16.20.030 - Neighborhood Suburban Multi-Family District ("NSM")

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16.20.030.1 Composition of Suburban Multi-family Neighborhoods
The NSM district allows medium intensity suburban style garden apartments and is designed to reflect the small and large apartment complexes constructed in the 1970’s and 1980’s. These uses can be found near 4th Street North, Gandy Boulevard, Pinellas Point Drive as well as other areas throughout the City.

16.20.030.2 Purpose and Intent
The purpose of the NSM district regulations is to maintain the existing multi-family densities in the applicable areas. The building design and landscaping requirements are intended to reinforce a suburban development pattern with safe and adequate accommodations for automobiles as well as bicycles and pedestrians. Parking areas are divided and landscaped to reduce the impacts of large areas of asphalt. Emphasis is placed on creating a pedestrian network within these complexes.

16.20.030.3 Permitted Uses
Establishment of uses in this district shall be as provided in the 16.10.020.A, Matrix: Use Permissions and Parking Requirements.

16.20.030.4 Introduction to Subdistricts

16.20.030.4.1 Neighborhood Suburban Multi-family – 1 (NSM-1)
This subdistrict allows multi-family density up to 15 units-per-acre. Additional density is possible when affordable work force housing is provided. Building heights range between one and three stories.
16.20.030.4.2 Neighborhood Suburban Multi-family – 2 (NSM-2)
This subdistrict allows multi-family density up to 24 units-per-acre. Additional density is possible when affordable work force housing is provided. Building heights typically range between two and four stories.
16.20.030.5  Maximum Development Potential

Development potential is slightly different within the subdistricts to respect the character of the applicable areas. 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.

Table REFERENCE – Minimum Lot Size, Maximum Density & Maximum Intensity

<table>
<thead>
<tr>
<th></th>
<th>NSM-1</th>
<th>NSM-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (1) (square feet)</td>
<td>4,500</td>
<td>4,500</td>
</tr>
<tr>
<td>Residential Density (1) (units per acre)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Density</td>
<td>15</td>
<td>24</td>
</tr>
<tr>
<td>Work Force Housing Density Bonus (2)</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Nonresidential Intensity (1) (floor area ratio)</td>
<td>0.50</td>
<td>0.60</td>
</tr>
<tr>
<td>Impervious Surface (1) (site area ratio)</td>
<td>0.65</td>
<td>0.75</td>
</tr>
</tbody>
</table>

Notes:

(1) Refer to technical standards (REFERENCE) regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

(2) Workforce Housing 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 design requirements of the program.

(3) Approval of nonresidential uses in this district shall be as provided in 16.10.020.A, Matrix: Use Permissions and Parking Requirements.
### 16.20.030.6 Building Envelope: Maximum Height & Minimum Setbacks

Table XX.XX – Maximum Building Height (All Subdistricts)

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Beginning of Roofline</th>
<th>Top of Roof Peak</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Building</td>
<td>36’</td>
<td>48’</td>
</tr>
<tr>
<td>Accessory Building</td>
<td>30’</td>
<td>30’</td>
</tr>
<tr>
<td>Workforce Housing</td>
<td>48’</td>
<td>60’</td>
</tr>
</tbody>
</table>

**Note:** Refer to Technical Standards (REFERENCE) regarding measurement of building height.

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**INSERT DRAWING:**

**ELEVATIONS OF TYPICAL 3 and 4-STORY SUBURBAN APARTMENT COMPLEXES WITH HEIGHT REFERENCES**
### Neighborhood Suburban Multi-Family District Regulations
City of St. Petersburg City Code – Chapter 16, Land Development Regulations

#### Table REFERENCE – Minimum Building Setbacks

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>NSM-1</th>
<th>NSM-2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front Yard</strong>&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stoop or Open Porch&lt;sup&gt;(2)(3)(4)&lt;/sup&gt;</td>
<td>15’</td>
<td>N/A</td>
</tr>
<tr>
<td>Building</td>
<td>20’</td>
<td>20’</td>
</tr>
<tr>
<td><strong>Interior Side Yard</strong>&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting Residential</td>
<td>7.5’</td>
<td>15’</td>
</tr>
<tr>
<td>Abutting Nonresidential</td>
<td>7.5’</td>
<td>10’</td>
</tr>
<tr>
<td><strong>Street Side Yard</strong>&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting Residential</td>
<td>15’</td>
<td>15’</td>
</tr>
<tr>
<td>Abutting Nonresidential</td>
<td>10’</td>
<td>10’</td>
</tr>
<tr>
<td><strong>Rear Yard</strong>&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Structure</td>
<td>20’</td>
<td>20’</td>
</tr>
<tr>
<td><strong>Rear Yard</strong>&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>10’</td>
<td>20’</td>
</tr>
<tr>
<td><strong>Interior, Between Buildings</strong></td>
<td>15’</td>
<td>15’</td>
</tr>
</tbody>
</table>

**Notes:**

1. Yard types shall be as defined under Section REFERENCE.
2. Stoop encroachments into the required front yard shall not exceed three (3) feet in height and six (6) feet in width.
3. Stoop and porch encroachments into required side and rear yards shall be permitted as provided under Section REFERENCE.
4. Porches in the front yard setback shall remain open and shall not be enclosed. Enclosing a front porch shall require compliance with the front yard setback for the principle building. Screening of porches is discouraged but shall be permitted provided that the original porch openings are maintained. Reducing the size of opening or installation of screens shall be prohibited.

#### Table REFERENCE – Minimum Building Setbacks for SE Uses

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>NSM-1</th>
<th>NSM-2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SE Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Yards (including waterfront)</td>
<td>35’</td>
<td>35’</td>
</tr>
</tbody>
</table>

**Note:** Yard types shall be as defined under Section REFERENCE.
16.20.030.7 Roof Lines and Slopes
Required building setbacks increase above 36 feet. Above 36 feet, a cornice line shall be provided and the roofline shall begin. The roof slope shall not exceed 45 degrees (12:12 pitch). The roof peak shall not exceed the maximum height of 48 feet. If a sloped roof is not characteristic of the design style, the wall plane shall be accentuated with a cornice line at or below 36 feet in height. Any portion of the wall plane exceeding 36 feet in height shall be no closer than twice the normally required side yard setback.

INSERT DRAWING:

ELEVATIONS OF TYPICAL
3 and 4-STORY
SUBURBAN APARTMENT COMPLEXES
WITH HEIGHT REFERENCES
FOR PITCHED AND FLAT ROOF DESIGNS

Figure REFERENCE – Roof Lines and Slopes
16.20.030.8 Towers and Turrets
Many architectural styles feature towers and turrets. These features shall be permitted to violate the wall plane setback, provided no horizontal dimension exceeds 16 feet.

16.20.030.9 Dormers
Many architectural styles feature dormers. Like towers and turrets, these features may violate the wall plane setback, provided the width of the dormer shall not exceed 50% of the roof width, or 16 feet of length, whichever is less. Dormers shall be compatible with the chosen architectural style.
16.20.030.10 Approved Neighborhood Plans
There are dimensional characteristics of existing neighborhoods related to building setbacks related to the rhythm of spacing between buildings (side yard setbacks), front yard setbacks, and alignment of buildings along the block face. Therefore, minimum yard setback characteristics of neighborhoods with approved Neighborhood Plans may differ from the requirements of this district. The POD may approve residential development that meets setback characteristics and standards identified in approved Neighborhood Plans and said approval shall not constitute a variance. Approval shall be based on the following:

a. Front and side yard setbacks permitted in the neighborhood will be based on predominate building setbacks established in the block containing the proposed development.

b. Evaluation of building setbacks will also consider the pattern of building setbacks on the block(s) adjacent to the proposed development.

The POD shall notify all property owners within 200 feet of the subject property as shown in current tax rolls and any other person or group which has on file with the POD a request to be notified. Request for notification must be renewed on an annual basis. Notification of the application shall be by regular mail postmarked no later than 10 days prior to action on the application. Public notice of the application shall be posted on the property at least seven days prior to the action. Notice shall include the earliest date on which the POD's action may be taken. Any persons may file with the POD, prior to the action, a written protest to the application. Failure to give notice of review of the application shall not invalidate the action of the POD. If a protest to the application has been filed, the application will be forwarded to the Community Preservation Commission for review and action. The Community Preservation Commission shall follow the notification procedures required for variances.

16.20.030.11 Building Design
The following design criteria allows 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 and aesthetic for the pedestrian. For a more complete introduction, see REFERENCE.

**Site Layout and Orientation**

The City of St. Petersburg 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. Newly created complexes shall relate to the development of the surrounding streets. At minimum, this means there shall be no internally oriented complexes by which privacy walls, rear yards, and rear facades face outward towards the perimeter of the development.

2. All service areas and loading docks and shall be located behind the front facade line of the principle structure.

3. All mechanical equipment and utility functions (For e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principle structure. Mechanical equipment that is visible from the primary roadway or that is elevated more than 18 inches above grade shall be screened with material compatible with the architecture of the principle structure.
4. Parking, retention ponds, and secondary uses shall be placed to the rear of the property.

5. When multi-family structures have garages or driveways off of the roadway system, driveways shall have a minimum depth of 20 feet from the sidewalk edge.

Vehicle Connections

1. Access to parking shall be designed to take advantage of the first available alternative in the following prioritized list:
   a. Access shall be made from the alley or secondary roadway;
   b. Where no alley or secondary roadway is present, access shall occur from the primary roadway. The dimensional requirements of the access shall be the minimal necessary based on engineering standards and shall service the entire complex, not individual units.

Pedestrian Connections

1. Each ground floor multi-family unit or commercial building that abuts a street edge shall contain a primary entrance, which faces the primary roadway. Primary entry features shall include decorative door surrounds, porches, porticos and/or stoops. Courtyard entries shall qualify.

Building and Architectural Design Standards

All buildings shall present an inviting, human scale façade to the public roadway, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building shall 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. REFERENCE

2. Renovations, additions and accessory structure 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. REFERENCE

Wall Composition

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

1. Structures which are situated on corner lots, through lots, or by the nature of the site layout are clearly visible from rights-of-way shall be designed with full architectural treatment on all visible sides. Such treatment shall include roof design, wall materials, and architectural trim, and door and window openings as applicable. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.
Transparency
The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.

1. Windows on the primary and street side façades shall be organized and evenly distributed in a consistent, rational pattern.

2. Windows shall not be flush mounted. Windows recessed less than three (3) inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three (3) inches or more shall feature a window sill.

Roofs
Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or decorative parapet wall compatible with the architectural style of the building. Flat roofs that reinforce and identifiable architectural style are allowed.

Building Materials
Building material standards protect neighboring properties and the economic viability of the City by holding the building’s value longer thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.