

SUMMARY OF ZONING ORDINANCE PINELLAS COUNTY GOVERNMENT

March 1, 1990, As Amended

Revised 10/18/02

NOTICE TO USERS OF THIS SUMMARY: This summary is provided to be a convenient reference of the Zoning Ordinance. It does not contain the complete requirements of the Ordinance, and should only be used for □quick reference□, and should NEVER be substituted for the complete Ordinance. Copies of the Ordinance are available in Pinellas County Development Review Services Department.

ZONING DISTRICTS	PERMITTED	MIN LOT SIZE		MIN YARD SETBACKS			MAX BUILD HEIGHT
		X AREA Depth	Width	FRONT	SIDE	REAR	
A-E, Agricultural Estate Residential District, (2 acre minimum)	Single family dwellings, general agricultural and livestock for Owner's use only. General agriculture if specifically approved by the BCC.	2 Acres	90' X 100'	50'	25'	25'	45'
E-1, Estate Residential District, (3/4 acre minimum)	Single family dwellings, home occupations, Accessory Dwelling Unit, greenhouse, general agriculture and livestock for owner's use only.	32,670 sq.ft.	125'X125'	25'	15'	20'	45'
R-R, Rural Residential District (16,000 sq.ft. minimum)	Single family dwellings, home occupations, Accessory Dwelling Units, gardening and livestock for owner's use only.	16,000 sq.ft.	90'X100'	25'	10'	15'	45'
R-1, Single Family Residential District (9,500 sq. ft. minimum)	Single family dwellings, home occupation, Accessory Dwelling Units	9,500 sq.ft.	80'X90'	25'	8'	10'	45'
R-2, Single Family Residential District (7,500 sq.ft. minimum)	Single family dwellings, Accessory Dwelling Units, home occupations	7,500 sq.ft.	70'X80'	20'	7'	10'	45'
R-3, Single Family Residential district (6,000 sq.ft. minimum)	Single family dwellings, Accessory Dwelling Units, home occupations	6,000 sq.ft.	60'X80'	20'	6'	10'	45'
R-4, One, Two & Three Family Residential District	Single family, duplex, triplex dwellings, home occupations, Accessory Dwelling Units (single family)	7,500 sq.ft.	75'X80'	25'	7.5'	10'	45'

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R-6, Residential, Mobile Home Parks and Subdivisions District	Mobile home parks and mobile home subdivisions	PARKS 15 acres 3,500 sq.ft. per lot SUBDV: 10 acres 6,000 sq.ft. per lot	150'X200' 60'X80'	(SEE ORDINANCE) 25' 6' 10'			35'
RM, Residential, Multiple Family District	Single family, duplex, triplex, multi-family dwellings, home occupations	7,500 sq.ft.	75'X80'	25' Public ROW 35' Private EOP	7.5' for 1 family dwelling 15' for multi (SEE ORDINANCE FOR ADDITIONAL INFORMATION)	10' for 1 family dwelling 20' for multi	45'
RPD, Residential Planned Development District	Single family, multi-family, accessory uses to serve residents of the district and utilities	RPD-0.5 RPD-1 RPD-2.5 RPD-5 RPD-7.5 RPD-10 RPD-12.5	2 acres	(SEE ORDINANCE)			45' Single Family 70' Multi-family

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PRR, Planned Residential Resort District	Single family dwellings, multi-family dwellings, transient guest accommodations	PRR-0.5 PRR-1 PRR-2.5 PRR-5 PRR-7.5 PRR-10 PRR-12.5	50 acres	(SEE ORDINANCE)			35' single family 70' multi-family
P-1, General Professional Offices District	Offices, clinics, studios, funeral homes	6,000 sq.ft.	60'X80'	25'	15'	15'	75' (35' when located within 50' of res zone)
P-1A, Limited Office District	Limited office and professional uses	6,000 sq.ft.	60'X80'	25'	20'	20'	35' (20' when abutting a single family zone)
C-1, Neighborhood Commercial District	Retail business of neighborhood scale, personal services, service stations, uses in P-1 district	6,000 sq.ft.	60'X80'	25'	None unless abutting residential use (SEE ORDINANCE)		35'
C-2, General Retail Commercial and Limited Services District	Retail sales, bowling alleys, dry cleaners, limited auto repair, repair of household items, service stations, personal/bus.svc. uses and wholesale/dist. facilities (when located in completely encl. bldgs.), congregate care facilities	10,000 sq.ft.	80'X100'	25'	None unless abutting residential use (SEE ORDINANCE)		50' (35' when located within 50' of res zone)

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C-3, Commercial, Wholesale, Warehousing & Industrial Support District	Warehousing, wholesale and professional office	12,000 sq.ft.	80'X100'	25'	None unless abutting residential use (SEE ORDINANCE)		75' (35' when located within 50' of res zone)
CR, Commercial Recreation District	Travel trailer parks, campgrounds, marinas, golf courses, stables, parks, fish camps, utilities	1 area (upland)	150'X200'	35'	20'	20'	50'
CP, Commercial Parkway District	Residential commercial, restaurants, hotels, motels, offices, institutions, research, congregate care facility	1 acre	150'X200'	50' fronting on major arterial; 25' on minor roadways; 25' on side and rear			35' CP-1 50' CP-2
IPD, Industrial Planned Development District	High quality industrial parks along with accessory support services	50 acres	100'X200'	50' Arterial 25' minor street	10'	10'	75' (35' when located within 50' of res zone)
M-1, Light Manufacturing and Industry District	Light industrial uses (See ordinance for specific industrial uses), and professional office	12,000 sq.ft.	80'X100'	25'	10'	10'	75' (35' when located within 50' of res zone)
M-2, Heavy Manufacturing & Industry District	Public service facilities, any use in M-1, concrete plants, manufacturing plants and similar uses	25,000 sq.ft.	100'X200'	25'	20'	20'	100'

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AL, Aquatic Lands District	Parks and recreation areas, wild life management, docks and piers, boating and fishing	SUBJECT TO SITE PLAN REVIEW						
P/C, Preservation Conservation District	SEE ORDINANCE	SEE ORDINANCE		25'	25'	25	35'	
PSP, Public/Semi-Public District	Schools, museums, hospitals, nursing homes, government facilities	1 ACRE	100' x 100'	25'	20'	20'	50'	
WPD, Wellhead Protection Overlay District	SEE UNDERLYING ZONING DISTRICT							
HPD, Historical Preservation Overlay District	SEE UNDERLYING ZONING DISTRICT							
IL, Institutional Limited District	Churches, synagogues, public or private elementary or middle schools, libraries, day care centers, facilities for fraternal or civic organizations	1 acre	100'X100'	25'	15'	15'	50' (35' when abutting any single family res area)	
APO, Archaeological Preservation Overlay District	SEE UNDERLYING ZONING DISTRICT							
P-RM Preservation Resource-Management District								
OPH-D, Old Palm Harbor Downtown District	SEE UNDERLYING ZONING DISTRICT							