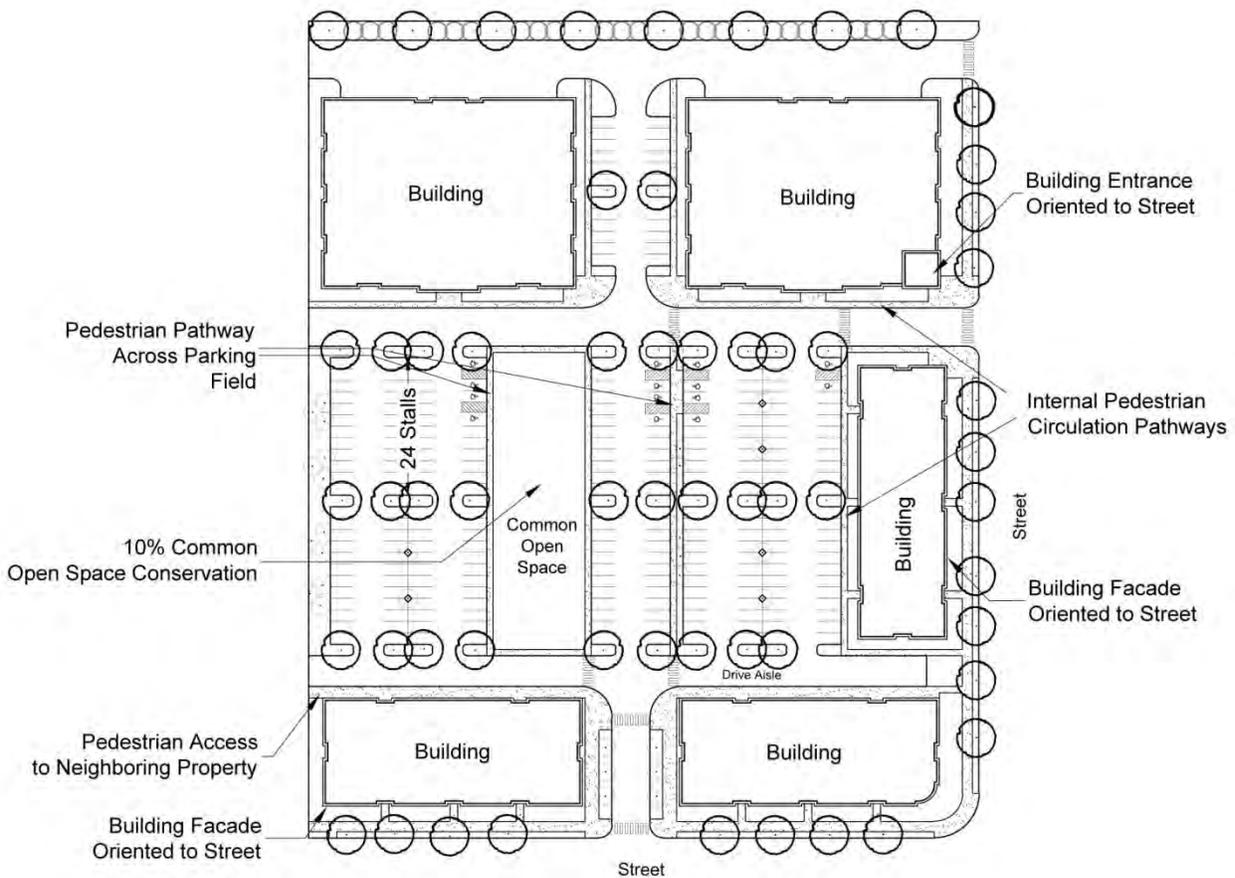


Figure 138-765.2.(d). - Site Layout - Pedestrian Standards

- (e) Building Style
 - (1) Renovations, additions and accessory structures shall be designed to complement the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style.
 - (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-throughs, canopies, storage buildings, and solid waste enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.
- (f) Common Open Space - All developments shall provide 10 percent 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 percent 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 open space shall be usable for active or passive recreation or retained for natural resource protection.
- (5) Additional 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 application of the Industrial Planned Development District.
 - (1) The Development Master Plan shall be created by the land owner, developer, authorized agent, and/or contract purchaser. 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 percent when:
 1. There is no Development Master Plan approved on the site OR
 2. There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.
 3. The total of past expansions to the buildings, uses, and/or parking areas do not exceed 20 percent of their original size since the IPD district was assigned to the land.
- (b) A Development Master Plan is required as part of an Industrial Planned Development District zoning amendment application and shall be designed as a series of framework plans that, collectively, create a complete future development plan. The Development Master Plan shall include the following framework plans:

- (1) Transportation Framework – The Development Master Plan shall depict all access points, internal roadways, surrounding roadways, transit stops (if available), bicycle facilities, and pedestrian facilities.
 - (2) Land Use Framework – The Development Master Plan shall 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 planned potable water and sanitary sewer connections, as well as the proposed stormwater management system that will serve the overall development. See Section __ for any special requirements.
 - (5) Phasing Framework – The Development Master Plan shall illustrate a phasing plan for development and/or redevelopment. The phasing plan shall include the applicable sequencing of utilities, transportation, and land uses.
 - (6) Theming Framework – The Development Master Plan shall include a theming plan that identifies the intended design and style of the building architecture. The Theming Framework contents may be general in nature but should include images, illustrations, and/or details.
 - (7) Sustainability Framework – The Development Master Plan shall depict and identify all sustainability efforts included as part of the overall project. These efforts shall 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 of a Development Master Plan is subject to Board of County Commissioner review, and any conditions applied by the Board. A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.
- (d) A purpose of a Development Master Plan is to allow flexibility in dimensional standards and permit an applicant to request standards unique to the proposed development. Approval of the Development Master Plan is subject to final action by the Local Planning Agency (LPA) if the LPA deems it substantively compliant with the concept plan approved by the Board of County Commissioners at the time of rezoning.
- (e) The County's concurrency standards shall apply and be tied to the project phasing plan.
- (f) All previously approved Master Plans or equivalent thereof shall remain in effect. Development may occur consistent 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 review the administrative modifications specifically listed in Subsection (1) below, as long as they are in harmony with the originally approved Development Master Plan. The Zoning Administrator shall not have

the power to approve changes that constitute a minor or a major modification of the approval. A minor modification shall be. A major modification shall be considered by the Local Planning Agency.

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

- (3) Major Modification: Any of the following constitute major modifications that are subject to review by the Local Planning Agency. Appeals of decisions made by the Local Planning Agency regarding major modifications shall be heard by the Board of County Commissioners.
- a. Any increase in intensity of use of more than five percent usable floor area, or an increase of more than three percent in the number of dwelling units, or an increase of more than five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the associated zoning district or the Comprehensive Plan.
 - b. Any increase in structure height of 15 feet or greater.
 - c. Any addition of a use from the specifically approved use.
 - d. Any increase in the area allocated to any land use type, except open space, by more than ten percent.
 - e. Any increase in traffic generation by more than 10 percent.
 - f. Any change in a condition specifically required by the Board as part of the Development Master Plan approval or amendment. However, deviations and/or modifications are authorized as permitted elsewhere by the Code.

DIVISION 4. – MIXED-USE ZONING DISTRICT

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

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

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

- (a) Diverse housing options to accommodate a range of residential building forms and housing sizes.
- (b) Promote the health and well-being of residents by including active and passive public open space that encourages physical activity, designing for pedestrian activity, providing access to alternative transportation choices, and fostering greater social interaction.
- (c) Provide for flexible mixed-use developments at a scale that serves one or more neighborhoods in appropriate locations that have adequate infrastructure, transportation access, and market demand, consistent with the vision articulated within the Pinellas County Comprehensive Plan.

- (d) Encourage walkable, mixed use activity centers and corridors within the community that provide greater opportunity for pedestrian activity, bicycle uses, reduced parking, and improved sense of place.
- (e) The district shall also promote optimal land use relationships and achieve compatibility with surrounding neighborhoods.
- (f) Provide for a broad range of uses, including places of employment, neighborhood shopping, and commercial services with diverse housing options that meet the community's needs.

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

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

- (a) An "A" in Table 138-801 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A "1" in Table 138-801 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A "2" in Table 138-801 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A "3" in Table 138-801 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-801 denotes that the specific use is not allowed in the zone.
- (f) A "Y" in the Supplemental Uses Standards column of Table 138-801 indicates that there are specific land development or operational requirements that must be provided for the specific use.

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

Table 138-801 – Table of Uses for the MXD District		
<p>LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory</p>	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE		
Bank	1	
Car Wash and Detailing	3	Y
Catering Service / Food Service Contractor	1	
Convenience Store with or without Fuel Pumps	3	Y
Dispensing Alcohol: Off-premise consumption	1	Y
Dispensing Alcohol: On-premise consumption	1	Y
Drive-Thru Facility or Use with a Drive-Thru	2	Y
Home Occupation	A	Y
Kennel/Pet Care Indoor	3	Y
Motor Vehicle Sales	2	Y
Office, General	1	
Office, Medical or Dental	1	
Office, Temporary Labor (Day Labor)	3	
Office, Veterinary	2	Y
Outdoor Sales, Outdoor Oriented Goods	2	Y
Outdoor Sales, Garden Oriented	2	Y
Pharmacy	1	
Restaurant	1	
Restaurant: Accessory Outdoor Area	A	Y
Retail Sales and Service	1	
Service and Repair	2	
Service, Office	1	Y
Service, Personal	1	Y
Sidewalk Café	1	Y
Studio and Gallery	1	Y
Industrial, Manufacturing, and Warehousing Uses		

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

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

Table 138-801 – Table of Uses for the MXD District		
<p>LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory</p>	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE		
Place of Worship	3	Y
School, Public, Pre-K thru 12 (Governmental)	2	Y
School, Private, Pre-K thru 12 (Nongovernmental)	2	Y
School, Post-Secondary	3	
School, All Others	3	
Transportation, Communication, and Information Uses		
Docks and Piers	A	Y
Mass Transit Center	1	Y
Navigation safety devices and structures	2	
Parking, Surface - Accessory	1	Y
Parking Structure	1	Y
Wireless Communication Antennae (WCA)	A	Y
Utilities		
Solar Energy Systems	A	Y
Utility Substation	3	Y
Water Recapture Systems	A	
Wind Energy Conservation System (WECS), Small Scale	1	Y
Agricultural Uses		
Community Gardens	1	Y
Nursery / Greenhouse, Retail	1	
Other Uses		
Land Fills of More than 1,000 Cubic Yards	2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards	1	Y

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

MXD – Development Parameters Table								
Max. Density ¹	Max. FAR ¹	Max. ISR	Min. Lot ²			Min. Setbacks ³		
			Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	.85	Single-Family Detached					
			3,000 sf	35-ft	80-ft	10-ft	5-ft	5-ft
			Single-Family Attached (townhouse)					
			1,680 sf	24-ft	70-ft	8-ft	0/5-ft	5-ft
			All Other Uses and Building Types⁴					
			N/A	N/A	N/A	0-ft	0-ft	0-ft

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

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

3. Attached units located on individual lots shall conform to the following side setback standards:

- Interior units with adjacent units connected on each side may be permitted a 0-foot side setback;
- End units shall provide a 0-foot side setback for portions that are connected to an adjacent unit and a 5-foot setback where no adjacent unit is attached.

Zero lot line units shall conform to the following side setback standards:

- One side yard may provide a 0-ft side setback;
- The opposite side property line shall provide a 10-foot side setback;
- The side setback may be adjacent so long that a 10-foot building separation is provided from any adjacent structure in perpetuity.

4. All non-residential and multifamily buildings shall be setback 25-feet from any platted single-family detached lot located within the mixed-use district, and 50-feet from any platted single-family detached lot located in adjacent areas outside the mixed-use district.

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

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

- (a) Land uses shall be allowed pursuant to Table 138-801. Specific uses shall obtain the review approval as defined in the table.
- (b) Mixed-use development may be permitted as follows:
 - (1) Vertical Mixed-use – A variety of uses may be provided within a single building atop one another.
 - (2) Horizontal Mixed-use – A variety of uses may be provided within the same development in separate buildings.

- (c) Mixed-use developments must contain at least two distinct use types, one of which being some form of residential use. Residential uses must be developed to at least 25 percent of maximum allowable residential density.
- (d) Common Open Space - All mixed-use developments shall provide a minimum percentage of the developable land area as public/semi-public common open space determined by the size of the overall development as follows: less than three acres, 10 percent; three to 10 acres, 12 percent; greater than 10 acres, 15 percent. Required common open space shall be satisfied as part of the master plan for the development 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 percent 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.

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

In addition to the land use standards listed, the mixed-use district 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. All other deviations to required design criteria must be approved by the Development Review Committee, whose decisions may be appealed to the Local Planning Agency.

Sec. 138-810.1 – Site Layout and Orientation

(a) Street Design

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

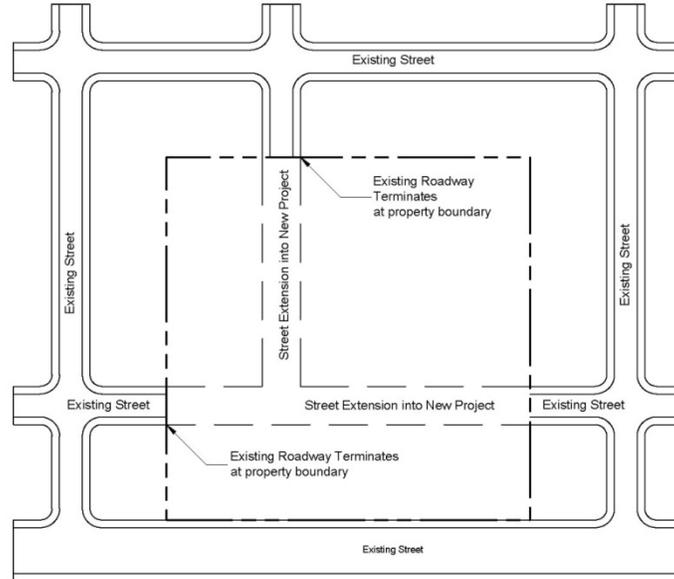


Figure 138-810.1(a).1. – Site Layout – Street Extensions into New Projects/Developments

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

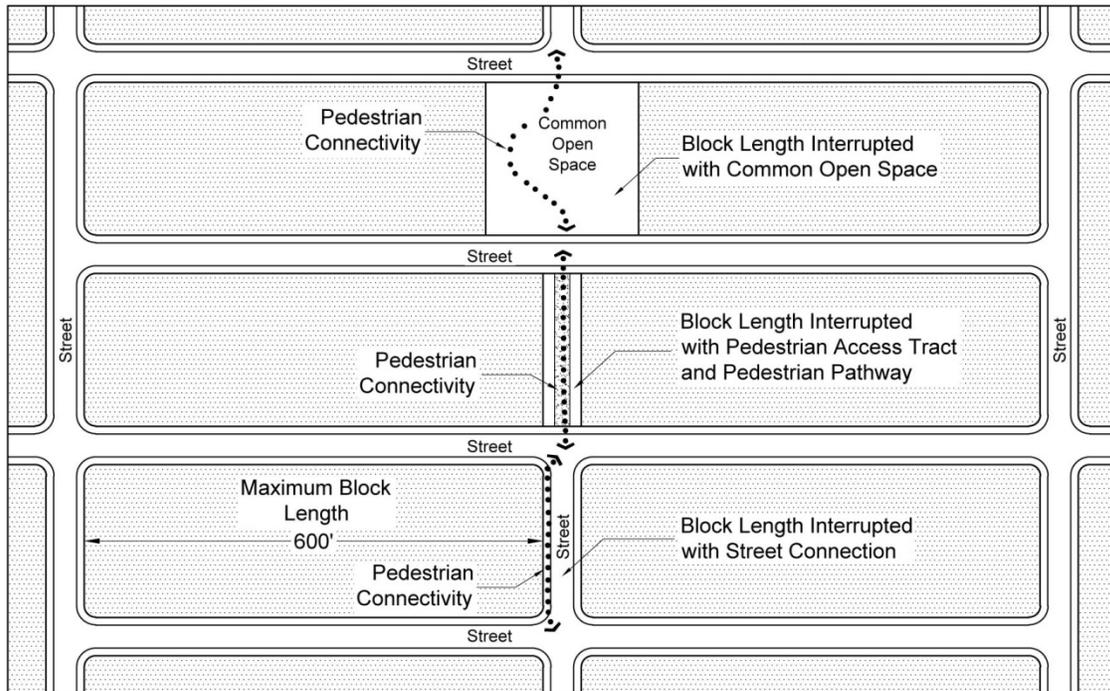


Figure 138-810.1(a).2. – Site Layout – Block Length Standards

- (3) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.
 - (4) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation
- (1) Structures shall be oriented toward an adjacent roadway or open space area.
 - a. The first floor of commercial buildings of more than 30,000 square feet shall be edged with small scale uses (e.g. retail, restaurant, residential) or the entire wall shall include architectural details such as fenestration, large false (or real) display windows, natural finishes and other architectural features intended to break-up large expansive façades.
 - b. Large format commercial buildings may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
 - (2) Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.
 - (3) New multi-building developments shall be designed consistent with the theming framework of the approved Development Master Plan
 - (4) All service areas and loading docks shall be located behind the front facade line of the 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 oriented to an adjacent street, unless the site abuts multiple public or private streets, in which case the drive-through pick up service window may be oriented to one of those streets. Drive-through order speakers must be directed away from adjacent residential uses.
- (7) At least 50 percent of the combined single-family detached and attached units shall be designed with rear loaded garages and/or parking areas.
- (8) Portions of a building structure located within 25 feet of the lot line of any parcel zoned, utilized, or approved for single-family dwellings shall be limited to 45 feet in height.

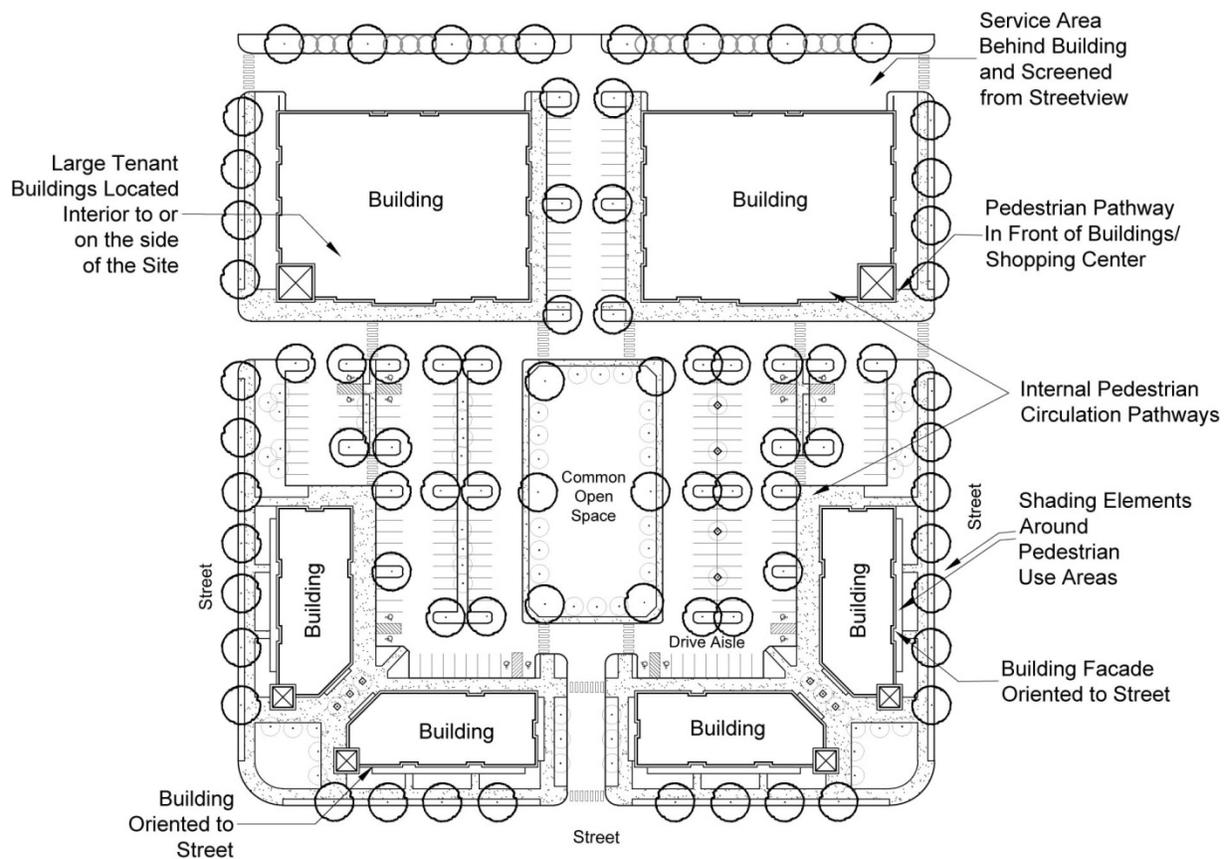


Figure 138-810.1(b). - Site Layout - Building Orientation

(c) Parking Lots and Parking Structures

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

- b. Parking areas should not be located between a building façade and a roadway.
 - c. Drive aisles shall not be located between the front building façade and a roadway.
 - d. Passenger loading and unloading areas may be provided between a front building façade and an adjacent street. When a passenger loading and unloading area is provided in this arrangement, one drive aisle may be provided to link vehicles to parking areas.
- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by Code. No more than an average 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.

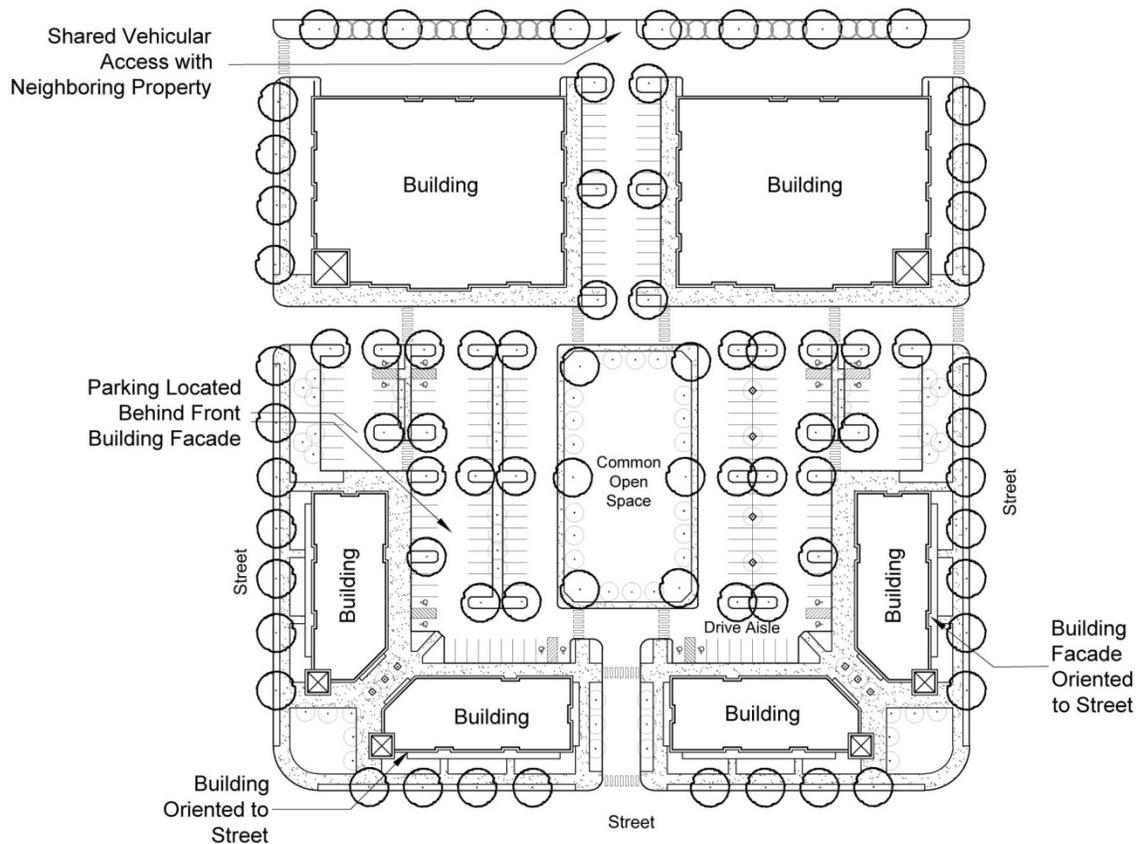


Figure 138-810.1(c). – Site Layout – Parking Design Standards

- (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 percent of the roadway frontage.
- (d) Pedestrian Connections/Circulation
- (1) Where multiple store fronts or multiple buildings exist within the same development, each shop shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
 - (2) Where willing property owners exist, cross easements which connect the internal pedestrian system shall be provided between abutting property owners.
 - (3) All buildings that face a primary roadway/street shall contain an entryway that is oriented to said roadway. The entryway shall include decorative door surrounds, porches, porticos, arcades and/or stoops, which shall be permitted to extend five feet into the building setback.
 - (4) At least one designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be a minimum of five feet in pavement width. The pedestrian pathway shall provide a direct connection between building entrances and all adjacent streets.
 - (5) To further encourage the use of innovative sustainable energy opportunities, the use of solar panels as coverage for pedestrian walkways and car ports shall be encouraged. In such cases, solar panel covered pedestrian walkways that connect to public roadways and/or transit services shall allow for a 10 percent reduction to the projects overall parking space requirement.

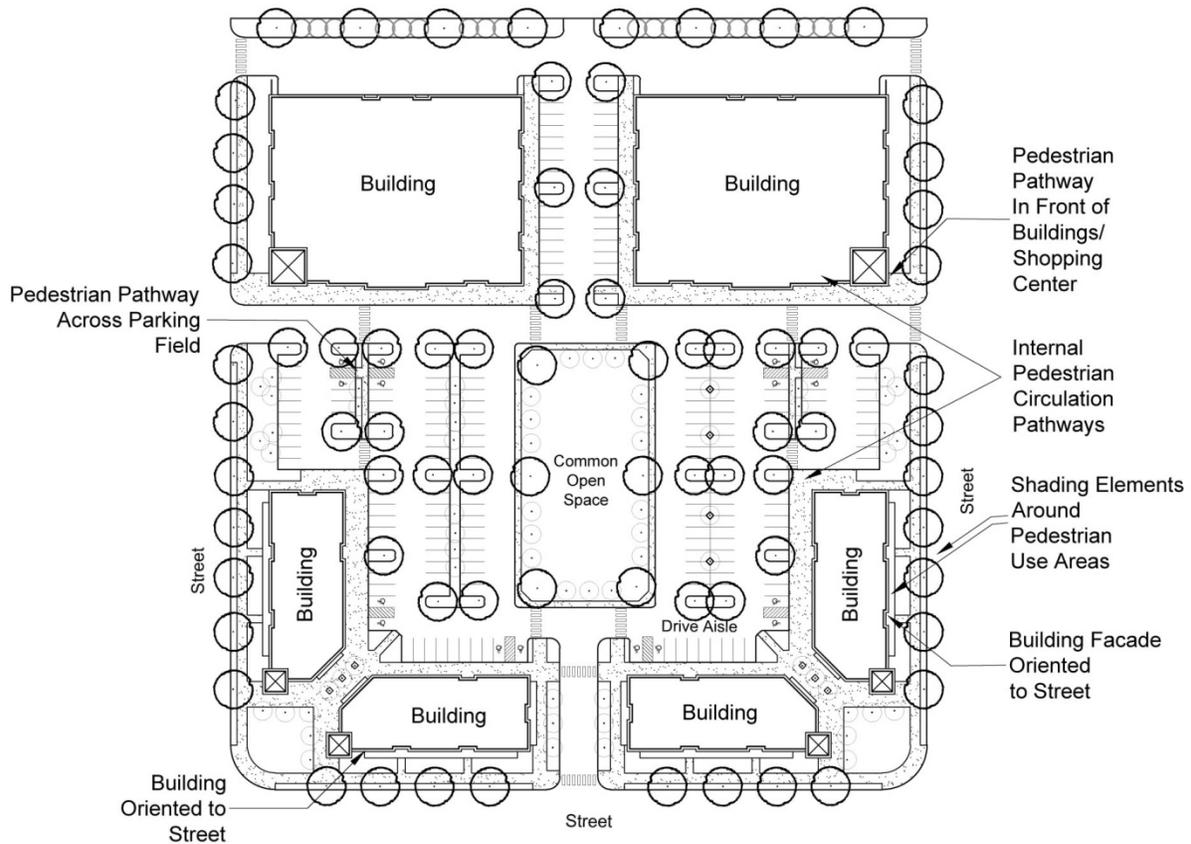


Figure 138-810.1(d). – Site Layout – Pedestrian Design Standards

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) To promote economic development and flexibility for future tenant re-use, 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) Building Façade

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

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

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

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

- (a) A site-specific Development Master Plan shall be prepared and submitted for review with each application of the Mixed-Use District.
 - (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 components within the overall development 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 mixed-use district was assigned to the land may be expanded up to 20 percent when:
 1. There is no Development Master Plan approved on the site, OR
 2. There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.
 3. The total of past expansions to the buildings, uses, and/or parking areas does not exceed 20 percent of their original size since the mixed-use district was assigned to the land.
- (b) A Development Master Plan is required as part of a Mixed Use District zoning amendment application and shall be designed as a series of framework plans that, collectively, create a complete future development plan. The Development Master Plan shall include the following framework plans:
- (1) Transportation Framework – The Development Master Plan shall depict all access points, internal roadways, surrounding roadways, transit stops (if available), bicycle facilities, electric vehicle parking and pedestrian facilities.
 - (2) Land Use Framework – The Development Master Plan shall assign future land use designations to all areas of the development. The future land use designations shall correspond with a table of specific land uses that are proposed and ultimately permitted with each designation. The plan shall list the proposed land use intensity/density for each land use designation.
 - (3) Open Space Framework – The Development Master Plan shall depict the open space network within the development. The individual open space areas shall correspond with a table that identifies the planned uses and recreation programming unique to each tract.
 - (4) Utilities Framework – The Development Master Plan shall depict planned potable water, reclaimed water, re-use water, and sanitary sewer connections, as well as the proposed stormwater management system that will serve the overall development. See Section __ for any special requirements.
 - (5) Phasing Framework – The Development Master Plan shall illustrate a phasing plan for development and/or redevelopment. The phasing plan shall include the applicable sequencing of utilities, transportation, and land uses. The first phase of development must include a minimum of two uses, one of which being some form of residential use. The residential component of the first phase of development must be permitted and under construction before a Certificate of Occupancy will be released for the non-residential component(s).
 - (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 of a Development Master Plan is subject to Board of County Commissioner review and any conditions applied by the Board. A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.
- (d) A purpose of a Development Master Plan is to allow flexibility in dimensional standards and permit an applicant to request standards unique to the proposed development. Approval of the Development Master Plan is subject to final action by the Local Planning Agency (LPA) if the LPA deems it substantively compliant with the concept plan approved by the Board of County Commissioners at the time of rezoning.
- (e) The County's concurrency standards shall apply and be tied to the project phasing plan.
- (f) Modifications to an Existing Development Master Plan

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

- (1) Administrative Modification: The Zoning Administrator is authorized to approve the following modifications to approved Development Master Plans. Appeals of decisions made by the Zoning Administrator regarding administrative modifications shall be heard by the Development Review Committee.
 - a. Reduce the number of parking spaces by an amount not to exceed 10 percent of the approved spaces, provided the reduction meets the minimum off-street parking requirement for the uses.
 - b. Any relocation of approved density or intensity farther than 500 feet from the zoning lot boundaries or farther than 200 feet from any part of the planned district which has been constructed or sold to an owner or owners different from the applicant requesting the change.
 - 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.
- (2) Minor Modification: Any of the following shall constitute minor modifications that are subject to review by the Development Review Committee. Appeals of decisions made by the Development Review Committee regarding minor modifications shall be heard by the Local Planning Agency.
 - a. Any change in parking areas resulting in a reduction of more than 10 percent in the number of approved spaces which also reduce any minimum required spaces.
 - b. Any reduction in the amount of open space/recreation area or any substantial change in the location or characteristics of open space.
 - c. Changes in location, or type of pedestrian or vehicular accesses or circulation, or any increase or decrease in the number of pedestrian or vehicular accesses.

- d. Any increase in density or intensity within 500 feet of the zoning lot boundaries or within 200 feet of any part of the mixed use district which has been constructed or sold to an owner or owners different from the applicant requesting the change. Relocation of uses, density or intensity which triggers these thresholds shall be considered a minor modification.
 - e. Any increase in density or intensity of use of up to five percent usable floor area, three percent of the number of dwelling units, or five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the Development Master Plan or the Comprehensive Plan.
 - f. An increase in structure height less than 15 feet or an increase in number of stories.
 - g. Any decrease in required yards, except that when such decrease is to apply to three or less single-family lots within the project, the change shall be reviewed per _____.
 - h. Any deletion of a specifically approved use.
 - i. Any increase in the area allocated to any land use type, except open space/recreation area, by 10 percent or less.
 - j. Any increase in traffic generation, up to 10 percent.
 - k. Any request for a decrease in intensity from commercial to single-family residential, or from commercial or office to single-family residential, shall be considered a minor modification.
- (3) Major Modification: Any of the following shall constitute major modifications that are subject to review by the Local Planning Agency. Appeals of decisions made by the Local Planning Agency regarding major modifications shall be heard by the Board of County Commissioners.
- a. Any increase in intensity of use of more than five percent usable floor area, or an increase of more than three percent in the number of dwelling units, or an increase of more than five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the associated zoning district or the Comprehensive Plan.
 - b. Any increase in structure height of 15 feet or greater.
 - c. Any addition of a use from the specifically approved use. However, a change from multi-family to single family shall be an administrative modification if it does not increase external impacts such as, but not limited to, transportation, schools, parks, or utilities and is consistent in lot size, coverage, and yards with other single-family portions of the development.
 - d. Any increase in the area allocated to any land use type, except open space, by more than 10 percent.
 - e. Any increase in traffic generation by more than 10 percent.

- f. Any change in a condition specifically required by the Board as part of the Development Master Plan approval or amendment. However, deviations and/or modifications are authorized as permitted elsewhere by the Code.

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

From Sarasota County

Optional Commercial Redevelopment Regulations

a. Intent.

1. In the County there are older commercial properties, particularly narrow strip commercial properties on arterial roadways impacted by road widening and many commercial properties that were developed prior to the establishment of off-street parking, landscape buffering, stormwater management and other land development standards. The rehabilitation and redevelopment of such properties is a vital component to maintaining a thriving urban area with adequate services for residents. Often redevelopment efforts have been constrained by current land development regulations. This section provides an optional set of flexible regulations to facilitate the redevelopment of older commercial properties.
2. The regulations contained in this section facilitate community outcomes that are aligned with the Sarasota Board of County Commissioners Strategic Initiatives of 1) Neighborhood Preservation and Enhancement, 2) Economic Development, 3) Mobility and 4) Water Resources.
3. Improvements to older commercial properties required by this section will increase the quality and aesthetics of development in the county, provide an economic stimulus to the immediate area, increase property values, provide employment opportunities and strengthen the County's economic base.
4. Successful implementation of this section will require recognition and balance of private and public purposes. The developer is asked to correct or improve existing traffic circulation and access problems, to make sure the site is safe, well landscaped, and well drained and to improve the appearance of structures on the site. County staff is asked to adopt an outcome-based perspective in the implementation of this section and assist the developer in finding ways to achieve those outcomes.
5. The redevelopment of older commercial properties presents greater challenges than the development of an undeveloped site. Fixed development standards typically designed for undeveloped sites are difficult to meet in a redevelopment project and further complicate the commercial redevelopment effort. This section establishes a series of performance standards that can be met in multiple ways and balanced against one another to achieve a positive community outcome. The standards prescribe a series of desired outcomes. The performance standards allow the developer to design a project around opportunities and constraints of the individual site as opposed to adhering to specific standards that may not encourage a quality redevelopment project.

6. This section provides standards to address the incompatibility of abutting commercial and residential uses by improving the management of stormwater, improving pedestrian and vehicular access and circulation, and improving the safety and appearance of older commercial properties.

b. Applicability.

1. The provisions of this section 6.10.5. are available as an optional set of development standards for developed commercial properties currently zoned CN, OPI, CG, CI or CM that were approved for development prior to October 3, 1989. The provisions of this section shall not be applied to properties zoned CN/SKOD, OPI/SKOD, CG/SKOD, CI/SKOD or CM/SKOD. The provisions of this section 6.10.5. shall sunset on January 31, 2015, unless reviewed and saved from repeal through reenactment by the Board of County Commissioners. The sunset of the provisions of Section 6.10.5. shall not affect the legality of any lawfully issued development order issued thereunder prior to the sunset date.

2. In the case of Regional Commercial Centers developed as unified developments with multiple owners that meet the applicability provisions set forth in subsection 6.10.5.b.1. above, the redevelopment regulations set forth in Section 6.10.5. shall only apply to the property and improvements of the owner or owners proposing the redevelopment plan.

3. All commercial redevelopment plans, including Site and Development Plans, Construction Plans and Building Permit applications, pursuant to Section 6.10.5. shall be submitted to the Planning and Development Services Business Center for distribution to the Sarasota County Development Review Committee for review of compliance with the regulations in this section 6.10.5.

4. A meeting with neighbors is required for a redevelopment plan. The Applicant shall send certified letters to the owners of the abutting properties and to the owners of the property directly across any street or right-of-way advising them of the neighborhood meeting date, time, location and purpose of the meeting. The Planning and Development Services Business Center shall provide the names and addresses to the Applicant based on the latest available ad valorem tax records maintained by Sarasota County. The Applicant shall send the letter to the property owners at least ten calendar days in advance of the meeting. The meeting shall be held on the proposed redevelopment site. The meeting shall occur no earlier than 6:00 pm on weekdays and between 9:00 am and 5:00 pm on weekends. A County staff member shall attend the meeting. No posting or advertising of the meeting is required. The neighborhood meeting shall take place prior to submission of the redevelopment plan.

5. The provisions contained in subsection 6.10.5.1., Stormwater Management, shall only apply to proposed redevelopment of commercial properties with a lot or parcel area of ten acres or less and an existing impervious coverage in excess of 50 percent of the lot or parcel area.

c. Permitted, Limited and Special Exception Uses.

1. Permitted and limited uses in the applicable zoning district as identified in Section 5.1.2., Use Table.

2. Special Exception uses in the applicable zoning district as identified in Section 5.1.2., Use Table.

d. Permitted Accessory Uses and Structures. In addition to the requirements of [Section 5.4.](#), for lots with an average lot depth of 500 feet or greater, the following accessory uses or structures shall not be located in the minimum required side and/or rear yard when those yards abut a residential zoning district or a residential Future Land Use Map designation.

1. Solid waste storage and collection areas.

2. Air conditioning compressors and any other mechanical equipment that generates noise that is incompatible with an abutting residential use.

3. All delivery and loading and unloading areas and activities.

4. Drive-through lanes and windows.

e. Maximum Residential Density. Upper-Story Residential dwelling units are permitted at a maximum residential density of 13 dwelling units per acre.

f. Maximum Building Coverage. Unrestricted, subject to compliance with all requirements contained in this section 6.10.5.

g. Minimum Yard Requirements.

1. *Street Yards:*

i. Provision of a street buffer pursuant to Section 6.10.5.k., below.

ii. The building shall be designed to comply with the Florida Department of Transportation (FDOT) clear sight area standard at all abutting street intersections and all intersections of driveways and streets.

iii. Five-foot setback for buildings of one story and not exceeding 20 feet in height with provision of the following:

(a) Trees, shrubs and other ornamental plants provided in front of 20 percent of the length of the front building wall.

iv. Ten foot setback for buildings of two stories and not exceeding 35 feet in height.

v. Fifteen-foot setback for buildings of three or more stories and exceeding 35 feet in height.

2. *Side and Rear Yards.* None, except as below:

i. When abutting a nonresidential zoning district, there shall be no required minimum side or rear yards as long as the project complies with the standards in the Building Code and the Life Safety Code and is approved by the Fire Marshal and Building Official.

ii. When abutting a residential zoning district the minimum required side and rear yards shall be as is required in the applicable zoning district. No reduction of the minimum required side yard shall be allowed for fire resistive construction.

iii. When an exterior building wall of an upper story residential dwelling unit is within 50 feet of a residential zoning district, all windows in the wall shall be clerestory windows or windows designed to not allow outside objects to be seen (translucent).

3. *Railroad Right-of-Way Setback.* There shall be a minimum setback from an active railroad right-of-way. No setback is required along railroad spurs located on private property.

h. *Maximum Building Height.*

1. Except for the following provisions, the maximum building height of the applicable zoning district shall apply.

2. For structures including upper story residential that abut a residential zoning district, the following shall apply:

i. For any part of the structure located within 50 feet of any residential property line, the maximum building height of the applicable zoning district shall apply.

ii. For any part of the structure with two stories of upper story residential located more than 50 feet from any residential zoning district, the maximum building height shall be 45 feet.

iii. The provisions of i. and ii. above shall not apply if the property of the subject redevelopment plan and the property of the abutting residential zoning district are under common ownership.

i. *Site and Building Improvements.*

1. A commercial redevelopment project provides the opportunity for various site improvements including building improvements, improved pedestrian access and landscaping improvements to be made to a commercial property. To ensure that the appearance of a commercial site and building is noticeably improved, this subsection requires a commercial redevelopment project to provide a minimum combination of site and/or building improvements. Compliance with this section is required and does not constitute the full extent of improvements that may be required as part of approval of the redevelopment plan.

Improvement Type	Minimum Credits Required	Maximum Credits Applied
Total of 8 Credits Required		
Facade Improvements <ul style="list-style-type: none"> • Create or enhance a prominent building entrance • Create or enhance exterior building walls that are visibly articulated when viewed from the street right-of-way • Create new building surfaces (paint shall not be considered a new building surface) • Enlarge existing windows or add windows to the front building facade • Increase the height of the front building facade and improve its articulation • Install awnings, canopy, porch, arcade or other structure to shade pedestrians 	3	4

<p>Roof</p> <ul style="list-style-type: none"> • Create or enhance an articulated roof line with a minimum vertical change of 2 feet that faces a street right-of-way • Apply new roofing materials that will be visible from the street right-of-way 	0	1
<p>Site Design</p> <ul style="list-style-type: none"> • Unified site and architectural design • Public art, foundation • Add accent landscaping between the building and street right-of-way • Provide or improve off-site sidewalks along abutting street frontages where such improvements are not required by the Land Development Regulations • Covered walkways in the parking lot • Entry drive and cross-walk decoration (pavers, stamped concrete) • Other hardscape improvements such as seating areas. 	0	4
<p>Other</p> <ul style="list-style-type: none"> • Building or site improvement considered equivalent in nature, scope and impact to the public to those improvements listed above, as determined by the Zoning Administrator 	0	1

2. A commercial redevelopment project consisting of a multitenant building with more than 60,000 square feet of proposed floor area may provide the improvements identified in the redevelopment plan by phase. The phasing plan for the improvements to the entire property shall not exceed three years from the date of the first plan approval.

j. Off-Street Parking and Loading, Access and Circulation.

1. Application of this subsection shall require maintenance of public safety and the identification of opportunities for any improvements in access, circulation, and pedestrian accessibility. When the provisions of this subsection conflict with other applicable provisions contained in these zoning regulations, the provisions of this subsection shall prevail. On-site and off-site parking and loading facilities, access and safety-related improvements shall be required to comply with the following performance standards:

i. Safe circulation for vehicles, including delivery vehicles and solid waste pick-up vehicles, bicyclists and pedestrians shall be provided.

ii. The minimum number of off-street parking spaces as required by [Section 7.1.](#) of these zoning regulations shall be provided. Except for new restaurant or entertainment uses and the conversion of a residential use to a nonresidential use, when an existing parking facility is nonconforming with regard to the minimum required number of parking spaces, new parking spaces shall only be required for the net increase in building floor area.

iii. The proposed facility shall provide safe ingress into and egress out of the property. When determined to be necessary and practicable, this shall be achieved through the restriction of turn movements at street access driveways, modification of turning radii at street access driveways, establishment of one-way street access driveways, the narrowing or relocation of existing or proposed street access driveways, or the abandonment of street access driveways.

iv. The applicant shall attempt to establish vehicular and pedestrian cross access and shared parking facilities with abutting commercial properties. Where such facilities are practicable, the owner or the owner's agent shall provide a letter demonstrating an attempt has been made to establish cross access and shared parking facilities.

v. Where applicable, the applicant shall improve the accessibility and convenience of existing or planned transit facilities that abut the subject property or provide new transit stop improvements. Such improvements shall include benches, shelters or other transit related improvements. For commercial centers over 60,000 square feet that are located on an arterial roadway, the applicant shall report on the feasibility of accommodating on-site transit service. If deemed feasible, the appropriate transit authority official shall evaluate the mobility benefits of on-site transit service. If mobility benefits will be obtained, the owner or the owner's authorized agent shall enter into an agreement with the transit authority authorizing the provision of on-site transit service.

2. Subject to compliance with subsection 6.10.5.j.1., above, a commercial redevelopment project may utilize any of the following alternative approaches for the design and layout parking and loading facilities.

i. Employee parking areas may:

(a) Use tandem parking of vehicles; and

(b) Design the parking spaces with a minimum width of 8.5 feet.

ii. Up to 25 percent of customer parking areas may contain parking spaces with a minimum width of 8.5 feet. The remaining percentage of parking spaces shall be nine feet in width per Section 7.1.13. Customer parking spaces of less than nine feet in width shall be signed for compact cars.

iii. When determined to be safe, parking areas located adjacent to a nonthrough local public street can be designed for vehicles to back out into the street. Along local through streets, parking areas designed for vehicles to back out into the street may be permitted provided that the local street has low levels of existing and projected traffic volume and that no adverse impacts on the adjoining residential neighborhood are created. Existing parking areas that use a backing out movement onto a local street shall be presumed safe if there is no history or report of traffic accidents associated with the parking area. The backing out parking facility shall be subject to the issuance of a right-of-way use permit. As part of the right-of-way use permit application, the applicant shall submit a legal instrument, acceptable to the Office of the County Attorney, which holds the County harmless from any loss of parking spaces resulting from County action in the public right-of-way. As a condition for the issuance of the right-of-way use permit, the applicant may be required to make necessary improvements within the right-of-way to accommodate a safe and controlled backing out movement.

iv. Modification from the parking aisle standards contained in Section 7.1.13.c.2. may be allowed upon demonstration that safe vehicular circulation and movement can be provided.

v. Modification from the standards for parking area landscape islands contained in Section 7.1.13.g. and parking area medians between tiers of parking contained in Section 7.1.13.h. may be allowed provided that the required landscaping associated with the islands and medians that is the subject of the modification is located elsewhere on site consistent with the priority listing in subsection 6.10.5.k.3.ii.(d). The preferred dimension of any planting area shall be ten feet, however, in no case shall any dimension of planting area be less than five feet. Landscaped islands at the end of rows of parking shall be required to control vehicular circulation in the parking lot. Wheel stops, curbing or other approved barrier shall be provided for each parking space.

vi. The elimination or reduction of loading spaces may be allowed provided that the applicant can demonstrate that loading and unloading activities can be conducted safely without a formally designated loading space.

vii. Flexible enforcement of other off-street parking standards not identified above may be allowed provided that all applicable safety-related issues have been satisfactorily addressed.

k. *Landscaping and Buffering.*

1. Flexibility in the application of landscape buffer standards can facilitate the redevelopment of older commercial properties. When standards in this subsection are in conflict with standards contained in [Section 7.1.](#) or [7.3.](#) of these zoning regulations, the standards contained in this subsection shall prevail. Improvements to landscaping on the site are highly valued as part of the redevelopment plan.

2. General Standards.

i. The applicant shall, to the extent practicable, provide the full amount of buffer plantings for the applicable buffers required by [Section 7.3.](#) of these zoning regulations.

ii. Reductions not exceeding 50 percent of the required minimum width of a property boundary buffer and street buffer are allowed only when required circulation, parking and stormwater facilities or an existing building is retained and physically constrains the buffer area.

3. Project Boundary Buffer.

i. No project boundary buffer shall be required where the project boundary abuts a nonresidential zoning district.

ii. Where the project boundary abuts a residential zoning district or an existing one-story or two-story transient accommodation, the project boundary buffer shall comply with the following:

(a) A minimum six-foot high wall, consistent with Section 7.3.11., of these zoning regulations shall be located within the required buffer. The height of the wall shall be measured from the elevation of the finished floor of the commercial building. Except as provided in subsections (b) and (c), below, a planting area on one side of the wall shall be provided to accommodate the installation, maintenance and long term viability of the project boundary buffer landscaping.

(b) Stormwater facilities may be located within the landscape buffer area.

(c) To the greatest extent practicable, the full amount of required project boundary landscape material shall be provided in the buffer area abutting the residential district. Required landscape material may be relocated to the following areas on the site that are listed in order of priority:

(1) The area between the landscape buffer and the commercial building.

(2) Within the required street buffer.

(3) Along the perimeter of the parking facility, or

(4) In the interior of the parking facility.

4. Street Buffer. Street buffers shall be provided in compliance with the standards contained in [Section 7.3](#) of these zoning regulations, except when an existing parking area is to be retained and the existing street buffer is less than five feet in width. In this case, to the greatest extent practicable, the street buffer shall be sufficiently wide to accommodate the planting and long-term viability of a hedgerow. To the greatest extent practical, a hedgerow shall be provided between the street right-of-way and an adjacent parking area. Pursuant to subsection 6.10.5.g.1., above, an alternative street buffer shall be required when a building is located five or less feet from the street right-of-way.

I. *Stormwater Management*. This subsection allows the use of various techniques to meet existing stormwater management standards. The various types of stormwater improvements cited in this subsection and others not cited are presumed to comply with the stormwater management standards contained in the Land Development Regulations. Where there exists a conflict with this subsection and any other provision of the Land Development Regulations, the provisions of this subsection shall prevail.

1. When the commercial redevelopment project is subject to Site and Development Plan review, stormwater treatment shall be provided for the Directly Connected Impervious Area in compliance with applicable standards contained in the Land Development Regulations.

2. Innovative stormwater management designs and techniques including but not limited to porous pavement, infiltration trenches, treatment inlet boxes, cisterns, underground vaults, etc. and stormwater treatment mitigation may be considered for addressing stormwater treatment. All stormwater management designs and techniques shall be certified by a Florida registered professional engineer.

3. Up to three inches of flooding in the deepest portion of parking areas may be allowed and included as one means of meeting stormwater attenuation or floodplain compensation volume requirements.

4. To minimize the amount of site fill and the associated impacts of such fill to existing native vegetation and trees, historical wet season water table levels may be controlled at lower elevations subject to the physical limitations of the receiving drainage system and compliance with the criteria for such set forth by the Southwest Florida Water Management District (SWFWMD).

5. Stormwater attenuation requirements may be waived for sites located between the city limits of the City of Sarasota and the City of Venice and within one mile of the east coast of bays or the intracoastal waterway to the extent that the post development site cannot cause an adverse increase in flood stages off site. This consideration is granted provided the site provides stormwater treatment for 150 percent of the site and adequate downstream capacity exists for the proposed discharge rate when considered within the context of the total watershed discharge and its timing, subject to the requirements of the Florida Department of Transportation (FDOT), if applicable.

m. *Outdoor Lighting.* The subject property shall comply with all applicable outdoor lighting standards contained in [Section 7.5](#) of these zoning regulations for lighting added as part of the redevelopment plan. Existing lighting shall be evaluated for compliance with the illumination levels in section 7.5.3.f. Outdoor lighting on the site shall be designed with sensitivity to adjacent neighborhoods in order to minimize the visual impacts on abutting residential properties.

n. *Open Space.* Aside from required landscape buffers and stormwater improvement facilities, there shall be no minimum open space requirement. This requirement shall supersede the open space requirements of the applicable existing zoning district.

o. *Solid Waste Facilities and Screening of Roof-Top Equipment.* Where practicable, solid waste storage facilities on the commercial redevelopment site shall be shared by all tenants at a single consolidated location that is conveniently accessible for a solid waste disposal truck. In addition, a site redevelopment plan shall comply with Section 7.3.19., Service Function Areas.

p. *Appeal Procedures.*

[1.Reserved.]

2. The Executive Director of the Planning and Development Services Business Center shall hear appeals on decisions made by the Zoning Administrator regarding his/her review of a decision made by the Land Development Coordinator concerning the administration and

enforcement of this section 6.10.5. There shall be no appeal of the decision of the Executive Director of the Planning and Development Services Business Center.

i. Appeals to the Executive Director of the Planning and Development Services Business Center concerning interpretation or administration of this section 6.10.5. may be filed by any aggrieved person, officer or agency affected by any decision, determination or requirement of the Zoning Administrator. Such appeals shall be filed with the Zoning Administrator within 30 calendar days of the Zoning Administrator's formal action. The petition shall include the grounds for appeal. The Zoning Administrator shall transmit to the Executive Director of the Planning and Development Services Business Center all materials constituting the record of the action appealed.

ii. The Executive Director of the Planning and Development Services Business Center shall render a written decision on the appeal no later than 30 days of receipt of the appeal.

iii. An appeal stays all proceedings, except any enforcement proceedings, in furtherance of the action appealed from, unless the Building Official certifies to the Executive Director of the Planning and Development Services Business Center after the petition to appeal is filed, for reasons stated in the certificate, a stay would cause imminent peril to life or property.

TABLE OF PERMITTED USES (DRAFT 2013-03-25)

LEGEND: 1 = Permitted Use/Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory

Use	ACCOMMODATIONS																			Supplemental Use Standards (refer to specific Code section)	Definition														
	AL: Aquatic Lands District	PC: Preservation/Conservation District <i>Refer to the section in the regs.</i>	P-RM: Preservation Resource Management District <i>Refer to the section in the regs.</i>	RBR: Resource-Based Recreation District	FBR: Facility Based Recreation District	A-E: Agricultural/Estate Residential District	E-1: Estate Residential District	R-R: Rural Residential District	R-1: Single-family Residential District (9,500 sq. ft.)	R-2: Single-family Residential District (7,500 sq. ft.)	R-3: Single-family Residential District (6,000 sq. ft.)	RMH: Residential Mobile/Manufactured Home District	R-4: One, Two and Three-family Residential District	R-5: Single-Family Urban Residential District	RM: Residential, Multiple Family District	RPD: Residential Planned Development District	LI: Limited Institutional District	PSP: Public/Semipublic District	LO: Limited Office District			P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	CP: Commercial Parkway District	CR: Commercial Recreation District	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development	MXD: Mixed-Use District	OPH-D: Old Palm Harbor-Downtown District			
Bed and Breakfast						2	2	2	2	2	2	2	2	2	2	1					1	1	1									1	See Section 135-2-120	Y	A building of a residential character other than a hotel, motel or other transient accommodation which provides daily overnight accommodation and morning meal service to transients in return for payment.
Hotel																1						1	1	1	3				2	1	See Section 135-2-120	Y	A structure containing sleeping accommodations in which transient guests are lodged for short stays consistent with F.S. 509.013(4)(a). These shall not be used for permanent housing and shall be licensed as hotels by the Florida Department of Business Regulation or its successor agency.		
Motel																						1	1	1	3				2	1	See Section 135-2-120	Y	A structure containing sleeping accommodations in which transient guests are lodged for short stays consistent with F.S. 509.013(4)(a). These shall not be used for permanent housing and shall be licensed as motels by the Florida Department of Business Regulation or its successor agency.		
COMMERCIAL and OFFICE USES																																			
Alcohol - Wholesale Storage and Distribution																									1	1	1						See Section 135-2-120		The wholesaling, storage and distribution of alcoholic beverages from an enclosed building.
Bank																		1	1	1	1	1							2	1	See Section 135-2-120		Establishments providing financial services including check cashing, receiving, lending, and safeguarding of money and other valuable items.		
Car Wash and Detailing																						1	1						2	3	See Section 135-2-120	Y	Establishments providing full- or self-service washing and detailing for motor vehicles and domestic equipment. Retail sale of automotive products is permitted as an accessory use.		
Catering Service / Food Service Contractor																						1	1					1	2	1	See Section 135-2-120		Establishments providing prearranged on- or off-site meal preparation and delivery services for off-site consumption at a lawful principal use. This term shall not include Restaurants which may perform these activities.		
Convenience Store with or without Fuel Pumps																						1	1	1					2	3	See Section 135-2-120	Y	Establishments providing retail sale of groceries for off-premises consumption or both groceries and fuel. This use does not include an establishment that is primarily a restaurant, or motor vehicle service and repair or a business that has more than 10,000 square feet of retail floor space.		
Dispensing Alcohol: Off-premise consumption																1						1	1	1						1	See Section 135-2-120	Y see Dispensing Alcohol	The dispensing of alcoholic beverages for off-premise consumption		
Dispensing Alcohol: On-premise consumption																						1	1	1						1	See Section 135-2-120	Y see Dispensing Alcohol	The dispensing of alcoholic beverages for on-premise consumption		
Drive-Thru Facility or Use with a Drive-Thru																		A	A		1	1								2	See Section 135-2-120	Y	An accessory use to a lawful business establishment, such as a fast food restaurant, designed to enable customers in parked vehicles to transact business with persons inside of the principal building, subject to the applicable use restrictions set forth in this Chapter.		
Drug Store (fits under Retail Sales and Service)																						4	4	4					3	4	See Section 135-2-120		Establishments providing retail sale of prescription or nonprescription drugs, as well as medical, healthcare and other personal products. Uses involving drive-thru facilities shall be subject to the applicable use restrictions.		
Home Occupation						A	A	A	A	A	A	A	A	A	A	A							A							A	See Section 135-2-120	Y	An accessory use in a residential area consisting of an occupation or activity performed entirely within a dwelling or authorized accessory structure. The home occupation is to be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the residential character thereof.		
Kennel/Pet Care Indoor						3																1	1		2	2		2	3	See Section 135-2-120	Y	An establishment where domestic animals are bred, boarded, sold or treated for profit or public service, and housed indoors. This includes personal service functions for pets.			
Kennel/Pet Care Outdoor						3																			2	2		2		See Section 135-2-120	Y	An establishment where domestic animals are bred, boarded, sold or treated for profit or public service, and housed outdoors. This includes personal service functions for pets.			
Motor Vehicle Sales																						1	1							2	See Section 135-2-120		Establishments engaged in selling motor vehicles where the majority of the sales and display area exist inside of a completely enclosed building.		
Motor Vehicle Service and Repair																						1	1		1		1	3		See Section 135-2-120	Y	Establishments providing service and repair of light-duty motor vehicles, boats and/or watercraft.			
Office, General																		1	1	1	1	1			1	1	1	2	1	See Section 135-2-120		Establishments where persons conduct business or carry on stated occupations. The term includes administrative, business and professional offices (including mental health counseling or treatment), radio and television studios, and governmental offices. The term does not include medical or dental offices.			
Office, Medical or Dental																	1	1	1	1	1							2	1	See Section 135-2-120		Establishments where persons perform routine medical or dental examinations, treatments and procedures as outpatient services.			
Office, Temporary Labor (Day Labor)																						3	3	3		3			3	See Section 135-2-120		Establishments where prospective employees gather to seek temporary construction or industrial labor positions, or similar positions of temporary employment.			
Office, Veterinary						3												1	1	1	1	1						2	2	See Section 135-2-120	Y	Facility used by veterinarians to treat and examine animals, including accessory indoor boarding of animals. No outdoor kennels or animal runs are allowed.			
Outdoor Sales, Accessory Use (handle in the supplemental standards section of Retail Sales and Services)																							A	A			A		A	See Section 135-2-120	Y	Areas of private property outside of completely enclosed buildings used to display goods for sale to the general public accessory to a lawful retail sales and service use.			
Outdoor Sales, Accessory Use Garden Oriented (handle in the supplemental standards section of Retail Sales and Services)																							A	A			A		A	See Section 135-2-120	Y	Areas of private property outside of completely enclosed buildings used to display garden oriented goods for sale to the general public accessory to a lawful retail sales and service use.			
Outdoor Sales, Principal Use Outdoor Oriented Goods																							1	1			1		2	See Section 135-2-120	Y	Establishments selling outdoor oriented goods where the majority of the sales and display area exists outside of a completely enclosed building such as for sales of vehicles, boats, pools, spas, etc.			
Outdoor Sales, Principal Use Garden Oriented																							1	1			1		2	See Section 135-2-120	Y	Establishments selling primarily garden oriented goods where the majority of the sales and display area exists outside a completely enclosed building.			

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Solar Energy Systems				A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components to the distribution of transformed energy (to the extent they cannot be used jointly with a conventional energy system). It is the intent of the QC that energy generated from these systems be limited to on-premises consumption, or for net metering purposes.
Solar Generation Station														3	3	2	2									1	1		2		Y	An electrical energy generation plant, comprised of one or more devices, that captures solar energy and converts it to electrical energy primarily for sale or consumption off-premises. Solar generation station devices typically consist of photovoltaic solar cells, but can also be combinations of light reflectors, concentrators, and heat exchangers. The terms solar generation station is not intended to include the use of solar energy devices for net metering (producing electrical energy primarily for on-premises consumption).
Solid Waste Transfer Facility																						3									Y	Site with the primary purpose of storing or holding solid waste for transport to a management or disposal facility.
Utility Plant and Storage (fossil fuel)																										3	3	3	3		Y	Land used to produce or generate electricity, or gas energy. Maintenance, office, storage, and transmission facilities are permitted as an accessory use.
Utility Substation						3	3	3	3	3	3	3	3	3	3	3	3	3			3	3	3	3	1	1	3	3	3		Y	Low intensity facility such as an electric transforming substation, communication substation, water or sewer pump station and similar uses. No exterior storage of machinery or equipment shall be permitted.
Water and Wastewater Utility Infrastructure <i>(need to re-visit)</i>																												3		Y	Need definition.	
Wind Energy Conservation System (WECS), Medium Scale																										1	1	1	2		Y	An aggregation of parts including the base, tower, generator, rotor, blades, supports, guy wires, and accessory equipment such as utility interconnect and battery banks, etc., in such configuration as necessary to convert the power of wind into mechanical or electrical energy, i.e., wind charger, windmill or wind turbine. Medium Scale WECS are those WECS rated 61 kW to 100 kW.
Wind Energy Conservation System (WECS), Small Scale				1	1	2	2	2	2	2	2	2	2	2	2	2	2	1	1		1	1	1	1	1	1	1	1	1	1	Y	An aggregation of parts including the base, tower, generator, rotor, blades, supports, guy wires, and accessory equipment such as utility interconnect and battery banks, etc., in such configuration as necessary to convert the power of wind into mechanical or electrical energy, i.e., wind charger, windmill or wind turbine. Small Scale WECS are those WECS rated 60 kW or less.
AGRICULTURAL USES																																
Agricultural Activities, Commercial Use <i>(need to re-visit)</i>						3																						3		Y	Need definition.	
Agricultural Activities, Personal Use						1	1	1	1																						Y	General agricultural activities, including the maintaining of livestock with no more than three hoofed animals per acre, but only to the extent as to supply the occupant's personal needs, with the exception that maintaining livestock may include boarding of horses provided the three animals per acre limit is not exceeded.
Community Gardens				1	2	2	2	2	2	2	2	2	2	2	2	2					1	1	1	1				2	1	Y	An activity on property where more than one person grows produce and/or horticultural plants for their personal consumption and enjoyment, for the consumptions and enjoyment of friends and relatives and/or donation to a not-for-profit organization, generally on a not-for-profit basis.	
Nursery / Greenhouse, Retail						3																1	1					3	1	Y	Establishments primarily engaged in retail sales of nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are predominantly grown elsewhere. These establishments may sell product grown on-site as long as more than 50% of inventory is not grown on site.	
Nursery / Greenhouse, Wholesale						3																					1	3		Y	Establishments primarily engaged in wholesale sales of nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are either grown on site or elsewhere.	
OTHER USES																																
Excavation Pits and Quarries, in excess of 1,000 cubic yards <i>(Need to re-visit)</i>														2	2	2	2									2	2		2		Y	The removal of 1,000 cubic yards or more of earth material for purposes other than that incidental to and on the site of construction authorized by site plan approval. This shall include land balancing other than that incidental to and on the site of construction authorized by site plan approval.
Land Fills of More than 1,000 Cubic Yards	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		2	2	2			2	2	2	2	2	2	Y	An addition of 1,000 cubic yards or more of earth, topsoil, sand, gravel, or rock to any lot or parcel other than that incidental to and on the site of construction authorized by site plan approval. This shall include land balancing other than that incidental to and on the site of construction authorized by site plan approval. This shall not include any solid waste landfills.
Land Fills or Excavations of Less than 1,000 Cubic Yards	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	2	2		1	1	1			1	1	1	1	1	1	Y	Any landfill or excavation which is more than five cubic yards but less than 1,000 cubic yards.