

Section 16.10.010 - Establishment of Zoning Districts, Matrices & Map

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16.10.010.1 Zones

In order to carry out the purpose and provisions stated herein, the City is divided into several zoning districts, known and designated as follows:

- A. Neighborhood Traditional Districts:
 - 1. NT-1: Neighborhood Traditional Single-Family
 - 2. NT-2: Neighborhood Traditional Single-Family
 - 3. NT-3: Neighborhood Traditional Single-Family
 - 4. NT-4: Neighborhood Traditional Single-Family

- B. Neighborhood Suburban Districts:
 - 1. NS-1: Neighborhood Suburban Single-Family
 - 2. NS-2: Neighborhood Suburban Single-Family
 - 3. NSM-1: Neighborhood Suburban Multi-Family
 - 4. NSM-2: Neighborhood Suburban Multi-Family
 - 5. NSE: Neighborhood Suburban Estate
 - 6. NMH: Neighborhood Suburban Mobile Home
 - 7. NPUD-1: Neighborhood Planned Unit Development
 - 8. NPUD-2: Neighborhood Planned Unit Development

- C. Corridor Residential Districts:
 - 1. CRT-1: Corridor Residential Traditional
 - 2. CRT-2: Corridor Residential Traditional
 - 3. CRS-1: Corridor Residential Suburban
 - 4. CRS-2: Corridor Residential Suburban

- D. Corridor Commercial Districts:
 - 1. CCT-1: Corridor Commercial Traditional
 - 2. CCT-2: Corridor Commercial Traditional
 - 3. CCS-1: Corridor Commercial Suburban
 - 4. CCS-2: Corridor Commercial Suburban
 - 5. CCS-3: Corridor Commercial Suburban

- E. Industrial:
 - 1. IT: Industrial Traditional
 - 2. IS: Industrial Suburban

- F. Centers:
 - 1. DC-C: Downtown Center, Core

2. DC-1: Downtown Center
3. DC-2: Downtown Center
4. DC-3: Downtown Center
5. DC-P: Downtown Center, Parks
6. RC-1: Retail Center
7. RC-2: Retail Center
8. EC-1: Employment Center
9. IC: Institutional Center

G. Preservation

1. PRES: Preservation

16.10.010.2 Zoning Map

The boundaries of the zoning districts are hereby established as set forth on maps entitled, "Zoning Map" as amended, on file with the City Clerk, which maps are hereby adopted and made a part of this code.

16.10.010.3 Zoning Boundary Lines

Except where referenced on the zoning map to a street boundary line or other designated line by dimensions shown on such map, the zoning district boundary lines are intended to follow lot lines or the center line of street or alleys or rights-of-way as they existed at the time of the adoption of the map or any amendments of the same. See Rules of Interpretation Section.

16.10.010.4 Zoning District Regulations. No building, structure or land shall be used, nor shall any use be established unless it complies with the requirements of this Chapter.

A. Permitted principal uses

The purpose of listing the permitted principal uses contained within the "Matrix: Use Permissions and Parking Requirements" is to identify all principal uses that are allowable on a property within each zoning district.

B. Permitted accessory uses

Accessory uses are those uses which are customarily subordinate to, integrated with, and clearly incidental to a principal use on the same property. The "Matrix: Use Permissions and Parking Requirements" identifies certain accessory uses that are allowable within certain zoning districts.

C. Permissible special exception uses

The purpose of listing the Special Exception uses contained within the "Matrix: Use Permissions and Parking Requirements" is to identify those uses and structures which may be permissible after review and approval by the Development Review Commission (DRC) within each zoning district. The Special Exception uses which are listed are considered to be uses which may be appropriate in the zoning district and require individual review as to their particular characteristics, impacts, and location to determine if they require special conditions to their establishment in order to protect the health, safety and general welfare.

D. Development standards

The development standards contained within this Chapter have been established in order to assure adequate levels of light, air and density of development, to maintain and enhance locally recognized values of community appearance and to promote the safe and efficient circulation of pedestrian and vehicular traffic. The standards are in furtherance of the goals and objectives of the Plan and are found to be necessary for the preservation of the community, health, safety and general welfare.

E. Site requirements

The required area and dimensions of all building sites is sufficient to accommodate the anticipated density of development, open spaces, setbacks and parking spaces.

F. Density

The density of development has been established for each zoning district in accordance with the Plan in order to promote the orderly, efficient and most appropriate growth within the City, consistent with the planned capability of services and infrastructures.

G. Lot size

Where minimum or maximum lot sizes or dimensions are required within the development standards, they have been established in order to promote the type and scale of development envisioned in the Plan and Vision 20/20 plan.

H. Impervious Surface Coverage

Maximum impervious surface coverage requirements contained within certain zoning districts have been established to provide minimum open spaces for light, air and ventilation and to reserve adequate area for open spaces and absorption of water by the ground and aquifer.

I. Height

Height standards are reflective of intensity and scale of development. In order to maintain a sound plan and compatibility with surrounding uses, the height of buildings shall be regulated and intensities directed to the most appropriate location. Factors taken into consideration in the establishment of height criteria are light, air and ventilation and intensity of development.

J. Setbacks

The purpose of setbacks is to assure that an effective separation is provided between properties, structures and uses to foster compatibility, identity, privacy, light, air and ventilation.

K. Building and Site Design Standards

St. Petersburg's rich and unique architectural legacy has contributed significantly to the City's image, economic growth and quality of life. While the City's architectural legacy was previously enriched by the development of raw land, development in recent years has been replaced by redevelopment including, but not limited to, additions to existing buildings, demolition and replacement of existing buildings, and new construction on vacant lots within developed neighborhoods.

St. Petersburg's building and site design standards expect new construction to respect and reinforce the neighborhood context created by existing development. While modern buildings will most likely be larger and have different needs than buildings constructed in the past, all new construction should blend with the established development pattern and not challenge it. For these reasons, many of the design standards seek to ensure that proposed buildings are properly located on the site, provide consistent connectivity for pedestrians and vehicles, and provide the typical features appropriate to the existing context. Contextual site layout will be the number one priority of the building and site design review process.

St. Petersburg desires to allow the property owner and the design professional to choose the architectural style that is appropriate for the project. For these reasons, the design standards do not prescribe the use of certain architectural styles or specific architectural details. However, it is expected that once an architectural style is selected, it will be utilized correctly with the proper choice of materials, detailing, and proportioning. It is further expected that the chosen architectural style will have the features and attributes of a site layout that blends the new construction with the existing neighborhood context.

In order to assist the community with the transition from development to redevelopment, this Chapter establishes building and site design standards to assist the property owner and design professional in choosing materials, proportions, location and other organizational arrangements. The design standards are not intended to restrict imagination, innovation or variety, but rather to assist in focusing design principles. The design standards will permit creative solutions that strengthen the overall contextual setting with a highly diverse architectural legacy of good design and unique urban context.