

**Section 16.20.050 - Neighborhood Planned Unit Development Districts
("NPUD")**

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16.20.050.1 Composition of Neighborhood Planned Unit Developments

The NPUD district allows a variety of residential housing types, within a relatively small area, using imaginative design and avoiding monotonous repetition of pattern. Development within this district is often concentrated, preserving as much of the natural open space as possible.

16.20.050.2 Purpose and Intent

The purpose of the NPUD district regulations is to allow for a variety of housing types, while preserving as much of the open space as possible through imaginative design.

16.20.050.3 Permitted Uses

Uses in these districts shall be allowed as provided in the, Matrix: Use Permissions and Parking Requirements.

16.20.050.4 Introduction to NPUD Districts

The NPUD districts are the NPUD-1 and the NPUD-2 Districts.

16.20.050.4.1 Neighborhood Planned Unit Development – 1 (NPUD-1)

This district allows multi-family structures.

16.20.050.4.2 Neighborhood Planned Unit Development – 2 (NPUD-2)

This district allows multi-family structures.

16.20.050.5 Requirements for Neighborhood Planned Unit Developments

A Neighborhood Planned Unit Development shall require approval of a master development plan. The master development plan shall meet the substantive requirements and conditions of, and shall be approved, as provided in the Use Specific Standards.

The majority of land in St. Petersburg consists of smaller lots which are already developed. Large parcels of land available for redevelopment are uncommon and land assembly can be difficult. The development standards of this Chapter have been designed to address the predominant lot pattern of the City. However, in an instance where a larger tract of land is available, deviation from certain development standards, such as individual lot areas and internal building setbacks, may be appropriate. The criteria set forth in the Use Specific Standards are intended to allow for

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consideration of alternative plans that comply with the development standards set forth in the respective district.

16.20.050.6 Development Potential

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

MINIMUM LOT AREA, MAXIMUM DENSITY & MAXIMUM INTENSITY			
		NPUD-1	NPUD-2
Minimum Lot Area (acres)		1	1
Maximum Residential Density (units per acre)	Residential Density	7.5	10
	Workforce Housing Density Bonus	6	6
Maximum Nonresidential Intensity (floor area ratio)	Nonresidential Intensity	0.30	0.30
	Workforce Housing Intensity Bonus	0.2	0.2
Maximum Impervious Surface (site area ratio)		0.60	0.60
Minimum Common Open Space (percent)		5.0	5.0
Workforce Housing Density and Intensity Bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's Workforce Housing Program and shall meet all requirements of the program. Refer to Technical Standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.			

16.20.050.7 Building Envelope: Maximum Height & Minimum Setbacks

MAXIMUM BUILDING HEIGHT (ALL DISTRICTS)		
Building Height	Beginning of Roofline	Top of Roof Peak
All Buildings	36'	48'
Refer to Technical Standards regarding measurement of building height.		

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MINIMUM BUILDING SETBACKS (ALL DISTRICTS)					
Building Setbacks		NPUD-1		NPUD-2	
		If Building Height is up to 36'	If Building Height is over 48'	If Building Height is up to 36'	If Building Height is over 48'
Standards for the Exterior Perimeter Buildings of a Planned Unit Development	Yards Adjacent to Streets	Perimeter buildings shall meet the predominant front building setback of the abutting properties (not in the development)			
	Interior Yards	7.5'	15'	7.5'	15'
	Waterfront Yards	20'	20'	20'	20'
Refer to Technical Standards regarding measurement of building height. Perimeter building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback. There are no required setbacks for buildings in the interior of a Planned Unit Development.					

16.20.050.8 Building Design

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see Section 16.10.010.

Site Layout and Orientation

The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and Parking Layout and Orientation

1. Planned Unit Developments shall relate to the development of the surrounding. This means that for the perimeter of the development there shall be no internally oriented buildings where rear yards, and rear facades face toward a street or the front façade of a building not in the development.
2. 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 primary street or that is elevated more than 18 inches above grade shall be screened with material compatible with the architecture of the principal structure.
3. Parking, retention ponds, and accessory structures shall be placed to the rear of the property.

Building and Architectural Design Standards

All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building Style

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.