



## **Land Development Code Update Workgroup**

### **AGENDA**

**Thursday, October 18, 2012**

**3:00 PM – 5:00 PM**

**Pinellas County Strategic Planning & Initiatives**

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

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

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- 1. Call to Order**
- 2. Review of September 27, 2012 Meeting Summary**
- 3. Continue Review of Proposed Residential Codes**
  - Revisions based on discussions from last meeting
  - Design Criteria Photos
- 4. Begin Review of Residential Code Definitions**
- 5. What's Next ?**
  - Decide topics for next meeting
  - Confirm next meeting date

(Proposed Next Meeting : November 1, 2012 ~~~~ 3:00 PM – 5:00 PM)

**Land Development Code Update Workgroup Meeting**

**Thursday, October 18, 2012**

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

1. The meeting started at 3:10pm.
2. Gordon opened the meeting and provided a brief overview, introductions from those in attendance followed. Those present included: Robert Pergolizzi, Roger Wilson, Cyndi Tarapani, Don Ewing, and Michael Hendry. County staff present included: Marcella Faucette, Liz Freeman, David Sadowsky, Gordon Beardslee, Ryan Brinson, John Cueva, Al Navaroli, Glenn Bailey, and Marc Mariano (consultant).

### **Agenda Item #2: Review of September 27, 2012 Meeting Summary:**

3. Gordon went over the meeting summary from the last meeting to see if there were any comments and all agreed that it reflected the discussion.

### **Agenda Item #3 Continue Review of Proposed Residential Codes, Revisions based on discussions from last meeting, and Design Criteria Photos:**

4. Gordon suggested that it would be best to have Marc Mariano review with the workgroup the proposed code revisions that occurred at the last workgroup meeting (9/27/12).
5. Marc mentioned that a general statement was added under each zoning district allowing applicable design criteria to be waived by staff if a life/safety problem is created if implemented. Marc provided an example of drive aisle inconsistencies and emergency/trash vehicle access issues.
6. Mr. Pergolizzi suggested that under Section 138-386.2 (a) the sentence should read: Each residential building may only include up to four individual dwelling units. All agreed with the suggestion and the sentence will be reworded.
7. Relating to the R-5 district, Marc provided the workgroup with preferred examples of entrance/entryways that are orientated to promote a pedestrian environment and an urban feel.
8. Mr. Ewing asked Marc how the County would envision the building styles in the R-5 district. Marc stated that the buildings would typically locate in single-family areas that are near neighborhood commercial/mix use areas. Marc gave a local example of the proposed Hayes cottages in Oldsmar which resemble “studio cottages” or “mid-sized homes” that have front porches with rear garages.
9. Ms. Tarapani wanted to make sure that the new code would only apply to new development and not to existing buildings that wanted to be remodeled or renovated. Gordon said that staff would follow-up and research certain thresholds/triggers and that the intent of the new code would only apply to new development only.
10. Mr. Ewing asked Marc if there was going to be locational criteria for the RM district. Marc indicated that the locational criteria would follow the underlying Future Land Use Category and that locational criteria of the category would be used.
11. Mr. Pergolizzi pointed out that there was a spelling error on page #30 (5) the word **percept** should be **percent**. Also, Mr. Pergolizzi asked relating to (6) that the façade orientation of 55% needs to be clarified and possibly reworded.
12. Mr. Pergolizzi pointed out that on page #31 (d) (1) (d) that: **driveway aisle** should be changed to **drive aisle**.

13. Marc said that he would provide the workgroup with a graphic that would illustrate the pedestrian pathway requirement described on page #33 (4). This pathway would provide a connection to the required ADA handicap accessible route to the building frontage.
14. It was recommended that with Section 138.395.2 (d) (1) on page #36, that the commercial/office occupancy limitation, should be measured based off of units instead of total gross floor area. Also, it was pointed out that Section 138.395.2 (d) (2) on page #36, should be reworded to read: All individual commercial tenant spaces shall be limited to 14,000 square feet of gross leasable area.
15. It was recommended that that the RPD permitted use table should be revised to allow staff more flexibility with approving certain uses in the master plan without having to go to the Board.
16. Marc said that the current parking standards are proposed to be revised with maximums and minimums. The group agreed that establishing maximums could provide a benefit in many areas but could also cause a problem with big box retailers. Variables such as the property use, density/intensity, availability to transit/alternative mobility and the availability of nearby parking, should be considered when determining parking needs. Marc will provide the group with the proposed parking matrix after the office and commercial zoning districts are reviewed.
17. Section 138.390.2(b) would need to be reworded, since the intent was to only provide covered parking spaces in multi-family areas and not in single-family. The example that Marc provided was of single-family structures having covered parking.
18. Relating to page #41 (3), the question was asked who approves Master Plans, Marc indicated that he thinks staff would approve them. But this needs to be further discussed with the workgroup and clarified.
19. Relating to page #42 (6), Ms. Tarapani commented that when deciding architectural styles at the beginning of a project can be expensive and should not be a requirement tied to approving a Master Plan. A suggestion was made to replace architectural styles with building elevations or a concept plan. Also, this will be revised to make clear what is required (i.e. public art, lighting, street furniture) versus just examples.
20. Relating to page #42 (7), Marc mentioned that the Sustainability Framework is intended to be a narrative and not necessarily required. Where Low Impact design/development is anticipated it should be identified as a component of the Master Plan. Examples include: landscaping, building orientation, and recycling/reuse of building materials.
21. A question was asked relating to page #42 (f), what distinguishes major vs. minor Master Plan modifications. Gordon responded by mentioning at the end of the sentence it reads of this section and that Section 138.395.4 (a)(3)(3) on page #41 would apply which reads: *"The total of past expansions to the buildings, uses, and/or parking areas do not exceed 20% of their original size, from the date the RPD district designation was assigned to the land."* Also, it was mentioned that we should look at Hillsborough County as an example.
22. Relating to Division 4. Supplemental Residential Standards, Section 138.399 (c), it was mentioned that setback consideration should be given to the block and pattern of the neighborhood rather than just adjacent properties. When dealing with height adjacent properties could be considered. All agreed with the suggestions and the standard/requirement would be reworded and brought back to the group to be reviewed at the next meeting.

**Agenda Item #4 Begin Review of Residential Code Definitions:**

23. The last five minutes of the meeting was spent reviewing examples of other local government residential dwelling unit definitions.
24. It was suggested to eliminate the single-family attached dwelling unit definition since duplexes and triplexes specify the number of units.

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

25. It was decided that the workgroup would meet again on November 1, 2012 at 3:00pm. At that meeting the workgroup will review the revisions to Division 4 Supplemental Residential Standards, Section 138.399 (c), wrap up the residential code definitions, and begin to review office and commercial zoning districts.

# **Proposed Residential Code Revisions**

New Code Revisions Based on Discussions  
during the October 18, 2012 Workgroup Meeting

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## CHAPTER 138 – ZONING

### ARTICLE III. – DISTRICT DENSITY AND INTENSITY STANDARDS

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

Table 138-351 Density and Intensity Standards				
<i>Underlying Future Land Use Map Classification</i>	<i>Floor Area Ratio (FAR)</i>	<i>Density (dwelling units per acre)</i>	<i>Residential Equivalent</i>	<i>Transient Accommodation Use</i>
Residential Rural (RR)	0.30	0.5 Max	3 beds per permitted density	N/A
Residential Estate (RE)	0.30	1.0 Max	N/A	N/A
Residential Suburban (RS)	0.30	2.5 Max	3 beds per permitted density	N/A
Residential Low (RL)	0.40	5.0 Max	3 beds per permitted density	N/A
Residential Urban (RU)	0.40	7.5 Max	3 beds per permitted density	N/A
Residential Low Medium (RLM)	0.50	10.0 Max	3 beds per permitted density	N/A
Residential Medium (RM)	0.50	15.0 Max	3 beds per permitted density	N/A
Residential High (RH)	0.60	30.0 Max	3 beds per permitted density	N/A
Community Redevelopment District – Activity Center (CRD-AC)	0.60	12.5 Max	3 beds per permitted density AND 30% of total development floor area	12.5 units per acre
Residential/Office Limited (R/OL)	0.20	7.5 Max	3 beds per permitted density	N/A

Table 138-351 Density and Intensity Standards				
<i>Underlying Future Land Use Map Classification</i>	<i>Floor Area Ratio (FAR)</i>	<i>Density (dwelling units per acre)</i>	<i>Residential Equivalent</i>	<i>Transient Accommodation Use</i>
Residential/Office General (R/OG)	0.40	10.0 Max	3 beds per permitted density	N/A
		12.5 Max Affordable Housing Units		
Residential/Office/Retail (R/O/R)	0.20 Commercial <sup>4</sup> 0.30 Office	10.0 Max	3 beds per permitted density	30 units per acre
	At major intersections on U.S. Highway 19 from State Road 60 to State Road 586, 0.30 for commercial 0.40 for office	12.5 Max Affordable Housing Units		45 units per acre / 1.0 FAR Within Transient Accommodating Use Overlay
Resort Facilities Overlay-Permanent (RFO-P)	See underlying future land use category		3 beds per permitted density	1 unit per permitted underlying density
Resort Facilities Overlay-Temporary (RFO-T)	See underlying future land use category		3 beds per permitted density	1 unit per permitted underlying density
Transit Oriented Development – Neighborhood Center (TOD-NC)	1.5 Max 0.5 Min within ¼ Mile of Transit Station	20 Max 10 Min	3 beds per permitted density	See applicable station area plan
Transit Oriented Development – Community Center (TOD-CC)	3.0 Max 1.0 Min within ¼ Mile of Transit Station	40 Max 15 Min	3 beds per permitted density	See applicable station area plan
Transit Oriented Development – Regional Center (TOD-RC-E) & (TOD-RC-MU)	5.0 Max 1.5 Min within ¼ Mile of Transit Station	60 Max 40 Min	3 beds per permitted density	See applicable station area plan
Transit Oriented Development – Downtown Core	8.0 Max 2.0 Min within ¼ Mile of Transit Station	200 Max 40 Min	3 beds per permitted density	See applicable station area plan
Transit Oriented	1.0 Max	15 Max	3 beds per	N/A

Table 138-351 Density and Intensity Standards				
<i>Underlying Future Land Use Map Classification</i>	<i>Floor Area Ratio (FAR)</i>	<i>Density (dwelling units per acre)</i>	<i>Residential Equivalent</i>	<i>Transient Accommodation Use</i>
Development – Park and Ride (TOD-PR)	0.5 Min within ¼ Mile of Transit Station	5 Min	permitted density	
Transit Oriented Development Overlay (TODO)	Depends on transit station area typology	Depends on transit station area typology	See applicable station area plan	See applicable station area plan
Commercial Neighborhood (CN)	0.30	10 Max Affordable Housing Units	N/A	N/A
Commercial Recreation (CR)	0.35	N/A	N/A	10 units per acre
				60 units per acre / 1.2 FAR Within Transient Accommodating Use Overlay
Commercial General (CG)	0.35 0.50 Storage/ Warehouse	N/A	50 beds per acre	40 units per acre
				60 units per acre / 1.2 FAR Within Transient Accommodating Use Overlay
Industrial Limited (IL)	0.50	N/A	N/A	40 units per acre
				75 units per acre / 1.5 FAR Within Transient Accommodating Use Overlay

Table 138-351 Density and Intensity Standards				
<i>Underlying Future Land Use Map Classification</i>	<i>Floor Area Ratio (FAR)</i>	<i>Density (dwelling units per acre)</i>	<i>Residential Equivalent</i>	<i>Transient Accommodation Use</i>
Industrial General (IG)	0.50	N/A	N/A	N/A
Preservation (P)	0.05 Transfer of Development Rights Allowance	1.0 MAX Transfer of Development Rights Allowance	N/A	N/A
Preservation-Resource Management (P-RM)	0.05	1.0 MAX Transfer of Development Rights Allowance	N/A	N/A
	0.05 Transfer of Development Rights Allowance			
Recreation/Open Space (R/OS)	0.25	N/A	N/A	N/A
Institutional (I)	0.65	12.5	25 beds per acre	N/A
Institutional Overlay (IO)	See underlying future land use category		3 beds per permitted density	N/A
Transportation/Utility (T/U)	0.70	N/A	N/A	N/A
General Notes: 1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan. 2. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures. 3. The Comprehensive Plan encourages and allows specific transfer of development rights from the Preservation (P) and Preservation-Resource Management (P-RM) classifications. See applicable sections of the zoning code for process and standards. 4. At major intersections on U.S. Highway 19 from S.R. 60 to S.R. 586, the FAR shall not exceed 0.30 for commercial uses and 0.40 for office uses.				

## ARTICLE IV. - RESIDENTIAL AND AGRICULTURAL DISTRICTS

### DIVISION 1. – GENERALLY

Secs. 138-352—138-359. - Reserved.

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

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

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

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

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

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

- (a) An “A” in Table 138-361 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A “1” in Table 138-361 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A “2” in Table 138-361 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A “3” in Table 138-361 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-361 denotes that the specific use is not allowed in the zone.
- (f) A “Y” in the Supplemental Uses Standards column of Table 138-361 indicates that there are specific land development or operational requirements that must be provided for the specific use.

Table 138-361 – Table of Use for the A-E, E-1, R-R, R-1, R-2, R-3 and RMH Districts								
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	A-E	E-1	R-R	R-1	R-2	R-3	RMH	Supplemental Use Standards (refer to specific Code

Use								
<b>Residential Uses</b>								
Accessory Dwelling Unit	A	A	A	A	A	A		Y
Assisted Living Facility	2	2	2	2	2	2	2	
Affordable Housing Development (AHD)	3	3	3	3	3	3	3	Y
Community Residential Home, Category 1: 1 to 6 residents	1	1	1	1	1	1		Y
Community Residential Home, Category 2: 7 to 14 residents	2	2	2					Y
Community Residential Home, Category 3: more than 14 residents	2	2						Y
Dwelling, Single-family Detached and their customary accessory uses	1	1	1	1	1	1	1	Y
Manufactured Home	1	1	1	1	1	1	1	Y
Mobile Home and their customary accessory uses							1	
Mobile Home Park and their customary accessory uses							1	
Mobile Home Subdivision and their customary accessory uses							1	
<b>Overnight Accommodations</b>								
Bed and Breakfast	2	2	2	2	2	2	2	Y
Kennel/Pet Care Indoor	3							Y
Kennel/Pet Care Outdoor	3							Y
<b>Commercial and Office Uses</b>								
Home Occupation	A	A	A	A	A	A	A	Y
Office, Veterinary	3							Y
<b>Industrial, Manufacturing and Warehouse Uses</b>								
Electric Vehicle Charging Station	A	A	A	A	A	A	A	Y
<b>Arts, Recreation and Entertainment Uses</b>								
Club, Community Service and Fraternal	2	2	2	2	2	2	2	
Golf courses and accessory structures	2	2	2	2	2	2	2	Y
Public or private parks, playgrounds and recreation areas	2	2	2	2	2	2	2	Y
Recreation Use, Accessory to Residential Use							A	

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	A-E	E-1	R-R	R-1	R-2	R-3	RMH	Supplemental Use Standards (refer to specific Code section)
Use								
Education, Public Administration and Health Care Uses								
Cemetery	2	2	2	2	2	2	2	Y
Cemetery, Accessory to a Place of Worship	2	2	2	2	2	2	2	Y
Day Care Center, adult	2	2	2	2	2	2	2	Y
Day Care Facility, child	2	2	2	2	2	2	2	Y
Government Building or Use	3	3	3	3	3	3		Y
Place of worship	2	2	2	2	2	2	2	Y
School, Public, Pre-K thru 12 (Governmental)	1	1	1	1	1	1	1	Y
School, Private, Pre-K thru 12 (Nongovernmental)	2	2	2	2	2	2	2	Y
Transportation, Communication and Information Uses								
Docks and Piers	A	A	A	A	A	A	A	Y
Heliport and Helistops	3	3						Y
Navigation safety devices and structures	2	2	2	2	2	2	2	
Parking, Surface - Accessory	2	2	2	2	2	2	2	Y
Transmitting stations, remote radio and television, not including broadcast studios or office	2	2	2				2	Y
Wireless Communication Antennae (WCA)	A	A	A	A	A	A	A	Y
Wireless Communication Tower	1	1	1	1	1	1	1	Y
Utilities								
Solar Energy Systems	A	A	A	A	A	A		Y
Utility Substation	3	3	3	3	3	3	3	Y
Wind Energy Conservation System (WECS), Small Scale	A or 2	A or 2	A or 2	A or 2	A or 2	A or 2		Y
Agricultural Uses								
Agricultural Activities, Commercial Use	3							Y
Agricultural Activities, Personal Use	1, A	1, A	1, A	1, A				Y
Community Gardens	2	2	2	2	2	2	2	Y

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

LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	A-E	E-1	R-R	R-1	R-2	R-3	RMH	Supplemental Use Standards (refer to specific Code section)
Use								
Nursery / Greenhouse, Retail	3							
Other Uses								
Land Fills or excavations of More than 1,000 Cubic Yards	2	2	2	2	2	2	2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards	1	1	1	1	1	1	1	Y

Secs. 138-362—138-364. - Reserved.

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

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

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

A-E – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.25 (why big difference from ISR?)	See Table 138-351	0.6	45	2 ac.	90	100	50	25	25
<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>										



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

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

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

E-1 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.5	See Table 138-351	0.6	45	32,000 sf	125 (larger than A-E?)	125 (larger than A-E?)	25	15	20
1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan. 2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.										

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

- (a) The R-R District is characterized by medium to large lot, low density residential communities.
- (b) Complete urbanization of these areas is not intended.
- (c) The District acts as a transition between rural and suburban neighborhoods within the County.

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

R-R – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.5	See Table 138-351	0.6	45	16,000 sf	90	100	25	10	15
1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan. 2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to										

non-residential and mixed-use structures.

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

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

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

R-1 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	not listed	See Table 138-351	0.6	45	9,500 sf	80	90	25	8	10
1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.										
2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.										

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

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

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

R-2 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	Un-specified	See Table 138-351	0.6	45	7,500 sf	75	80	25	7	10
1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.										
2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.										

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

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

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

R-3 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	Un-specified	See Table 138-351	0.6	45	6,000 sf	60	80	20	6	10
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>										

Sec. 138-371. - Reserved.

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

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

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively relax any design criteria that is in conflict with life/safety standards.

(a) Street, Drive Aisle, and Accessway Design

- (1) Internal streets, drive aisles, and accessways shall be designed as an extension of the surrounding roadway pattern. Specifically, adjacent roadways shall be extended into the development and integrated into the project transportation network. Exemptions shall apply to situations identified in a traffic study that would cause excessive traffic into single-family neighborhoods.

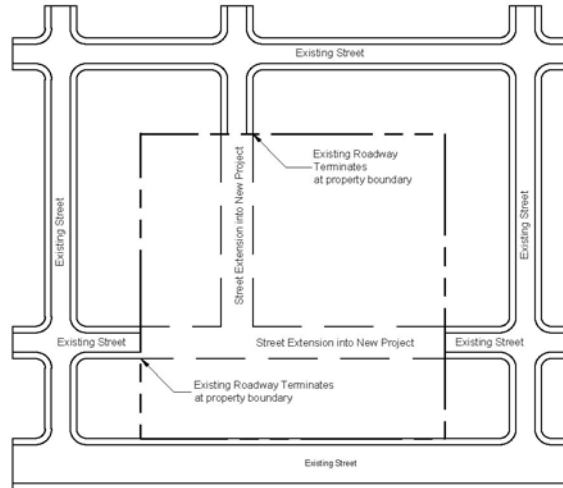


Figure 138-372.(a).1 – Site Layout – Street Extensions into New Projects/Developments

- (2) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.
- (3) Internal blocks should not exceed 600 linear feet. Block lengths shall be limited and interrupted with a roadway connection, open space tract, and/or significant pedestrian pathway.

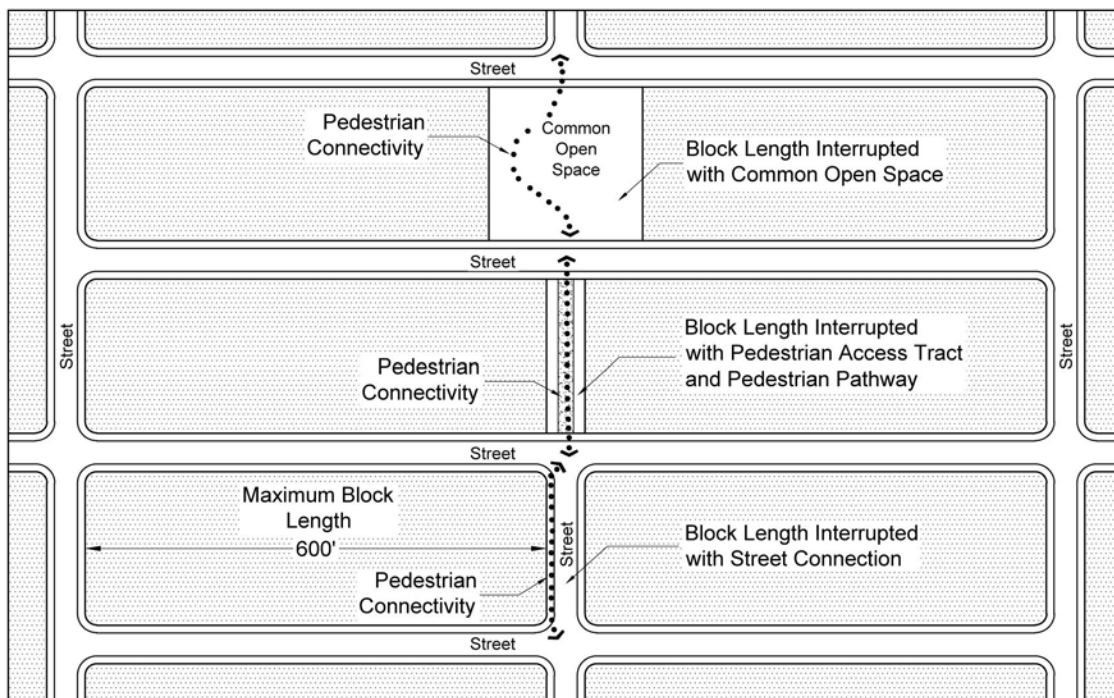


Figure 138-372.(a).3 – Site Layout – Block Length Standards

- (4) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous

topographic features, and to comply with design restrictions from other governing agencies.

Secs. 138-373—138-374. - Reserved.

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

- (a) The RMH, residential, mobile/manufactured home district is composed of mobile/manufactured and single-family residential areas comprised of mobile homes.
- (b) Developers shall avoid the monotony of rectilinear or herringbone patterns.

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

RMH – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.4	See Table 138-351	0.65	35	15 ac <sup>2</sup>	150 <sup>2</sup>	200 <sup>4</sup>	25 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>
					3,500 sf <sup>3</sup>	20 <sup>3</sup>	NA	10 <sup>5</sup>	5 <sup>5</sup>	5 <sup>5</sup>
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Mobile Home Park site</p> <p>3. Individual Mobile Home lot: 25% of the spaces to be provided in a mobile home park may be a minimum of 3,000 square feet, provided that for each such space one space shall be provided with at least 4,000 square feet. Lot area shall be exclusive of street or drive. See section 138-209 for lots or parcels of substandard dimensions.</p> <p>4. Outer perimeter of park</p> <p>5. Interior lots: hitches may encroach into the front setback</p> <p>6. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>										

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

RMH – Development Parameters Table – Subdivision Lots										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.4	See Table 138-351	not listed	35	6,000 sf <sup>2</sup>	60	80	25 <sup>3</sup>	6	10
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Mobile Home subdivision site must be a min. of 10 ac</p> <p>3. Permitted structures on substandard lots in a mobile home subdivision of record prior to May 7, 1963, shall be set back a minimum of 15 feet in depth, measured from the right-of-way line to the front of the structure.</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. 138-375.3. – RMH, Residential Mobile/Manufactured Home District. Additional Requirements and Clarifications.**

- (a) Street requirements. Roadways or streets within a mobile home park may be private, but the following requirements shall apply:
- (1) Internal collector streets shall be 30 feet in width, with a minimum of 24 feet of paved surface inclusive of 12 foot lanes. (Is this width needed to move manufactured homes onto the site?)
  - (2) Internal minor streets shall be 25 feet in width, with a minimum of 20 feet of paved surface.
  - (3) A collector street shall be defined as a street designed to facilitate adequate traffic flow from two or more internal minor streets to dedicated rights-of-way. All streets which provide ingress and egress from dedicated public rights-of-way shall be deemed to be collector streets. All other streets within the park may be internal minor streets.
  - (4) Except as otherwise provided in this chapter, the design and construction of roads, streets, drives, utilities and drainage installations shall be in compliance with the minimum standards of the site development regulations and the county utilities system. The county administrator may require a state registered engineer to provide a statement of such compliance prior to the issuance of a certificate of occupancy.

- (b) Recreation area requirements. Not less than ten percent of the gross site area shall be devoted to open space and recreation facilities, generally provided in a central location, or in larger sites, decentralized. Such areas include space for community buildings and community use facilities, such as recreation and play areas, swimming pools and open space.
- (c) Subdivision standards. A mobile home subdivision shall be platted in accordance with the standards of this chapter and chapter 154 of this Code.
- (e) Any real property zoned R-6 after January 30, 1990, shall comply with all of the provisions set forth in this division. Any legally established mobile home park in existence on or prior to January 30, 1990, may continue to operate in accordance with approved plans and in accordance with the regulations which were in effect at the time of the park's site plan approval. Legally established mobile home parks in existence prior to February 5, 1963, may continue to operate in accordance with approved plans subject to compliance with the zoning regulations in effect on the date of such approval.
- (f) Any additions, expansions or substantial changes to existing mobile home parks or subdivisions shall comply with the provisions of the current requirements of this division.

Secs. 138-376—138-379. - Reserved.

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

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

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

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

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

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

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

- (a) An "A" in Table 138-781 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A "1" in Table 138-781 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A "2" in Table 138-781 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A "3" in Table 138-781 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.

- (e) A blank in Table 138-781 denotes that the specific use is not allowed in the zone.
- (f) A "Y" in the Supplemental Uses Standards column of Table 138-781 indicates that there are specific land development or operational requirements that must be provide for the specific use.

Table 138-781 – Table of Use for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory					
Use	R-4	R-5	RM	RPD	Supplemental Use Standards (refer to specific Code section)
<b>Residential Uses</b>					
Accessory Dwelling Unit	A	A	A	A	Y
Affordable Housing Development (AHD)	2	2	2	2	Y
Assisted Living Facility		3	2	2	
Community Residential Home, Category 1: 1 to 6 residents	1	1	1		Y
Community Residential Home, Category 2: 7 to 14 residents			1	1	Y
Community Residential Home, Category 3: more than 14 residents			2	2	Y
Dwelling, Duplex	1	1	1	1	
Dwelling, Multifamily and their customary accessory uses		2	1	1	Y
Dwelling, Single-family Attached (Townhouse) and their customary accessory uses	1	1	1	1	Y
Dwelling, Single-family Detached and their customary accessory uses	1	1	2	1	Y
Dwelling, Single-family Zero Lot Line and their customary accessory uses		1	1	1	Y
Marina				A	Y
Dwelling, Triplex and their customary accessory uses	1	1	1	1	
Storage, accessory			1	1	Y
<b>Accommodations</b>					
Bed and Breakfast	2	2	2	1	Y
Hotel				1	



Table 138-781 – Table of Use for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory					
Use	R-4	R-5	RM	RPD	Supplemental Use Standards (refer to specific Code section)
<b>Commercial and Office Uses</b>					
Convenience Store with or without Fuel Pumps				1	Y
Dispensing Alcohol: On-premise consumption - 138 Art. VII Div.3				1	Y
Home Occupation	A	A	A	A	Y
Office, Veterinary			2	1	
Restaurant				1	
Retail Sales and Service				1	
Service, Personal				1	Y
<b>Industrial, Manufacturing and Warehouse Uses</b>					
Electric Vehicle Charging Station	A	A	A	A	Y
<b>Arts, Recreation and Entertainment Uses</b>					
Club, Community Service and Fraternal	2	2	2	2	
Golf Course and accessory structures	2	2	2	A	Y
Public or private parks, playgrounds and recreation areas	2	2	2	2 or A	Y
Recreation Use, Accessory to Residential Use		A	A	A	
<b>Education, Public Administration and Health Care Uses</b>					
Congregate care facility		2	2	3	Y
Day Care Center, adult	2	2	3	1, 2 or A	Y
Day Care Facility, child	2	2	3	1, 2 or A	Y
Cemetery	2	2	2	2	Y
Cemetery, Accessory to a House of Worship	2	2	2	2 or A	Y
Government Building or Use	3	3	3	3	Y
Meeting Hall and other Community Assembly Facility				1	
Nursing Home			3	3	Y

Table 138-781 – Table of Use for the R-4, R-5, RM AND RPD Districts					
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory					
Use	R-4	R-5	RM	RPD	Supplemental Use Standards (refer to specific Code section)
Place of Worship	2	2	2	2 or A	Y
School, Public, Pre-K thru 12 (Governmental)	1	1	1	1 or A	Y
School, Private, Pre-K thru 12 (Nongovernmental)	2	2	2	2	Y
<b>Transportation, Communication and Information Uses</b>					
Docks and Piers	A	A	A	A	Y
Heliport and Helistops				3	Y
Mass Transit Center	1	1	1	1	Y
Navigation safety devices and structures	2	2	2	2	
Parking, Surface - Accessory	2	2	2	2	Y
Transmitting stations, remote radio and television, not including broadcast studios or office			2	2	Y
Wireless Communication Antennae (WCA)	A	A	A	A	Y
Wireless Communication Tower	1	1	1	1	Y
<b>Utilities</b>					
Solar Energy Systems	A	A	A	A	Y
Solar Generation Station	3	3	2	2	Y
Utility Substation	3	3	3	3	Y
Wind Energy Conservation System (WECS), Small Scale	A or 2	A or 2	A or 2	A or 2	Y
<b>Agricultural Uses</b>					
Community Gardens	2	2	2	2	Y
<b>Other Uses</b>					
Excavation Pits and Quarries, in excess of 1,000 cubic yards	2	2	2	2	Y
Land Fills of More than 1,000 Cubic Yards	2	2	2	2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards (Need to Re-visit)	1	1	1	1	Y

Secs. 138-382—138-384. - Reserved.

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

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

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

R-4 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft.)		
					Area	Width (ft.)	Depth (ft.)	Front	Side	Rear
See Table 138-351	NA	See Table 138-351	0.75	45	7,500 sf	75	80	25	7.5	10
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>										

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

- (a) Platting of single-family attached dwellings to allow individual unit ownership is permitted provided the duplexes or triplexes subject to platting were initially approved subject to the provisions of R-4 zoning. No such platting shall be approved until such time as a final site plan for the project has been reviewed and approved for construction purposes. Provisions for parking and easements for access to units and parking areas are required and are to be recorded as part of the plat, and must be shown on the submitted site plan. Easements for maintenance shall be required where necessary. The unit access easements are to be a minimum of four feet in width. It is the intent of this section to allow individual dwelling unit fee simple ownership without creating a nonconforming building area requirement.
- (b) Special requirements. The maximum density of the R-4 district shall be one unit for each full 2,500 square feet of lot area (no structure may contain more than three dwelling units) or the density permitted by the Future Land Use Map, whichever is less.

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

- (a) The R-5 is comprised of areas where the development of small-lot detached single-family dwellings, duplexes, triplexes and townhouses are appropriate. The district is intended to allow compact, urban-style dwelling units typically comprised of smaller living spaces on smaller lots.
- (b) It is intended that such areas be located in or near urbanized areas where sufficient transportation facilities and urban infrastructure are readily available. The district is also

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

- (c) The district is intended to facilitate compact infill redevelopment by allowing housing types with small lots and minor structural setbacks.
- (d) Residential neighborhoods should be developed around and incorporate common open space areas such as parks and courtyards.

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

R-5 – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>2</sup>			Min. Setbacks <sup>3</sup>		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	NA	See Table 138-351	.85	45 too high?	<b>Single-Family Detached</b>					
					3,500 sf	35-ft	80-ft	10-ft	5-ft	5-ft
					<b>Single-Family Attached (duplex, triplex, townhouse)</b>					
					2,000 sf	25-ft	70-ft	8-ft	0/5-ft	5-ft
					<b>All Other Uses and Building Types</b>					
					NA	NA	NA	15-ft	5-ft	10-ft
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Lot standards are only applicable where units are built on individual lots. (Then what? Min. project ac?)</p> <p>3. Interior units 0-ft, end units 5-ft. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure. Zero Lot Line units shall provide 0-ft setback on one side and 10-ft side setback on the opposite side property line.</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. 138-386.2 – R-5, Single-Family Urban Residential District - Additional Requirements and Clarifications.**

- (a) Each residential building may only include up to four individual dwelling units.
- (b) Lots that abut an improved alley shall provide parking in the rear of the dwelling and/or within rear loaded garages.
- (c) Entrances for residential units shall be oriented to an adjacent street, alley, open space area, or internal courtyard.

- (d) A garage vehicle door/opening located on a street-facing façade shall be limited to 55 percent of the façade width in which it is located. This standard shall not be applicable to garages served by alleys.
- (e) All street-facing garage vehicle door/openings should be set back behind the primary home door and/or porch structure.

Secs. 138-387—138-388. - Reserved.

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

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

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively relax any design criteria that is in conflict with life/safety standards.

- (a) Street, Drive Aisle, and Accessway Design
  - (1) Internal streets, drive aisles, and accessways shall be designed as an extension of the surrounding roadway pattern. Specifically, adjacent roadways shall be extended into the development and integrated into the project transportation network. Exemptions shall apply to situations identified in a traffic study that would cause excessive traffic into single-family neighborhoods.

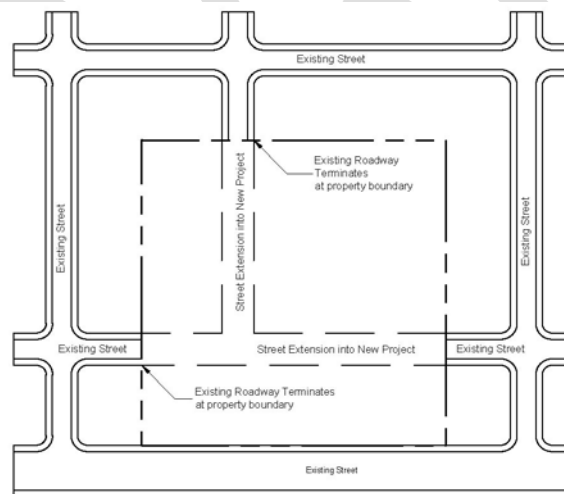


Figure 138-389. (a).1 – Site Layout – Street Extensions into New Projects/Developments

- (2) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.
- (3) Internal blocks should not exceed 600 linear feet. Block lengths shall be limited and interrupted with a roadway connection, open space tract, and/or significant pedestrian pathway.

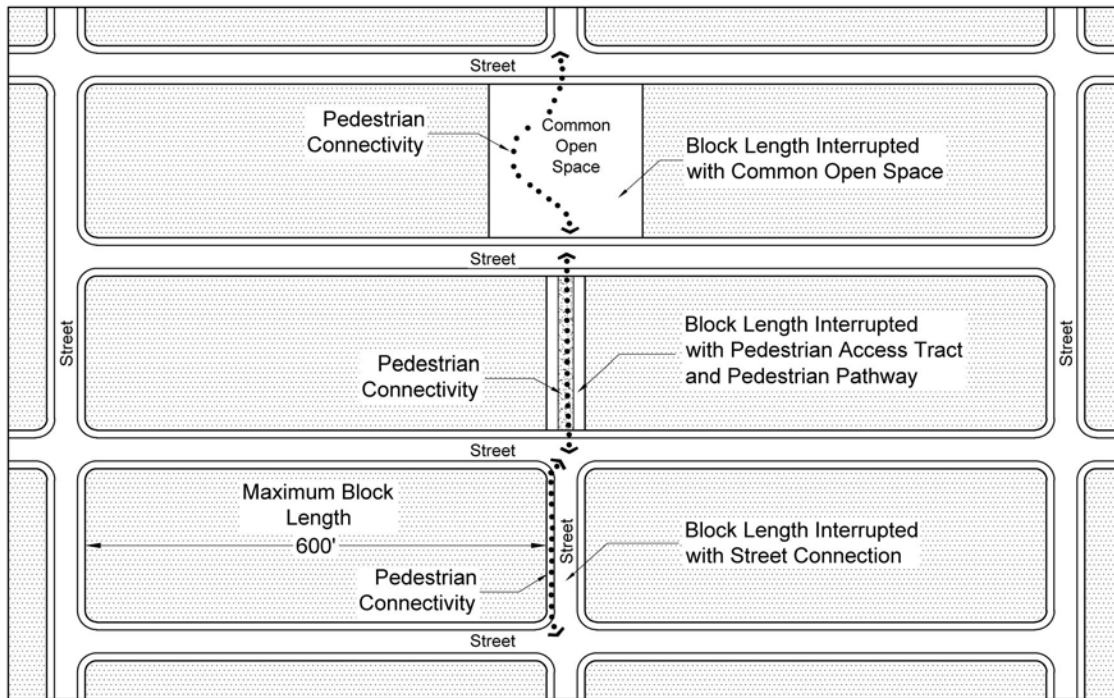


Figure 138-389.(a).3 – Site Layout – Block Length Standards

- (4) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.

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

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

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

RM – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>2</sup>			Min. Setbacks <sup>3</sup>		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.4	See Table 138-351	0.75/ 0.60 <sup>5</sup>	45	<b>Single-Family Detached</b>					
					3,000 sf	35-ft	80-ft	10-ft	5-ft	5-ft
					<b>Single-Family Attached (duplex, triplex, townhouse)</b>					
					1,600 sf	24-ft	70-ft	8-ft	0/5-ft	5-ft
					<b>All Other Uses and Building Types</b>					
					7,500 ft	75-ft	80-ft	15-ft	5-ft	10-ft
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Lot standards are only applicable where units are built on individual lots.</p> <p>3. Interior units 0-ft, end units 5-ft. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure.</p> <p>4. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>5. The Impervious Surface Ratio (ISR) standard for properties within the RE, RS, RL, and RU Future Land Use Map (FLUM) categories.</p>										

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

In addition to the land use standards listed for individual districts, RM districts should be planned, phased, and developed consistent with the design criteria listed in the following subsections.

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively relax any design criteria that is in conflict with life/safety standards.

(a) Street, Drive Aisle, and Accessway Design

- (1) Internal streets, drive aisles, and accessways shall be designed as an extension of the surrounding roadway pattern. Specifically, adjacent roadways shall be extended into the development and integrated into the project transportation network. Exemptions shall apply to situations identified in a traffic study that would cause excessive traffic into single-family neighborhoods.

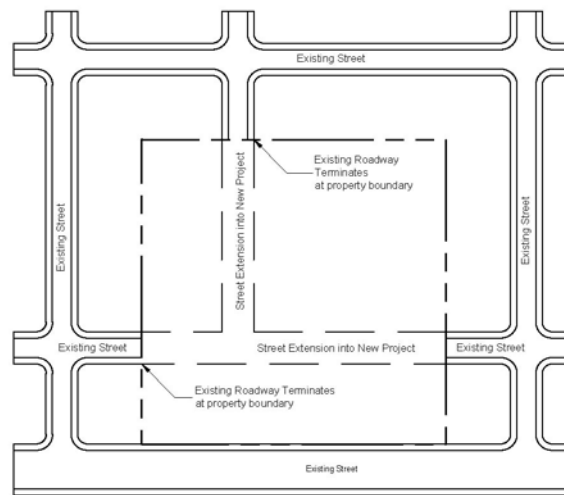


Figure 138-390.2. (a).1 – Site Layout – Street Extensions into New Projects/Developments

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



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

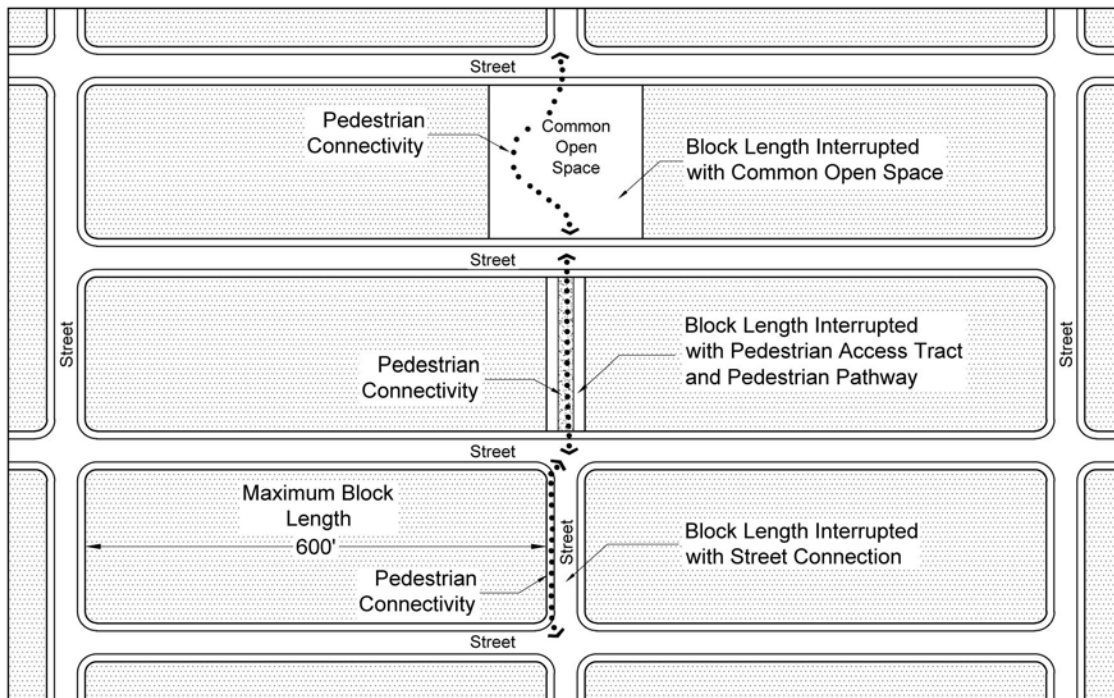


Figure 138-390.2 (a).3 - Site Layout - Block Length Standards

- (4) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation and Design
- (1) Structures shall be oriented toward an adjacent roadway or public open space area. Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.
    - a. Building entrances/entryways shall be oriented to adjacent roadways. A public entrance shall be provided via a façade adjacent to roadway.
    - b. Individual buildings may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
  - (2) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design and pedestrian access.

- (3) All service areas and loading docks shall be located behind the front facade line of the principle structure they are intended to serve and shall be screened from adjacent roadways and uses.
- (4) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.

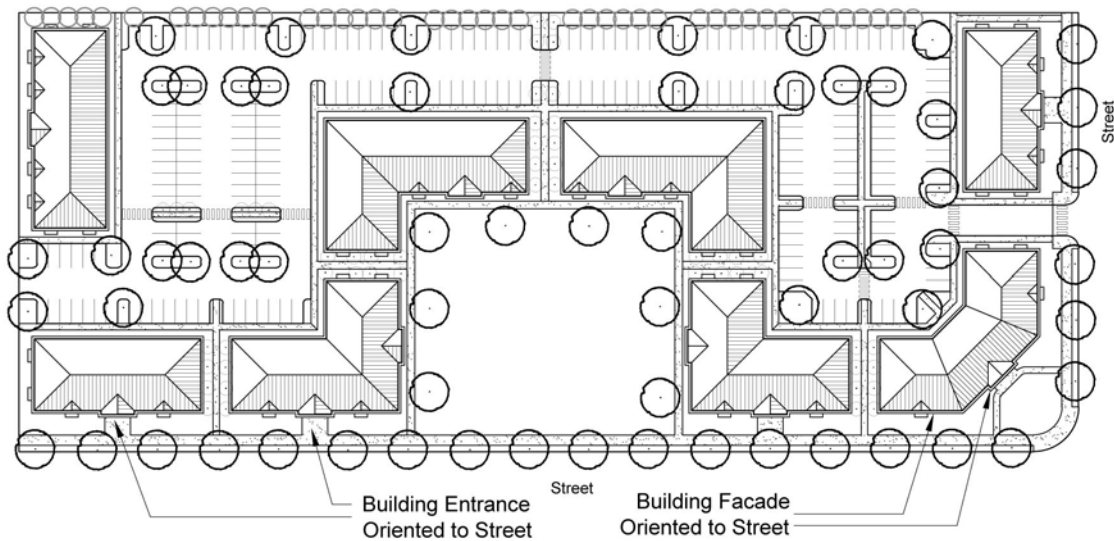


Figure 138-390.2.(b).4 – Site Layout – Building Orientation

- (5) ~~Fifty (50)~~ Thirty-five (35) percent of ~~all the~~ single-family detached and attached units within ~~the a~~ development shall be designed with rear loaded garages and/or parking areas.
- (6) A garage vehicle door/opening located on a street-facing façade shall be limited to 55 percent of the façade width in which it is located. This standard shall not be applicable to garages served by alleys.
- (7) Entrances/Entryways for residential units shall be oriented to an adjacent street, alley, open space area, or internal courtyard.
- (8) Portions of a structure located within 25 feet of any parcel zoned, utilized, or approved for single-family dwellings shall be limited to 45-ft in height.
- (9) Detached open carports which are supported by columns which have a maximum cross-sectional dimension of six inches or less may be permitted with no required front yard setback, provided no portion of the carport, including overhang, extends into the vehicular street or roadway. This portion of the regulation shall not be permitted in single-family areas, nor shall any carport be permitted within the right-of-way of any publicly dedicated street or roadway. No carport shall be permitted within 25 feet of the right-of-way of any street or roadway which is defined as a collector or arterial by the county traffic corridors plan as incorporated into the site development regulations.

(c) Building Style

- (1) New non-residential, multifamily and single-family attached construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
- (2) Renovations and additions to non-residential, multifamily and single-family attached buildings shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
- (3) Non-residential, multifamily, and single-family attached buildings shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.

(d) Parking Lots and Parking Structures

- (1) Parking lot location should be as follows:
  - a. Parking areas should be located behind a front building façade.
  - b. Parking areas shall not be located between a building façade and a roadway or regional trail (e.g. the Pinellas Trail).
  - c. Drive aisles shall not be located between the front building façade and a roadway.
  - 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 driveway aisle may be provided to link vehicles to parking areas.
- (2) Parking lots shall be compartmentalized with islands as required by other sections of this code. There should not be more than an average of 20 parking spaces between islands to reduce the overall scale of the parking area.
- (3) Parking areas shall provide cross access easements connecting an internal vehicle systems between abutting parking areas.

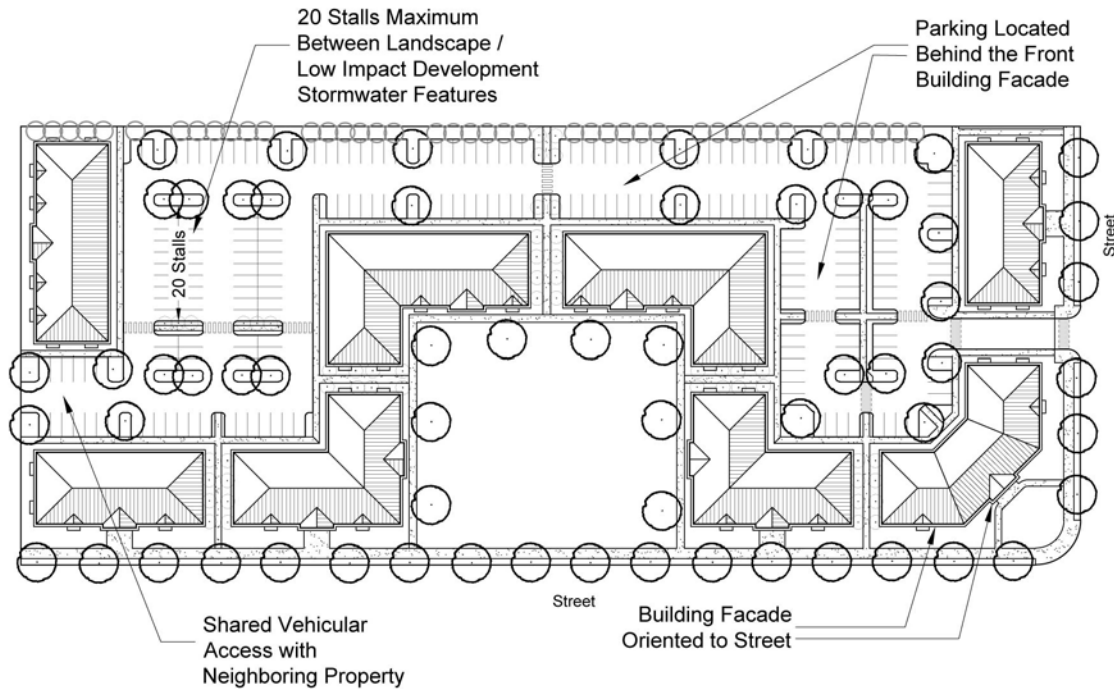


Figure 138-390.2.(d),3- Site Layout – Parking Lot Standards

- (4) Parking structures shall be designed as follows:
  - a. Parking structures should be internal to the site and include architectural features related to the principal structure.
  - b. Parking structures should not be located between the primary front building façade and a roadway.
  - c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style. Parking structures proposed in this arrangement shall include ground-floor residential, commercial, office or employment uses along a minimum of 50% of the roadway frontage.
- (e) Pedestrian Connections/Circulation
  - (1) Where multiple buildings exist within the same development, each tenant space shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
  - (2) Pedestrian access easements which connect the internal pedestrian system shall be provided between abutting property owners.

- (3) All buildings that face a primary street shall contain a primary entry that faces the adjacent roadway. The primary entry shall include decorative door surrounds, porches, porticos and/or stoops.
- (4) A designated pedestrian pathway shall be provided across ~~open~~ parking fields ~~lots~~ that exceed 50 total ~~stalls~~ parking spaces. This designated pedestrian pathway shall be a minimum of five (5) feet in pavement width. The pedestrian pathway should be provided between facing parking stalls.

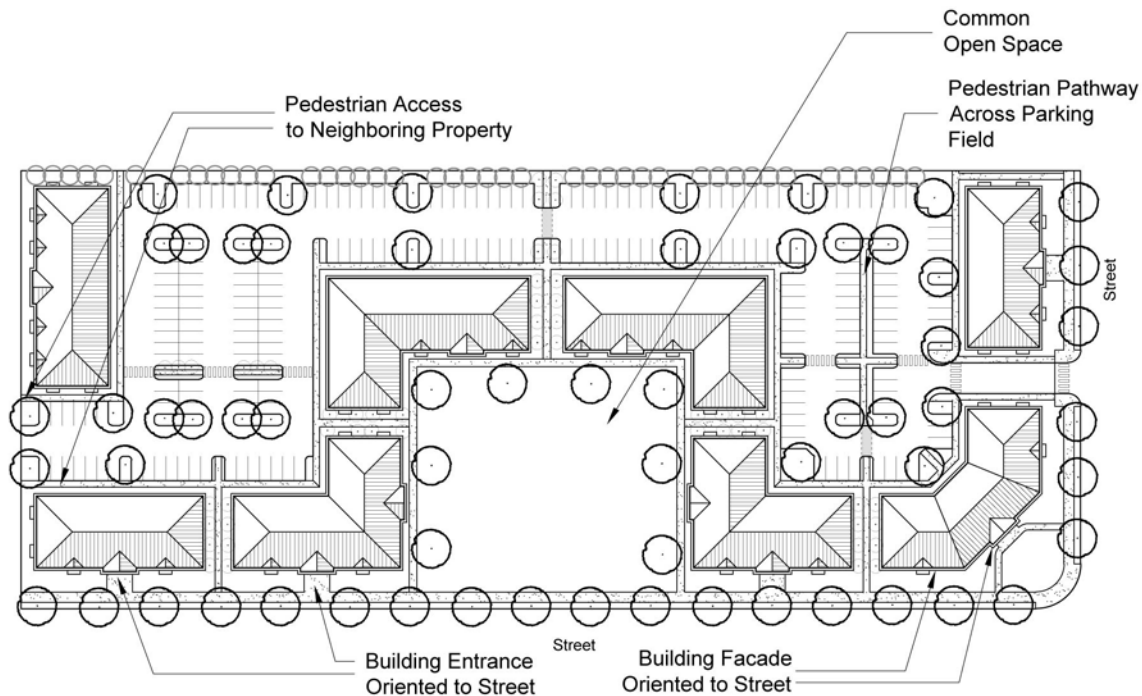


Figure 138-390.2.(e).4 – Site Layout – Pedestrian Standards

(f)

#### Common Open Space

- (1) Developments shall provide Common Open Space pursuant to the following:
  - a. Developments ~~under~~ less than five (5) acres shall provide a minimum of 10% of the development land area as common open space.
  - b. Developments ~~over~~ greater than or equal to five (5) acres shall provide a minimum of 20% of the buildable land area as common open space.
- (2) Required open space shall be developed according to the following:
  - a. Located within 15 feet of finished grade of the site.
  - b. Required common open space shall be accessible, at a minimum, to all residents within the development.
  - c. Stormwater management may not be counted towards satisfying the common open space requirement. ~~Exceptions may be allowed for portions of the system.~~ However, up to 50% of the common open space requirement may be satisfied by stormwater management systems that utilize Low Impact Design (LID) stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention

and biofiltration; rainwater harvesting systems, ~~greenroof stormwater treatments, pervious pavements~~ and rain gardens.

- d. A minimum of one-third of the common open space area shall be in one location on the site.
- e. Required common open space shall be usable for parks, recreation, and/or retained for natural resource protection.
- f. Family or non-senior housing developments shall provide at a minimum 20% of their common open space as active recreation for intended ages of residents, such as but not limited to tot lots, playgrounds, ball courts or ball fields.

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

- (a) The RPD, residential planned development district, allows a variety of housing options to accommodate multi-generational communities with a range of residential building forms and housing sizes.
- (b) The intent of this district is to encourage use of imaginative design, to avoid monotonous repetition of pattern, to provide adequate open space and to permit flexibility of site design.
- (c) Promote the health and well-being of residents by including active and passive public open space that encourages physical activity, promotes pedestrian activity, provides access to alternative transportation choices, and fosters greater social interaction.
- (d) Provide for flexible mixed-use developments at a scale that serves one or more neighborhoods in appropriate locations that have adequate infrastructure, transportation access, and market demand, consistent with the vision articulated within the Pinellas County Comprehensive Plan.
- (e) Encourage walkable, mixed use neighborhood centers within the community that provide greater opportunity for pedestrian activity, bicycle uses, resulting in reduced parking demand, and establish a sense of place. These centers should include community uses, recreation opportunities, and appropriate commercial services.
- (f) The district should also achieve compatibility with surrounding neighborhoods by avoiding commercial intrusion and associated impacts into established neighborhoods.
- (g) Communities within the RPD district are developed and redeveloped pursuant to an approved Development Master Plan.
- (h) This district shall include those areas on the zoning atlas maps designated as RPD.

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

RPD – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage <sup>4</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>2</sup>			Min. Setbacks <sup>3</sup>		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.4	See Table 138-351	See Underlying Future Land Use Map Category <sup>65</sup>	<b>Single-Family Detached</b>						
				45	3,000 sf	35-ft	80-ft	10-ft	5-ft	5-ft
				<b>Single-Family Attached (duplex, triplex, townhouse)</b>						
				45	1,600 sf	24-ft	70-ft	8-ft	0/5-ft <sup>3</sup>	5-ft
				<b>All Other Uses and Building Types</b>						
				70	20,000 sf	75-ft	100-ft	10-ft	7-ft	10-ft
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Lot standards are only applicable where units are built on individual lots.</p> <p>3. Interior units 0-ft, end units 5-ft. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure. Zero lot line units may have a 0-ft side setback on one side whereas a 10-ft side setback is provided from the opposite lot line.</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> <p>5. Impervious Service Ratio standards are applied based on the Future Land Use Map classification.</p>										

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

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

- (a) Land uses shall be allowed pursuant to Table 138-786. Specific uses shall obtain the review approval as defined in the table.
- (b) Mixed-use development may be permitted as follows:
  - (1) Vertical Mixed-use – A variety of uses may be provided within a single building atop one another.
  - (2) Horizontal Mixed-use – A variety of uses may be provided within the same development in separate buildings.
- (c) Residential - All developments shall be planned and developed with residential as the predominate land use. Residential shall be planned and developed according to the following:

- (1) Residential uses shall occupy the majority of the total ~~gross floor lot~~ area of the development.
  - (2) Residential areas shall provide a variety of housing options and shall include a minimum of two of the following building types:
    - a. Duplex/Triplex
    - b. Multifamily
    - c. Single-family attached/townhouse
    - d. Single-family detached
  - (3) Areas located within 50 feet and adjacent to platted single-family detached lots shall be limited to single-family detached, duplex, triplex, and townhouse type housing. This standard does not apply to internal single-family lots that are a part of and located within the RPD district.
- (d) Commercial and Non-Residential Uses - All developments may include or provide lease space for one or more of the commercial land uses listed in Table 138-786. Commercial land uses shall be planned and developed according to the following:
- (1) Commercial and office uses shall not occupy more than 5% of the total ~~gross floor~~ area of the development.
  - (2) ~~All individual~~ commercial tenant space shall be limited to 14,000 square feet ~~of gross leasable area~~.
  - (3) Commercial uses shall be restricted from areas located within 50 feet and adjacent to platted single-family detached lots. This standard does not apply to internal single-family lots that are a part of and located within the RPD district.
  - (4) Commercial uses shall be located at one or more of the following locations:
    - a. Along arterials, collectors, or other primary streets
    - b. Adjacent to required open space tracts
    - c. Along regional trails (e.g. the Pinellas Trail)
    - d. Adjacent to designated or planned transit stops/stations
- (e) Common Open Space -
- (1) Developments shall provide Common Open Space pursuant to the following:
    - a. Developments ~~under less than~~ ten (10) acres shall provide a minimum of 10% of the development land area as common open space.
    - b. Developments ~~over greater than or equal to~~ ten (10) acres shall provide a minimum of 20% of the buildable land area as common open space.
  - (2) Required open space shall be developed according to the following:
    - a. Located within 15 feet of finished grade of the site.
    - b. Required common open space shall be accessible, at a minimum, to all residents within the development.
    - c. Stormwater management may not be counted towards satisfying the common open space requirement. ~~Exceptions may be made for portions of the system~~ However, up to 50% of the common open space requirement may be satisfied by storm water management systems that utilize Low Impact Design (LID) stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention



and biofiltration; rainwater harvesting systems, ~~greenroof—stormwater treatments, pervious pavements~~ and rain gardens.

- d. A minimum of one-third of the common open space area shall be in one location on the site.
- e. Required common open space shall be usable for parks, recreation, and/or retained for natural resource protection.
- f. Family or non-senior housing developments shall provide at a minimum 20% of their common open space as active recreation for intended ages of residents, such as but not limited to tot lots, playgrounds, ball courts or ball fields.

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

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

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively relax any design criteria that is in conflict with life/safety standards.

#### **(a) Street, Drive Aisle, and Accessway Design**

- (1) Internal streets, drive aisles, and accessways shall be designed as an extension of the surrounding roadway pattern. Specifically, adjacent roadways shall be extended into the development and integrated into the project transportation network. Exemptions shall apply to situations identified in a traffic study that would cause excessive traffic into single-family neighborhoods.

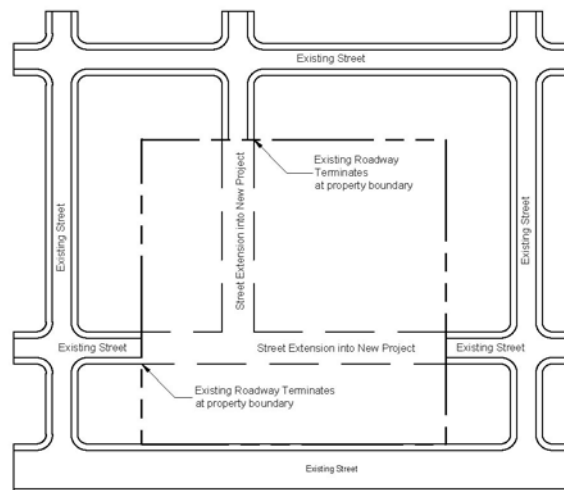


Figure 138-395.3.(a).1 – Site Layout – Street Extensions into New Projects/Developments

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

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

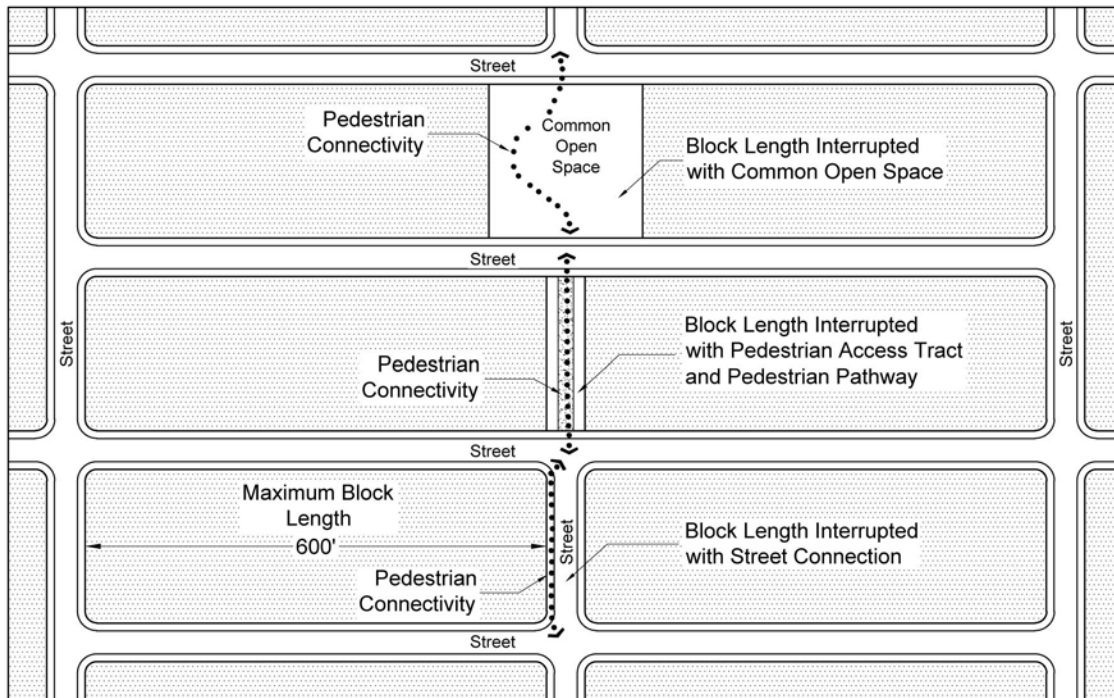


Figure 138-395.3.(a).2- Site Layout – Block Length Standards

- (4) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation
- (1) Structures shall be oriented toward an adjacent roadway or public open space area. Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.
    - a. Building entrances/entryways shall be oriented to adjacent roadways. A public entrance shall be provided via a façade adjacent to roadway.
    - b. Individual buildings may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
  - (2) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design and pedestrian access.
  - (3) All service areas and loading docks shall be located behind the front facade line of the principle structure they are intended to serve and shall be screened from adjacent roadways and uses.
  - (4) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal

structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.

- (5) ~~Fifty (50)~~ Thirty-five (35) percent of the single-family detached and attached units within ~~the~~ a development shall be designed with rear loaded garages and/or parking areas.
- (6) A garage vehicle door/opening located on a street-facing façade shall be limited to 55 percent of the façade width in which it is located. This standard shall not be applicable to garages served by alleys.
- (7) Entrances/Entryways for residential units shall be oriented to an adjacent street, alley, open space area, or internal courtyard.
- (8) Portions of a structure located within 25 feet of any parcel zoned, utilized, or approved for single-family dwellings shall be limited to 45-ft in height.

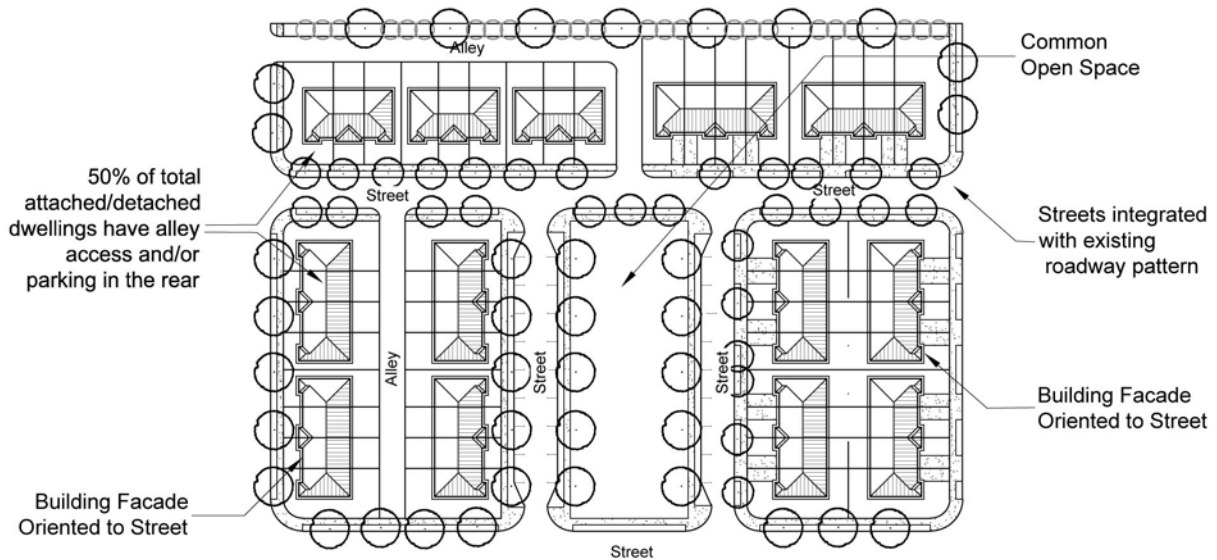


Figure 138-395.3.(b).4 – Site Layout – Building Orientation

(c) Parking Lots and Parking Structures

- (1) Parking lot location should be as follows:
  - a. Parking areas should be located behind a front building façade.
  - b. Parking areas shall not be located between a building façade and a roadway or regional trail (e.g. the Pinellas Trail).
  - c. Drive aisles shall not be located between the front building façade and a roadway. This standard does not apply to one-way drive ways serving drive-through service windows.
  - d. Passenger loading and unloading areas may be provided between a front building façade and an adjacent street. When a passenger loading and unloading area is provided in this arrangement, one driveway aisle may be provided to link vehicles to parking areas.
- (2) Parking lots shall be compartmentalized with landscape planters and/or Low Impact Development stormwater features as required by other sections of this

code. There should not be more than an average of 20 parking spaces between islands to reduce the overall scale of the parking area.

- (3) Parking areas shall provide cross access easements connecting an internal vehicle systems between abutting parking areas.
- (4) Parking structures shall be designed as follows:
  - a. Parking structures should be internal to the site and to include architectural features related to the principal structure.
  - b. Parking structures should not be located between the primary front building façade and a roadway.
  - c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style. Parking structures proposed in this arrangement shall include ground-floor residential, commercial, office or employment uses along a minimum of 50% of the roadway frontage.

(d) Pedestrian Connections/Circulation

- (1) Where multiple buildings exist within the same development, each tenant space shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
- (2) Pedestrian access easements which connect the internal pedestrian system shall be provided between abutting property owners.
- (3) All buildings that face a primary street shall contain a primary entry which faces the adjacent roadway. The primary entry shall include decorative door surrounds, porches, porticos and/or stoops.
- (4) A designated pedestrian pathway ~~parking area~~ shall be provided across ~~open parking fields~~ lots that exceed 50 total ~~stalls~~ parking spaces. This designated pedestrian pathway shall be a minimum of five (5) feet in pavement width. The pedestrian pathway should be provided between facing parking stalls.

(e) Building Style

- (1) New non-residential, multifamily and single-family attached construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
- (2) Renovations and additions to non-residential, multifamily and single-family attached shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
- (3) Non-residential, multifamily, and single-family attached buildings shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.

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

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

- (a) A site-specific Development Master Plan shall be created and approved for each Residential Planned Development.
  - (1) The Development Master Plan shall be created by the land owner, developer, authorized agent, and/or contract purchaser. The County may initiate and approve a Development Master Plan with the owner's approval.
  - (2) Multiple Development Master Plans may be approved for distinctive developments within the overall district and specifically reserved for situations of separate ownerships and developer entities.
  - (3) A Development Master Plan shall be created and approved prior to any site development or significant redevelopment.
    - a. All new development shall be consistent with an approved Development Master Plan or an equivalent thereof.
    - b. Existing buildings, uses, and parking areas that were present before the RPD district was assigned to the land may be expanded up to 20% when:
      - 1. There is no Development Master Plan approved on the site OR
      - 2. There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.
      - 3. The total of past expansions to the buildings, uses, and/or parking areas do not exceed 20% of their original size, from the date the RPD district designation was assigned to the land.
- (b) A Development Master Plan shall be designed as a series of framework plans that, collectively, create a complete future development plan. The Development Master Plan shall include the following framework plans:
  - (1) Transportation Framework – The Development Master Plan shall depict all access points, internal roadways, surrounding roadways, transit stops (if available), bicycle facilities, and pedestrian facilities.
  - (2) Land Use Framework – The Development Master Plan shall assign future land use designations to all areas of the development. The future land use designations shall correspond with a table of specific land uses that are proposed and ultimately permitted with each designation. The plan shall list the proposed land use intensity/density for each land use designation.
  - (3) Open Space Framework – The Development Master Plan shall depict the open space network within the community. The individual open space areas shall correspond with a table that identifies the planned open space and recreation uses unique to each tract.
  - (4) Utilities Framework – The Development Master Plan shall depict all future potable water, sanitary sewer, reclaimed water, stormwater management, and water quality facilities that will serve the overall development.

- (5) Phasing Framework – The Development Master Plan shall illustrate a phasing plan for development and/or redevelopment. The phasing plan shall include the applicable sequencing of utilities, transportation, and land uses.
  - (6) Theming Framework – The Development Master Plan shall include a theming plan that identifies the intended design and style ~~for common elements such as street furniture, lighting, signage, architectural styles, landscaping, paving, public art, and building materials of the building architecture.~~ The Theming Framework contents may be general in nature but should include images, illustrations, and/or details.
  - (7) Sustainability Framework – The Development Master Plan shall depict and identify all sustainability efforts included as part of the overall project. These efforts shall include but not be limited to reduced vehicle travel initiatives, proximity to transit, connections to or addition of multimodal travel options and park and open space, use of ~~rainwater harvesting initiatives~~ Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.
- (c) A Development Master Plan shall be reviewed and amended as a Level 3 review.
- (1) Specific uses shall be reviewed and may be approved pursuant to Table 138-781.
  - (2) A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.
  - (3) A Development Master Plan may be reviewed concurrent or subsequent to a zoning application.
  - (4) When a complete Development Master Plan is deferred, a Preliminary Development Master Plan shall be prepared and reviewed as part of a land use and/or rezoning application to the RPD district. A preliminary master plan may be more general but shall include: proposed land uses, primary roadways, primary access points, common open space areas, and stormwater management locations/strategies. A full Development Master Plan may be reviewed and approved separately from a land use and/or rezoning application but shall be in substantial compliance with a preliminary plan that is a part of a land use and/or rezoning approval.
- (d) A Development Master Plan may be reviewed and amended as a Level 3 ~~Board of County Commissioners~~ review in order to seek flexibility in the dimensional standards listed in section 138-395.1. When reviewed as a Level 3, the developer may propose dimensional standards unique to the RPD development.
- (e) The County's concurrency standards shall apply and be tied to the project phasing plan.
- (f) All previously approved Master Plans or equivalent thereof shall remain in effect. Development may occur consistent with a previously approved master plans. Any modifications to existing plans shall be consistent with the standards of this section.

## **DIVISION 4. – SUPPLEMENTAL RESIDENTIAL STANDARDS**

### **Sec. 138-398. – Residential Subdivision Design Criteria**

### **Sec. 138-399. – Residential Infill Development**

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

- (a) The proposed infill development may conform to any standards required by valid recorded plats, deed restriction or approved valid site plans, to the extent provided by law. OR
- (b) Where such documentation is not available, the setbacks of the proposed infill units shall be based upon the average setbacks of abutting units. [Example: if a proposed infill lot abuts two single-family homes with front setbacks of 10 feet and 20 feet, the proposed unit may be constructed with a minimum 15 feet front setback]. This standard shall be applied to the primary structure; accessory structures may not be used in determining the average setback.
- (c) When a primary structure is constructed using a reduced setback afforded by this section, the structural height shall be limited by the average stories/levels of the primary structures on the abutting properties. In this case, a structure that utilizes the reduced setback may not necessarily be permitted the full building height of the district. This standard is intended to achieve compatible infill development.
- (d) The property owner may pursue the development flexibility afforded in this section by providing proper documentation to the applicable County reviewing department. Proper documentation may include official surveys, development plans, blueprints or other documentation as may be approved by the Zoning Administrator.

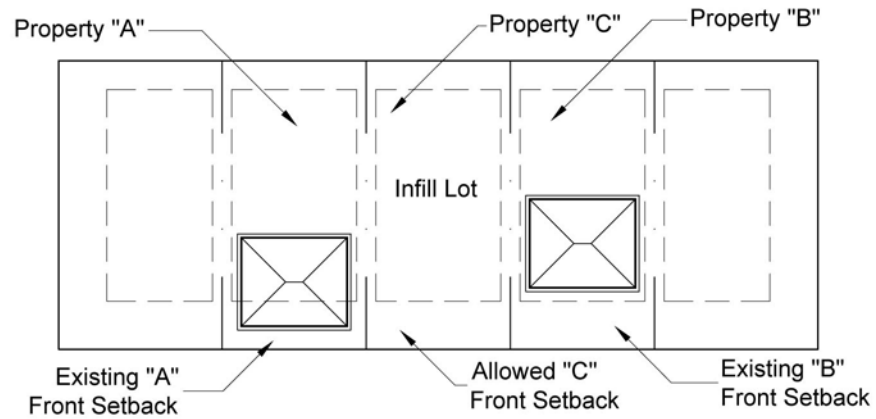


Figure 138-398.(a). – Residential Infill Standards:  
 Property "C" (infill lot) may be permitted a reduced front structural setback based on the average existing front setbacks of adjacent properties "A" and "B". The average setback of the adjacent properties shall be calculated as follows:

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





# **Land Development Code Update Workgroup**

## **October 18, 2012**

## **DESIGN CRITERIA PHOTOS**

# Pinellas County

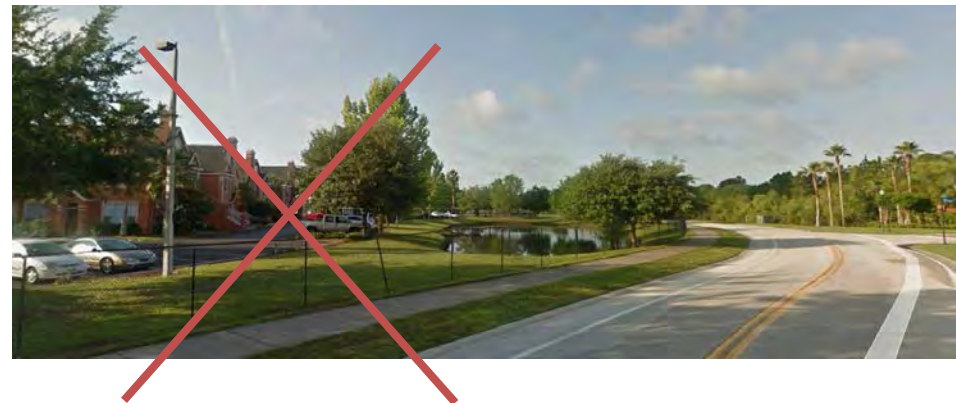
# Zoning Code Update

Proposed Standards Illustrations

Draft 2012-10-15

Sec. 138-390.2 (b)

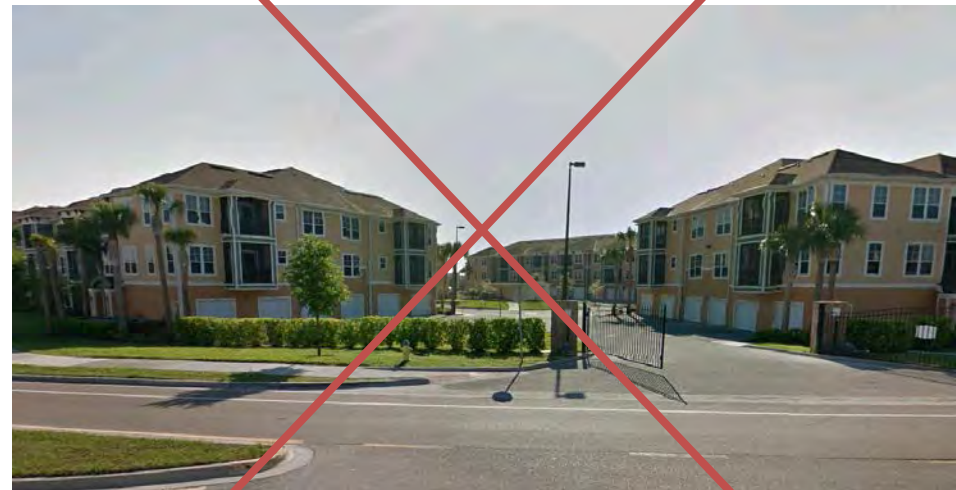
- (1) Structures shall be oriented toward an adjacent roadway or public open space area. Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.
  - a. Building entrances/entryways shall be oriented to adjacent roadways. A public entrance shall be provided via a façade adjacent to roadway.
  - b. Individual buildings may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.





Sec. 138-390.2 (b)

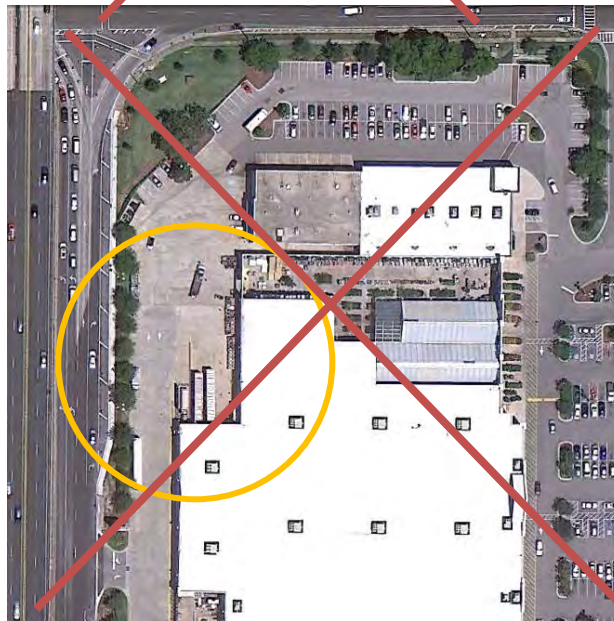
- (2) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design and pedestrian access.





Sec. 138-390.2 (b)

- (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.



Sec. 138-390.2 (b)

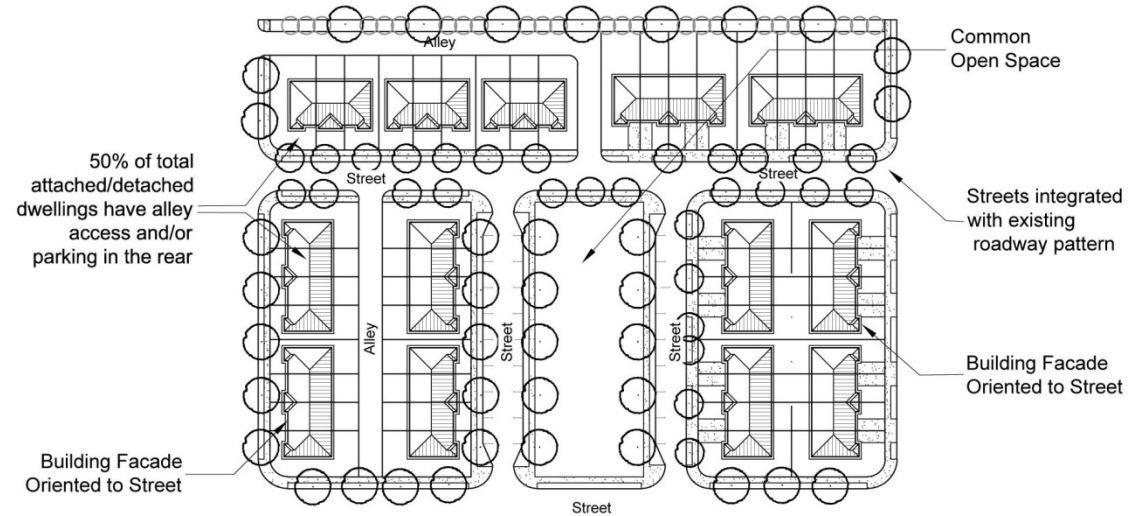
- (4) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture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





Sec. 138-390.2 (b) Building Orientation and Design

- (5) Fifty (50) percent of all single-family detached and attached units within the development shall be designed with rear loaded garages and/or parking areas.





Sec. 138-390.2 (b) Building Orientation and Design

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



Sec. 138-390.2 (b) Building Orientation and Design

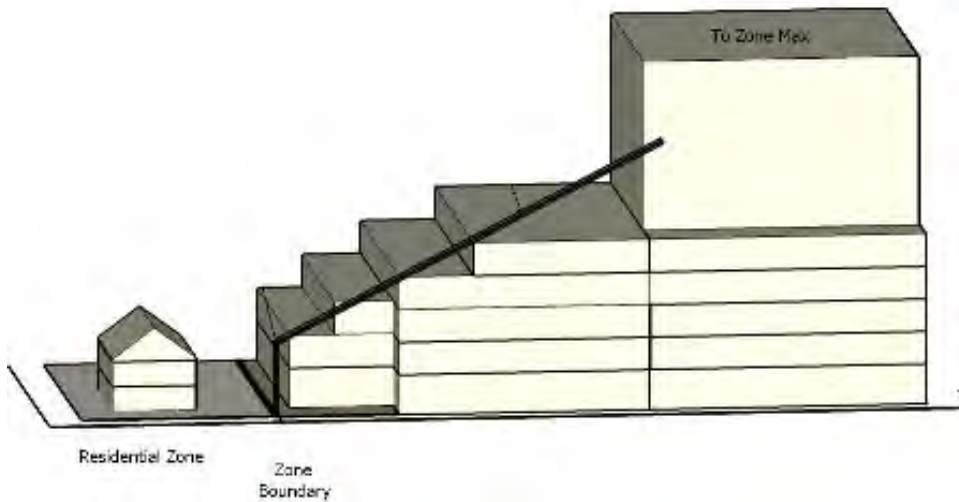
- (7) Entrances/Entryways for residential units shall be oriented to an adjacent street, alley, open space area, or internal courtyard.





Sec. 138-390.2 (b) Building Orientation and Design

- (8) Portions of a multifamily structure located within 25 feet of any parcel zoned, utilized, or approved for single-family dwellings shall be limited to 45-ft in height.



Sec. 138-390.2 (c) Building Style

- (1) New non-residential, multifamily and single-family attached construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.





Sec. 138-390.2 (c) Building Style

- (3) Non-residential, multifamily, and single-family attached buildings shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.

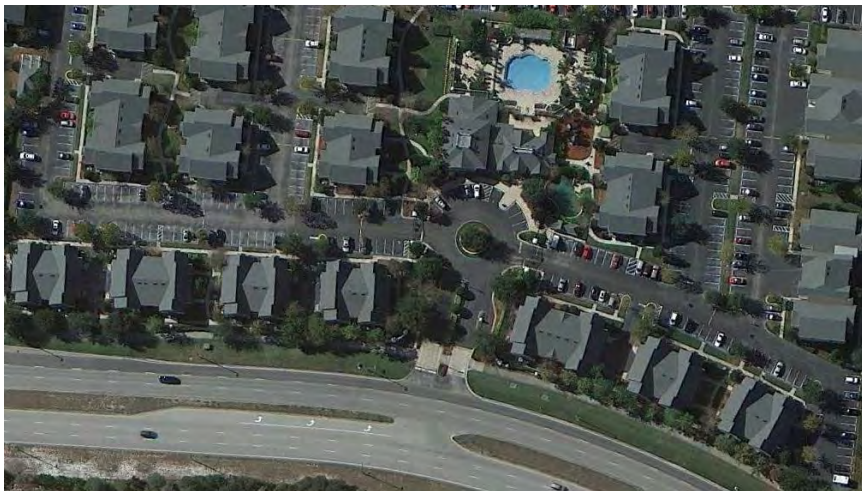
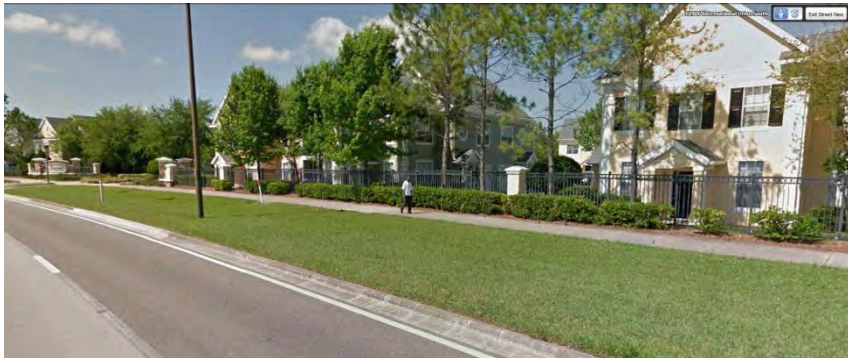




Sec. 138-390.2 (d) Parking Lots and Parking Structures

(1) Parking lot location should be as follows:

- a. Parking areas should be located behind a front building façade.
- b. Parking areas shall not be located between a building façade and a roadway or regional trail (e.g. the Pinellas Trail).
- d. Drive aisles shall not be located between the front building façade and a roadway. This standard does not apply to one-way drive ways serving drive-through service windows.
- c. Passenger loading and unloading areas may be provided between a front building façade and an adjacent street. When a passenger loading and unloading area is provided in this arrangement, one driveway connection may be provided to link vehicles to parking areas.





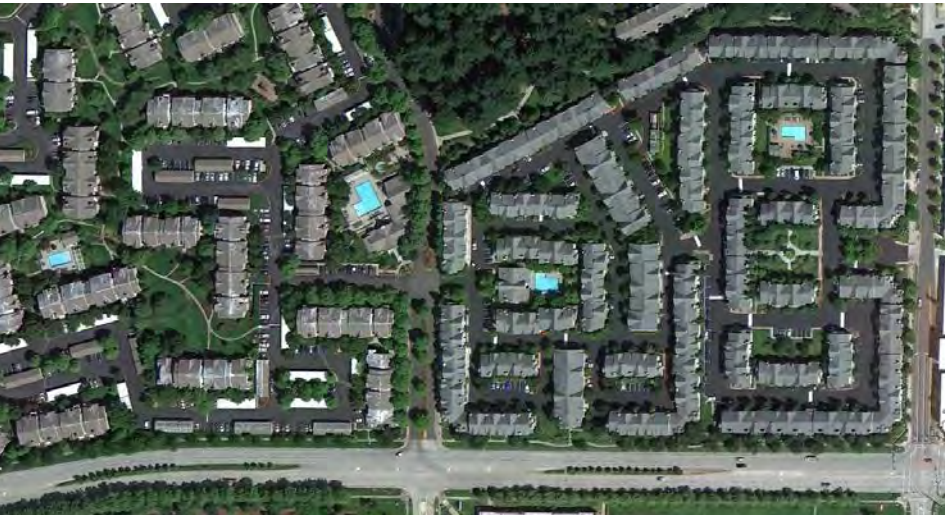
Sec. 138-390.2 (d) Parking Lots and Parking Structures

- (2) Parking lots shall be compartmentalized with islands as required by other sections of this code. There should not be more than an average of 20 parking spaces between islands to reduce the overall scale of the parking area.



Sec. 138-390.2 (d) Parking Lots and Parking Structures

- (3) Parking areas shall provide cross access easements connecting an internal vehicle systems between abutting parking areas.

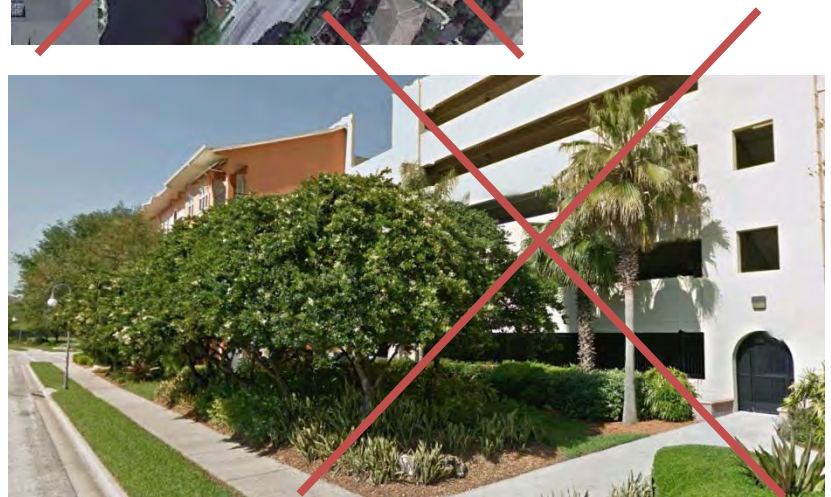
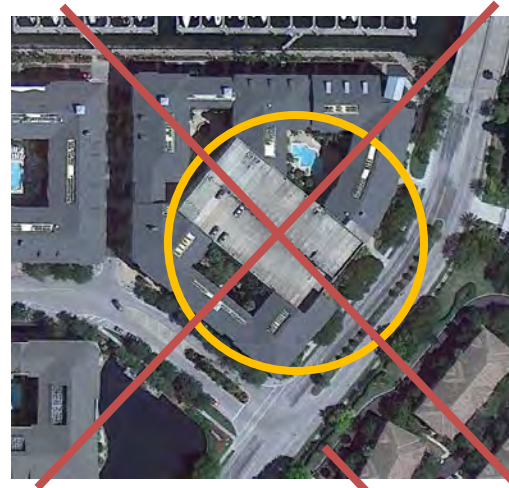




Sec. 138-390.2 (d) Parking Lots and Parking Structures

(4) Parking structures shall be designed as follows:

- a. Parking structures should be internal to the site and to include architectural features related to the principal structure.
- b. Parking structures should not be located between the primary front building façade and a roadway.
- c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style. Parking structures proposed in this arrangement shall include ground-floor residential, commercial, office or employment uses along a minimum of 50% of the roadway frontage.



Sec. 138-390.2 (e) Pedestrian Connections/Circulation

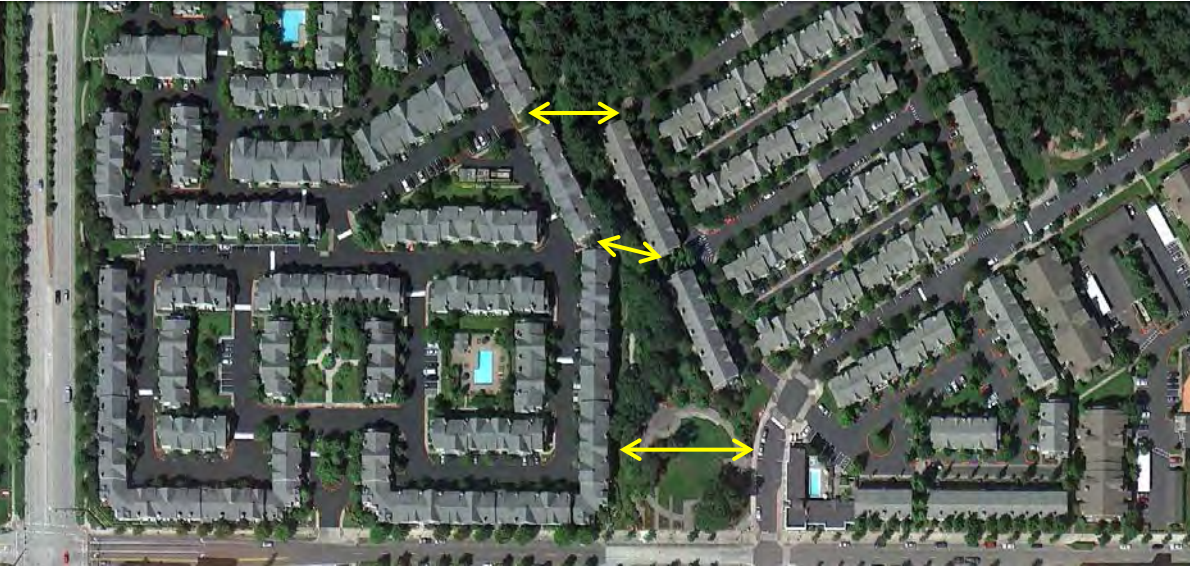
- (1) Where multiple buildings exist within the same development, each tenant space shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.





Sec. 138-390.2 (e) Pedestrian Connections/Circulation

- (2) Pedestrian access easements which connect the internal pedestrian system shall be provided between abutting property owners.





Sec. 138-390.2 (e) Pedestrian Connections/Circulation

- (3) All buildings that face a primary street shall contain a primary entry which faces the adjacent roadway. The primary entry shall include decorative door surrounds, porches, porticos and/or stoops.





Sec. 138-390.2 (e) Pedestrian Connections/Circulation

- (4) A designated pedestrian pathway parking area shall be provided across open parking fields that exceed 50 total stalls. This designated pedestrian pathway shall be a minimum of five (5) feet in pavement width. The pedestrian pathway should be provided between facing parking stalls.



## **Current Conditional Use and Special Exception Regulations**

Information requested during the September 27, 2012 Meeting

## **DIVISION 7. - SPECIAL EXCEPTIONS**

### **Sec. 138-236. - When permitted.**

A special exception, as defined in section 138-1, may be permitted in any specified zoning district when authorized by the board of adjustment only after a complete showing of compliance with the standards specified both in this division and in division 3 of this article. The burden shall be upon the applicant to show such compliance.

### **Sec. 138-237. - Application requirements.**

The following are the application requirements for special exceptions:

- (1) An application form completed by the applicant along with all required supporting documents, as listed on the application form.
- (2) A fee as established by the board of county commissioners.
- (3) A detailed plot plan, drawn to scale, no larger than 11 inches by 17 inches, showing location and dimensions of all existing and proposed structures and other improvements and setbacks of same, signs, provisions for off-street parking, and a detailed statement of use.

### **Sec. 138-238. - General standards.**

Since the size and nature of the uses identified as special exceptions may vary widely, a detailed plot plan and detailed statement of all uses proposed shall be submitted with each request for a special exception approval. The plan, once approved, shall become a condition upon which the use and structures shown thereon are permitted; and any change or addition shall constitute a violation of the special exception approval unless such change is submitted to and approved by the board of adjustment. Prior to granting special exception approval, the board of adjustment shall ensure that:

- (1) All structures shall be adequately separated from adjacent and nearby uses by screening devices and/or open area.
- (2) Excessive vehicular traffic is not generated on residential streets.
- (3) A vehicular parking or traffic problem is not created.
- (4) Appropriate drives, walks, and buffers are installed.
- (5) The proposed use will be in keeping with the purpose and intent of this Code and not adversely affect properties in the vicinity of the excepted use.
- (6) The setback requirements of the district in which the use is to be located shall be complied with, unless varied by the board of adjustment at the hearing.
- (7) The parcel shall contain an area so as to provide sufficient off-street parking.

### **Sec. 138-239. - Additional safeguards; variances.**

In approving a special exception, the board of adjustment may also establish and require additional safeguards to ensure proper operation of the use and provide protection to the surrounding area. Such safeguards may include, but are not limited to: a time limit for acquiring development authorization and/or development completion; hours of operation; entry and exit points to and from the site; fencing and screening; additional setbacks; and capacity of the use. The board shall have authority to grant variances at the hearing.

## **DIVISION 8. - CONDITIONAL USES**

### **Sec. 138-266. - Purpose and intent.**

A conditional use as defined in section 138-1 may be permitted in any specified zoning district when authorized by the board of county commissioners. It shall be the responsibility of the applicant to show compliance with the standards and requirements of this division, as well as with specific conditions which may be required by the board of county commissioners.

### **Sec. 138-267. - Application requirements.**

The following are the application requirements for conditional uses:

- (1) A completed application form along with all required supporting documents.
- (2) A fee as established by the board of county commissioners.
- (3) A detailed plot plan drawn to scale showing location and dimensions of all existing and proposed structures and other improvements and setbacks of same, signs, provisions for off-street parking, and a detailed statement of use. Ten copies shall be required if the plan is larger than 11 inches by 17 inches.

### **Sec. 138-268. - Hearing procedures.**

All requests for conditional use shall be heard pursuant to the public hearing requirements outlined in section 138-79.

### **Sec. 138-269. - General standards.**

Since the size and nature of the uses identified as conditional uses may vary widely, a detailed plot plan and detailed statement of all uses proposed shall be submitted with each request for a conditional use approval. The plan, once approved, shall become a condition upon which the use and structures shown thereon are permitted and any change or addition shall constitute a violation of the conditional use approval, unless such change is submitted to and approved by the board of county commissioners. Prior to granting conditional use approval, the board of county commissioners shall ensure that:

- (1) All structures and uses shall be separated from adjacent and nearby uses by appropriate screening devices or landscaped open area.
- (2) Excessive vehicular traffic is not generated on residential streets and no vehicular parking or other traffic problem is created.
- (3) Appropriate drives, walks and parking areas are proposed so that no vehicular traffic or parking problems are created.
- (4) Drainage problems will not be created on the subject property or adjacent properties.
- (5) All provisions and requirements of the zoning district in which the project is located will be met.
- (6) The conditional use shall be consistent with the county comprehensive plan adopted pursuant to state law and shall be in keeping with the purpose and intent of this chapter.
- (7) In approving a conditional use, the board of county commissioners may establish and require additional safeguards to ensure proper operation of the use and provide protection to the surrounding area. Such safeguards may include but are not limited to: a time limit for acquiring development authorization; hours of operation; entry and exit points to and from the site; additional setbacks; fencing and screening; and capacity of the use. The board shall have the authority to grant variances at the hearing.