st.petersburg
www.stpete.org

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corrdidor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**											**OTHER**								
CITYWIDE																																							
Accessory Use and Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				see specific use	see specific use	see specific use	Uses or structures which are customarily subordinate or incidental to the lawful principal use of a building or premises. These uses are not required to be a 'permitted' use in the zoning district.
Adaptive Reuse	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				see specific use	see specific use	see specific use	Conversion of certain existing structures or properties which are, or are at risk of, becoming vacant, under-utilized, or demolished to an economically sustainable uses. (see Use Specific Development Standards)
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	G	G	G	G	NC	G	G	G	G	G	G	NC	G	G				none	none	none	Any occupied residence in which child care is regularly provided for five or less children from at least two unrelated families and which receives a payment, fee or grant for any of the children receiving care, whether or not operated for profit.
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	P	P	P	NC	NC	NC				none	none	none	A licensed business conducted from within a lawful dwelling unit according to the applicable use restrictions set forth in this Chapter. (See Use Specific Development Standards)
Redevelopment of Grandfathered Uses	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				see specific use	see specific use	see specific use	(See Application and Procedures Section)
Large Tract Planned Development	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	NC	NC	NC	NC	NC	SE	SE	SE	SE	SE	SE	SE	SE	SE							(See Use Specific Development Standards)
RESIDENTIAL USES																																							
Accessory, Dwelling Unit	P	G	P	P	G	G	G	P	P	P	P	P	P	P	P	G	G	G	G	G	P	G	NC	G	G	G	G	G	G	NC	NC	NC	1100	1130		1 space for units with up to 2 bedrooms; plus 0.5 for each additional bedroom	1 space for units with up to 2 bedrooms; plus 0.5 for each additional bedroom	1 space for units with up to 2 bedrooms; plus 0.5 for each additional bedroom	An independently functioning dwelling unit which is an accessory use to the principal dwelling unit on the same lot and which has a separate kitchen. These uses are sometimes referred to as "garage apartments," "granny flats," or "carriage houses." (See Use Specific Development Standards)
Accessory, Living Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	G	G	G	G	G	P	G	NC	G	G	G	G	G	G	NC	NC	NC	1100	1130		Shall be interpreted as 1 bedroom when calculating parking for "dwelling, single-family." Two bedrooms shall count as 2 bedrooms.	Shall be interpreted as 1 bedroom when calculating parking for "dwelling, single-family." Two bedrooms shall count as 2 bedrooms.	Shall be interpreted as 1 bedroom when calculating parking for "dwelling, single-family." Two bedrooms shall count as 2 bedrooms.	Additional living space which is separated from the principal residence which does not function as an independent dwelling unit and which utilizes the same cooking facilities, street address and utility meter as the principal residence. (See Use Specific Development Standards)
Accessory Dwelling Unit, Owner/Manager	NC	NC	NC	NC	NC	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	P	P	P	P	P	P				1 space for units with up to 2 bedrooms; plus 0.5 for each additional bedroom	1 space for units with up to 2 bedrooms; plus 0.5 for each additional bedroom	1 space for units with up to 2 bedrooms; plus 0.5 for each additional bedroom	No more than one on-premises dwelling unit for occupancy by the owner, lessor, manager, watchman, or custodian in connection with the operation of any permitted or permissible use.
Accessory Artist in Residence	NC	NC	NC	NC	NC	NC	NC	NC	NC	A	A	A	A	A	A	A	A	A	A	A	A	A	NC	A	A	A	A	A	A	A	A	A				1 space per unit	1 space per unit	1 space per unit	Dwelling space that is accessory to a museum, galley, art production facility or other art facility where an artist resides for a short period of time as a result of a relationship with the art facility involving a special exhibition, project oversight, educational endeavors, etc. No more than 10% of the gross floor area of any art facility shall be utilized for this use. This is not a dwelling unit, but an accessory use to assist with the artistic endeavor.
Assisted Living Facility	G	G	G	G	G	P	G	SE	SE	P	P	P	P	P	P	P	P	NC	SE	SE	SE	SE	NC	P	P	NC	SE	SE	SE	NC	NC	NC				2 spaces, plus 1 per 4 beds	2 spaces, plus 1 per 4 beds	2 spaces, plus 1 per 4 beds	An establishment providing a place of residence with common, centralized eating and activity facilities, in which the residences consist of individual rooms or quarters occupied by one or two persons with or without individual cooking facilities. These uses are commonly referred to as "Retirement Homes". (See Section 429, F.S.)

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**											**OTHER**								
Community Residential Home, 1 to 6 residents	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	P	P	P	NC	NC	NC			6232	2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom	2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom	2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom	A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a home for six (6) or fewer unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. (See Use Specific Development Standards)
Community Residential Home, 7 to 14 residents	G	G	G	G	G	P	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	SE	SE	SE	NC	NC	NC			6232	2 spaces, plus 1 per 3 residents	2 spaces, plus 1 per 3 residents	2 spaces, plus 1 per 3 residents	A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a living environment for seven (7) to fourteen (14) unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. (See Use Specific Development Standards)
Community Residential Home, more than 14 residents	NC	NC	NC	NC	NC	SE	NC	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	NC	SE	SE	SE	SE	SE	SE	NC	NC	NC				2 spaces, plus 1 per 3 residents; Loading area required	2 spaces, plus 1 per 3 residents; Loading area required	2 spaces, plus 1 per 3 residents; Loading area required	A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a living environment for more than 14 unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. (See Use Specific Development Standards)
Dormitory	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	NC	NC	NC	NC	A	A	A	NC	NC	NC				1 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Loading area required for more than 5 units	1.5 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Loading area required for more than 5 units	1 per unit; Loading area required for more than 5 units	A building or group of buildings designed to provide sleeping accomodations, but not individual cooking facilities, for unrelated persons who are registered students at a post secondary school on a seasonal or year-round basis, and is managed by the institution at which the students are registered.
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	G	G	G	G	NC	G	G	G	G	G	G	NC	G	G	1100	1110		2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom	2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom	2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom	A detached residence designed for or occupied exclusively by one family. This term shall include "Modular" structures assembled in a factory, transported to the site, and which comply with the applicable building codes but which are not mobile homes.
Dwelling, Live/Work	NC	NC	P	NC	NC	NC	NC	NC	NC	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	SE	SE	SE	SE	NC	NC	NC				use detached single-family dwelling standard for residential and required ratio for gfa of nonresidential use	use detached single-family dwelling standard for residential and required ratio for gfa of nonresidential use	use multi-family dwelling standard for residential and required ratio for gfa of nonresidential use	An establishment that includes a dwelling unit and an area for nonresidential use by the residents. The nonresidential use must meet the requirements of the zoning district. The uses shall have shared connections and amenities. The nonresidential use may have employees.
Dwelling, Multifamily	G	G	G	G	G	P	G	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	A	A	A	NC	G	NC	1100	1200		1 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Loading area required for more than 5 units	1.5 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Loading area required for more than 5 units	1 per unit; Loading area required for more than 5 units	A building designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not multiple family dwellings. Accessory uses include clubhouses, recreational and laundry facilities. Minimum gross floor area shall be, for an efficiency/studio unit - 375 sf; one bedroom unit - 500 sf; two bedroom unit - 750 sf; for dwelling units with more than two bedrooms, an additional 200 sf for each additional bedroom.
Mobile Home	NC	NC	NC	NC	NC	G	P	NC	G	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	1100	1150		not applicable (nonconforming)	2 per dwelling unit	not applicable (nonconforming)	A dwelling unit constructed in a factory before June 15, 1976, or constructed after June 15, 1976 in compliance with the federal Manufactured Home Construction and Safety Standards (the HUD code) for manufactured homes. Mobile homes are not self-propelled.
ACCOMODATIONS																																							
Bed and Breakfast	SE	SE	P	NC	NC	NC	NC	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	NC	NC	NC	NC	NC	NC	NC	1310		7E+05	2 spaces for owner/manager's bedroom, plus 1 per additional bedroom	2 spaces for owner/manager's bedroom, plus 1 per additional bedroom	2 spaces for owner/manager's bedroom, plus 1 per additional bedroom	A building of a residential character other than a hotel, motel or other transient accomodation which provides daily overnight accommodation and morning meal services to transients in return for payment. (See Use Specific Development Standards)
Kennel	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P				1 per 400 sf gfa	1 per 300 sf gfa	not applicable (nonconforming)	An establishment for the keeping of more than five adult dogs or 10 adult cats on site for longer than 24 hours. A combination of dogs and cats may be kept on site with cats being permitted on a two to one ratio with dogs but the total amount of dogs and cats shall not exceed the equivalent of the maximum number of dogs. "Adult" means having attained the age of one calendar year or greater.

st.petersburg
www.stpete.org

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corrdidor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Instituitional Center (CRD)	IC: Instituitional Center (I)	IC: Instituitional Center (R/OG)	IC: Instituitional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**											**OTHER**								
Hotel	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	P	P	P	P	P	P	P	P	P	NC	P	P	P	SE	NC	NC	NC	NC	P	1300	1330	7211	1 per room; Passenger loading area required	1 per room; Passenger loading area required	1 per 4 rooms; Passenger loading area required	Esblishments providing transient accommodation units available for the accommodation of persons more than three times in any consecutive 365-day period, each for a term less than monthly, in which meals may or may not be provided, and in which principal access to all transient accommodation units is through an inside lobby or office supervised by a person in charge at all hours. The term includes, but is not limited to, transient accommodation units, without regard to whether such units are available on a rental basis or by other forms of agreement or property ownership. Hotels may include internal restaurant and accessory commercial uses for guests, fitness facilities, swimming pools, or shuttle services between hotels, airports, or other destination points.
Motel	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	1300	1330	7211	1 per unit	1 per unit	1 per unit	Establishments providing transient accommodation units are available for the accommodation of persons more than three times in any consecutive 365-day period, each for a term less than monthly, in which a majority of the units have direct entrances from the outside, and in which parking spaces are oriented to the units in such a manner as to facilitate direct access from such units to the automobiles of the occupants. The term includes, but is not limited to, transient accommodation units, without regard to whether such units are available on a rental basis or by other forms of agreement or property ownership.
Pet Care Indoor	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	NC	NC	NC	NC	P	P				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing individual and personal service functions for pets, including pet day care services for a period of time not to exceed twenty-four (24) hours. There shall be no outdoor areas for pet use.
Pet Care Indoor/Outdoor	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing individual and personal service functions for pets, including pet day care services for a period of time not to exceed twenty-four (24) hours. Outdoor areas for pet use are allowed.
Nursing Home	G	G	G	G	G	P	G	G	G	P	P	P	P	P	P	P	P	NC	SE	SE	SE	SE	NC	P	P	NC	SE	SE	SE	NC	NC	NC	1220-1250		6231	1 per 3 beds	1 per 2 beds	1 per 4 beds	An establishment that provides, for a period exceeding 24-hours, nursing care, personal care, or custodial care for persons not related to the owner or manager by blood or marriage, who by reason of illness, physical infirmity, or advanced age require such services, but shall not include any place providing care and treatment primarily for the acutely ill.
COMMERCIAL and OFFICE USES																																							
Bank without Drive-Thru	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	NC	NC	NC	NC	P	2200-2400	2100 4120		1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing financial services including check cashing, receiving, lending, and safeguarding of money and other valuable items.
Bank with Drive-Thru	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	NC	P	NC	SE	SE	P	P	P	SE	SE	NC	NC	NC	P	P	A	A	NC	NC	NC	G	G	2200-2400	2100 4120		1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing financial services including check cashing, receiving, lending, and safeguarding of money and other valuable items with a drive-thru facility. The drive-thru facilityis subject to the Use Specific Development Standards.
Brewery	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	SE	NC	NC	G	P	G				1 per 1,000 sf gfa	1 per 500 sf gfa	1 per 1,000 sf gfa	Establishments that are primarily a brewery, which produce more than 15,000 barrels (465,000 US gallons / 17,602.16 hectoliters) per year. A regional (small) brewery typically has an annual beer production of between 15,000 and 6,000,000 barrels. A large brewery typically has an annual beer production of more than 6,000,000 barrels. (See Use Specific Development Standards).
Cafe, Neighborhood Scale	G	G	P	G	G	G	G	G	G	A	P	G	P	G	P	G	G	G	G	G	P	G	NC	G	G	G	G	G	G	G	G	G				1 per 600 sf gfa; the first 1,200 sf gfa is exempt from the minimum parking requirements	1 per 200 sf	1 per 600 sf gfa; the first 1,200 sf gfa is exempt from the minimum parking requirement	Establishments serving and selling food prepared on the premise, or beverages, which are generally intended for immediate on- or off-side consumption. This use shall be located within a completely enclosed building and limited to the first floor of an existing building which was originally constructed for a commercial use. Is an existing building was not originally constructed for a commercial use or is a new building, the maximum gfa for each such use in the building shall be 1,200 sf in 'Traditional' districts and 2,400 sf in 'Suburban' and 'Downtown' districts, and the gfa of all such uses shall not exceed 25% of any building. When located within the Central Avenue Corridor Activity Center, this land-use type shall only be allowed as an accessory use not to cumulatively exceed 50% of the gross floor area for the first floor and

st.petersburg
www.stpete.org

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**											**OTHER**								
Car Wash and Detailing	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	SE	SE	A	G	G	G	G	NC	SE	SE	NC	NC	NC	NC	NC	A	P		2593	8E+05	1 for each self-service wash bay or vacuum stall; 1 per 300 sf gfa of retail or office space; 5 stacking spaces per full-service or automated tunnel	1 for each self-service wash bay or vacuum stall; 1 per 300 sf gfa of retail or office space; 5 stacking spaces per full-service or automated tunnel	1 for each self-service wash bay or vacuum stall; 1 per 300 sf gfa of retail or office space; 5 stacking spaces per full-service or automated tunnel	Establishments providing full- or self-service washing and detailing for motor vehicles and domestic equipment. Retail sale of automotive products is permitted as an accessory use. (See Use Specific Development Standard)
Catering Service / Food Service Contractor	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	P	P	P	P	P	NC	P	P	NC	A	NC	NC	NC	P	P	2560 - 2570		72232	1 per 300 sf gfa; Loading area required	1 per 200 sf gfa; Loading area required	1 per 500 sf gfa; Loading area required	Establishments providing prearranged on- or off-site meal preparation and delivery services for off-site consumption at a lawful principal use. This term shall not include Restaurants and Bars which may perform these activities.
Drive-ThruFacility or Use with a Drive-Thru	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	P	P	P	SE	SE	NC	NC	NC	P	P	A	A	NC	NC	NC	G	G		2110 2210		no additional parking required; see standard for principal use; see stacking standards under use restrictions	no additional parking required; see standard for principal use; see stacking standards under use restrictions	no additional parking required; see standard for principal use; see stacking standards under use restrictions	An accessory use to a lawful business establishment, such as a fast food restaurant, designed to enable customers in parked vehicles to transact business with persons inside of the principal building, subject to the applicable use restrictions set forth in this Chapter. Bank drive-thrus are regulated separately as 'Bank with Drive-Thru'. (See Use Specific Development Standard)
Drug Store or Pharmacy	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	NC	NC	NC	A	A	2161			1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing retail sale of prescription or nonprescription drugs, as well as medical, healthcare and other personal products. Uses involving drive-thru facilities shall be subject to the applicable use restrictions.
Gas or Fueling Station	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	G	P	P	P	G	G	G	G	NC	SE	SE	A	NC	NC	NC	NC	NC	A				1 per 300 sf gfa (spaces adjacent to fuel pumps not included); Loading area required	1 per 200 sf gfa (spaces adjacent to fuel pumps not included); Loading area required	1 per 500 sf gfa (spaces adjacent to fuel pumps not included); Loading area required	Establishments that sell automotive fuels including, but not limited to, diesel fuel, gasoline, gasohol and ethanol. These establishments are typically composed of gas or fuel pumps, an overhead canopy and attendant shelter. These establishments may be provided in combination with other uses if allowed in the zoning district and shall comply with all applicable Use Specific Development Standards. For example, convenience stores or food marts shall be reviewed as 'retail sales and service,' automobile repair shall be reviewed as 'motor vehicle service and repair,' and an automated or manual car wash shall be reviewed as 'car wash and detailing.'
Indoor Urban Vehicle Sales	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	NC	P	P	NC	NC	NC	P	P	NC	NC	NC	NC	NC	NC	NC				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments engaged in selling motor vehicles where the majority of the sales and display area exist inside of a completely enclosed building and no more then 1 car or 4 scooters is displayed outdoors.
Microbrewery	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	SE	SE	P	P	P	SE	SE	SE	NC	NC	P	P	A	A	P	NC	NC	P	P				1 per 1,000 sf gfa; Additional parking based on type of accessory use	1 per 500 sf gfa; Additional parking based on type of accessory use	1 per 1,000 sf gfa; Additional parking based on type of accessory use	Establishments that are primarily a brewery, which produce no more than 15,000 barrels (465,000 US gallons / 17,602.16 hectoliters) of beer per year. Microbreweries sell to the general public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and, directly to the consumer for consumption on the premises or for retail carryout sale. (See Use Specific Development Standards)
Mixed Use (Mixture of Permitted & Accessory Uses.)	G / NC	G / NC	P	G / NC	G / NC	G / NC	G / NC	NC	NC	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		2300		See standards for each specific use; See shared parking standards under use restrictions	See standards for each specific use; See shared parking standards under use restrictions	See standards for each specific use; See shared parking standards under use restrictions	Establishments with two or more different uses on the same site. This term shall not include developments with one (1) accessory dwelling unit, a live/work dwelling or a home occupation. Whether a mixed use is grandfathered or nonconforming is determined based on the status of the specific use in the zoning district. (See Use Specific Development Standard)
Motor Vehicle Service and Repair	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	P	P	NC	NC	NC	NC	NC	NC	G	G	G	P	NC	NC	SE	P	SE	2110	2280	811	1 per 200 sf gfa including indoor repair bays	1 per 200 sf gfa including indoor repair bays	not applicable (nonconforming)	Establishments providing service and repair of light-duty domestic motor vehicles, vehicles, boats and/or watercraft. (See Use Specific Development Standards)
Office, General	G	G	P	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	P	G	P	A	A	A				1 per 400 sf gfa	1 per 300 sf gfa	1 per 500 sf gfa	Establishments where persons conduct business or carry on stated occupations. The term includes administrative, business and professional offices (including mental health counseling or treatment), radio and television studios, and governmental offices. The term does not include medical or dental offices.
Office, Medical	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	SE	P	P	NC	G	G				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments where persons perform routine medical or dental examinations, treatments and procedures as outpatient services.

st.petersburg
www.stpete.org

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**												**OTHER**								
Office, Temporary Labor (Day Labor)	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	NC	NC	NC	NC	P	P			56132	1 per 200 sf gfa	not applicable (nonconforming)	not applicable (nonconforming)	Establishments where prospective employees gather to seek temporary construction or industrial labor positions, or similar positions of temporary employment.
Office, Veterinary	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	SE	P	P	NC	P	P	2418		54194	1 per 300 sf gfa; see kennel requirements, if applicable	1 per 200 sf gfa; see kennel requirements, if applicable	1 per 500 sf gfa; see kennel requirements, if applicable	Establishments with licensed practitioners of veterinary medicine, dentistry, or surgery for animals, including establishments providing testing services for licensed veterinary practitioners. (See Use Specific Development Standards)
Outdoor Sales, Accessory Use	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	P	P	P	P	P	G	G	G	NC	NC	P	P	P	NC	NC	NC	NC	P	P				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Areas of private property outside of completely enclosed buildings used to display goods for sale to the general public accessory to a lawful retail sales and service use. (See Use Specific Development Standards)
Outdoor Sales, Accessory Use Garden Oriented	NC	NC	P	NC	NC	NC	NC	NC	NC	G	G	G	P	P	P	P	P	P	P	P	P	NC	NC	P	P	NC	NC	NC	NC	NC	P	G				See Use Specific Development Standards	See Use Specific Development Standards	See Use Specific Development Standards	Areas of private property outside of completely enclosed buildings used to display garden oriented goods for sale to the general public accessory to a lawful retail sales and service use. (See Use Specific Development Standards)
Outdoor Sales, Principal Use Outdoor Oriented Goods	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	NC	NC	P	P	P	NC	NC	NC	NC	NC	SE	SE	NC	P	NC	NC	NC	A	G				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments selling outdoor oriented goods where the majority of the sales and display area exists outside of a completely enclosed building such as for sales of vehicles, boats, pools, spas, etc. (See Use Specific Development Standards)
Outdoor Sales, Principal Use Garden Oriented	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	P	P	P	P	P	NC	NC	P	NC	NC	SE	SE	NC	NC	NC	NC	NC	G	G				1 per 400 sf gfa of office; 1 per 1,500 sf gfa of indoor or outdoor sales and display or storage area; Cargo loading area required	1 per 400 sf gfa of office; 1 per 1,500 sf gfa of indoor or outdoor sales and display or storage area; Cargo loading area required	1 per 400 sf gfa of office; 1 per 1,500 sf gfa of indoor or outdoor sales and display or storage area; Cargo loading area required	Establishments selling primarily garden oriented goods where the majority of the sales and display area exists outside a completely enclosed building. (See Use Specific Development Standards)
Outdoor Storage, Accessory Commercial	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	P	P	P				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Areas of private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than 24 hours, and where the outdoor storage use is accessory to a lawful principal commercial use. (See Use Specific Development Standards)
Restaurant and Bar, Brewpub	G	G	G	G	G	G	G	G	G	G	SE	G	G	P	P	P	P	P	P	P	A	P	NC	P	P	A	A	P	NC	NC	A	A	2500	2220		1 per 150 sf gfa	1 per 150 sf gfa	1 per 500 sf gfa	Establishments that are primarily a restaurant and bar, but which include the brewing of beer as an accessory use. A brewpub produces only enough beer for consumption on the premises or for retail carryout sale in containers commonly referred to as growlers. (See Use Specific Development Standards.)
Restaurant and Bar, Indoor	G	G	P	G	G	G	G	G	G	G	P	G	G	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	P	A	NC	A	A	2500	2220		1 per 150 sf gfa	1 per 150 sf gfa	1 per 500 sf gfa	Establishments serving or selling food prepared on the premises, or beverages, which are generally intended for immediate on- or off-site consumption.
Restaurant and Bar, Accessory Outdoor Area	G	G	A	G	G	G	G	G	G	G	A	G	G	A	A	A	A	A	A	A	A	A	NC	A	A	A	A	A	A	NC	A	A				no additional parking required	no additional parking required	no additional parking required	An unenclosed outdoor area for eating, drinking and socializing that is an accessory use to a 'Restaurant and Bar, Indoor.' This is different from a 'Restaurant and Bar, Indoor and Outdoor.' (See Use Specific Development Standards)
Restaurant and Bar, Indoor and Outdoor	G	G	G	G	G	G	G	G	G	G	SE	G	G	P	P	P	P	P	P	P	A	P	NC	P	P	A	A	P	NC	NC	A	A				1 per 150 sf gfa	1 per 150 sf gfa	1 per 500 sf gfa	Establishments serving or selling food prepared on the premises, or beverages, which are generally intended for immediate on- or off-site consumption. This includes an oudoor area for eating, drinking and socializing. (See Use Specific Development Standards)
Retail Sales and Service	G	G	G	G	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	A	A	A	A	A	2115 2120-2155 2160-2163	2200-2592	44-45	1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments selling goods to the general public, businesses and institutions for professional, personal and household consumption. Establishments may provide after-sales services, such as repair and installation, which are incidental to the sale of such goods. The display of merchandise and all retail and service transactions shall be conducted within comlpetely enclosed building(s). (See Use Specific Development Standards)

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**												**OTHER**								
Retail, Neighborhood Scale	G	G	P	G	G	G	G	G	G	A	P	G	P	G	P	G	G	G	G	G	P	G	NC	G	G	G	G	G	G	G	G	G				1 per 600 sf gfa; the first 1,200 sf gfa is exempt from the minimum parking requirements	1 per 200 sf	1 per 600 sf gfa; the first 1,200 sf gfa is exempt from the minimum parking requirement	Establishments selling goods stored within completely enclosed buildings to the general public only on the first floor of an existing building which was originally constructed for a commercial use. If an existing building was not originally constructed for a commercial use or is a new building, the maximum gfa for each such use in the building shall be 1,200 sf in 'Traditional' districts and 2,400 sf in 'Suburban' and 'Downtown' districts, and the gfa of all such uses shall not exceed 25% of any building. When located within the Central Avenue Corridor Activity Center, this land-use type shall only be allowed as an accessory use not to cumulatively
Service Establishment	G	G	G	G	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	NC	NC	A	A	P				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments for servicing, repairing, or installing tangible personal property or providing personal services including, but not limited to, the following: self service laundromat, dry cleaning, catering, tattoo parlors, and body piercing studios; services and repair of radios, televisions, computers and related equipment, and sound reproduction systems; locksmith shops; and small appliance service or repair shops. The term also includes office services and personal services, which are defined in this section.
Service, Fleet-Based	NC	NC	NC	NC	NC	G	G	NC	NC	G	G	G	G	G	G	P	P	NC	NC	NC	NC	NC	NC	P	P	P	A	NC	NC	G	P	P	2116	2270		1 per 400 sf gfa in addition to on-site parking for fleet vehicles	1 per 300 sf gfa in addition to on-site parking for fleet vehicles	1 per 500 sf gfa in addition to on-site parking for fleet vehicles	Establishments using one or more light commercial or fleet vehicles to provide primarily off-site/mobile services including, but not limited to, pest control, cable television, plumbing, irrigation, electrical, air conditioning, lawn care, mobile detailing, tree service, locksmith, taxi, and limousine services.
Service, Office	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	P	G	G	NC	A	P		2100		1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing support services for the operational needs of office uses including, but not limited to, shipping, facsimile transmission, copying and printing services, and the sale or rental of office supplies, equipment or furniture or combination thereof. The term does not include temporary labor offices. (See Use Specific Development Standards)
Service, Personal	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	G	A	NC	G	A	2600		8121	1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing individual and personal service functions including, but not limited to, functions such as hair and beauty care facilities, nail and tanning salons, day spas, licensed massage establishments, dry cleaning and laundry service (collection and distribution only), shoe shine and repair, dressmaking, tailoring and garment repair shops. The term shall not include tattoo parlors or body piercing studios. (See Use Specific Development Standards)
Studio	G	G	P	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	A	P	A	A	NC	P	G	5160			1 per 500 sf gfa	1 per 300 sf gfa	1 per 1,000 sf gfa	Establishments used for the production or teaching of art, writing, dance, theater, or similar endeavors of an artistic or creative nature, or sports and recreational endeavors such as martial arts.
INDUSTRIAL, MANUFACTURING and WAREHOUSING USES																																							
Construction Establishment	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC*	P	P	NC	NC	NC	NC	NC	NC	G	G	G	G	G	G	NC	P	P	7000		23	1 per 2,000 sf gfa	1 per 1,500 sf gfa	not applicable (nonconforming)	Establishments involved in construction of new buildings, additions, alterations, reconstruction, installation, repairs, demolition, blasting, test drilling, landfilling, leveling, dredging, earthmoving, excavating, land drainage, and other land preparation and development. Accessory office space and outdoor storage is allowed. (See Use Specific Development Standards) * Construction Establishments located within the Downtown Industrial Park (DIP) Redevelopmetn Plan boundary shall be allowed by Special Exception (SE).
Laboratories and Research and Development	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	SE	SE	SE	SE	NC	P	P	SE	NC	NC	P	P	P	P	P	SE	NC	P	P	6513	2615	54138 33911 6 6215	1 per 1,000 sf gfa	1 per 500 sf gfa	1 per 1,000 sf gfa	Establishments engaged in (1) testing and analysis of products, materials or biological organisms; (2) investigation of natural, physical, or social sciences; or (3) engineering and development as an extension of investigation, with the objective of creating an end product. No manufacturing is conducted on the premises except for experimental or testing purposes.
Manufacturing - Light, Assembly and Processing	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	NC	SE	SE	SE	NC	NC	G	G	P	SE	NC	NC	G	P	P		2610		1 per 1,000 sf gfa	1 per 500 sf gfa	1 per 1,000 sf gfa	Establishments engaged in the manufacture (predominantly from previously prepared materials) of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products with no outdoor storage or processing of equipment or materials of any kind.
Manufacturing - Heavy	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	SE	NC	NC	G	P	G				1 per 1,000 sf gfa	1 per 500 sf gfa	1 per 1,000 sf gfa	Establishments engaged in the manufacture, processing or assembly of materials or substances into parts or products. Such use may include the outdoor storage and processing of materials and equipment.
Outdoor Storage, Principal Use	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	SE	P	SE				1 per 5,000 sf of outdoor storage area	1 per 5,000 sf of outdoor storage area	not applicable (nonconforming)	Areas on private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours. (See Use Specific Development Standards)

st.petersburg
www.stpete.org

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**												**OTHER**								
Outdoor Storage, Accessory Industrial	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	P	P				1 per 2,000 sf gfa	1 per 2,000 sf gfa	not applicable (nonconforming)	Areas on private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours, and where the outdoor storage use is accessory to a lawful principal industrial use. (See Use Specific Development Standards)
Publishing and Printing	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	NC	P	P	NC	NC	NC	SE	SE	P	SE	NC	NC	NC	P	P	4210-4211		5111	1 per 1,000 sf gfa	1 per 1,000 sf gfa	1 per 1,000 sf gfa	Establishments that print books, newspapers or other printed materials, or create, reproduce, or package printed materials or software. Accessory uses such as distribution or circulation facilities are allowed.
Recycling Center	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	4343 4346			1 per 1,000 sf gfa	1 per 1,000 sf gfa	not applicable (nonconforming)	Establishments which collect recyclable materials for delivery to a processing facility.
Salvage Yard	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	NC	2120, 4343			1 per 200 sf gfa; 1 per 10,000 sf outdoor storage	not applicable (nonconforming)	not applicable (nonconforming)	Establishments where junk, waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking or salvage yards, used lumber yards, housewrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of operative second hand cars, salvaged machinery, used furniture, radios, stoves, refrigerators or similar household goods and appliances in working order nor shall it apply to the possessing of used, discarded, or salvaged materials as part of manufacturing operations. (See Use Specific Development Standards)
Storage, Self / Mini Warehouse	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	G	G	SE	A	NC	A	A	G	NC	NC	A	A	G	G	NC	NC	G	P	P				Office area: 1 per 400 sf gfa; Storage area: 1 per 100 storage bays or units; Loading area required	Office area: 1 per 300 sf gfa; Storage area: 1 per 50 storage bays or units; Loading area required	Office area: 1 per 500 sf gfa; Storage area: 1 per 100 storage bays or units; Loading area required	Establishments consisting of a building(s) containing separate storage units of less than 400 square feet each and which are used for storage of personal property, subject to the applicable use restrictions set forth in this Chapter. Additional use restrictions apply when located within a designated activity center (See Use Specific Development Standards)
Towing and Freight Trucking	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	P	P	4138 4140		48841 4841-4842	1 per 400 sf gfa of office; 1 per 2,000 sf of indoor or outdoor storage	1 per 300 sf gfa of office; 1 per 2,000 sf of indoor or outdoor storage	not applicable (nonconforming)	Establishments offering local or long distance towing services for light or heavy motor vehicles or other general freight. Vehicle towing establishments may provide incidental services, such as storage and emergency road repair services. Freight towing establishments may provide local pickup, local sorting and terminal operations, line-haul, destination sorting and terminal operations, and local delivery. This definition shall not include gas stations, automotive repair and maintenance or retailing automotive parts and accessories.
Warehouse	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	NC	G	G	G	NC	NC	G	G	P	A	G	NC	A	P	P	3600	2730-2760		1 per 2,000 sf gfa	1 per 2,000 sf gfa	1 per 2,000 sf gfa	Establishments that store, ship and distribute, but do not sell, goods within completely enclosed structures. Warehouse uses may provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. Bonded warehousing and storage services are included in this category.
Wholesale Establishment	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	NC	NC	G	G	P	G	G	G	P	P	P	3500		42	1 per 400 sf gfa of office or sales area; 1 per 1,000 sf gfa indoor or outdoor storage	1 per 300 sf gfa of office or sales area; 1 per 1,000 sf gfa indoor or outdoor storage	1 per 500 sf gfa of office or sales area; 1 per 1,000 sf gfa indoor or outdoor storage	Establishments selling goods exclusively to other businesses, are not open to the general public, and that typically operate from a warehouse or other building that does not display merchandise. (See Use Specific Development Standards)
ARTS, RECREATION and ENTERTAINMENTS USES																																							
Adult Use, Adult Use Establishment, Adult use Business	SEE DEVELOPMENT STANDARDS																																			1 per 150 sf gfa	1 per 150 sf gfa	1 per 150 sf gfa	Includes the terms adult arcade, adult bookstore, adult booth, adult theater, adult cabarets, adult physical culture establishments, adult photographic or modeling studios, and any business establishment whose primary business stock in trade is dependent upon activities relating to adult material, specified sexual activities or specified anatomical areas. (See Use Specific Development Standards)
Club, Community Service and Fraternal	G	G	G	G	G	G	G	G	G	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	P	G	NC	NC	NC				1 per 400 sf gfa of office; 1 per 150 sf gfa for other areas	1 per 400 sf gfa of office; 1 per 150 sf gfa for other areas	1 per 400 sf gfa of office; 1 per 150 sf gfa for other areas	Any not-for-profit organization whose primary purpose is to provide a service which benefits the general public, such as labor and political organizations, business associations and professional membership organizations, and civic and not for profit clubs whose primary function is to provide social and humanitarian services to the community (i.e., Women's Club, League of Women Voters, Garden Club, Junior League, Jaycees, Kiwannis, Masons, Rotary Club, Shriners and others of a similar nature).

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**												**OTHER**								
Commercial Recreation, Indoor	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	G	G	NC	P	P				1 per 400 sf gfa	1 per 300 sf gfa	1 per 500 sf gfa	Privately owned commercial facilities offering indoor athletic courts, swimming pools, skating rinks, skateboard or bicycle racing facilities, waterslides, batting and archery facilities, bowling alleys, amusement parks, entertainment venues including dance halls, and amusement facilities containing games or amusement devices.
Commercial Recreation, Outdoor	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	NC	NC	NC	NC	A	P	P	A	A	NC	NC	NC	NC	SE				10 spaces per athletic field or large group court (basketball, volleyball, etc); 4 spaces per small group court (tennis, racquetball, etc.); 1 per 150 sf of group seating areas; 1 per 200 sf gfa of buildings	10 spaces per athletic field or large group court (basketball, volleyball, etc); 4 spaces per small group court (tennis, racquetball, etc.); 1 per 150 sf of group seating areas; 1 per 200 sf gfa of buildings	not applicable (nonconforming)	Privately owned commercial facilities offering outdoor athletic courts, swimming pools, skating rinks, skateboard or bicycle racing facilities, waterslides, batting and archery facilities, amusement parks, entertainment venues, and amusement facilities containing games or amusement devices. (See Use Specific Development Standards)
Golf Course / Country Club	NC	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	SE	SE	P	P	P	NC	NC	NC	NC	NC	P	P	SE	SE	NC	NC	NC	NC	SE	5370		71391	8 spaces per hole; 1 per 500 sf gfa of clubhouse or office space; 1 per 2,000 of maintenance space	8 spaces per hole; 1 per 500 sf gfa of clubhouse or office space; 1 per 2,000 of maintenance space	not applicable (nonconforming)	Land developed and operated as a golf course including tees, fairways, and putting greens, clubhouses, practice greens, and driving ranges.
Health Club (5,000 sq. ft. or less)	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	A	A	NC	G	A				1 per 150 sf gfa	1 per 150 sf gfa	1 per 500 sf gfa	Establishments offering memberships to the general public for the use of exercise equipment, rooms, classes, and related services.
Health Club, (more than 5,000 sq. ft.)	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	SE	G	SE	SE	SE	P	SE	SE	P	P	P	P	NC	P	P	A	A	A	A	NC	NC	P				1 per 150 sf gfa	1 per 150 sf gfa	1 per 500 sf gfa	Establishments offering memberships to the general public for the use of exercise equipment, rooms, classes, and related services.
Motion Picture Theater/Cinema (500 seats or less)	G	G	G	G	G	G	G	G	G	G	G	G	G	P	P	SE	SE	SE	P	P	P	P	A	P	P	P	P	P	NC	NC	NC	SE				1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	1 per 500 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	Establishments used for the showing of motion pictures. For the purpose of this definition, drive-in motion picture theaters are prohibited abd adult theaters are regulated as adult uses.
Motion Picture Theater/Cinema (more than 500 seats)	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	SE	G	SE	SE	P	SE	SE	SE	P	P	P	P	A	P	P	SE	SE	SE	NC	NC	NC	P				1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	1 per 500 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	Establishments used for the showing of motion pictures. For the purpose of this definition, drive-in motion picture theaters are prohibited abd adult theaters are regulated as adult uses.
Museum	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	A	P	P	SE	SE	SE	NC	NC	NC	NC	5200	4400	712	1 per 500 sf gfa	1 per 400 sf gfa	1 per 1000 sf gfa	Establishments for the preservation and public exhibition of objects and places of historical, cultural, or educational value, including historical sites, zoos, and similar uses.
Park, Active	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5500			None where park is less than 50,000 sf; if greater, 1 per 5,000 sf site area and 1 per 500 sf building gfa	None where park is less than 50,000 sf; if greater, 1 per 5,000 sf site area and 1 per 500 sf bulding gfa	none required	Publicly owned lands officially designated for active recreational use as set forth in Chapter 21.
Park, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5500			None where park is less than 50,000 sf; if greater, 1 per 10,000 sf site area and 1 per 500 sf building gfa	None where park is less than 50,000 sf; if greater, 1 per 10,000 sf site area and 1 per 500 sf building gfa	none required	Publicly owned lands officially designated for passive recreational use by the general public as set forth in Chapter 21.
Performing Arts Venue (500 seats or less)	G	G	G	G	G	G	G	G	G	SE	G	G	G	P	P	SE	SE	SE	P	P	P	P	A	P	P	P	P	P	NC	NC	NC	SE				1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	1 per 500 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	Establishments used for the enactment of live performances. Dinner theaters are regulated as restaurants and adult theaters are regulated as adult uses.
Performing Arts Venue (more than 500 seats)	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	SE	G	SE	SE	P	SE	SE	SE	P	P	P	P	A	P	P	SE	SE	SE	NC	NC	NC	P				1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	1 per 500 sf gfa of group seating areas; 1 per 1,000 sf gfa other areas	Establishments used for the enactment of live performances. Dinner theaters are regulated as restaurants and adult theaters are regulated as adult uses.

st.petersburg
www.stpete.org

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**												**OTHER**								
Recreation Use, Accessory to Residential Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	NC	A	A	A	A	A	A	NC	A	A				no additional parking required	no additional parking required	no additional parking required	Accessory not for profit private facilities, including swimming pools, athletic courts, playgrounds, clubhouses, etc. exclusively for the benefit of residents and their guests in adjoining areas.
Recreation Use, Accessory to Public Park	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				10 spaces per athletic field or large group court; 4 spaces per small group court; 1 per 200 sf gfa for any building, group seating, or activity areas	10 spaces per athletic field or large group court; 4 spaces per small group court; 1 per 200 sf gfa for any building, group seating, or activity areas	10 spaces per athletic field or large group court; 4 spaces per small group court; 1 per 200 sf gfa for any building, group seating, or activity areas	Publicly owned facilities located in a public park, including but not limited to, large or small group courts, swimming pools, and skateboard or bicycle activity areas. Large group courts are designed for sports involving more than four players (eg. basketball or volleyball). Small group courts include tennis courts, racquet ball courts, handball courts, etc..
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE and INSTITUTIONAL USES																																							
Adult Day Care Center	G	G	G	G	G	P	G	SE	SE	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	NC	NC	NC	NC	SE	SE	SE	NC	NC	NC				1 per 5 adults; Stacking and loading areas required	1 per 3 adults; Stacking and loading areas required	1 per 10 adults; Stacking and loading areas required	As defined by Florida law, an establishment in which is provided through its ownership or management, for a part of a day, basic services to three or more persons who are 18 years of age or older, who are not related to the owner or operator by blood or marriage, and who require such services.
Birthing Center	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	SE	SE	SE	SE	NC	P	P	SE	NC	NC	SE	SE	SE	SE	P	G	NC	NC	P				3 spaces per bed	4 spaces per bed	2 spaces per bed	Establishments with no more than six beds providing inpatient and outpatient services related to prenatal, labor, delivery, postpartum and other related medical care, under the guidance and supervision of active practitioners of obstetrics, as licensed by the State of Florida.
Cemetery	SE	SE	SE	SE	SE	SE	SE	A	A	P	P	P	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	6720	4700	81222	5 spaces minimum; 1 per 150 sf of group seating or assembly areas; Procession stacking required	5 spaces minimum; 1 per 150 sf of group seating or assembly areas; Procession stacking required	not applicable (nonconforming)	Land used or intended to be used for the permanent interment of human remains. A cemetery may contain land or earth interment; mausoleum, vault, or crypt interment; a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the interment or disposition of cremated human remains; or any combination of one or more of such structures or places. (Florida Statutes, s. 497.005)
Cemetery, Accessory to a House of Worship	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	NC	A	A	NC	NC	NC	NC	NC	A	A		4700		no additional parking required; Procession stacking required	no additional parking required; Procession stacking required	no additional parking required; Procession stacking required	A cemetery which is located on the same premises as a lawful House of Worship with a site area less than that of the primary use.
Child Care Facility	G	G	G	G	G	SE	G	G	G	SE	P	SE	P	P	P	P	P	P	P	P	P	P	NC	P	P	A	P	P	G	NC	NC	A		6562		5244	1 per 10 children and 1 for each employee	1 per 10 children and 1 for each employee	1 per 10 children and 1 for each employee	Any children's center, day nursery, nursery school, kindergarten, or child foster home for more than five children which holds a business tax receipt and certificate of occupancy for the premises. This category includes a children's day care center which is any place that provides care for more than five children unrelated to the operator but not used as a place of residence. This definition does not include a family day care home, any center under the jurisdiction of the state board of education or any nonpublic academic school for children first grade or above (see Chapter 61-2681, Laws of Florida, as amended). (See Use Specific Development Standards)
Crematorium	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	6720	4800	81222	5 spaces minimum; 1 per 150 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	5 spaces minimum; 1 per 150 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	not applicable (nonconforming)	Establishments offering cremation of cadavers. "Cremation" includes any mechanical or thermal process whereby a dead body is reduced to ashes. Cremation also includes any other mechanical or thermal process whereby remains are pulverized, burned, recremated, or otherwise further reduced in size or quantity. (Florida Statutes, s. 497.005)
Funeral Home / Mortuary / Crematory	NC	NC	NC	NC	NC	G	NC	NC	NC	P	P	P	P	P	P	P	P	P	G	G	G	NC	NC	P	P	NC	P	P	NC	NC	G	G	6710	4800	81221	1 per 150 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	1 per 150 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	1 per 300 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	Establishments primarily engaged in preparing human cadavers for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation, selling caskets and related merchandise), includes accessory cremation services.
Government Building and Use	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P	P	P	P	P	P	P	A	P	P	P	P	P	SE	SE	P	P	6210 6221 6300		921 923- 928	1 per 400 sf gfa of office; 1 per 150 sf of group seating or assembly areas	1 per 300 sf gfa of office; 1 per 150 sf of group seating or assembly areas	1 per 500 sf gfa of office; 1 per 300 sf of group seating or assembly areas	Offices and other facilities such as city halls, courts, and similar buildings and structures used for administrative, legislative and judicial governmental functions. It does not include correctional facilities.

st.petersburg
www.stpete.org

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**												**OTHER**								
Hospital	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	P	SE	P	P	P	P	P	NC	P	P	G	G	NC	P	P	P	P	P	G	NC	G	SE	6530	4110	622	Inpatient area: 1 per 4 beds; Outpatient area: 1 per 300 sf gfa; Passenger and cargo loading areas required	Inpatient area: 1 per 3 beds; Outpatient area: 1 per 200 sf gfa; Passenger and cargo loading areas required	Inpatient area: 1 per 5 beds; Outpatient area: 1 per 500 sf gfa; Passenger and cargo loading areas required	Establishments providing medical, diagnostic, and treatment services including physician, nursing, specialized accommodations, and other health services to inpatients. Hospitals may also provide outpatient services as an accessory use.
House of Worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	G	NC	P	P	NC	P	P	G	NC	G	G				1 per 150 sf gfa of group seating areas; 1 per 500 sf gfa other	1 per 150 sf gfa of group seating areas; 1 per 500 sf gfa other	1 per 300 sf gfa of group seating areas; 1 per 500 sf gfa other	A site which is used primarily or exclusively for religious worship and related activities and which has received a certificate of occupancy for the premises. (See Use Specific Development Standards)
Library	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	G	NC	P	P	P	P	P	SE	NC	G	G				1 per 400 sf gfa	1 per 300 sf gfa	1 per 500 sf gfa	Establishments that acquire, researche, store, preserve and otherwise maintain collections of books, journals, newspapers, audiovisual recordings, photographs, maps, historic documents, and similar materials for information, research, education, or recreation needs of users.
Meeting Hall and other Community Assembly Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	SE	P	NC	P	P	A	A	SE	A	NC	G	P	4150 4242	3700-3800 4300	51912	1 per 150 sf gfa of group seating areas; 1 per 500 sf gfa other	1 per 150 sf gfa of group seating areas; 1 per 500 sf gfa other	1 per 300 sf gfa of group seating areas; 1 per 500 sf gfa other	Establishments that provide shelter for public gatherings and communal activities, or other assembly structures, including community halls, reception halls, wedding halls, and similar structures that provide a gathering place for community functions. This does not include government offices.
Probation / Parole Correction Office	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	NC	NC	NC	SE	SE	NC	NC	NC	NC	NC	SE	SE	SE	NC	NC	SE	G	6220 6222	4600	92214-92215	1 per 400 sf gfa	1 per 300 sf gfa	1 per 500 sf gfa	A government or non-governmental office use which supervises, case manages, oversees or regulates persons who come to the office who are under court ordered supervision from the federal or state (including county) court system. These uses shall not be considered an "office" or "governmental use."
School, Public, Pre-K thru 12 (Governmental)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	NC	P	P	P	P	NC	P	P	SE	SE	SE	P	NC	NC	NC				K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 150 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehiclular stacking areas required	K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 150 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehiclular stacking areas required	K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 300 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehiclular stacking areas required	Elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools operated by the Pinellas County School District. This definition shall include charter schools.
School, Private, Pre-K thru 12 (Nongovernmental)	SE	SE	SE	SE	SE	P	P	SE	SE	P	P	P	P	P	P	P	P	NC	P	P	P	G	NC	P	P	SE	SE	SE	SE	NC	NC	NC				K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 150 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehiclular stacking areas required	K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 150 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehiclular stacking areas required	K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 300 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehiclular stacking areas required	Elementary schools, special education facilities, alternative education facilities, middle schools, and high schools operated by a private entity. (Note: private trade schools are classified under School, All Others)
School, Post-Secondary	SE	SE	SE	SE	SE	P	P	SE	SE	P	P	P	P	P	P	P	P	NC	P	P	P	G	NC	P	P	P	SE	P	SE	NC	NC	NC				4 per classroom or office; 1 per 150 sf of group seating area (auditorium, gymnasium, etc)	4 per classroom or office; 1 per 150 sf of group seating area (auditorium, gymnasium, etc)	4 per classroom or office; 1 per 300 sf of group seating area (auditorium, gymnasium, etc)	Junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training.
School, All Others	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	P	P	P	P	NC	P	P	P	P	NC	P	P	P	SE	SE	SE	NC	P	P				4 per classroom or office; 1 per 150 sf of group seating area (auditorium, gymnasium, etc)	4 per classroom or office; 1 per 150 sf of group seating area (auditorium, gymnasium, etc)	4 per classroom or office; 1 per 300 sf of group seating area (auditorium, gymnasium, etc)	Establishments that provide vocational and technical training of nonacademic subjects and trades which are designed to lead to job-specific certification, including beauty schools, computer training, driving education, flight training, and language instruction.
Social Service Agencies	SEE USE SPECIFIC DEVELOPMENT STANDARDS																																			Nonresidential, 1 per 200 sf gfa; Residential, 4 spaces, plus 1 per 3 residents; Loading area required except for offices	Nonresidential, 1 per 200 sf gfa; Residential, 4 spaces, plus 1 per 3 residents; Loading area required except for offices	Nonresidential, 1 per 200 sf gfa; Residential, 4 spaces, plus 1 per 3 residents; Loading area required except for offices	Includes Personal Care Services/Drop-In Center, Short-Term/Emergency Housing, Food Center, Supply Pantry, Long Term Housing (See Use Specific Development Standards)

st.petersburg
www.stpete.org

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**												**OTHER**								
TRANSPORTATION, COMMUNICATION and INFORMATION USES																																							
Airports and Air Transportation	OVERLAY DISTRICT																																4110	3920 5610-5630	4881	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	The Albert Whitted Airport.
Heliport, Accessory	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	A	A	NC	A	NC	NC	NC	A	A	A	A	SE	NC	A	4115	5640		1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	An area providing for the take-off and landing of helicopters and related fuel facilities (whether fixed or mobile) and appurtenant areas for parking, maintenance, and repair of helicopters.
Marina	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	p	p	P	SE	SE	G	P	A	P	P	A	P	NC	NC	SE	P	P				1 per 5 wet slips; 1 per 8 dry slips; 1 per 200 sf gfa of other	1 per 5 wet slips; 1 per 8 dry slips; 1 per 200 sf gfa of other	1 per 5 wet slips; 1 per 8 dry slips; 1 per 200 sf gfa of other	A boat basin with docks and moorings which may include dry boat storage, supplies, and other facilities for boats and accessory uses such as charter fishing, boat rental, tours, etc.
Mass Transit Center	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	P	P	SE	SE	SE	P	P	G	SE	A	P	P	P	P	SE	SE	SE	NC	P				1 per 400 sf gfa	1 per 300 sf gfa	1 per 500 sf gfa	Local and suburban ground passenger transit systems using more than one mode of transport over regular routes and on regular schedules within the metropolitan area.
Parking Surface Accessory	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		5220-5220 5320-5350		not applicable	not applicable	not applicable	Surface parking area which is accessory to a lawful use.
Parking, Structured	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	P	SE	P	P	P	P	P	A	P	P	A	P	A	P	P	P	P	P	P	P	P	P		5320-5350		not applicable	not applicable	not applicable	Multistory, underground, and rooftop parking facilities located inside of a building that may also contain other uses.
Parking, Surface - Principal Use	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	G	G	G	G	G	P	P	P	P	P	P	P	SE	SE		5210 5220		not applicable	not applicable	not applicable	Surface parking areas located outside of structures as a principal use. Surface parking areas reserved for a principal use are accessory uses.
Wireless Communication Antennae (WCA)	SEE USE SPECIFIC DEVELOPMENT STANDARDS																																			no additional parking required	no additional parking required	no additional parking required	A wireless communication antenna (WCA) is an antenna at a fixed location used for the transmission or reception of wireless communication signals, excluding those antennas used exclusively for dispatch communications by public emergency agencies, ham radio antennas, satellite antennas, those antennas which receive video programming services via multipoint distribution services which are one meter or less in diameter, and those antennas which receive television broadcast signals. (See Use Specific Development Standards)
Wireless Communication Support Facility (WCSF)	SEE USE SPECIFIC DEVELOPMENT STANDARDS																																4233	6500		1 space per structure	1 space per structure	1 space per structure	A monopole, guyed or a lattice type tower greater than fifteen feet in height designed for the attachment of or as support for wireless communication antennas or other antennas.
UTILITIES																																							
Utility Plant and Storage	G	G	G	G	G	G	G	G	G	SE	SE	SE	SE	G	G	SE	SE	SE	NC	NC	NC	NC	NC	SE	SE	SE	SE	SE	SE	SE	P	P	4310-4340	6270 6350 6430	221	1 per 1,000 sf gfa of office area	1 per 1,000 sf gfa of office area	1 per 1,000 sf gfa of office area	Land used to produce or generate water, electricity, or gas energy, or to treat wastewater. Maintenance, office, storage, transmission and pumping facilities are permitted as an accessory use. (See Use Specific Development Standards)
Utility Substation, Utility Storage Tanks	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	NC	SE	SE	SE	SE	SE	SE	SE	P	P		6210 6250 6410-6422 6440		1 per 1,000 sf gfa of office area	1 per 1,000 sf gfa of office area	1 per 1,000 sf gfa of office area	Land used to transmit, store or pump water, electricity, gas, or wastewater. (See Use Specific Development Standards)
AGRICULTURAL USES																																							

st.petersburg
www.stpete.org

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	*LBCS Function*	*LBCS Structure*	*NAICS*	**Minimum Parking Spaces, Traditional Tier** (NT, CRT, CCT, IT)	**Minimum Parking Spaces, Suburban Tier** (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	**Downtown** (DC)	**Definition**
	NEIGHBORHOOD									**CORRIDOR**									**CENTER**												**OTHER**								
Commercial Garden and Greenhouse	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE				1 per 1,000 sf gfa	1 per 500 sf gfa	1 per 1,000 sf gfa	Establishment for the propagation, processing and storage of plants produced for wholesale or retail sales. Typical uses include, but are not limited to, growing beds, greenhouses, vertical farming and hydroponic systems.
Nursery	G	G	G	G	G	G	G	G	G	G	G	G	G	P	P	P	P	P	NC	NC	NC	NC	NC	P	P	NC	NC	NC	NC	NC	P	P	9140	8500	444221 485991	1 per 400 sf gfa of office; 1 per 1,500 sf gfa of indoor or outdoor sales and display or storage area; Cargo loading area required	1 per 300 sf gfa of office; 1 per 1,500 sf gfa of indoor or outdoor sales and display or storage area; Cargo loading area required	not applicable (nonconforming)	Establishments primarily engaged in retail sales of nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are predominantly grown elsewhere. These establishments may sell product grown on-site as long as more than 50% of inventory is not grown on site.