



## **Land Development Code Update Workgroup**

### **AGENDA**

**Thursday, September 26, 2013**

**2:00 PM – 4:00 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 August 22<sup>nd</sup> meeting summary**
- 3. Consultant introduction**
- 4. Continue review of modifications to the proposed Residential zoning districts**
- 5. Review proposed Development Review Committee code language**
- 6. Review modifications to the proposed Office, Commercial, Industrial, & Mixed Use zoning districts**
- 7. Confirm next meeting**
  - Potential topics: Special Districts, Comprehensive Plan, additional flexibility, Table of Uses/Definitions**

**Pinellas County Land Development Code  
Update Workgroup**

August 22, 2013 Meeting Summary

## Call to Order:

The meeting started at 2:05 pm.

Those present included: Cyndi Tarapani, Deborah Martohue, Jake Stowers, Jim Millspaugh, Michael Hendry, Steve Englehardt, and new attendee, Jim White. County staff present included: Gordon Beardslee, Liz Freeman, David Sadowsky (*arrived late due to a meeting conflict*), John Cueva, Al Navaroli, Glenn Bailey, Ryan Brinson, Rick MacAulay and Marcella Faucette.

Gordon took a moment to inform the workgroup that two new members had been added to the workgroup during the summer hiatus: **Jim White** – Developer and **Tom Shelley** – Realtor (was not able to attend this meeting)

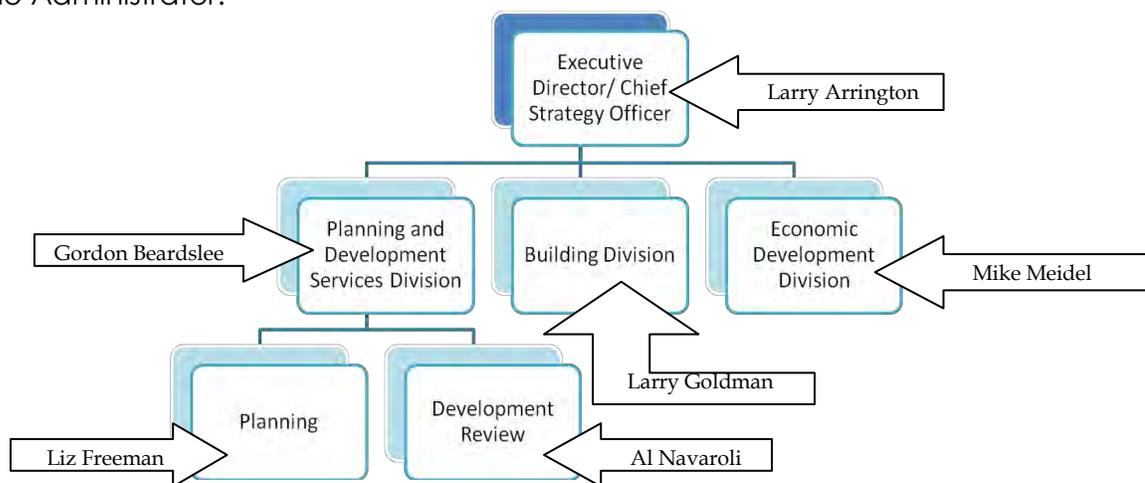
The purpose of the August 22<sup>nd</sup> meeting was to update the workgroup on the departmental changes; to discuss the status of the Residential Districts and timelines; and to then review the modifications made to the proposed Residential and Office, Commercial, Industrial and Mixed-Use Districts.

## Review of June 20, 2013 Meeting Summary:

The group had no comments on the previous meeting summary and agreed it was accurate.

## Overview of Departmental Organizational Changes:

Gordon briefly explained the organizational changes affecting the Planning Dept. that were recently approved by the Administrator.



The Departments of Planning, Building & Development Review Services and Economic Development have been merged into one department containing three separate divisions. A name has not been officially selected for the new department at this time. Larry Arrington will serve as the Executive Director/Chief Strategy Officer. Gordon Beardslee will manage the Planning and Development Services Division; Larry Goldman the Building Division; and Mike Meidel the Economic Development Division. The Planning and Development Services Division will be further divided into two components, Planning, managed by Liz Freeman and Development Review, currently managed by Al Navaroli. Al Navaroli's position will be double encumbered for 5 months for training purposes, as Al is due to retire in February 2014. Zoning is a part of Planning. The specifics are still being worked out.

When the Metropolitan Planning Organization (MPO) breaks off from the Planning Department and joins with the Pinellas Planning Council (PPC), the two agencies will remain separate under one executive director and under one Board (of elected officials). The two agencies will continue to operate with Sarah Ward serving as the MPO Lead and Mike Crawford as the PPC Lead.

The workgroup will participate in the review of the development review process itself as the reorganized Planning Department moves forward. Technology improvements will be explored to assist staff in a better way of coordinating reviews among the departments and there will be some organizational changes in relation to reviews.

### Discussion of the status of residential districts and timelines

At the last meeting there had been some discussion on breaking out the residential zoning districts and then taking them through the public hearing process ahead and separate from the other zoning districts. Staff decided against this approach as it would serve as a distraction to the completion of updating and developing the rest of the code. Additionally, it would also be confusing to the development community as well as staff as they would be working with a partially old/partially new code. Therefore, staff intends to take the updated Zoning Code to the Board for review and adoption when it is complete.

Furthermore, being that zoning and stormwater are so interconnected, it would be hard to take the Residential portion of the Code forward with stormwater not yet complete.

### Review modifications of Proposed Residential Districts

The workgroup was informed that over the summer, Mathew Poling served as Planning's intern. Mathew reviewed the work that had been accomplished by the workgroup and was very helpful in identifying discrepancies, inconsistencies and other items that may have needed some clarification or simply a second look.

Glenn explained the changes made to the residential code sections following the last meeting. The changes included:

- **Page 7**, Section 138-361 (g) - Table of Uses for the A-E, E-1, R-R, R-1, R-2, R-3 and RMH Zoning Districts language was added to remove ambiguity by stating that a use not listed in the table of uses is not permitted in any represented zoning district. Some members of the workgroup expressed concern, however, that this would preclude future 'unanticipated' uses that might fit well within some or all of the represented zoning districts. Staff indicated that handling unanticipated uses is addressed in the Administrative section of the Code which references the North American Industrial Classification System (NAICS)
- **Page 12 & 13**, - R-1, district's Max. ISR was originally 0.75 and was incorrectly changed to 0.60. This has been changed back to 0.75; same change also in R-2 & R-3
- **Page 13**, Section 138-372 – 'should' will be changed to 'shall'. The term 'should' is more appropriate for use with specific design criteria, to allow for flexibility. This is different than the 'umbrella shall' statement which requires design. This change will also be made in similar sections for other zoning districts for consistency purposes.
- **Page 13 bottom**, the Development Review Committee (DRC) decision appeal language has been deleted with the idea that any appeal would go to the courts, not the LPA. There was general agreement that a variety of jurisdictions have appeals going to the Commission or City Council etc. which gets cumbersome. Several workgroup members agreed that they'd like to see the initial appeal handled on the local level and have an appeal fee which would be less expensive than going to the courts. There was general agreement that limits with parameters can be placed on the appeal of the applicant. Staff stated that consideration has to be given as to whether or not the BCC wants to get involved with the technical aspects of the zoning code as the DRC would do a technical review of the issue.
- **Page 14**, (a)(1) – language clarified regarding roadway connections; language added to prevent connections that would conflict with adjacent uses.
- **Page 16** – RMH district's Max. ISR has been corrected to reflect 0.75 for both mobile home parks and mobile home subdivisions.
- **Page 18** - Sec. 138-381 – Table of Uses: R-4, R-5, RM, and RPD Zoning procedures (a) – (g) are incorrectly numbered "138-781". They should all be "138-381". Additionally, language was added to remove ambiguity by stating that a use not listed in the table of uses is not permitted in any represented zoning district.
- **Page 19**- Terms duplex and triplex will be replaced with Dwelling, two-family; or, Dwelling, three family (this change will occur throughout the rest of the text as well).
- **Pages 19-22** – certain uses were added to Table 138-381 as Level 1 uses in the RPD District. Such uses make sense given the intent of adding limited commercial/office type uses in RPD to serve the surrounding community.

- **Page 20** – Health Club/Fitness Club uses will be moved from the Arts, Recreation & Entertainment category to the Commercial and Office uses category in Table 138-381.
- **Page 22** – Nursery/Greenhouse, Retail uses will be moved from the Agricultural Uses category to the Commercial and Office uses category Table 138-381.
- **Page 24** – Section 138-386.1, R-5 District Development Parameters Table-Width and depth requirements were removed to promote flexibility for site design.
- **Page 25**- language regarding appeals going to the LPA Board was removed
- **Page 27** (*top*)-RM Development Parameters Table's Max. ISR has been corrected to reflect 0.75/0.60; the additional language added to footnote #5, "depends on the common open space required for the development" was removed.
- **Page 27-28**, section 138-390.2 - Flexibility added (subsection 1) – common open space requirements may be reduced from 20 percent of total land area to 10 percent if it can be demonstrated that sidewalk accessible public open space is located within ¼ mile of the development. Open space requirements streamlined and better defined (subsection 2), clarifying their application to natural resource protection areas, incentives for low impact design stormwater management systems, and residential development facility based recreation components.
- **Page 28** – facility-based recreation was defined as areas that are set aside for active recreation. Examples include basketball courts, playground equipment, swimming pools, tennis courts etc.; Sec. 138-390.3's addition of (b) relating to design criteria and non-residential uses in Sec. 138-750 was deemed unnecessary and deleted because most of the nonresidential uses in the RM district are permitted via Special Exceptions (Level 2 reviews) (e.g. schools, churches), a process through which specific conditions may be placed on the respective use.
- **Page 30** – RPD district's Max. ISR has been corrected to reflect original Max ISR guideline to "See Underlying Future Land Use Map Category"; Width and depth requirements were removed to promote flexibility for site design. Footnote #5 was restored to its previous language.
- **Page 31**- (c)(2) "Shall" was replaced with "should" to add flexibility; (c)(3), regarding setback location was deleted as it is addressed on page 32 under the "Additional Setbacks" section; (d) will address commercial, office **and accommodation** uses; (d)(3) wording needs to be revisited, wording is still unclear. (4)(a), regarding commercial and office use locations in the RPD District , staff decided against office and commercial uses along collector streets Might be better to restrict them to principal or minor arterial roads. There wouldn't be enough visibility and could possibly set businesses up to be unviable uses. Regarding (e)(1) (a) , C. Tarapani stated that clarification was needed regarding the ¼ mile. Staff clarified that it is ¼ mile walking distance; there must be safe way to get there. If there aren't any sidewalks, the developer could be required to fill in the gaps.
- **Page 32**- (f) "Additional Setbacks" section added to protect single family detached uses.
- **Page 32** – Section 138-395.3 – second paragraph will be moved to Section 138-396.
- **Page 33** -RPD Development Master Plan section was streamlined to make it easier to follow; (4) regarding the review and approval of the Development Master Plan replaces all of the information on pages 35-36. Everything would simply be reviewed by the DRC. Staff is still looking at process for DRC. Process for appeals needs to be examined further.
- **Page 34**- new language was added to address Existing Development Master Plans

**Re: Question on Page 34 - (c)(2) regarding Existing Development Master Plans**

It reads: "*Upon a development no longer being under unified control, any development rights provided on the Development Master Plan which were not allocated to a specific property shall be deemed to have expired and are no longer usable, assignable, or transferrable.*"

There was some concern that units or projects that were never built would expire with the adoption of the new Code. C. Tarapani asked if the applicant had a right to go to the DRC to ask if the units or the project could be re-upped? In response, Al Navaroli presented an example of a DRI that attained build out, without a portion of units being assigned and without unified control. He stated that in this case, the original Master Plan would have to be revisited. The land could sit vacant or it could revert back to the LU

and Z designations. This does not just apply to DRI's, it applies to any Master Plan. More discussion is required regarding anything other than reversion back to land use and zoning designations.

**Dave Sadowsky joined the meeting and provided clarification on the topics regarding Master Plan modifications, DRC reviews and the appeal process**

**Q:** Can a minor modification to a Master Plan be administratively modified or does it have to go through the DRC? *(reference page 34, (c) (1))*

**A:** Usually the changes that are proposed are pretty substantial (e.g. developers wanting to do "this" instead of "that") so it would go back to the DRC.

**Q:** Would a change in the residential style but not the number of units trigger going to the DRC?

**A:** Consideration must be given to what the public was noticed on; if there is a signed Development Agreement. Design criteria or theming frameworks are included in the master plan so if the theme changes, it has to be reviewed by the DRC.

**Q:** Would the DRC meet regularly?

**A:** Yes, the DRC, a quasi-judicial board, would meet regularly and it would be classified as a public hearing.

Staff suggested that some discussion needs to take place internally to see what would require a public hearing and what changes to the Master Plan could be done administratively. Staff will come back to the workgroup with some recommendations.

**Q:** Could the LPA Board be given authority for developers/applicants to appeal the DRC's decision rather than appealing to the Court?

**A:** Yes, however, that would now mean that the public would have a second opportunity to weigh in on the disagreement. The group agreed this was not necessarily a good idea. We will discuss this further

**Q:** Who would make the final decision on a case?

**A:** The DRC would make the final decision

**Q:** Do we know who the DRC Board members are yet?

**A:** No, not yet. The committee will however be comprised of County staff members.

**Summary:** The meeting concluded at 4:05 pm. It was decided that the workgroup would meet again in September date TBD. Future topics will include: finalizing review of the zoning district modifications (starting on page 37 of the Residential districts) the DRC process, Stormwater Management Manual Low Impact Design and Uses and Definitions.

**Residential Districts  
Chapter 138  
(9-17-13 DRAFT Version)**

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## CHAPTER 138 – ZONING

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

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

Table 138-351 Density and Intensity Standards				
<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	N/A	N/A
	0.05 Transfer of Development Rights Allowance	Transfer of Development Rights Allowance		
Recreation/Open Space (R/OS)	0.25	N/A	N/A	N/A
Institutional (I)	0.65	12.5	25 beds per acre	N/A
Institutional Overlay (IO)	See underlying future land use category		3 beds per permitted density	N/A
Transportation/Utility (T/U)	0.70	N/A	N/A	N/A
<p>General Notes:</p> <ol style="list-style-type: none"> <li>Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</li> <li>Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</li> <li>The Comprehensive Plan encourages and allows specific transfer of development rights from the Preservation (P) and Preservation-Resource Management (P-RM) classifications. See applicable sections of the zoning code for process and standards.</li> <li>At major intersections on U.S. Highway 19 from S.R. 60 to S.R. 586, the FAR shall not exceed 0.30 for commercial uses and 0.40 for office uses.</li> </ol>				

## **ARTICLE IV. - RESIDENTIAL AND AGRICULTURAL DISTRICTS**

### **DIVISION 1. – GENERALLY**

Secs. 138-352—138-359. - Reserved.

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

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

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

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

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

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

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

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

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

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 Blank = Use Not Allowed	A-E: Agricultural Estate Residential District	E-1: Estate Residential District	R-R: Rural Residential District	R-1: Single Family Residential District (9,500 sq. ft. minimum)	R-2: Single Family Residential District (7,500 sq. ft. minimum)	R-3: Single Family Residential District (6,000 sq. ft. minimum)	RMH: Residential Mobile/ Manufactured Home District	Supplemental Use Standards (refer to specific Code section)
Use								
<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	
<b>Education, Public Administration and Health Care Uses</b>								
Cemetery	2	2	2	2	2	2	2	Y
Cemetery, Accessory to a Place of Worship	2	2	2	2	2	2	2	Y
Day Care Center, adult	2	2	2	2	2	2	2	Y
Day Care Facility, child	2	2	2	2	2	2	2	Y
Government Building or Use	3	3	3	3	3	3		Y
Place of worship	2	2	2	2	2	2	2	Y
School, Public, Pre-K thru 12 (Governmental)	1	1	1	1	1	1	1	Y
School, Private, Pre-K thru 12 (Nongovernmental)	2	2	2	2	2	2	2	Y
<b>Transportation, Communication and Information Uses</b>								
Docks and Piers	A	A	A	A	A	A	A	Y
Helicopter 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

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

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

Secs. 138-362—138-364. - Reserved.

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

- (a) The A-E District is characterized by large residential lots of a size and character that can accommodate agricultural activities.

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

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

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

- 1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.
- 2. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

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

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

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

E-1 – Development Parameters Table									
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
				Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	0.6	45	32,000 sf	125	125	25	15	20

- 1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.
- 2. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

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

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

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

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

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

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

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

R-1 – Development Parameters Table									
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
				Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	0.75	45	9,500 sf	80	90	25	8	10
1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan. 2. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.									

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

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

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

R-2 – Development Parameters Table									
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
				Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	0.75	45	7,500 sf	75	80	25	7	10

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

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

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

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

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

R-3 – Development Parameters Table									
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
				Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	0.75	45	6,000 sf	60	80	20	6	10

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

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

Sec. 138-371. - Reserved.

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

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

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or eliminate any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee.

(a) Street, Drive Aisle, and Accessway Design

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

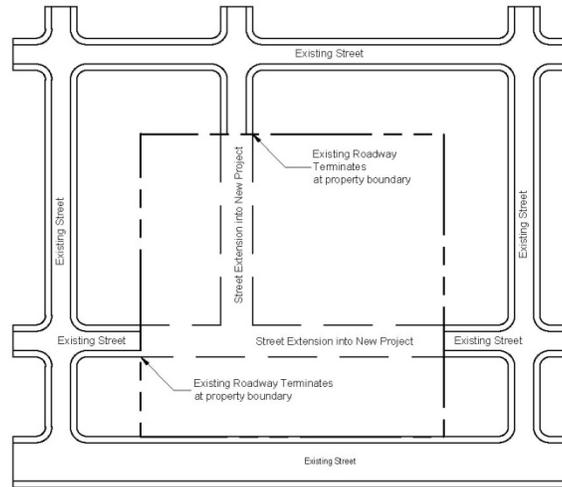


Figure 138-372.(a).1 – Site Layout – Street Extensions into New Projects/Developments

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

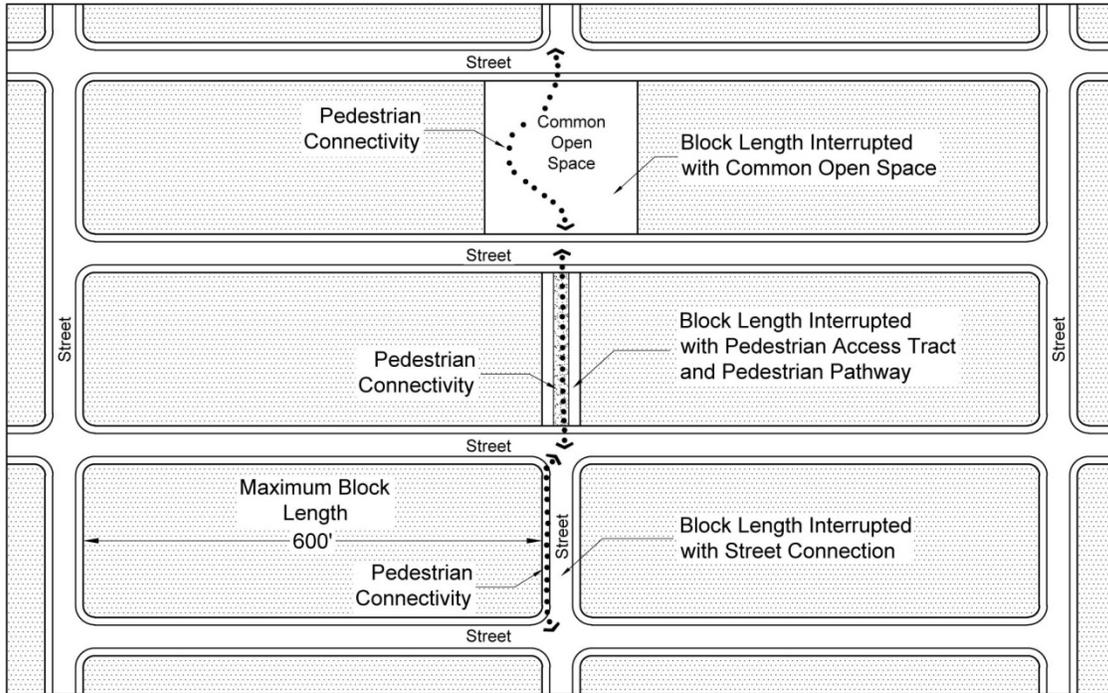


Figure 138-372.(a).3 – Site Layout – Block Length Standards

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

Secs. 138-373—138-374. - Reserved.

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

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

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

RMH – Development Parameters Table									
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
				Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	0.75	35	<b>Mobile Home Park</b>					
				15 ac <sup>2</sup>	150 <sup>2</sup>	200 <sup>4</sup>	25 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>
				<b>Individual Mobile Home Lots</b>					
				3,500 sf <sup>3</sup>	20 <sup>3</sup>	N/A	10 <sup>5</sup>	5 <sup>5</sup>	5 <sup>5</sup>

1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.
2. Mobile Home Park site
3. Individual Mobile Home lot: 25 percent of the spaces to be provided in a mobile home park may be a minimum of 3,000 square feet, provided that for each such space one space shall be provided with at least 4,000 square feet. Lot area shall be exclusive of street or drive. See section 138-209 for lots or parcels of substandard dimensions.
4. Outer perimeter of park
5. Interior lots: hitches may encroach into the front setback
6. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

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

RMH – Development Parameters Table – Subdivision Lots									
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks (ft)		
				Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	0.75	35	6,000 sf <sup>2</sup>	60	80	25 <sup>3</sup>	6	10

1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.
2. Mobile Home subdivision site must be a minimum of 10 acres
3. Permitted structures on substandard lots in a mobile home subdivision of record prior to May 7, 1963, shall be set back a minimum of 15 feet in depth, measured from the right-of-way line to the front of the structure.
4. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

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

- (a) Street requirements. Roadways or streets within a mobile home park may be private, but the following requirements shall apply:
  - (1) Internal collector streets shall be 30 feet in width, with a minimum of 24 feet of paved surface inclusive of 12 foot lanes.
  - (2) Internal minor streets shall be 25 feet in width, with a minimum of 20 feet of paved surface.
  - (3) A collector street shall be defined as a street designed to facilitate adequate traffic flow from two or more internal minor streets to dedicated rights-of-way. All streets which provide ingress and egress from dedicated public rights-of-way shall be deemed to be collector streets. All other streets within the park may be internal minor streets.
  - (4) Except as otherwise provided in this chapter, the design and construction of roads, streets, drives, utilities and drainage installations shall be in compliance with the minimum standards of the site development regulations and the county utilities system. The county administrator may require a state registered engineer to provide a statement of such compliance prior to the issuance of a certificate of occupancy.
- (b) Recreation area requirements. Not less than 10 percent of the gross site area shall be devoted to open space and recreation facilities, generally provided in a central location, or in larger sites, decentralized. Such areas include space for community buildings and community use facilities, such as recreation and play areas, swimming pools and open space.
- (c) Subdivision standards. A mobile home subdivision shall be platted in accordance with the standards of this chapter and chapter 154 of this Code.
- (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 138-381 denotes that the specific use is permitted as an accessory use to other uses within the district.
- (b) A "1" in Table 138-381 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A "2" in Table 138-381 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A "3" in Table 138-381 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-381 denotes that the specific use is not allowed in the zone.
- (f) A "Y" in the Supplemental Uses Standards column of Table 138-781 indicates that there are specific land development or operational requirements that must be provide for the specific use.
- (g) Uses not listed in Table 138-381 are not allowed in any multi-family residential district except as provided for in Section 138.\_\_\_\_, Administrative Provisions.

Table 138-381 – Table of 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 Blank = Use Not Allowed	R-4: One, Two and Three Family Residential District	R-5: Single Family Urban Residential District	RM: Multi-Family Residential District	RPD: Residential Planned Development District	Supplemental Use Standards (refer to specific Code section)
Use					
<b>Residential Uses</b>					
Accessory Dwelling Unit	A	A	A	A	Y
Affordable Housing Development (AHD)	1 or 3	1 or 3	1 or 3	1 or 3	Y
Assisted Living Facility		3	2	2	
Community Residential Home, Category 1: 1 to 6 residents	1	1	1		Y
Community Residential Home, Category 2: 7 to 14 residents			1	1	Y
Community Residential Home, Category 3: more than 14 residents			2	2	Y
Dwelling, Multifamily and their customary accessory uses		2	1	1	Y
Dwelling, Single-family Attached (Townhouse) and their customary accessory uses	1	1	1	1	Y
Dwelling, Single-family Detached and their customary accessory uses	1	1		1	Y
Dwelling, Single-family Zero Lot Line and their customary accessory uses		1	1	1	Y
Dwelling, Three-family and their customary accessory uses	1	1	1	1	
Dwelling, Two-family and their customary accessory uses	1	1	1	1	
Marina				A	Y
Storage, accessory			1	1	Y
<b>Accommodations</b>					
Bed and Breakfast	2	2	2	1	Y
Hotel				1	
<b>Commercial and Office Uses</b>					
Bank				1	

Table 138-381 – 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 Blank = Use Not Allowed	R-4: One, Two and Three Family Residential District	R-5: Single Family Urban Residential District	RM: Multi-Family Residential District	RPD: Residential Planned Development District	Supplemental Use Standards (refer to specific Code section)
Use					
Car Wash and Detailing				1	
Convenience Store with or without Fuel Pumps				1	Y
Dispensing Alcohol- Off-premise consumption				1	
Dispensing Alcohol: On-premise consumption - 138 Art. VII Div.3				1	Y
Drive-Thru Facility or Use with a Drive-Thru				A	
Health Club/Fitness Club				1	
Home Occupation	A	A	A	A	Y
Nursery/Greenhouse, Retail				1	
Office, General				1	
Office, Medical or Dental			2	1	
Office, Veterinary			2	1	
Pharmacy				1	
Restaurant				1	
Restaurant: Accessory Outdoor Area				A	
Retail Sales and Service				1	
Service, Office				1	
Service, Personal				1	Y
Sidewalk Café				1	
Studio and Gallery				1	
<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

Table 138-381 – 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 Blank = Use Not Allowed	R-4: One, Two and Three Family Residential District	R-5: Single Family Urban Residential District	RM: Multi-Family Residential District	RPD: Residential Planned Development District	Supplemental Use Standards (refer to specific Code section)
Use					
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>					
Cemetery	2	2	2	2	Y
Cemetery, Accessory to a House of Worship	2	2	2	2 or A	Y
Congregate care facility		2	2	3	Y
Day Care Center, adult	2	2	3	1, 2 or A	Y
Day Care Facility, child	2	2	3	1, 2 or A	Y
Government Building or Use	3	3	3	3	Y
Meeting Hall and other Community Assembly Facility				1	
Nursing Home			3	3	Y
Place of Worship	2	2	2	2 or A	Y
School, Public, Pre-K thru 12 (Governmental)	1	1	1	1 or A	Y
School, Private, Pre-K thru 12 (Nongovernmental)	2	2	2	2	Y
<b>Transportation, Communication and Information Uses</b>					
Docks and Piers	A	A	A	A	Y
Heliport and Helistops				3	Y
Mass Transit Center	3	3	3	3	Y
Navigation safety devices and structures	2	2	2	2	
Parking, Surface - Accessory	2	2	2	2	Y
Parking Structure			1	1	

Table 138-381 – 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 Blank = Use Not Allowed	R-4: One, Two and Three Family Residential District	R-5: Single Family Urban Residential District	RM: Multi-Family Residential District	RPD: Residential Planned Development District	Supplemental Use Standards (refer to specific Code section)
Use					
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	3	3	Y
Utility Substation	3	3	3	3	Y
Water Recapture Facility	A	A	A	A	
Wind Energy Conservation System, Small Scale	2	2	2	2	Y
<b>Agricultural Uses</b>					
Community Gardens	2	2	2	2	Y
Urban Agriculture					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	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, two-family dwellings, and three-family dwellings is appropriate.
- (b) It is intended that such areas be located in or near urbanized areas where good transportation facilities and urban services are readily available.

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

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

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

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

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

- (a) The R-5 is comprised of areas where the development of small-lot detached single-family dwellings, two-family dwellings, three-family dwellings, and townhouses are appropriate. The district is intended to allow compact, urban-style dwelling units typically comprised of smaller living spaces on smaller lots.
- (b) It is intended that such areas be located in or near urbanized areas where sufficient transportation facilities and urban infrastructure are readily available. The district is also intended for properties in and around established urban residential neighborhoods that are planned to accommodate infill redevelopment.
- (c) The district is intended to facilitate compact infill redevelopment by allowing housing types with small lots and minor structural setbacks.
- (d) Residential neighborhoods should be developed around and incorporate common open space areas such as parks and courtyards.

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

R-5 – Development Parameters Table									
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>2</sup>			Min. Setbacks <sup>3</sup>		
				Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	.85	45	<b>Single-Family Detached</b>					
				3,000 sf	N/A	N/A	10-ft	0/5-ft	5-ft
				<b>Single-Family Attached (two-family dwelling, three-family dwelling, townhouse)</b>					
				N/A	N/A	N/A	8-ft	0/5-ft	5-ft
				<b>All Other Uses and Building Types</b>					
				N/A	N/A	N/A	15-ft	5-ft	10-ft
<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-feet, end units 5-feet. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure. Zero Lot Line units shall provide 0-foot setback on one side and 10-foot side setback on the opposite side property line.</p> <p>4. 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 shall be planned, phased, and developed consistent with the design criteria listed below.

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or eliminate any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee.

-(a) Street, Drive Aisle, and Accessway Design

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

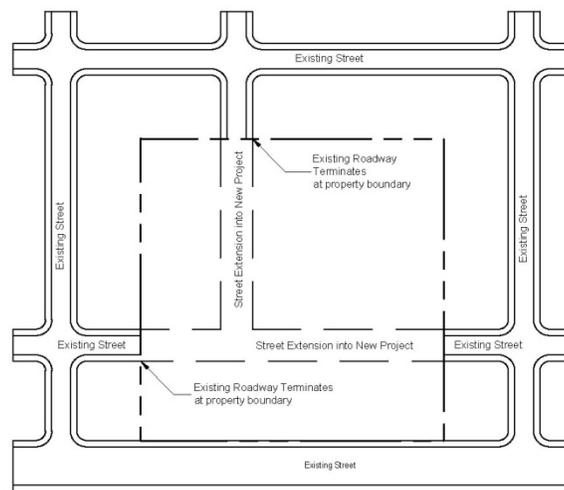


Figure 138-389.(a).1 – Site Layout – Street Extensions into New Projects/Developments

- (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.

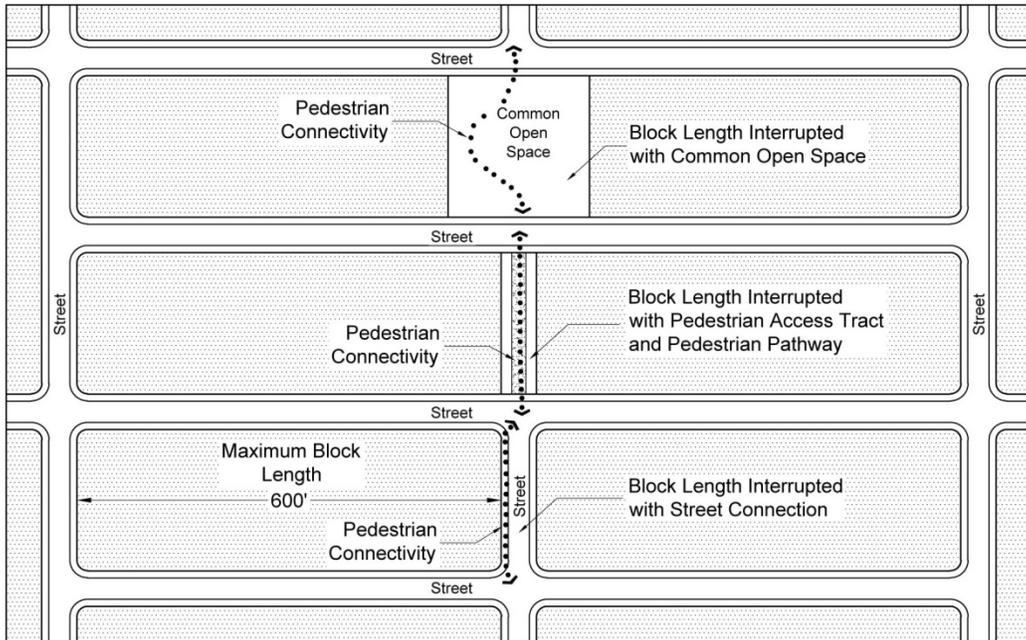


Figure 138-389.(a).3 – Site Layout – Block Length Standards

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

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

(a) Common Open Space

(1) Common open space is required as follows:

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

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

- a. Located within 15 feet of finished grade of the site.
- b. Required common open space shall be accessible, at a minimum, to all residents within the development. This standard does not apply to areas retained for natural resource protection.
- c. Except for Low Impact Development (LID) stormwater management systems, stormwater management may not be counted towards satisfying the common open space requirement. Up to 50 percent of the common open space requirement may be satisfied by stormwater management

systems that utilize LID stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems and rain gardens.

- d. A minimum of one-third of the common open space area shall be in one location on the site.
- e. Required common open space shall be usable for parks, recreation, and/or retained for natural resource protection.
- f. Residential developments which are greater than 25 units shall provide at least 20 percent of their common open space as facility-based recreation.

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

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

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

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

- (a) The RPD, Residential Planned Development district, allows a variety of housing options to accommodate multi-generational communities with a range of residential building forms and housing sizes.
- (b) The intent of this district is to encourage use of imaginative design, to avoid monotonous repetition of pattern, to provide adequate open space and to permit flexibility of site design.
- (c) Promote the health and well-being of residents by including active and passive open space that encourages physical activity, promotes pedestrian activity, provides access to alternative transportation choices, and fosters greater social interaction.
- (d) Provide for flexible mixed-use developments at a scale that serves one or more neighborhoods in appropriate locations that have adequate infrastructure, transportation access, and market demand, consistent with the vision articulated within the Pinellas County Comprehensive Plan.
- (e) Encourage walkable, mixed use neighborhood centers within the community that provide greater opportunity for pedestrian activity, bicycle uses, resulting in reduced parking demand, and establish a sense of place. These centers should include community uses, recreation opportunities, and appropriate commercial services.
- (f) The district should also achieve compatibility with surrounding neighborhoods by avoiding commercial intrusion and associated impacts into established neighborhoods.
- (g) Communities within the RPD district are developed and redeveloped pursuant to an approved Development Master Plan (see Section 138-395.4).

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

RPD – Development Parameters Table											
Max. Density <sup>1</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot <sup>2</sup>			Min. Setbacks <sup>3</sup>				
				Area	Width (ft)	Depth (ft)	Front	Side	Rear		
See Table 138-351	See Table 138-351	See Underlying Future Land Use Map Category <sup>5</sup>	<b>Single-Family Detached</b>								
			45	3,000 sf	N/A	N/A	10-ft	0/5-ft <sup>3</sup>	5-ft		
			<b>Single-Family Attached (two-family dwelling, three-family dwelling, townhouse)</b>								
			45	N/A	N/A	N/A	8-ft	0/5-ft <sup>3</sup>	5-ft		
			<b>All Other Uses and Building Types</b>								
			70	N/A	N/A	N/A	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-feet, end units 5-feet. For units not located in individual platted lots, buildings must provide a 10-ft separation from an adjacent structure. Zero lot line units may have a 0-foot side setback on one side whereas a 10-foot side setback is provided from the opposite lot line.</p> <p>4. 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 - Residential shall be the predominate use within the RPD district and shall be planned and developed according to the following:
  - (1) Residential uses shall occupy the majority of the total lot area in the district.
  - (2) Residential areas should provide a variety of housing options and should include a minimum of two of the following building types:
    - a. Two-family/Three-family

- b. Multifamily
  - c. Single-family attached/townhouse
  - d. Single-family detached
- (d) Commercial, Office and Accommodation Uses - All developments may include one or more of the commercial, office and accommodation land uses listed in Table 138-786. Commercial, office and accommodation uses shall be planned and developed according to the following:
- (1) Commercial and office uses shall not occupy more than five percent of the total land area (less wetlands and submerged lands) of the Development Master Plan.
  - (2) Individual commercial tenant spaces shall be limited to 14,000 square feet.
  - (3) Commercial, office and accommodation uses shall not be located within ~~platted~~ any areas designated for residential lots use or within those areas designated for drainage, open space/recreation, conservation/preservation, or wetland on any approved Development Master Plan or plat.
  - (4) Commercial, office and accommodation uses shall be located at one or more of the following locations:
    - a. Along principal or minor arterials (as designated on the Functional Classification maps in the Comprehensive Plan).
    - b. Adjacent to designated or planned transit stops/stations.
    - c. Commercial recreation uses that support a related use (e.g. restaurant/ clubhouse associated with a golf course) may be allowed in other areas of a development where appropriate, as provided for in the approved Development Master Plan.
- (e) Common Open Space
- (1) Common open space is required as follows:
    - a. Developments shall provide a minimum of 20 percent of the total land area as common open space, or a minimum of 10 percent when it is acceptably demonstrated to the Zoning Administrator that sidewalk accessible public open space which otherwise meets the requirements of this section is located within ¼ mile of the development.
  - (2) Required open space shall be provided according to the following:
    - a. Located within 15 feet of finished grade of the site.
    - b. Required common open space shall be accessible, at a minimum, to all residents within the development. This standard does not apply to areas retained for natural resource protection.
    - c. Except for Low Impact Development (LID) stormwater management systems, ~~§~~stormwater management may not be counted towards satisfying the common open space requirement. Up to 50 percent of the common open space requirement may be satisfied by storm-water management systems that utilize LID stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems, and rain gardens.

- d. A minimum of one-third of the common open space area shall be in one location on the site.
  - e. Required common open space shall be usable for parks, recreation, and/or retained for natural resource protection.
  - f. Residential developments which are greater than 25 units shall provide at least 20 percent of their common open space as facility-based recreation.
- (f) Additional Setbacks
- (1) Multifamily buildings shall not be located within 25 feet of the boundary of the RPD district when the boundary is adjacent to any parcel zoned for single-family detached dwellings.
  - (2) Commercial and office buildings shall not be located within 50 feet of the boundary of the RPD district when the boundary is adjacent to any parcel zoned for single-family detached dwellings.
  - (3) For buildings over 45 feet in height, there shall be an additional one foot of setback at ground level for each additional two feet of height above the first 45 feet. This provision shall apply to the setbacks referenced within this subsection (f).

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

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

- (a) The design criteria set forth in Section 138-396 shall apply to residential uses in the RPD district.
- (b) The design criteria set forth in Section 138-750 shall apply to commercial, office and accommodation uses in the RPD district.

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

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

- (a) A Development Master Plan shall be created and approved for each Residential Planned Development district or portion thereof.
  - (1) The Development Master Plan shall be created by the land owner (or authorized agent) of the property. The County may initiate and approve a Development Master Plan with the owner’s approval.
  - (2) Multiple Development Master Plans may be approved for distinctive developments within the overall district and specifically reserved for situations of separate ownerships or development entities.
  - (3) A Development Master Plan shall be created and approved prior to any development or redevelopment. All new development shall be consistent with an approved Development Master Plan except as otherwise provided in Section 138-395.4(c).
  - (4) Review and approval of a new Development Master Plan shall be by the Development Review Committee.

- (b) A Development Master Plan shall be designed as a series of framework plans that, collectively, create a complete future development plan. The Development Master Plan shall include the following framework plans:
- (1) Transportation Framework – The Development Master Plan shall depict all access points, internal roadways, surrounding roadways, transit stops (if available), bicycle facilities, and pedestrian facilities.
  - (2) Land Use Framework – The Development Master Plan shall assign future land use designations to all areas of the development and indicate use, acreage, number of dwelling units, height of buildings, and square footage of floor area.
  - (3) Open Space Framework – The Development Master Plan shall depict the open space network within the community. The individual open space areas shall correspond with a table that identifies the planned open space and recreation uses unique to each tract.
  - (4) Utilities Framework – The Development Master Plan shall depict planned potable water, sanitary sewer and reclaimed water connections, as well as the proposed stormwater management system, and water quality facilities that will serve the overall development.
  - (5) Phasing Framework – The Development Master Plan shall illustrate a phasing plan for development and/or redevelopment. The phasing plan shall include the applicable sequencing of utilities, transportation, and land uses.
  - (6) Theming Framework – The Development Master Plan shall include a theming plan that identifies the intended design and style of the building architecture. The Theming Framework contents may be general in nature but should include images, illustrations, and/or details.
  - (7) Sustainability Framework – The Development Master Plan shall depict and identify all sustainability efforts included as part of the overall project. These efforts may include, but not be limited to, reduced vehicle travel initiatives, proximity to transit, connections to or addition of multimodal travel options, park and open space, use of Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.
- (c) Existing Development Master Plans
- (1) All previously approved Development Master Plans shall remain in effect. Any modifications to existing Plans, which includes adding or removing property from a Development Master Plan, shall be subject to the standards of this section. A land owner (or authorized agent) may only modify portions of the Development Master Plan that are under their ownership. The Development Review Committee shall review and approve modifications to Development Master Plans.
  - (2) Upon a development no longer being under unified control, any development rights provided on the Development Master Plan which were not allocated to a specific property shall be deemed to have expired and are no longer usable, assignable, or transferrable. All Development Master Plans and modifications thereto approved prior to the date of adoption of this code have been found by the Zoning Administrator to no longer be under unified control.
  - (3) The development rights of property (except for platted residential lots and those areas designated for drainage, open space/recreation, conservation/preservation, or wetland on any approved Development Master Plan or plat) within a

Development Master Plan or modification thereto approved prior to the date of adoption of this code shall be determined by either of the following, as chosen by the property owner:

- a. The specific assignment to that property on the Development Master Plan; or
  - b. The property's Future Land Use Map and zoning designations.
- (e) The transfer of development rights is permitted as set forth in division 9 of this chapter.
- (f) Nothing in this section affects the provisions of Section 138-1276 regarding deed restrictions, covenants, easements, and other regulations.

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

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively relax any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee.

(a) Street, Drive Aisle, and Accessway Design

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

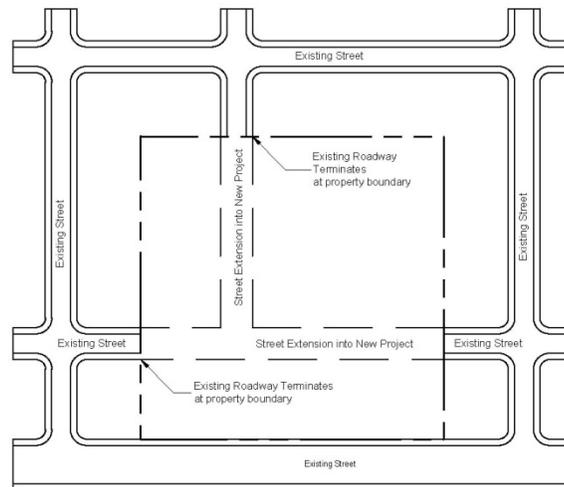


Figure 138-390.2.(a).1 – Site Layout – Street Extensions into New Projects/Developments

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

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

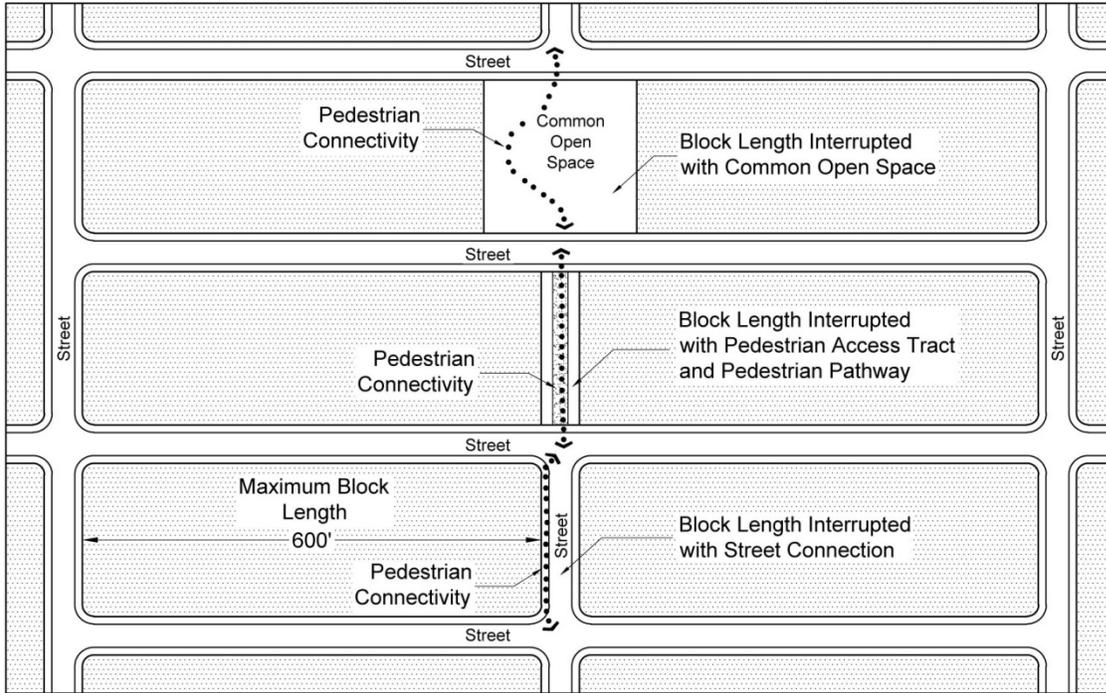


Figure 138-390.2.(a).3 – Site Layout – Block Length Standards

- (4) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation and Design
- (1) Buildings shall be located adjacent roadways/streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks. For sites fronting along multiple roadways/streets, building orientation should be emphasized on the primary street.
- a. Between the building and primary roadway/street, only the following uses are permitted:
1. Low Impact Development (LID) stormwater systems
  2. Entryways/courtyards
  3. Signs
  4. Landscaping
  5. Sidewalk/pedestrian walkways

- 6. Transit stops
- 7. Driveways
- 8. Decorative elements/features
- 9. Lighting
- 10. Mail boxes/kiosks

b. This standard does not apply to:

- 1. Buildings located internal (set back from the street) to the development when a separate building(s) is located along the primary roadway/street which independently meets the standard.
- 2. Single-family residential uses
- 3. Parking areas or parking structures for residential uses located along the roads listed in section 138-396(e)(1)(a).

~~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 a roadway. This does not preclude supplemental entrances not facing a 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) — (2) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design, entrances/entryways, and pedestrian access. This standard does not apply to single-family residential uses.~~

~~(3) All service areas and loading docks shall be located behind the front facade line of the principle structure they are intended to serve and shall be screened from adjacent roadways and uses.~~

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

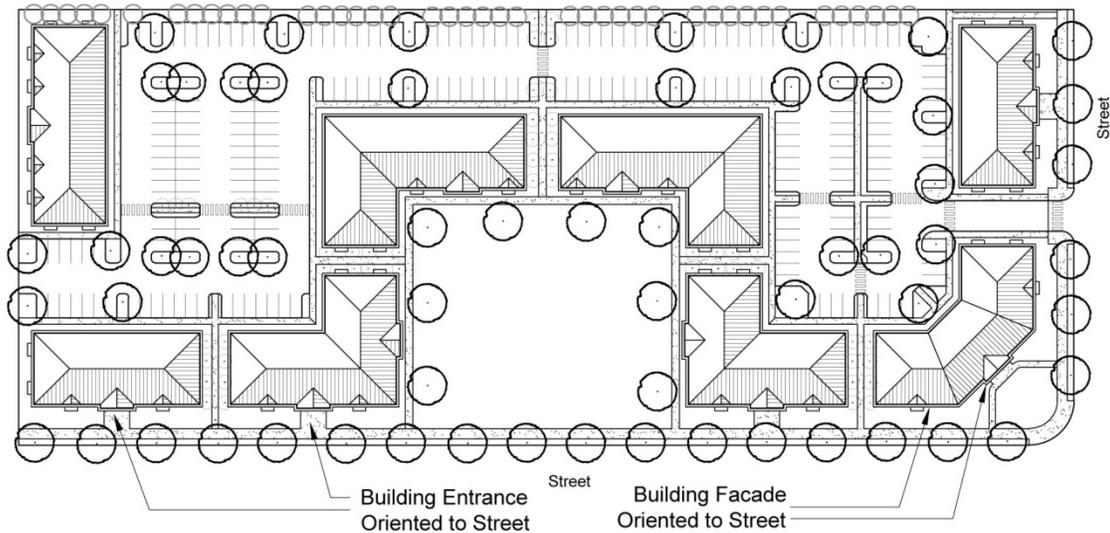


Figure 138-390.2.(b).4 - Site Layout - Building Orientation

- (5) To encourage a pedestrian friendly, traditional neighborhood design, the following standards are preferred to be incorporated into residential developments:
- a. At least thirty-five (35) percent of the single-family detached and attached units within a development shall should be designed with rear loaded garages and/or parking areas.
  - ~~(6)~~ b. A garage vehicle door/opening located on a street-facing façade shall should be limited to 55 percent of the façade width in which it is located. This standard shall not be applicable to garages served by alleys.
- ~~(6)~~ (7) Entrances/Entryways for residential units shall be oriented to an adjacent street, alley, open space area, or internal courtyard.
- (8) Portions of a building structure located within 25 feet of the lot line boundary of any parcel zoned, utilized, or approved for single-family dwellings shall be limited to 45 feet 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 (does not apply to single-family detached residential uses)
- (1) Renovations, additions and accessory structures shall be designed to be compatible with the architectural style of the structure in which they are a part. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

(2) Multi-building developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.

(d) Building Form (applies to multifamily residential uses only)

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

~~(1) New non residential, multifamily and single family attached construction shall utilize an identifiable architectural style.~~

~~(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.~~

~~(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.~~

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

(1) Parking lot location ~~should~~shall be as follows:

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

1. US-19 and its service roads

2. Ulmerton Road

3. Gandy Boulevard

4. SR 580, east of US-19

5. Curlew Road, east of US-19

6. Tampa Road, east of US-19

7. East Lake Road

8. Keystone Road

b. Drive aisles shall not be located between the front building façade and a roadway, with the exception of developments located along the roadways listed above in Sec. 138-~~390.2(d)(1)~~396(e)(1)(a).

c. Passenger loading and unloading areas may be provided between a front building façade and an adjacent street. When a passenger loading and unloading area is provided in this arrangement, one drive aisle may be provided to link vehicles to parking areas.

(2) Parking lots shall be landscaped as required by code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by code. No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.~~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 for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist. Parking areas shall provide cross-access easements connecting internal vehicle systems between abutting parking areas.

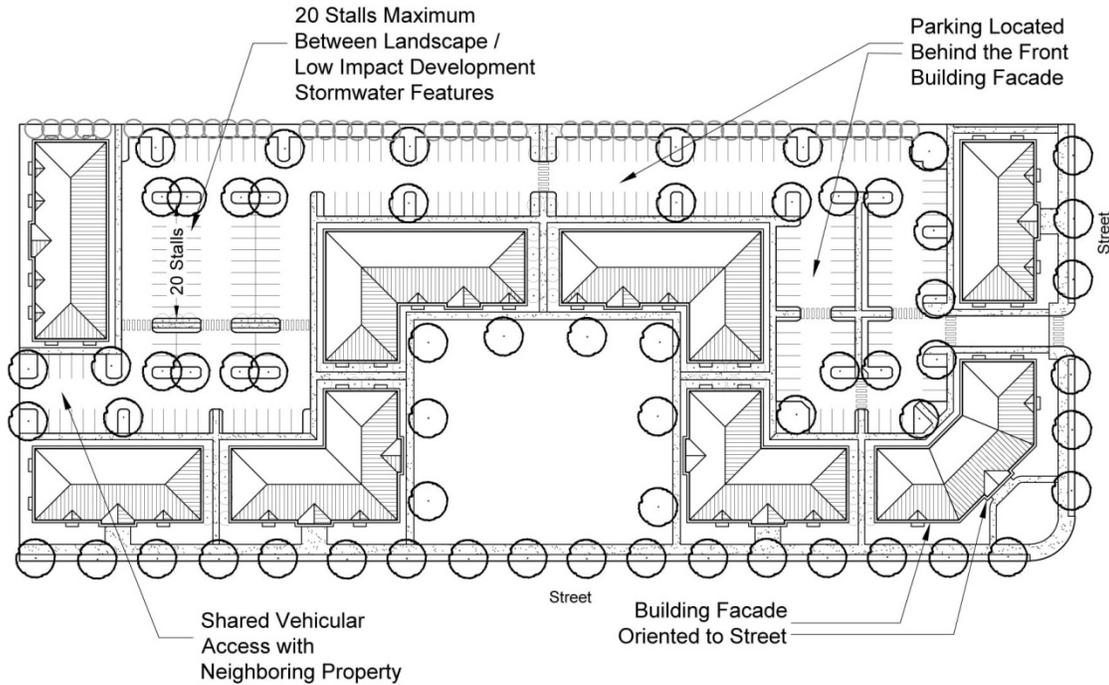


Figure 138-390.2.(d),3- Site Layout – Parking Lot Standards

- (4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.
- (5) Parking structures shall be designed as follows:
  - a. Parking structures should be internal to the site and shall include architectural features/design elements and a façade treatment compatible with the principal structure; or shall be screened with ornamental grillwork, artwork, vertical/façade landscaping, or similar architectural features.
  - b. Parking structures shall not be located between the primary front building façade and a primary roadway except for along those roadways listed in section 138-396(e)(1)(a).

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 percent of the roadway frontage.~~

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

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

~~Pedestrian access easements which connect the internal pedestrian system shall be provided between abutting property owners.~~

- (3) All buildings that face a primary roadway/street shall contain an entryway that is oriented to said roadway. The entryway shall include decorative door surrounds, and a porch, portico, arcade or stoop. This does not preclude supplemental entrances not facing a roadway. ~~— 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) At least one designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be a minimum of five feet in pavement width. The pedestrian pathway shall provide a direct connection between building entrances and all adjacent streets.
- (5) Structures and landscaping shall be constructed/planted around pedestrian use areas to provide shade and reduce heat island effects. ~~A designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be a minimum of five feet in pavement width. The pedestrian pathway should be provided between facing parking stalls.~~

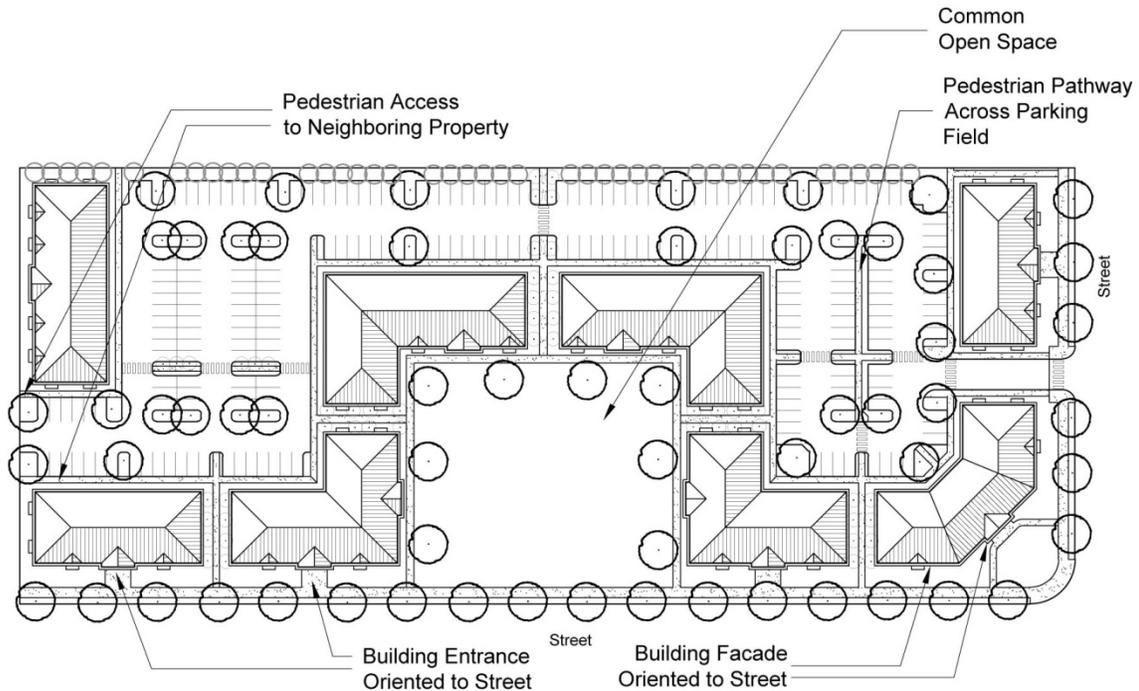


Figure 138-390.2.(e).4 – Site Layout – Pedestrian Standards

## 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.

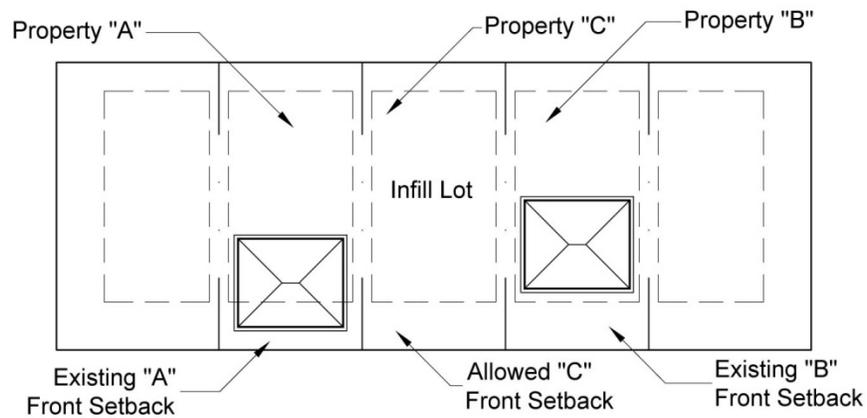


Figure 138-398. (a). – Residential Infill Standards:  
Property "C" (infill lot) may be permitted a reduced front structural setback based on the average existing front setbacks of adjacent properties "A" and "B". The average setback of the adjacent properties shall be calculated as follows:

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

**Office/Commercial/Industrial/Mixed Use Districts  
Chapter 138 Article V  
(9-17-13 DRAFT Version)**

*The Old Palm Harbor District pages have been omitted from the  
Office/Commercial/Industrial/Mixed Use document for paper conservation.  
That district is not changing and not up for discussion.*

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## CHAPTER 138 – ZONING

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

#### DIVISION 1. – GENERALLY

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

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

Secs. 138-712—138-740. - Reserved.

#### DIVISION 2. - OFFICE AND COMMERCIAL ZONING DISTRICTS

##### Sec. 138-741. – LO, P-1, C-1, C-2, CR, and CP - Definition, purpose and intent of district.

The office and commercial districts implement the commercial policies of the Pinellas County Comprehensive Plan. Individual and unique zoning districts are established to support land uses, development and redevelopment of office and commercial uses that are strategically planned areas within unincorporated Pinellas County. Each zone is established to achieve a specific community character and land use intensity. Some zones are intended to support surrounding residential neighborhoods and others are intended to serve a greater community and/or regional market. All office and commercial zoning districts are intended to facilitate development and redevelopment that is attractive, economically viable, pedestrian-oriented and transit supportive.

- (a) **LO and P-1 Districts** - The purpose of the LO and P-1 districts is to permit general professional services, offices, employment, and related uses. These districts also support limited commercial uses that are complementary to office uses. These office districts include intensity limits and design standards that achieve development and redevelopment that is complementary and compatible with adjacent neighborhoods and commercial districts.
- (b) **C-1 and C-2 Districts** –The purpose of the C-1 and C-2 districts is to permit commercial sales and services at various intensities that are responsive to the surrounding uses and the markets they are intended to serve. The C-1 district is intended to support neighborhood oriented retail sales and services by allowing land uses and imposing design standards that will complement the neighborhoods they are intended to serve. The C-2 district is intended to support retail sales and services to a regional market by allowing more intensive land uses and larger scale commercial buildings to serve the intended market.
- (c) **CR District** – The purpose of the CR district is to permit certain uses of land for commercial outdoor recreation. The CR district is intended to support recreational and entertainment uses that contribute to a livable and vibrant community. The CR district supports recreational uses that are oriented to a neighborhood and/or surrounding community. The district includes intensity and design standards to achieve development and redevelopment that is appropriate and responsive to the adjacent community.
- (d) **CP District** - The purpose of the CP district is to allow and plan for orderly development and redevelopment along the arterial roadways. The CP district is intended to support

land uses that are normally associated and marketed to primary transportation corridors yet achieve an attractive, economically viable, and orderly appearance. While development within the CP district is associated with primary transportation corridors, district standards are intended to result in pedestrian-oriented and transit supportive site design.

**Sec. 138-742. – P-1, LO, C-1, C-2, CR, and CP – Table of Uses**

Land uses within the office and commercial districts shall be permitted as defined in *Table 138-742 – Table of Uses for the P-1, LO, C1, C2, CR, and CP districts*. The review procedures are further defined in Article II of the Zoning Code.

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

Table 138-742 – Table of Uses for the LO, P-1, C-1, C-2, CR, and CP Districts								
LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed								
	USE	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District
<b>Residential Uses</b>								
Accessory Artist in Residence		A	A	A			A	
Accessory Dwelling Unit							A	Y
Accessory Dwelling Unit, Owner/Manager		A	A	A			A	Y

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

<p>LEGEND:                      1 = Permitted Use/ Administrative Review                      2 = Board of Adjustment Review                      3 = Board of County Commissioners Review                      A = Accessory                      Blank = Use Not Allowed</p>	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Affordable Housing Development (AHD)			1	1		1		Y
Assisted Living Facility				1		1		
Community Residential Home, Category 1: 1 to 6 residents						1		Y
Community Residential Home, Category 2: 7 to 14 residents						1		Y
Community Residential Home, Category 3: more than 14 residents						1		Y
Dormitory		A		A		A		Y
Dwelling, Live/Work						1		Y
Dwelling, Multifamily and their customary accessory uses						1		Y
Dwelling, Single-family Attached and their customary accessory uses						1		Y
Dwelling, Single-family Detached and their customary accessory uses						1		Y
Dwelling, Single-family Zero Lot Line and their customary accessory uses						1		Y
Dwelling, Three-family and their customary accessory uses						1		Y
Dwelling, Two-family and their customary accessory uses						1		
<b>Accommodations</b>								
Bed and Breakfast			1	1		1		Y
Hotel				1		1	1	Y
Motel				1		1	1	Y
<b>Commercial and Office Uses</b>								
Bank	1	1	1	1		1		
Car Wash and Detailing				1		1		Y
Catering Service / Food Service Contractor				1		1		

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

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Convenience Store with or without Fuel Pumps			1	1		1		Y
Dispensing Alcohol: Off-premise consumption			1	1		1		Y
Dispensing Alcohol: On-premise consumption			1	1		1		Y
Drive-Thru Facility or Use with a Drive-Thru	A	A		1		1		Y
Health Club/Fitness Center	2	2	1	1		1		Y
Home Occupation						A		Y
Kennel/Pet Care Indoor				1		1		Y
Motor Vehicle Sales				1		1		
Motor Vehicle Service and Repair				1		1		Y
Nursery / Greenhouse, Retail				1		1		
Office, General	1	1	1	1		1		
Office, Medical or Dental	1	1	1	1		1		
Office, Temporary Labor (Day Labor)			3	3		3		
Office, Veterinary	1	1	1	1		1		Y
Outdoor Sales, Outdoor Oriented Goods				1		1		Y
Outdoor Sales, Garden Oriented				1		1		Y
Pharmacy	A	A	1	1		1		
Restaurant	A	A	1	1		1		
Restaurant: Accessory Outdoor Area				A		A		Y
Retail Sales and Service	A	A	1	1		1		
Service and Repair			1	1		1		
Service, Office	1	1	1	1		1		Y
Service, Personal	A	A	1	1		1		Y
Sidewalk Café	A	A	1	1		1		Y
Studio and Gallery	1	1	1	1		1		Y

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

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
<b>Industrial, Manufacturing, and Warehousing Uses</b>								
Battery Exchange Stations		1	1	1		1		
Electric Vehicle Charging Station	A	A	1	1		1	A	Y
Laboratories and Research and Development	1	1		1		1		
Manufacturing - Light, Assembly and Processing: Type A				1		1		Y
Storage, Self / Mini Warehouse			2	1		1		Y
Vehicle Towing				1		1		
Vehicle Refueling Station			1	1		1		Y
Vehicle Storage, Maintenance and Repair				1		1		Y
Warehouse				A				
<b>Arts, Recreation and Entertainment Uses</b>								
Adult Use, Adult Use Establishment, Adult use Business				1		1		Y
Club, Community Service and Fraternal	2	2	2	1		1	2	
Commercial Recreation, Indoor				1			1	Y
Commercial Recreation, Outdoor	A	A					1	Y
Shooting Range/Gun Club - indoor				1		1	1	Y
Golf Course and accessory structures							1	Y
Movie Theater/Cinema				1		1		
Movie Theater/Cinema, Drive-In				3		3		
Museum/Cultural Facility				1		1	1	
Performing Arts Venue				1		1		
Shooting Range/Gun Club – indoor				1		1	1	
<b>Education, Public Administration, Health Care, and Industrial Uses</b>								
Birth Center		1		1				
Cemetery		2	2	2		2	2	Y

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

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
Cemetery, Accessory to a Place of Worship		2	2	2		2	2	Y
Day Care Center, adult		1	1	1				Y
Day Care Facility, child	1	1	1	1		1		Y
Funeral Home / Mortuary		1	1	1		1		
Government Building or Use		1		1		1		Y
Hospital				1				Y
Library				1		1		
Meeting Hall and other Community Assembly Facility				1		1		
Nursing Home				1				Y
Place of Worship		1	1	1		1		Y
Probation / Parole Correction Office				1		1		
School, Public, Pre-K thru 12 (Governmental)		1	1	1		1		Y
School, Private, Pre-K thru 12 (Nongovernmental)		1	1	1		1		Y
School, Post-Secondary		1	1	1		1		
School, All Others		1	1	1		1		
<b>Transportation, Communication, and Information Uses</b>								
Docks and Piers		A	A	A		A	A	Y
Commercial Marina				3		3	3	Y
Helicopter and Helistops	3	3		3		3		Y
Mass Transit Center	1	1	1	1		1	1	Y
Navigation safety devices and structures		2	2	2		2	2	
Off-shore Tour Vessels and Water Transport				3		3	3	Y
Parking, Surface - Principal Use				1		1		
Parking Structure		1		1		1	1	Y
Wireless Communication Antennae (WCA)		A	A	A			A	Y
Wireless Communication Tower		1	1	1		1	1	Y

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

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	LO: Limited Office District	P-1: General Professional Office District	C-1: Neighborhood Commercial District	C-2: General Retail Commercial and Limited Services District	RESERVED	CP: Commercial Parkway District	CR: Commercial Recreation District	Supplemental Use Standards (refer to specific Code section)
USE								
<b>Utilities</b>								
Solar Energy Systems	A	A	A	A		A	A	Y
Solid Waste Transfer Facility				3				Y
Utility Substation		3	3	3		3	3	Y
Water Recapture Systems	A	A	A	A		A	A	
Wind Energy Conservation System, Small Scale		1	1	1		1	1	Y
<b>Agricultural Uses</b>								
Community Gardens			1	1		1	1	Y
Urban Agriculture								Y
<b>Other Uses</b>								
Land Fills of More than 1,000 Cubic Yards		2	2	2			2	Y
Land Fills or Excavations of Less than 1,000 Cubic Yards		1	1	1			1	Y

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

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

**Sec. 138-743.1. - LO – Development Parameters**

LO – Development Parameters Table										
					Min. Lot			Min. Setbacks (ft)		
Max. Density <sup>1</sup>	Max. Building Coverage <sup>3,2</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	N/A	See Table 138-351	0.75	<del>35</del> 45/ 20 <sup>2</sup>	6,000 sf	60	80	10	15	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p><del>2. When not abutting single family dwellings/when abutting single family dwellings.</del></p> <p><sup>3,2</sup>. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>										

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

The purpose of the P-1, general professional office district is to permit general professional office buildings of high character and attractive surroundings in areas where such uses are appropriate. It is intended that the P-1 district be located in areas where high intensity uses would not be appropriate, but where moderate intensity office buildings will not have an adverse impact on the adjoining neighborhood. This zone is not intended for use in areas which are predominantly single-family residential in character.

**Sec. 138-744.1. P-1 - Development Parameters**

P-1 – Development Parameters Table										
					Min. Lot			Min. Setbacks (ft)		
Max. Density <sup>1</sup>	Max. Building Coverage <sup>4</sup>	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	N/A	See Table 138-351	0.75/ 0.90 <sup>3</sup>	75/ <del>35</del> <sup>2</sup> 45 <sup>2</sup>	6,000 sf	60	80	15	15	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. 50 feet or farther from residentially zoned property/within 50 feet of residentially zoned property.</p> <p>3. Storage/warehouse uses in the Future Land Use Map Classification CG - Commercial General</p> <p>4. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>										

**Sec. 138-745. – C-1, Neighborhood Commercial District**

The C-1, neighborhood commercial district provides areas for commercial development such as compact shopping areas located in the neighborhood which they serve. The location of such areas is intended to conveniently supply the immediate needs of the neighborhood where the types of services rendered and the commodities sold are those which are needed daily and purchased at frequent intervals.

**Sec. 138-745.1. - C-1 – Development Parameters.**

C-1 – Development Parameters Table										
Max. Density <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	0.30	See Table 138-351	0.80	<del>35</del> 45	6,000 sf	60	80	10	0 – 20 <sup>2</sup>	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. None required for commercial uses or structures; except that, when the side or rear of a lot abuts a residential district, there shall be a side or rear yard provided of a minimum of 20 percent of the lot width or depth, respectively, but this section shall not require more than 20 feet.</p> <p>3. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p>										

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

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

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

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

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

The CR, commercial recreation district supports recreational destinations within the County such as parks, golf courses, sporting venues and other recreational sites. The district is also intended to support temporary accommodations for visitors and tourists of the area. The district supports complementary commercial services that are intended to serve daily and seasonal users of the primary recreational and temporary accommodation use.

**Sec. 138-748.1. - CR, Commercial Recreation District – Development Parameters.**

CR – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.35 <sup>2</sup>	See Table 138-351	0.75	50	1 ac of upland / 2,500 sf <sup>4</sup>	150/25 <sup>4</sup>	200/na <sup>4</sup>	15/5 <sup>4</sup>	20/5 <sup>4</sup>	

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. Includes area covered by recreational vehicles
3. See applicable specific use listed under each specific zoning district
4. General site requirement/Travel trailer parks and campgrounds vehicle site requirement
5. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.

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

- (a) The CP, commercial parkway district shall include those areas indicated on the zoning atlas maps as CP, CP-1, and CP-2. Adoption of this chapter will not change this classification designation, but will make this division applicable to it. Those areas indicated as CP and CP-1 shall be designated as CP-1. Those areas designated as CP-2 shall remain designated as CP-2 until otherwise changed by law. This district is stratified into two integrally linked highway oriented segments, the characteristics of which vary only by the intensity of use allowed in each. These subclassifications are denoted as:
  - (1) CP-1: Includes those areas fronting on arterial highways where established land use planning criteria would indicate this district could be located.
  - (2) CP-2: Includes those areas located at arterial highway intersections, where established land use planning criteria indicate that more intense uses of land as permitted in this division are appropriate.
- (b) The purpose of establishing the CP, commercial parkway district is to allow for a variety of uses along the arterial roadways and to require that development occur in such a manner as to protect the interest, health, safety and welfare of the general public. Toward that end, the following statements of intent are applicable:
  - (1) Minimize development in the CP-1 classification to a level of intensity having lower traffic generation rates than normally found in a general business area.
  - (2) Allow development in the CP-2 classification to a level of intensity more equivalent to a general business category.

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

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

CP – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
<i>CP-1 District</i>										
See Table 138-351	N/A	See Table 138-351	0.75	<del>35</del> 45	1 ac	150	200	20 <sup>3</sup>		15
<i>CP-2 District</i>										
See Table 138-351	N/A	See Table 138-351	0.75	50	1 ac	150	200	20 <sup>3</sup>		15
<ol style="list-style-type: none"> <li>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</li> <li>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</li> <li>3. The first 20 feet of the front setback, measured from the right-of-way, shall remain in permeable open space and may be used for planting, screening, fencing, etc., but in no case shall be used for parking or display of merchandise.</li> </ol>										

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

Office and Commercial districts are envisioned to develop to a pedestrian-friendly and transit supportive urban form. This ideal urban form orients buildings to nearby streets, provides designated pedestrian pathways, creates connections to adjacent uses/properties, provides shelter from environmental elements, and provides for an attractive built environment. In addition to the land use standards listed for individual districts, office and commercial districts ~~should~~ shall be planned, phased, and developed consistent with the design criteria listed in the following subsections.

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or waive any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee, whose decisions may be appealed to the Local Planning Agency.

**Sec. 138-750.1 – Site Layout and Orientation**

(a) Street, Drive Aisle, and Accessway Design

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

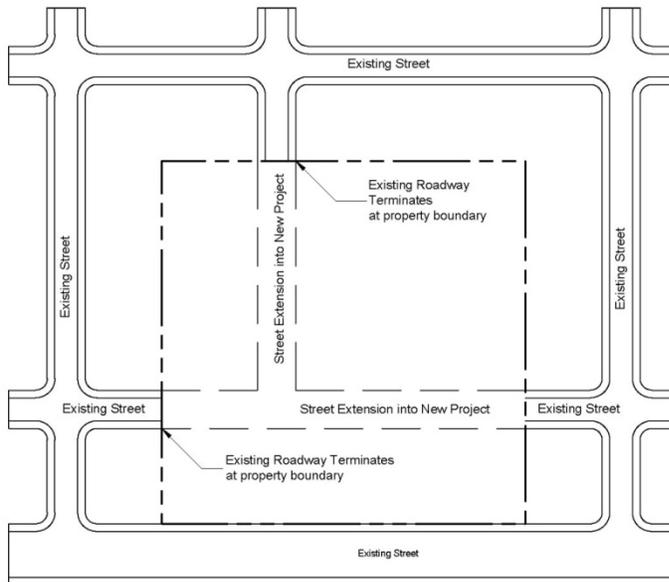


Figure 138-750.1.(a). – Site Layout – Street Extensions into New Projects/Developments

- (2) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.
- (3) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.

(b) Building Orientation

- (1) ~~Buildings shall be oriented toward an adjacent roadway/street. Buildings shall be located adjacent to roadways/streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.~~ For sites fronting along multiple roadways/streets, building orientation should be emphasized on the primary street. ~~Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.~~

a. Between the building and primary roadway/street, only the following uses are permitted:

1. Two parking rows and one drive aisle as provided in part (c)(1)(b) of this section

2. Low Impact Development (LID) stormwater systems
3. Entryways/courtyards
4. Signs
5. Landscaping
6. Sidewalk/pedestrian walkways
7. Transit stops
8. Driveways
9. Decorative elements/features
10. Lighting
11. Mail boxes/kiosks

ba. This standard does not apply to:

1. ~~Buildings of more than 30,000 square feet may be located internal (set back from the street) to the development when a separate building(s) are is located along adjacent streets the primary roadway/street which independently meets the standard.~~
  2. ~~b. Fuel service stations are exempt from this building orientation standard.~~
- (2) First floor, street facing building façades shall be constructed with architectural details including, but not limited to, fenestration, ~~large~~ display windows, natural finishes and/or other architectural features intended to break-up large expansive façades.
  - (3) New multi-building developments shall be designed so that individual buildings relate to other structures on site in terms of façade design, entrances/entryways, and pedestrian access.
  - (4) All service areas and loading docks shall be located behind the front facade line of the principle structure they are intended to serve and shall be screened from adjacent roadways and uses. This standard is not intended to be applied to vehicle service station garages.
  - (5) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.
  - (6) Drive-through service windows shall not be oriented to an adjacent street unless the site abuts multiple public or private streets, in which case the drive-through pick up service window may be oriented to one of those streets. Drive-through order speakers must be directed away from adjacent residential uses.
  - ~~(7) Portions of a building structure located within 25 feet of the lot line of any parcel zoned, utilized, or approved for single family dwelling shall be limited to 45 feet in height.~~

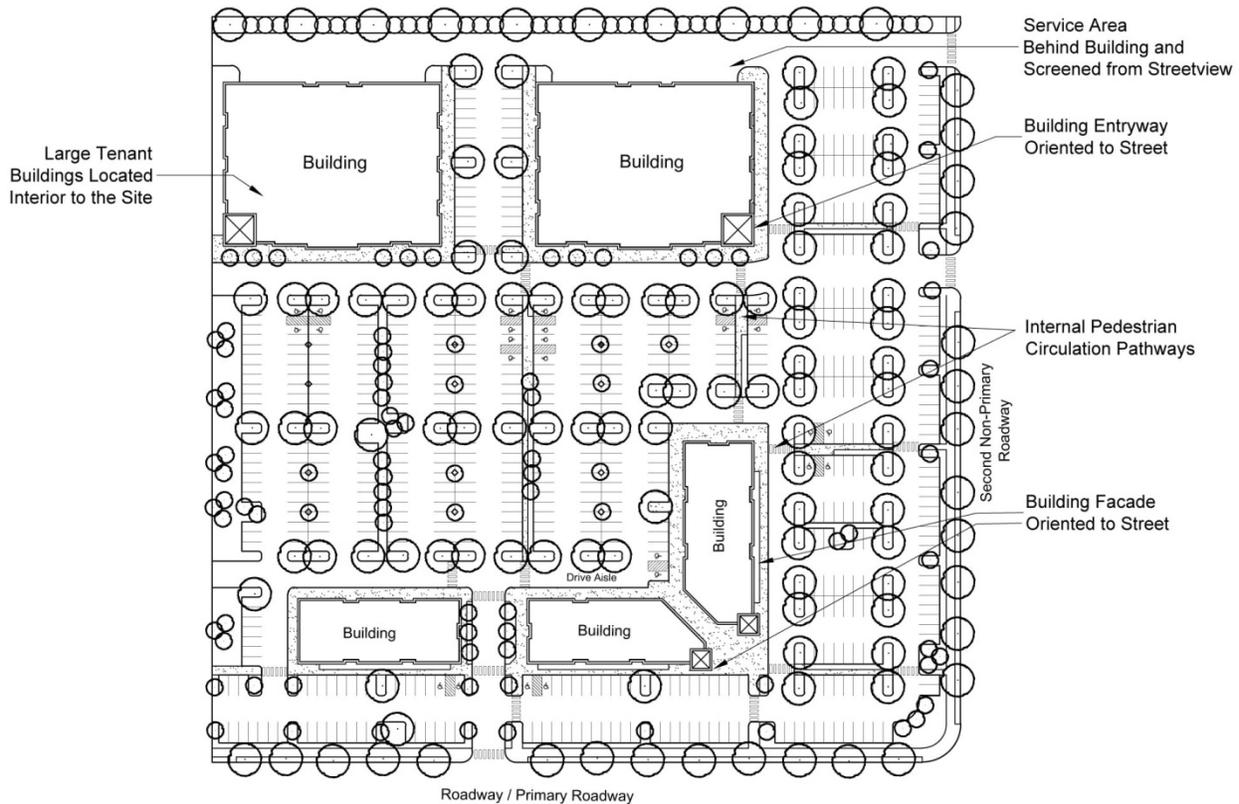


Figure 138-750.1.(b). – Site Layout - Building Orientation Standards

(c) Parking Lots and Parking Structures

- (1) Parking features shall be designed in accordance with the following criteria to reduce the parking areas focus from the primary street corridor and assist in establishing a more urban form of design.
  - a. Parking areas should generally be located behind a front building façade.
  - b. Parking areas should be minimized from the area located between a building façade and an adjacent road.
    1. Parking shall be limited to two parking rows and one drive aisle for lot areas located between any building façade and a roadway.
      - (a). For lots located adjacent to two or more roadways, this standard shall only apply to the adjacent primary roadway.
      - (b). The *primary* roadway shall be defined as that road which has a higher Functional Classification as determined by the Pinellas County Comprehensive Plan, has a greater number of Average Annual Daily Trips (AADT) or, if such information is unavailable, as determined by the Zoning Administrator.
      - (c). This criteria is satisfied if a minimum of 30 percent of roadway frontage is occupied by a building or buildings.
- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise

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

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

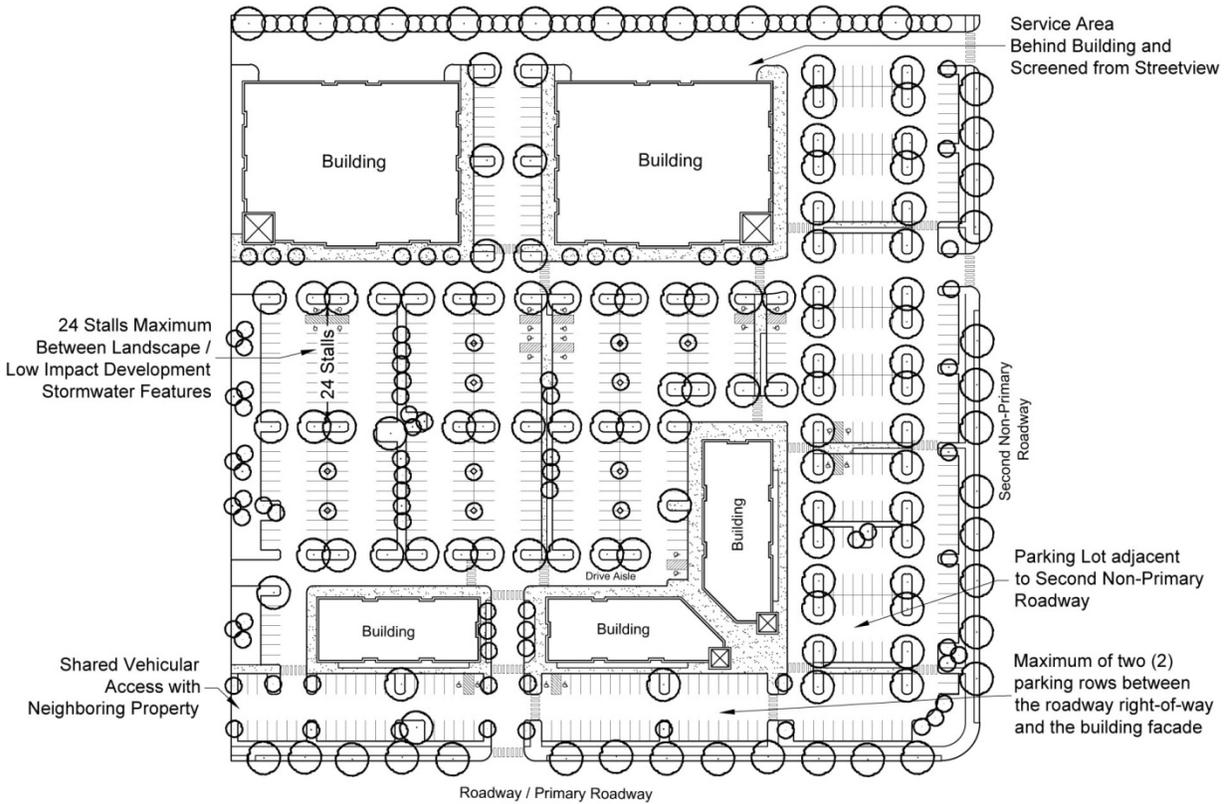


Figure 138-750.1.(c).1 – Site Layout - Parking Standards

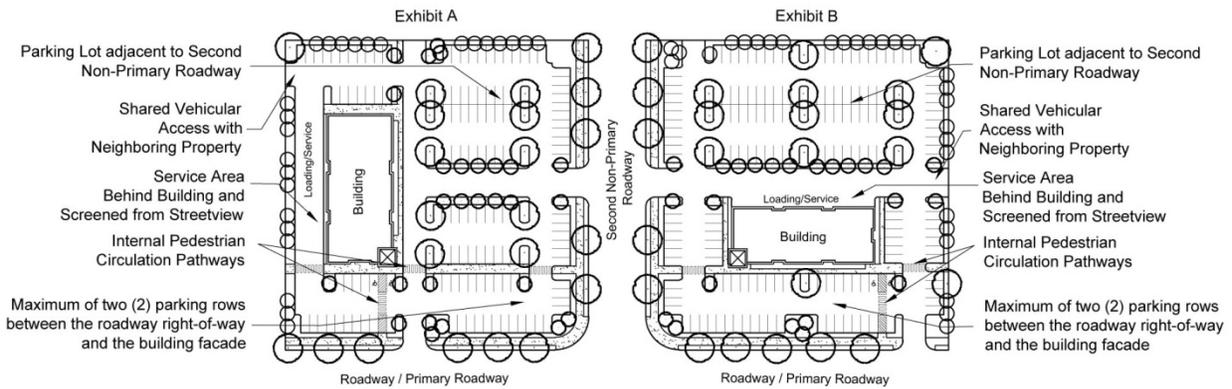


Figure 138-750.1.(c).2 – Site Layout - Parking Standards – Smaller Sites

(d) Pedestrian Connections/Circulation

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

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

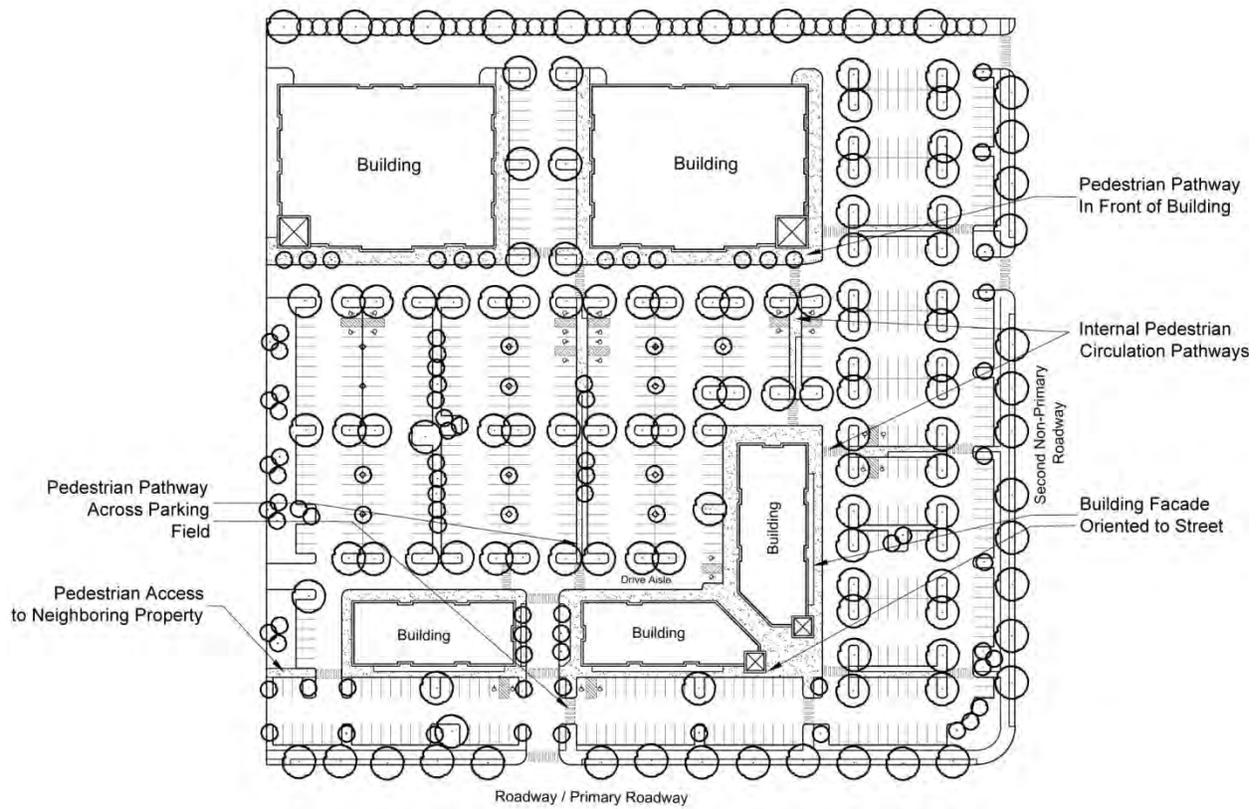


Figure 138-750.1.(d). – Site Layout - Pedestrian Standards

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

(a) Building Style

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

(b) Building Form

- (1) Buildings should create a width to height ratio of no more than 3:1. Buildings that exceed the width to height ratio of 3:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 3:1.

This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

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

(c) Building Façade

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

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

### DIVISION 3. – INDUSTRIAL ZONING DISTRICTS

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

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

- (a) **M-1 and M-2 Districts** - The purpose of the M-1 and M-2 district is to provide areas within the County that allow and support industrial and manufacturing land uses and activities. The M-1 district is intended for lower intensity industrial and manufacturing activities by limiting uses, limiting intensities, and imposing certain site design standards to ensure compatibility with nearby residential and commercial districts. The M-2 district is intended for intensive industrial and manufacturing activities by allowing a wider variety of uses,

increased intensities, and limited site design standards to recognize and accommodate more intense operations that contribute to the economic vitality of the region.

- (b) **WD District** - The purpose of the WD district is to provide areas within the County that allow and support warehousing, service offices, large/bulky item sales, and other intensive commercial uses.
- (c) **IPD District** - The purpose of the IPD district is to allow employment areas to be master planned as highly specialized and technological industries, industrial support facilities, research and experimental institutions, administrative facilities and commercial uses, all of which are within a planned industrial park. The IPD is planned at the developer's option with a land use mix that is unique to the site and is implemented through a master site plan. The IPD district is a land planning option that may be used as an alternative to other industrial zones.

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

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

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

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

USE	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
<b>LEGEND:</b> 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed					
<b>Residential Uses</b>					
Accessory Dwelling Unit, Owner/Manager	A	A	A		Y
Affordable Housing Development (AHD)			1		Y
Dwelling, Live/Work				2	Y
Dwelling, Multifamily and their customary accessory uses				2	Y
Dwelling, Three-family and their customary accessory uses				2	Y
Marina			1		
Storage, accessory				2	Y
<b>Accommodations</b>					
Hotel	3			2	Y
Motel	3			2	Y
<b>Commercial and Office Uses</b>					
Alcohol - Wholesale Storage and Distribution	1	1	1		
Bank				2	
Car Wash and Detailing				2	Y
Catering Service / Food Service Contractor			1	2	
Convenience Store with or without Fuel Pumps				2	Y
Health Club/Fitness Center	2		1 or 2	1	Y
Kennel/Pet Care Indoor	2	2		2	Y
Kennel/Pet Care Outdoor	2	2		2	Y
Motor Vehicle Service and Repair	1		1	3	Y
Nursery / Greenhouse, Retail				3	
Office, General	1	1	1	2	
Office, Medical or Dental				2	

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

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

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

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Outdoor Storage, Principal Use	1	1	1	3	Y
Publishing and Printing	1	1	1	2	
Recycling Center	1	1		2	Y
Salvage Yard		3			Y
Storage, Self / Mini Warehouse	1	1	1	3	Y
Freight Trucking	1	1			
Vehicle Towing	1	1	1		
Vehicle Refueling Station	1	1	1		Y
Vehicle Storage, Maintenance and Repair	1	1	1	3	Y
Transfer Station	3	1	3		Y
Warehouse	1	1	1	1	
Wholesale Establishment	1	1	1	3	
<b>Arts, Recreation, and Entertainment Uses</b>					
Club, Community Service and Fraternal	2	2	2	2	
Commercial Recreation, Indoor			2	2	Y
Commercial Recreation, Outdoor	A	A	2	2	Y
Facility Based Recreation				2	Y
Shooting Range/Gun Club - indoor	2	2	2	2	Y
Golf Course and accessory structures				2	Y
Movie Theater/Cinema				2	
Museum/Cultural Facility				2	
Natural Resources and Wildlife Management Uses				1	
Public or private parks, playgrounds and recreation areas	2	2	2	2	
Performing Arts Venue				3	

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

LEGEND: 1 = Permitted Use/ Administrative Review 2 = Board of Adjustment Review 3 = Board of County Commissioners Review A = Accessory Blank = Use Not Allowed	M-1: Light Manufacturing and Industry District	M-2: Heavy Manufacturing and Industry District	WD: Warehouse District	IPD: Industrial Planned Development District	Supplemental Use Standards (refer to specific Code section)
USE					
Recreation Use, Accessory to Residential Use				1	
Resource Based Recreation				1	Y
Shooting Range/Gun Club – indoor	2	2	2	2	Y
Education, Public Administration, Health Care, and Industrial Uses					
Cemetery	2	2	2	3	Y
Cemetery, Accessory to a Place of Worship	2	2	2	3	Y
Congregate care facility				3	
Correctional Facilities				3	
Crematorium	1	1		3	Y
Day Care Center, adult				3	Y
Day Care Facility, child				2	Y
Environmental Education Facilities				1	
Funeral Home / Mortuary				3	
Government Building or Use	1	1		2	Y
Hospital				2	Y
Library				2	
Meeting Hall and other Community Assembly Facility				2	
Nursing Home				3	Y
Place of Worship				2	Y
School, Public, Pre-K thru 12 (Governmental)				2	Y
School, Private, Pre-K thru 12 (Nongovernmental)				2	Y
School, Post-Secondary				2	
School, All Others				2	
Social Service Agencies				2	Y
Transportation, Communication, and Information Uses					

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

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

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

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

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

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

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

M-1 – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.50	See Table 138-351	0.85	75/35 <sup>3</sup> 45 <sup>3</sup>	12,000 sf	80-ft	100-ft	25-ft	10-ft	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. <del>50 feet or farther from residentially zoned property/within 50 feet of residentially zoned property. Height limit 50 feet or farther from residentially zoned property/Height limit within 50 feet of residentially zoned property.</del></p>										

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

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

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

M-2 – Development Parameters Table										
					Min. Lot			Min. Setbacks		
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.50	See Table 138-351	0.95	100/35 <sup>3</sup> 45 <sup>3</sup>	25,000 sf	100-ft	200-ft	25-ft	20-ft	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. <del>50 feet or farther from residentially zoned property/within 50 feet of residentially zoned property. Height limit 50 feet or farther from residentially zoned property/Height limit within 50 feet of residentially zoned property.</del></p>										

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

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

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

WD – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR <sup>1</sup>	Max. ISR	Max. Building Height (ft)	Min. Lot			Min. Setbacks		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	N/A	See Table 138-351	0.85	75/ <del>35</del> <sup>45</sup> <sup>3</sup>	12,000 sf	80	100	25-ft	10-ft	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. <del>50 feet or farther from residentially zoned property/within 50 feet of residentially zoned property. Height limit 50 feet or farther from residentially zoned property/Height limit within 50 feet of residentially zoned property.</del></p>										

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

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

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

IPD – Development Parameters Table										
Max. Density <sup>1</sup>	Max. Building Coverage	Max. FAR	Max. ISR	Max. Building Height (ft) <sup>2</sup>	Min. Lot <sup>3</sup>			Min. Setbacks <sup>3</sup>		
					Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	0.60	See Table 138-351	0.85	100/45 <sup>2</sup>	15,000 sf	100-ft	200-ft	10-ft	10-ft	
<p>1. Density and Intensity limitations are governed by the underlying Future Land Use Map (FLUM) category as part of the Pinellas County Comprehensive Plan.</p> <p>2. Building Coverage is applicable to residential-only structures. Floor Area Ratio (FAR) is applicable to non-residential and mixed-use structures.</p> <p>3. <u>50 feet or farther from residentially zoned property/within 50 feet of residentially zoned property. Dimensional standards may be modified if a part of a previously approved master plan and/as adjusted by the Board of County Commissioners.</u></p>										

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

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

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or eliminate any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee, ~~whose decisions may be appealed to the Local Planning Agency.~~

(a) Street, Drive Aisle, and Accessway Design

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

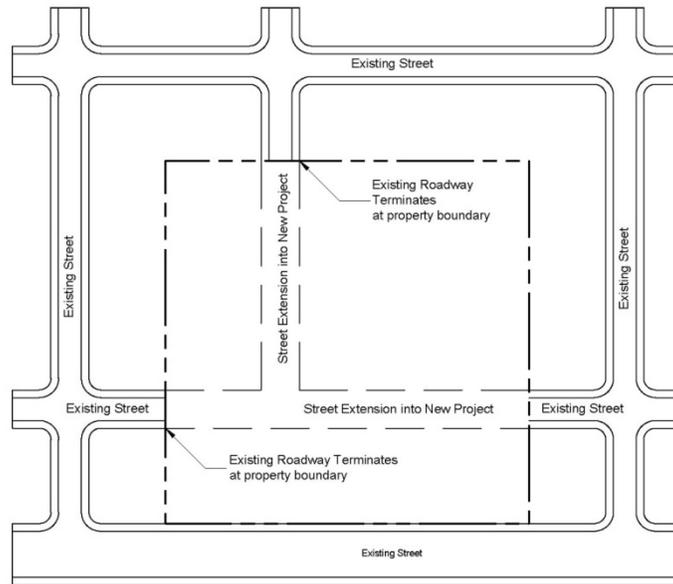


Figure 138-765.2.(a). – Site Layout – Street Extensions into New Projects/Developments

- (2) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation
- (1) Buildings shall be located adjacent to roadways/streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks. For sites fronting along multiple roadways/streets, building orientation should be emphasized on the primary street.
- a. Between the building and primary roadway/street, only the following uses are permitted:
1. Two parking rows and one drive aisle as provided in part (c)(1)(b) of this section
  2. Low Impact Development (LID) stormwater systems
  3. Entryways/courtyards
  4. Signs
  5. Landscaping
  6. Sidewalk/pedestrian walkways
  7. Transit stops
  8. Driveways
  9. Decorative elements/features
  10. Lighting
  11. Mail boxes/kiosks
- b. This standard does not apply to:

1. Buildings located internal (set back from the street) to the development when a separate building(s) is located along the primary roadway/street which independently meets the standard.

2. Fuel service stations

~~Buildings shall be oriented toward an adjacent roadway or public open space area. Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.~~

~~a. Buildings of more than 30,000 square feet may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.~~

~~b. Fuel service stations are exempt for this building orientation standard.~~

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

(3) All service areas and loading docks shall be located behind the front facade line of the principle structure they are intended to serve and shall be screened from adjacent roadways and uses. This standard is not intended to be applied to vehicle service station garages.

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

~~(5) Portions of a building structure located within 25 feet of the lot line of any parcel zoned, utilized, or approved for single family dwellings shall be limited to 45 feet in height.~~

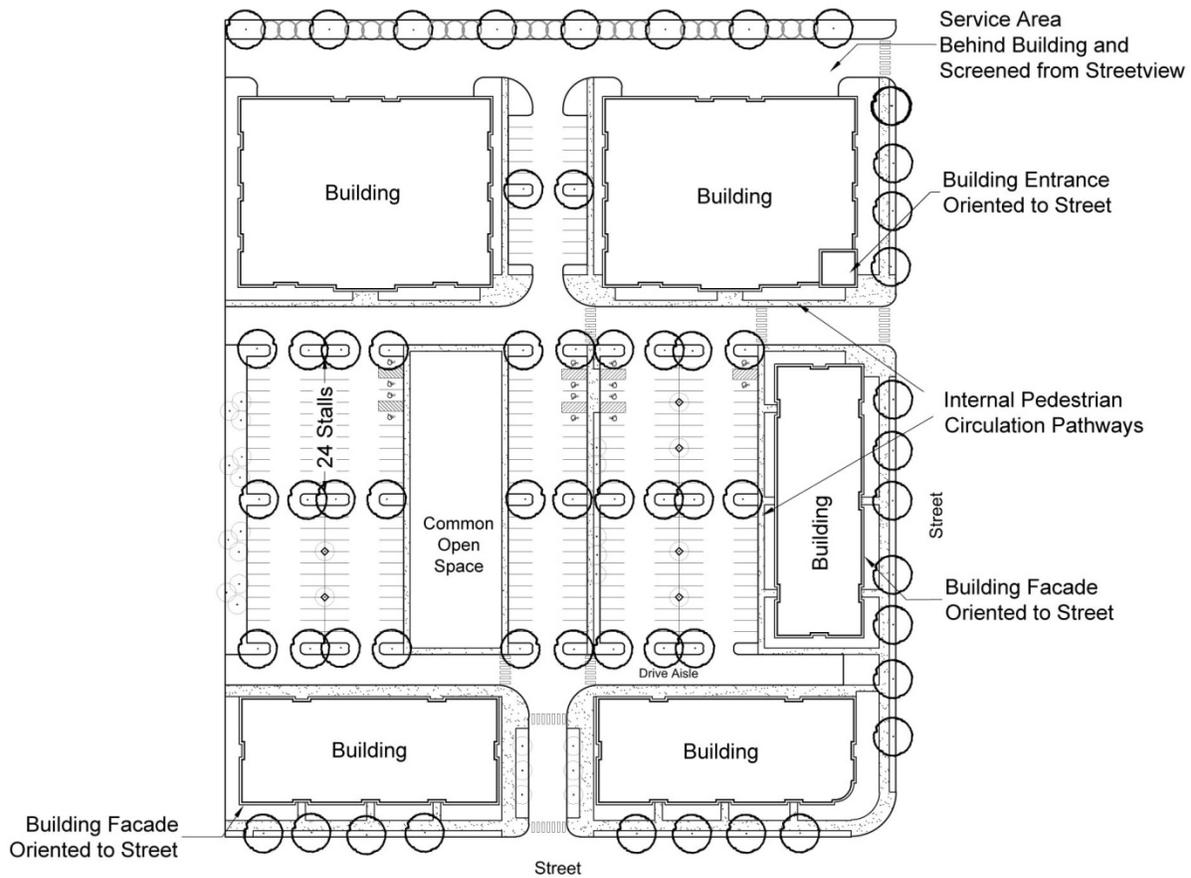


Figure 138-765.2.(b). – Site Layout – Building Orientation

(c) Parking Lots and Parking Structures

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

(c). This criteria is satisfied if a minimum of 30 percent of roadway frontage is occupied by a building or buildings.

- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by Code. No more than an average of 24 parking spaces shall be allowed between islands in order to reduce the overall scale of the parking area.
- (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist.
- ~~(4) Large parking lots should incorporate a direct pedestrian pathway connection between building entrances and all adjacent streets.~~ (4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.
- (5) Parking structures shall be designed as follows:
  - a. ~~Parking structures should be internal to the site and to shall include architectural features/design elements and a façade treatment compatible with related to the principal structure; or shall be screened with ornamental grillwork, artwork, vertical/façade landscaping, or similar architectural features. Parking structures located along a primary roadway shall include ground-floor commercial or employment along a minimum of 50 percent of the roadway frontage.~~
  - b. Parking structures ~~should~~ shall not be located between the primary front building façade and a primary roadway.
  - c. ~~Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style, or screened with ornamental grillwork, artwork or similar architectural features. Parking structures located along a primary roadway shall include ground floor commercial or employment along a minimum of 50 percent of the roadway frontage.~~

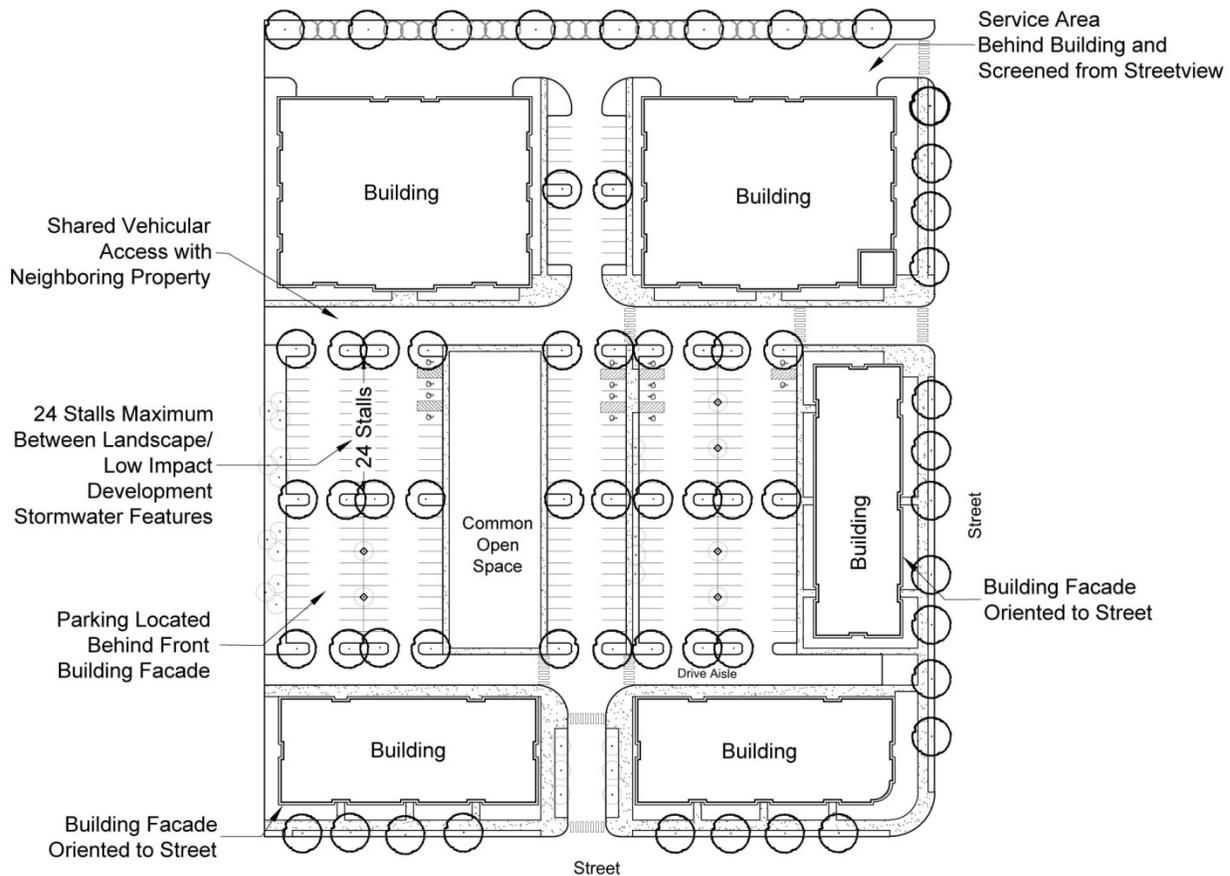


Figure 138-765.2.(C). - Site Layout - Parking Standards

(d) Pedestrian Connections/Circulation

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

and a porch, portico, arcade or stoop. This does not preclude supplemental entrances not facing a roadway.

- (4) At least one designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be a minimum of five feet in pavement width. The pedestrian pathway shall provide a direct connection between building entrances and all adjacent streets.
- (54) Structures and/or landscaping shall be constructed/planted around pedestrian use areas to provide shade and reduce heat island effects.

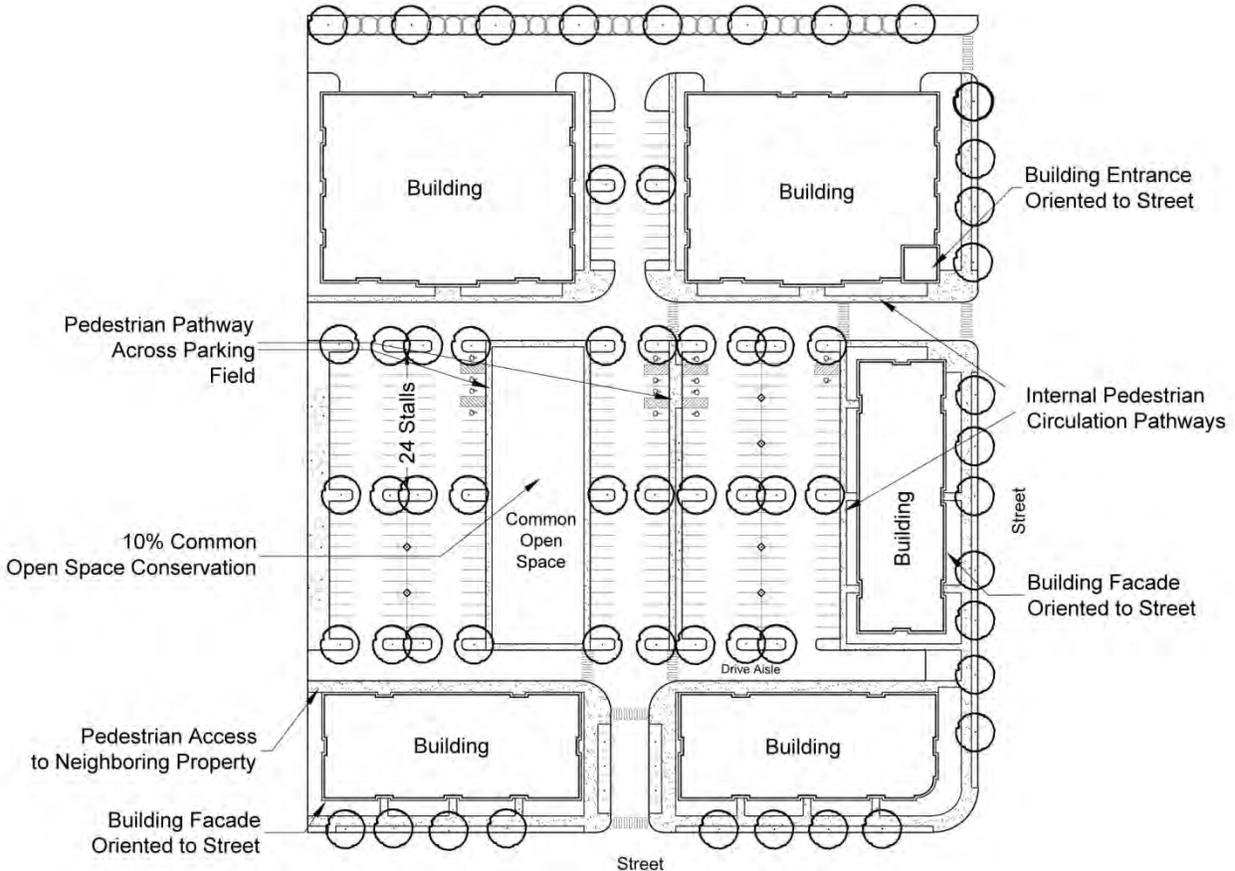


Figure 138-765.2.(d). – Site Layout – Pedestrian Standards

(e) Building Style

- (1) Renovations, additions and accessory structures shall be designed to ~~complement be compatible with the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style~~ structure in which they are a part. Compatibility shall be determined by reviewing building materials, finishes and other significant features.
- (2) ~~Individual commercial centers, multi family housing, and office~~ Multi-building developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.

- ~~(3) All accessory structures including, but not limited to, drive throughs, canopies, storage buildings, and solid waste enclosures shall be compatible with the architectural design of the principal structure. **Compatibility shall be determined by reviewing building materials, finishes and other significant features.**~~

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

- (a) Common Open Space - All developments shall provide 10 percent of the ~~developable total land area as public/semi-public common open space. Required common open space shall be satisfied as part of the master plan for the development and developed provided~~ according to the following:
- (1) The required common open space area shall be planned within 15 feet of finished grade.
  - (2) Required common open space shall be accessible, at a minimum to all buildings and properties within the development. This standard does not apply to areas retained for natural resource protection.
  - (3) Except for Low Impact Development (LID) stormwater management systems, stormwater management may not be counted towards satisfying the common open space requirement. However, up to 100 percent of the common open space requirement may be satisfied by stormwater management systems that utilize LID stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems, and rain gardens.
  - (4) Required open space shall be usable for facility-based or resource-based recreation or retained for natural resource protection.
  - (5) Additional open space, parks, and recreational uses are permitted in ~~addition to~~ beyond the minimum requirements of this section.

**Sec. 138-765.43. – Industrial Planned Development – Development Master Plan**

The Industrial Planned Development District shall be planned, phased, and developed as part of a Development Master Plan that is created and approved for each Industrial Planned Development district or portion thereof. Each Development Master Plan shall be subject to the following standards. This section shall not apply to areas which are zoned Industrial Planned Development District as of the date of adoption of this code.

- (a) ~~A site specific~~ Development Master Plan shall be created and approved for each Industrial Planned Development District or portion thereof ~~application of the Industrial Planned Development District.~~
- (1) The Development Master Plan shall be created by the land owner, ~~developer, authorized agent, and/or contract purchaser~~ (or authorized agent) of the property. The County may initiate and approve a Development Master Plan with the owner's approval.
  - (2) Multiple Development Master Plans may be approved for distinctive developments within the overall district and specifically reserved for situations of separate ownerships ~~and developer or development~~ entities.

(3) A Development Master Plan shall be created and approved prior to any site development or ~~significant~~ redevelopment. All new development shall be consistent with an approved Development Master Plan.

~~(4) Review and approval of a new Development Master Plan shall be by the Development Review Committee.~~

~~a. —~~

~~b. Existing buildings, uses, and parking areas that were present before the IPD district was assigned to the land may be expanded up to 20 percent when:~~

~~1. There is no Development Master Plan approved on the site OR~~

~~2. There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.~~

~~3. The total of past expansions to the buildings, uses, and/or parking areas do not exceed 20 percent of their original size since the IPD district was assigned to the land.~~

(b) A Development Master Plan ~~is required as part of an Industrial Planned Development District zoning amendment application and~~ shall be designed as a series of framework plans that, collectively, create a complete future development plan. The Development Master Plan shall include the following framework plans:

(1) Transportation Framework – The Development Master Plan shall depict all access points, internal roadways, surrounding roadways, transit stops (if available), bicycle facilities, and pedestrian facilities.

(2) Land Use Framework – The Development Master Plan shall assign future land use designations to all areas of the development and indicate use, acreage, height of buildings, and square footage of floor area. ~~The future land use designations shall correspond with a table of specific land uses that are proposed and ultimately permitted with each designation. The plan shall list the proposed land use intensity/density for each land use designation.~~

(3) Open Space Framework – The Development Master Plan shall depict the open space network within the community. The individual open space areas shall correspond with a table that identifies the planned uses and recreation programming unique to each tract.

(4) Utilities Framework – The Development Master Plan shall depict planned potable water and sanitary sewer connections, as well as the proposed stormwater management system that will serve the overall development. ~~See Section \_\_\_ for any special requirements.~~

(5) Phasing Framework – The Development Master Plan shall illustrate a phasing plan for development and/or redevelopment. The phasing plan shall include the applicable sequencing of utilities, transportation, and land uses.

(6) Theming Framework – The Development Master Plan shall include a theming plan that identifies the intended design and style of the building architecture. The Theming Framework contents may be general in nature but should include images, illustrations, and/or details.

(7) Sustainability Framework – The Development Master Plan shall depict and identify all sustainability efforts included as part of the overall project. These efforts ~~shall~~ may include, but not be limited to, reduced vehicle travel initiative, proximity to

transit, connections to or addition of multimodal travel options, ~~and~~ park and open space, use of Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.

(c) ~~(f)~~ — Existing Development Master Plans

~~(1)~~ All previously approved Development Master Plans or equivalent thereof shall remain in effect. Development may occur consistent with all approved master plans. Any modifications to existing Pplans, which includes adding or removing property from a Development Master Plan, shall be consistent with subject to the standards of this section. A land owner (or authorized agent) may only modify portions of the Development Master Plan that are under their ownership. The Development Review Committee shall review and approve modifications to Development Master Plans

~~(d)~~ The transfer of development rights is permitted as set forth in division 9 of this chapter.

~~(e)~~ Nothing in this section affects the provisions of section 138-1276 regarding deed restrictions, covenants, easements, and other regulations.

~~(g)~~ Approval of a Development Master Plan is subject to Board of County Commissioner review, and any conditions applied by the Board. A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.

~~(d)~~ A purpose of a Development Master Plan is to allow flexibility in dimensional standards and permit an applicant to request standards unique to the proposed development. Approval of the Development Master Plan is subject to final action by the Local Planning Agency (LPA) if the LPA deems it substantively compliant with the concept plan approved by the Board of County Commissioners at the time of rezoning.

~~(e)~~ The County's concurrency standards shall apply and be tied to the project phasing plan. Modifications to an Existing Development Master Plan.

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

~~Administrative Modification: The Zoning Administrator is authorized to approve the following modifications to an approved Development Master Plan. Appeals of decisions made by the Zoning Administrator regarding administrative modifications shall be heard by the Development Review Committee.~~

~~a. Reduce the number of parking spaces by an amount not to exceed 10 percent of the approved spaces, provided the reduction meets the minimum off street parking requirement for the uses.~~

~~b. Any relocation of approved density or intensity farther than 500 feet from the zoning lot boundaries or farther than 200 feet from any part of the development which has been constructed or sold to an owner or owners different from the applicant requesting the change.~~

~~(2) Minor Modification: Any of the following constitute minor modifications that are subject to review by the Development Review Committee. Appeals of decisions made by the Development Review Committee regarding minor modifications shall be heard by the Local Planning Agency.~~

- ~~a. Any change in parking areas resulting in a reduction of more than 10 percent in the number of approved spaces which also reduce any minimum required spaces.~~
- ~~b. Any reduction in the amount of open space/recreation area or any substantial change in the location or characteristics of open space.~~
- ~~c. Changes in location, or type of pedestrian or vehicular accesses or circulation, or any increase or decrease in the number of pedestrian or vehicular accesses.~~
- ~~d. Any increase in density or intensity within 500 feet of the zoning lot boundaries or within 200 feet of any part of the development which has been constructed or sold to an owner or owners different from the applicant requesting the change. Relocation of uses, density or intensity which triggers these thresholds shall be considered a minor modification.~~
- ~~e. Any increase in density or intensity of use of up to five percent usable floor area, three percent of the number of dwelling units, or five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the Development Master Plan or the Comprehensive Plan.~~
- ~~f. An increase in structure height less than 15 feet or an increase in number of stories.~~
- ~~g. Any decrease in required yards.~~
- ~~h. Any deletion of a specifically approved use.~~
- ~~i. Any increase in the area allocated to any land use type, except open space/recreation area, by 10 percent or less.~~
- ~~j. Any increase in traffic generation, up to 10 percent.~~

~~(3) Major Modification: Any of the following constitute major modifications that are subject to review by the Local Planning Agency. Appeals of decisions made by the Local Planning Agency regarding major modifications shall be heard by the Board of County Commissioners.~~

- ~~a. Any increase in intensity of use of more than five percent usable floor area, or an increase of more than three percent in the number of dwelling units, or an increase of more than five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the associated zoning district or the Comprehensive Plan.~~
- ~~b. Any increase in structure height of 15 feet or greater.~~
- ~~c. Any addition of a use from the specifically approved use.~~
- ~~d. Any increase in the area allocated to any land use type, except open space, by more than ten percent.~~
- ~~e. Any increase in traffic generation by more than 10 percent.~~

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

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

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

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

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

- (a) Diverse housing options to accommodate a range of residential building forms and housing sizes.
- (b) Promote the health and well-being of residents by including active and passive public open space that encourages physical activity, designing for pedestrian activity, providing access to alternative transportation choices, and fostering greater social interaction.
- (c) Provide for flexible mixed-use developments at a scale that serves one or more neighborhoods in appropriate locations that have adequate infrastructure, transportation access, and market demand, consistent with the vision articulated within the Pinellas County Comprehensive Plan.
- (d) Encourage walkable, mixed use activity centers and corridors within the community that provide greater opportunity for pedestrian activity, bicycle uses, reduced parking, and improved sense of place.
- (e) The district shall also promote optimal land use relationships and achieve compatibility with surrounding neighborhoods.
- (f) Provide for a broad range of uses, including places of employment, neighborhood shopping, and commercial services with diverse housing options that meet the community's needs.

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

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

- (a) An "A" in Table 138-801 denotes that the specific use is permitted as an accessory use to other uses within the district.

- (b) A "1" in Table 138-801 denotes that the specific use is a permitted use and may be established and expanded as an administrative review as defined in Article II.
- (c) A "2" in Table 138-801 denotes that the establishment of the specific use requires Board of Adjustment review, approval and/or approval with conditions as defined in Article II.
- (d) A "3" in Table 138-801 denotes that the establishment of the specific use requires Board of County Commissioners review, approval, and/or approval with conditions as defined in Article II.
- (e) A blank in Table 138-801 denotes that the specific use is not allowed in the zone.
- (f) A "Y" in the Supplemental Uses Standards column of Table 138-801 indicates that there are specific land development or operational requirements that must be provided for the specific use.
- ~~(g) A use that is not listed on Table 138-801 is not permitted in the Mixed-Use District, except as provided for in Section 138.\_\_\_\_, Administrative Provisions.~~

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

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

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

Table 138-801 – Table of Uses for the MXD District		
LEGEND: 1 = Permitted Use/ Administrative Review; 2 = Board of Adjustment Review; 3 = Board of County Commissioners Review; A = Accessory	MXD: Mixed-Use District	Supplemental Use Standards (refer to specific Code section)
USE		
Sidewalk Café	1	Y
Studio and Gallery	1	Y
<b>Industrial, Manufacturing, and Warehousing Uses</b>		
Battery Exchange Stations	1	
Electric Vehicle Charging Station	A	Y
Laboratories and Research and Development	3	
Manufacturing - Light, Assembly and Processing: Type A	3	
Recycling Center	3	Y
Storage, Self / Mini Warehouse	3	Y
Vehicle Refueling Station	3	Y
Vehicle Storage, Maintenance and Repair	3	Y
<b>Arts, Recreation, and Entertainment Uses</b>		
Club, Community Service and Fraternal	1	
Commercial Recreation, Indoor	3	Y
Commercial Recreation, Outdoor	3	Y
Movie Theater/Cinema	3	
Museum/Cultural Facility	3	
Public or private parks, playgrounds and recreation areas	1	
Performing Arts Venue	3	
Recreation Use, Accessory to Residential Use	A	
<b>Education, Public Administration, Health Care, and Industrial Uses</b>		
Birthing Center	1	
Day Care Center, adult	1	Y
Day Care Facility, child	1	Y
Government Building or Use	1	Y
Hospital	3	Y
Library	1	

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

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

MXD – Development Parameters Table <sup>6</sup>									
Max. Density <sup>1</sup>	Max. FAR <sup>1,2</sup>	Max. ISR	Min. Lot <sup>3</sup>			Min. Setbacks <sup>4</sup>			
			<u>Max. Building Height (ft)</u>	Area	Width (ft)	Depth (ft)	Front	Side	Rear
See Table 138-351	See Table 138-351	.85	<b>Single-Family Detached</b>						
			<u>45</u>	3,000 sf	<del>35-ft</del>	<del>80-ft</del>	10-ft	<u>0/5-ft</u>	5-ft
			<b>Single-Family Attached (townhouse)</b>						
			<u>45</u>	<del>1,680</del> sf	<del>24-ft</del>	<del>70-ft</del>	8-ft	0/5-ft	5-ft
			<b>All Other Uses and Building Types<sup>5</sup></b>						
<u>70</u>	N/A	N/A	N/A	0-ft	0-ft	0-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. Until an Applicant initiates construction of a portion of the approved residential component, construction of the non-residential component/s shall not exceed a square footage greater than 0.35 FAR. After construction of a portion of the approved residential component is initiated, the Applicant may commence construction of the remaining non-residential components as permitted by the approved Development Master Plan. The percent of residential required to be under construction shall be approved as part of the Development Master Plan.</p> <p>3. Lot standards are only applicable where units are built on individual lots.</p> <p>4. Attached units located on individual lots shall conform to the following side setback standards:</p> <ul style="list-style-type: none"> <li>• Interior units with adjacent units connected on each side may be permitted a 0-foot side setback;</li> <li>• End units shall provide a 0-foot side setback for portions that are connected to an adjacent unit and a 5-foot setback where no adjacent unit is attached.</li> </ul> <p>Zero lot line units shall conform to the following side setback standards:</p> <ul style="list-style-type: none"> <li>• One side yard may provide a 0-ft side setback;</li> <li>• The opposite side property line shall provide a 10-foot side setback;</li> <li>• The side setback may be adjacent so long that a 10-foot building separation is provided from any adjacent structure in perpetuity.</li> </ul> <p>5. All non-residential and multifamily buildings shall be setback 25-feet from any platted single-family detached lot located within the mixed-use district, and 50-feet from any platted single-family detached lot located in adjacent areas outside the mixed-use district.</p> <p><del>5.6. If located within a Station Area, the Station Area Plan shall govern density, FAR, ISR, and building height for the development.</del></p>									

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

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

- (a) Land uses shall be allowed pursuant to Table 138-801. Specific uses shall obtain the review approval as defined in the table.
- (b) Mixed-use development may be permitted as follows:
  - (1) Vertical Mixed-use – A variety of uses may be provided within a single building atop one another.
  - (2) Horizontal Mixed-use – A variety of uses may be provided within the same development in separate buildings.
- (c) Mixed-use developments must contain at least two distinct use types, one of which being some form of residential use. Residential uses must be developed to at least 25 percent of maximum allowable residential density.
  - (1) A development that can demonstrate that the average residential density within a ¼-mile buffer is at least 10 dwelling units per acre and the number of residential units is comparable to what would be required in subsection (c) above shall be exempt from being required to include any residential component. The surrounding residential component shall have direct public access to the development via a road, sidewalks and/or trail. Upon sufficient information/verification provided by the applicant, the Zoning Administrator shall have the right to administratively waive this criterion, as the existing surrounding residential uses shall be presumed to be complementing/fulfilling the intent of the MXD Zone.
- (d) Common Open Space - All mixed-use developments shall provide a minimum percentage of the ~~developable total~~ land area as ~~public/semi-public~~ common open space determined by the size of the overall development as follows: less than three acres, 10 percent; three to 10 acres, 12 percent; greater than 10 acres, 15 percent. Required common open space shall be satisfied as part of the ~~master plan for the development~~Development Master Plan and ~~developed provided~~ according to the following:
  - (1) The required common open space area shall be planned within 15 feet of finished grade.
  - (2) Required common open space shall be accessible, at a minimum to all residents within the development, or set aside for protection of natural features and visual enjoyment.
  - (3) Except for Low Impact Development (LID) stormwater management systems, ~~stormwater~~ management may not be counted towards satisfying the common open space requirement. ~~However, up to~~ Up to 50 percent of the common open space requirement may be satisfied by stormwater management systems that utilize LID stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems and rain gardens.
  - (4) Required common open space shall be usable for active or passive recreation or retained for natural resource protection.

- (5) Other green space, open space, parks, and recreational uses may be permitted pursuant to Table 138.801.

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

In addition to the land use standards listed, the mixed-use district ~~should~~ shall be planned, phased, and developed consistent with the design criteria listed in the following subsections.

Specific life/safety standards shall prevail and supersede these design criteria when there is a conflict with other governmental life/safety codes. The Zoning Administrator may administratively modify or eliminate any design criteria that is in conflict with life/safety standards. All other deviations to required design criteria must be approved by the Development Review Committee, ~~whose decisions may be appealed to the Local Planning Agency.~~

**Sec. 138-810.1 – Site Layout and Orientation**

(a) Street Design

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

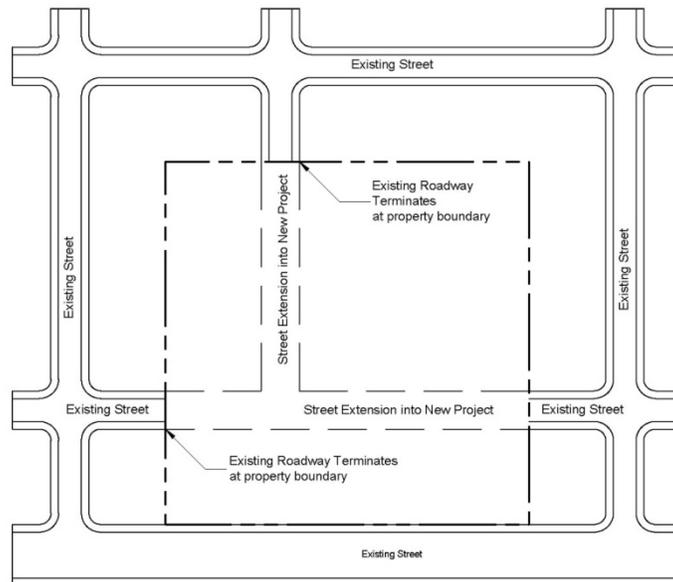


Figure 138-810.1(a).1. – Site Layout – Street Extensions into New Projects/Developments

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

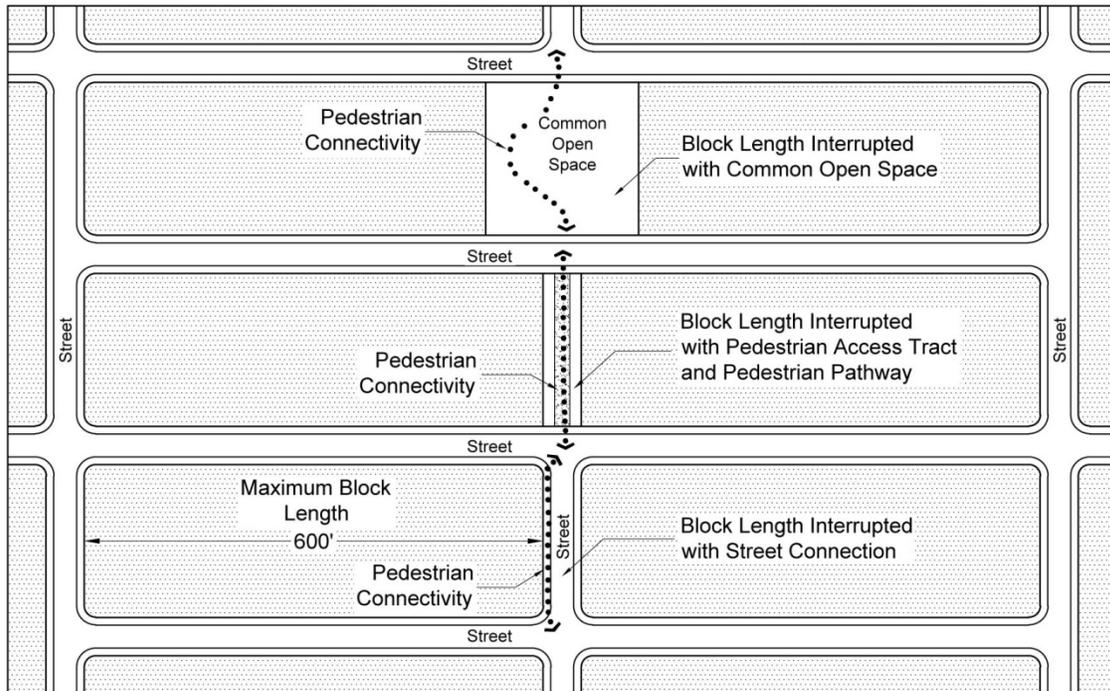


Figure 138-810.1(a).2. – Site Layout – Block Length Standards

- (3) Internal collector and local roadways that exceed 400 linear feet on a given block should incorporate on-street parking where practical.
  - (4) All internal and abutting streets shall be lined with sidewalks. Exceptions to this standard are allowed to protect natural resources, to recognize onerous topographic features, and to comply with design restrictions from other governing agencies.
- (b) Building Orientation
- (1) Structures shall be oriented toward an adjacent roadway or open space area.
    - a. The first floor of commercial buildings of more than 30,000 square feet shall be edged with small scale uses (e.g. retail, restaurant, residential) or the entire wall shall include architectural details such as fenestration, large false (or real) display windows, natural finishes and other architectural features intended to break-up large expansive façades.
    - b. Large format commercial buildings may be located internal (set back from the street) to the development when separate buildings are located along adjacent streets.
  - (2) Buildings shall be located adjacent to streets to establish an urban form that is oriented to the pedestrian and provides walkway connections to transit stops and public sidewalks.
  - (3) New multi-building developments shall be designed consistent with the theming framework of the approved Development Master Plan
  - (4) All service areas and loading docks shall be located behind the front facade line of the principle structure they are intended to serve and shall be screened from adjacent roadways and uses.

- (5) All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the streets shall be screened with a material that is compatible with the architecture of the principal structure.
- (6) Drive-through service windows shall not be oriented to an adjacent street, unless the site abuts multiple public or private streets, in which case the drive-through pick up service window may be oriented to one of those streets. Drive-through order speakers must be directed away from adjacent residential uses.
- (7) At least 50 percent of the combined single-family detached and attached units shall be designed with rear loaded garages and/or parking areas.
- (8) Portions of a building ~~structure~~ located within 25 feet of the lot line boundary of any parcel zoned, ~~utilized, or approved~~ for single-family dwellings shall be limited to 45 feet in height.

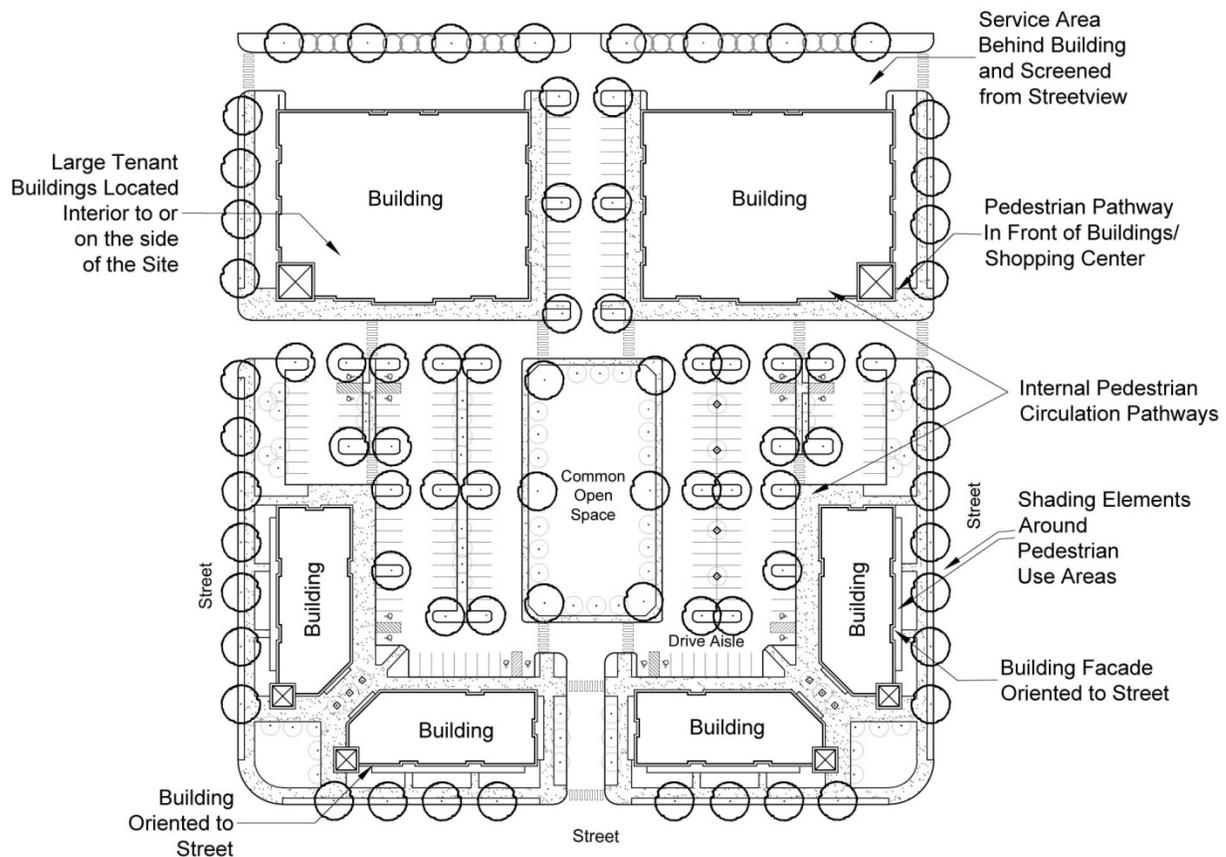
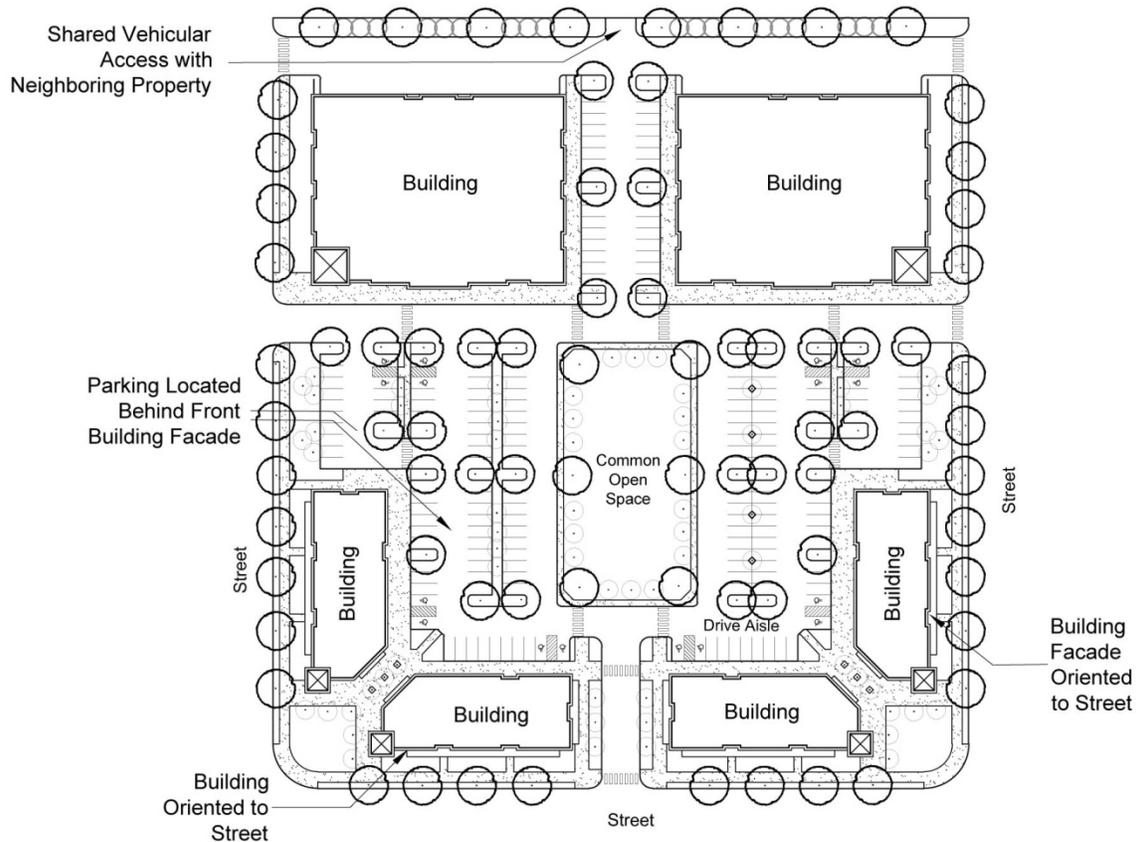


Figure 138-810.1(b). - Site Layout - Building Orientation

(c) Parking Lots and Parking Structures

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

- b. Parking areas should not be located between a building façade and a roadway.
  - c. Drive aisles shall not be located between the front building façade and a roadway.
  - d. Passenger loading and unloading areas may be provided between a front building façade and an adjacent street. When a passenger loading and unloading area is provided in this arrangement, one drive aisle may be provided to link vehicles to parking areas.
- (2) Parking lots shall be landscaped as required by Code, and incorporate Low Impact Design (LID) techniques where desired by the developer or otherwise required by Code. No more than an average ~~2420~~ parking spaces shall be allowed between islands to reduce the overall scale of the parking area.
  - (3) Parking areas shall provide for internal vehicle connections between abutting parking areas and adjacent non-residential and multi-family properties, where willing adjacent property owners exist. Where willing property owners exist, parking areas shall provide cross access easements connecting internal vehicle systems between abutting parking areas.
  - (4) Parking lots should be designed to respond to and preserve existing mature trees to the greatest extent possible. Pervious paving and/or pavers may be used for parking surfaces near mature trees to ensure root health and preservation.



- (54) Parking structures shall be designed as follows:
- a. Parking structures should be internal to the site and shall include architectural features/design elements and a façade treatment compatible with the principal structure; or shall be screened with ornamental grillwork, artwork, vertical/façade landscaping, or similar architectural features. Parking structures located along a primary roadway shall include ground-floor commercial or employment along a minimum of 50 percent of the roadway frontage.
  - b. Parking structures shall not be located between the primary front building façade and a primary roadway.
  - ~~a. Parking structures should be internal to the site and to include architectural features related to the principal structure.~~
  - ~~b. Parking structures should not be located between the primary front building façade and a roadway.~~
  - ~~c. Parking structures located along a roadway shall include a façade treatment that resembles a habitable building and is designed to an identifiable architectural style. Parking structures proposed in this arrangement shall include ground floor commercial or employment along a minimum of 50 percent of the roadway frontage.~~

(d) Pedestrian Connections/Circulation

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

~~Where willing property owners exist, cross easements which connect the internal pedestrian system shall be provided between abutting property owners.~~

- (3) All buildings that face a primary roadway/street shall contain an entryway that is oriented to said roadway. The entryway shall include decorative door surrounds, porches, porticos, arcades and/or stoops, which shall be permitted to extend five feet into the building setback. This does not preclude supplemental entrances not facing a roadway.
- (4) At least one designated pedestrian pathway shall be provided across parking lots that exceed 50 total parking spaces. This designated pedestrian pathway shall be

a minimum of five feet in pavement width. The pedestrian pathway shall provide a direct connection between building entrances and all adjacent streets.

- (5) To further encourage the use of innovative sustainable energy opportunities, the use of solar panels as coverage for pedestrian walkways and car ports shall be encouraged. In such cases, solar panel covered pedestrian walkways that connect to public roadways and/or transit services shall allow for a 10 percent reduction to the projects overall parking space requirement.
- (6) Structures and landscaping shall be constructed/planted around pedestrian use areas to provide shade and reduce heat island effects.

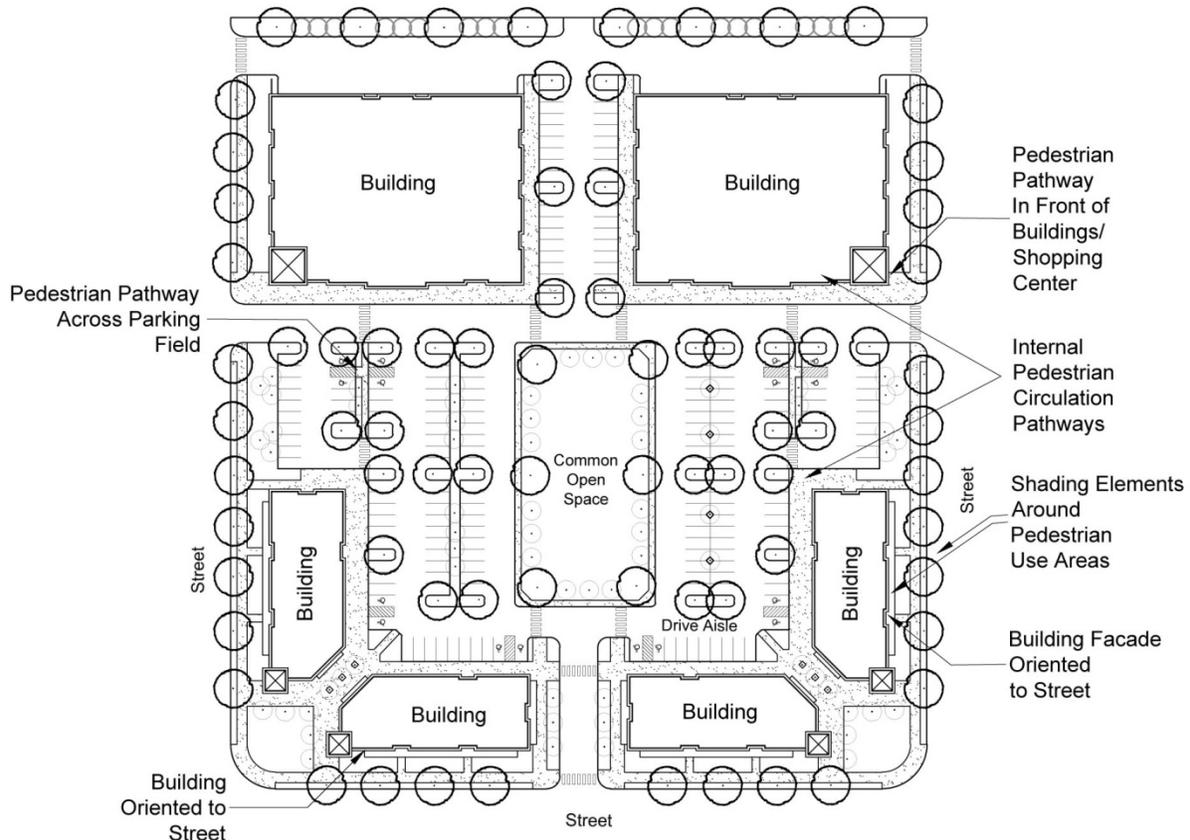


Figure 138-810.1(d). – Site Layout – Pedestrian Design Standards

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

#### (a) Building Style

(1) New construction shall utilize an identifiable architectural style.

(2) Renovations, additions and accessory structures shall be designed to be compatible with the architectural style of the structure in which they are a part. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

~~(3) Multi-building developments shall provide a unified architectural theme with standardized building materials, finishes, and color schemes. All buildings on the site shall project a complementary building style and/or architectural theme.~~

~~(1) New construction shall utilize an identifiable architectural style.~~

~~(2) Renovations, additions and accessory structures shall utilize the architectural style of the existing structure.~~

~~(3) Retail centers, office campuses and shopping centers shall provide a unified architectural theme with standardized building materials, finishes, and color schemes.~~

~~(4) All accessory structures including, but not limited to, drive thrus, canopies, storage buildings, and solid waste enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features~~

(b) Building Form

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

(2) Multifamily residential projects should provide a width to height ratio of no more than 2:1. Buildings that exceed the width to height ratio of 2:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 2:1.

(3) To promote economic development and flexibility for future tenant re-use, the first floor of each multi-story building shall not be less than 12 feet in height measured from the finished first floor surface to the bottom of the second floor. This standard is only applicable to non-residential and vertical mixed-use buildings.

~~(4) To provide protection from the weather, multi-tenant buildings shall have shelter/shade elements over and between public entrances. The required shelter/shade elements, inclusive of vertical supports, are intended to protect people from natural elements including sun, wind, and rain, and shall be permitted to encroach into required setbacks. (will provide a graphic)~~

(c) Building Façade

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

(1) Buildings structures which are situated on corner lots or through lots, or which by the nature of the site layout are otherwise clearly visible from rights-of-way, shall be designed with architectural treatment on each building side that is visible from rights-of-way, primary accessways, and internal roadways. Architectural treatments shall include roof design, wall materials, architectural trim, and door and window. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout.

- (2) There shall be no blank façades. All façades shall include fenestration or other architectural features. No façade on any floor shall have a blank area wider than 24 feet or higher than the height between two floors.
- (3) At least 25 percent of linear ground level, street level façades of non-residential, multifamily residential, and vertical mixed-use buildings shall be transparent, meaning glass or other transparent or translucent materials.

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

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

- (a) ~~A site specific~~ Development Master Plan shall be prepared and submitted for review with ~~each application of the Mixed Use District~~ each Mixed-Use District or portion thereof.
  - (1) The Development Master Plan shall be created by the land owner (or authorized agent) of the property, ~~developer, authorized agent, and/or contract purchaser~~. The County may initiate and approve a Development Master Plan with the owner's approval.
  - (2) Multiple Development Master Plans may be approved for distinctive components within the overall development and specifically reserved for situations of separate ownerships ~~and developer~~ or development entities.
  - (3) A Development Master Plan shall be created and approved prior to any site development or ~~significant~~ redevelopment.
    - a. ~~All~~ new development shall be consistent with an approved Development Master Plan.
    - b. ~~Existing buildings, uses, and parking areas that were present before the mixed use district was assigned to the land may be expanded up to 20 percent when:~~
      1. ~~There is no Development Master Plan approved on the site, OR~~
      2. ~~There is an approved Development Master Plan approved for the site and existing buildings are a part of a distinct future redevelopment phase.~~
      3. ~~The total of past expansions to the buildings, uses, and/or parking areas does not exceed 20 percent of their original size since the mixed use district was assigned to the land.~~
- (b) A Development Master Plan is ~~required as part of a Mixed Use District zoning amendment application and~~ shall be designed as a series of framework plans that, collectively, create a complete future development plan. The Development Master Plan shall include the following framework plans:
  - (1) Transportation Framework – The Development Master Plan shall depict all access points, internal roadways, surrounding roadways, transit stops (if available), bicycle facilities, electric vehicle parking and pedestrian facilities.
  - (2) Land Use Framework – The Development Master Plan shall assign future land use designations to all areas of the development and indicate use, acreage, number of dwelling units, height of buildings, and square footage of floor area. ~~The future land use designations shall correspond with a table of specific land uses that are~~

~~proposed and ultimately permitted with each designation. The plan shall list the proposed land use intensity/density for each land use designation.~~

- (3) Open Space Framework – The Development Master Plan shall depict the open space network within the development. The individual open space areas shall correspond with a table that identifies the planned uses and recreation programming unique to each tract.
  - (4) Utilities Framework – The Development Master Plan shall depict planned potable water, reclaimed water, re-use water, and sanitary sewer connections, as well as the proposed stormwater management system that will serve the overall development. ~~See Section — for any special requirements.~~
  - (5) Phasing Framework – The Development Master Plan shall illustrate a phasing plan for development and/or redevelopment. The phasing plan shall include the applicable sequencing of utilities, transportation, and land uses. The first phase of development must include a minimum of two uses, one of which being some form of residential use unless exempted pursuant to Sec. 138-803(c)(1). If residential is required, construction of the non-residential component(s) shall not exceed a square footage greater than 0.35 FAR until construction of a portion of the approved residential component is initiated. After construction of a portion of the approved residential component is initiated, construction may commence on the remaining non-residential component(s) as permitted by the approved Development Master Plan. The percent of residential required to be under construction shall be approved as part of the Development Master Plan.
  - (6) Theming Framework – The Development Master Plan shall include a theming plan that identifies the intended design and style of building architecture. The Theming Framework contents may be general in nature but should include images, illustrations, and/or details.
  - (7) Sustainability Framework – The Development Master Plan shall depict and identify all sustainability efforts included as part of the overall project. These efforts ~~shall~~ may include, but not be limited to, reduced vehicle travel initiatives, proximity to transit, connections to or addition of multimodal travel options, ~~and~~ park and open space, use of Low Impact Development (LID) techniques, solar and alternative energy initiatives, ground water recharge initiatives and recycling initiatives.
- (c) Zoning Amendment Application Requirements
- (1) For zoning amendment applications that propose more than 3 acres of new MXD land area, a Development Master Plan shall be submitted with the application.
- (d) Review and Approval of New Development Master Plans
- (1) The review and approval of new Development Master Plans shall be by the Development Review Committee unless the Plan is submitted at the time of rezoning pursuant to section 138-820(c). In such case, the Development Master Plan shall be subject to review and approval by the Board of County Commissioners concurrently with the zoning amendment application.
- (ef) Existing Development Master Plans
- (1) All previously approved Development Master Plans or equivalent thereof shall remain in effect. Development may occur consistent with all approved master plans. Any modifications to existing Plans, which includes adding or removing

property from a Development Master Plan, shall be consistent withsubject to the standards of this section.

(2) A land owner (or authorized agent) may only modify portions of the Development Master Plan that is under their ownership. The Development Review Committee shall review modifications which are not major. The Board of County Commissioners shall review and approve modifications which are major. Major modifications are as follows:

a. Any increase in intensity of use of more than five percent usable floor area, or an increase of more than three percent in the number of dwelling units, or an increase of more than five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the associated zoning district or the Comprehensive Plan.

b. Any increase in structure height of 15 feet or greater.

c. Any addition of a use from the specifically approved use. However, a change from multi-family to single family shall be an administrative modification if it does not increase external impacts such as, but not limited to, transportation, schools, parks, or utilities and is consistent in lot size, coverage, and yards with other single-family portions of the development.

d. Any increase in the area allocated to any land use type, except open space, by more than 10 percent.

e. Any increase in traffic generation by more than 10 percent.

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

(f) The transfer of development rights is permitted as set forth in division 9 of this chapter.

(g) Nothing in this section affects the provisions of section 138-1276 regarding deed restrictions, covenants, easements, and other regulations.

~~Approval of a Development Master Plan is subject to Board of County Commissioner review and any conditions applied by the Board. A land owner or development entity may only amend portions of the Development Master Plan that is under their ownership or purchaser contract.~~

~~(d) A purpose of a Development Master Plan is to allow flexibility in dimensional standards and permit an applicant to request standards unique to the proposed development. Approval of the Development Master Plan is subject to final action by the Local Planning Agency (LPA) if the LPA deems it substantively compliant with the concept plan approved by the Board of County Commissioners at the time of rezoning.~~

~~(e) The County's concurrency standards shall apply and be tied to the project phasing plan.~~

~~(f) Modifications to an Existing Development Master Plan~~

~~The Zoning Administrator is authorized to review and make decisions regarding administrative modifications specifically listed in Subsection (1) below, as long as they are~~

~~in harmony with the originally approved Development Master Plan. The Zoning Administrator shall not have the power to approve changes that constitute a minor or a major modification of the approval. A minor modification shall be subject to review by the Development Review Committee. A major modification shall be considered by the Local Planning Agency.~~

~~(1) Administrative Modification: The Zoning Administrator is authorized to approve the following modifications to approved Development Master Plans. Appeals of decisions made by the Zoning Administrator regarding administrative modifications shall be heard by the Development Review Committee.~~

~~a. Reduce the number of parking spaces by an amount not to exceed 10 percent of the approved spaces, provided the reduction meets the minimum off street parking requirement for the uses.~~

~~b. Any relocation of approved density or intensity farther than 500 feet from the zoning lot boundaries or farther than 200 feet from any part of the planned district which has been constructed or sold to an owner or owners different from the applicant requesting the change.~~

~~c. A change from multi family to single family, if it does not increase external impacts such as, but not limited to, transportation, schools, parks, or utilities and is consistent in lot size, coverage, and yards with other single family portions of the development.~~

~~(2) Minor Modification: Any of the following shall constitute minor modifications that are subject to review by the Development Review Committee. Appeals of decisions made by the Development Review Committee regarding minor modifications shall be heard by the Local Planning Agency.~~

~~a. Any change in parking areas resulting in a reduction of more than 10 percent in the number of approved spaces which also reduce any minimum required spaces.~~

~~b. Any reduction in the amount of open space/recreation area or any substantial change in the location or characteristics of open space.~~

~~c. Changes in location, or type of pedestrian or vehicular accesses or circulation, or any increase or decrease in the number of pedestrian or vehicular accesses.~~

~~d. Any increase in density or intensity within 500 feet of the zoning lot boundaries or within 200 feet of any part of the mixed use district which has been constructed or sold to an owner or owners different from the applicant requesting the change. Relocation of uses, density or intensity which triggers these thresholds shall be considered a minor modification.~~

~~e. Any increase in density or intensity of use of up to five percent usable floor area, three percent of the number of dwelling units, or five percent in the amount of outside land area devoted to sales, displays, or demonstrations over the entire Development Master Plan. In no case shall the intensity or density be increased over the maximum permitted by the Development Master Plan or the Comprehensive Plan.~~

~~f. An increase in structure height less than 15 feet or an increase in number of stories.~~

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

## **Development Review Committee**

## CHAPTER 138 – ZONING

### ARTICLE II – ADMINISTRATION AND ENFORCEMENT

#### DIVISION 2. ~~RESERVED [2]~~ DEVELOPMENT REVIEW COMMITTEE

##### **Sec. 138-176. Establishment; composition; fees.**

- (a) Establishment. The development review committee (which for the purpose of this division may be referred to as "the committee") is hereby established to review and act on development proposals in order to ensure compliance with this code and the comprehensive plan.
- (b) Composition. The committee shall be composed of the following members of county staff (or their designee):
1. Director of strategic planning and initiatives
  2. Director of development review services
  3. Director of environment and infrastructure
- (c) Fees. The board of county commissioners shall establish by resolution the appropriate schedule of fees for applications to the development review committee.

##### **Sec. 138-177. Powers.**

- (a) Site plan approvals. The committee shall have the authority to grant site plan approvals as set forth in division 5 of this article.
- (b) Minor deviations. The committee shall have the authority to grant minor variances concurrently with site plan approvals as set forth in section 138-55.
- (c) Design criteria deviations. The committee shall have the authority to grant deviations to design criteria as set forth in chapter 138.
- (d) Time extensions. The committee shall have the authority to grant time extensions to minor deviations, design criteria deviations, variances, Level 2 approvals, and Level 3 approvals as set forth in sections 138-55, 138-115, 138-179, and 138-272.
- (e) Development master plans. The committee shall have the authority to grant development master plan approvals as set forth in chapter 138.
- (f) Adoption of procedural rules. The committee shall have the authority to adopt rules of procedure.
- (g) Other authority. The committee shall have authority to review and decide on such other matters as provided by this code or as may be assigned by the board of county commissioners from time to time.

##### **Sec. 138-178. Criteria for granting approvals.**

- (a) Site plans. The criteria for granting site plan approval are that the site plan meets the requirements of this code and the comprehensive plan.

- (b) *Minor deviations.* The criteria for granting a minor deviation are provided in section 138-55.
- (c) *Design criteria deviations.* The criteria for granting design criteria deviations are provided in section 138-113.
- (d) *Time extensions.* The criterion for granting a time extension to a minor deviation, design criteria deviation, variance, Level 2 approval, or Level 3 approval is that the applicant has shown good cause for the extension.
- (d) *Development master plans.* The criterion for granting development master plan approval is that the development master plan or modification thereof meets the requirements of the applicable zoning district.

**Sec. 138-179. Design criteria deviation approval limits.**

- (a) *Initiation of construction.* A design criteria deviation issued under the provisions of this division shall automatically expire within one year from the date of granting such approval if construction of the project has not commenced and continued in good faith. All permits, site plans, and other required approvals must be obtained; and the granting of any design criteria deviation shall not be deemed as automatic approval for any such permit or site plan required.
- (b) *Extension.* The development review committee may grant an extension of up to one year for a minor deviation upon a showing of good cause, provided the request for extension is submitted in writing stating the reason for extension and is received 30 days prior to the expiration of the design criteria deviation.
- (c) *Expiration.* All design criteria deviations shall be deemed to automatically expire in the event a structure or use of land which is the subject of the design criteria deviation has been discontinued or removed for a period of 180 consecutive days. A statement of this provision shall be included in writing for all design criteria deviation approvals.

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

A report by county staff shall be received by the committee prior to action on any item before the committee, and shall be part of the record of the application. Reports shall contain a recommendation of action and shall explain such recommendation in relation to the applicable approval criteria provided in this code.

**Sec. 138-181. Record of proceedings.**

- (a) *Records maintenance.* All records of any proceeding before the committee shall be filed with the department of strategic planning and initiatives.
- (b) *Official minutes.* Minutes shall be kept in which applications, recommendations and all determinations or decisions of the committee shall be recorded.
- (c) *Application files.* Application files shall be held and maintained by the department of strategic planning and initiatives.

**Sec. 138-182. Meetings.**

- (a) *Schedule.* The committee shall determine an appropriate meeting schedule to ensure that issues before the committee are reviewed in a timely manner.

- (b) Notice of meetings. The committee shall provide reasonable public notice of all meetings. Such notice will be provided on the county's website and shall provide the location and proposed use of the site plan or other issue the committee will be acting on.
- (c) Public hearing. All meetings of the committee shall be open to the public.
- (d) Quorum. Three members of the committee shall constitute a quorum.
- (e) Voting. Decisions by the committee shall be by majority vote.

**Sec. 138-183. Review of committee's decisions: judicial review.**

A party seeking judicial review of a decision of the committee shall have 30 days from the date of the public hearing which resulted in the approval or denial by the committee to bring the appropriate legal action. The 30-day time period will commence when the decision was finalized at the public hearing, not when the decision was reduced to writing.