

**MEMORANDUM – NT ZONING DISTRICTS**

**IMPLEMENTATION OF REVISED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS**  
**For Neighborhood Traditional (NT) Zoning Districts**

City Council adopted an ordinance effective 07/28/17 amending standards for construction of **new single-family homes** and **additions to existing** single-family residences (LDR Section 16.20.010). Significant changes include:

**Floor Area Ratio & Building Coverage (LDR Section 16.20.010.5)**

Zoning District	Maximum F.A.R.
NT-1 & NT-4	0.50
NT-2 & NT-3	0.40

**What is F.A.R.?** Floor area ratio (F.A.R.) is the relationship between gross floor area on a site and the gross land area. Each Neighborhood Traditional (NT) Zoning District now has a maximum F.A.R. When you multiply your lot area by the maximum F.A.R., the result represents the maximum building square footage allowed.

**What is included in F.A.R.?** Any enclosed building space above the required design flood elevation, including garage and storage space. Outdoor living areas (porches or covered patios) are not included.

**Do I have any options to exceed the FAR limit?** Through design bonuses, you can increase your allowable F.A.R. up to 0.20. There are 15 options to choose from (see Design Bonus Table) and the bonuses may be combined to total the maximum bonus of 0.20.

**How does F.A.R affect accessory dwelling units?** If the property qualifies for an accessory dwelling unit (ADU), up to 500 sq ft of the ADU is exempt from the F.A.R. maximum.

All NT Zoning Districts	Maximum Building Coverage
One Story Home	0.60
Two-story Home	0.55

**What is included as Building Coverage?** Building coverage is the relationship between the building footprint of all enclosed structures on site and the gross land area. This includes the primary structure and all accessory structures. Open accessory structures such as carports do not count towards building coverage.

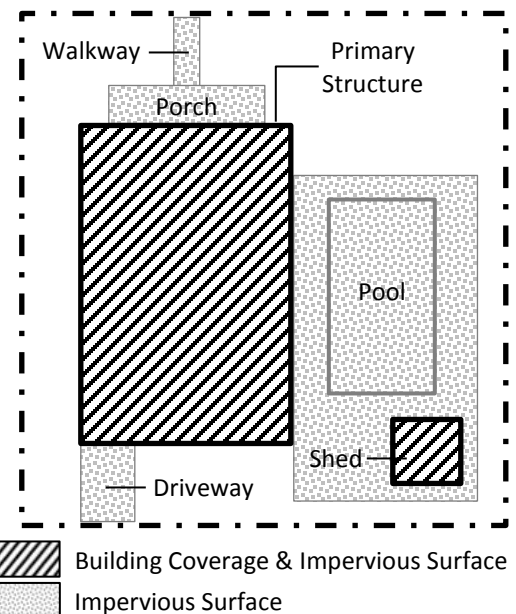
**How is Building Coverage calculated?** When you multiply your lot area by the maximum Building Coverage, the result represents the maximum building square footage allowed.

**How is Building Coverage different than Impervious Surface Ratio (I.S.R.)?** Building coverage includes only the footprint of buildings. I.S.R. includes the footprint of all buildings in addition to driveways, patios, walkways, decks, pools, etc. The maximum I.S.R. in NT Zoning districts is .65 (this requirement did not change from previous Code standards).

**Allowable Floor Area (first and second story) = Lot Area x F.A.R.**  
Ex: 5,800 sq ft x .40 = 2,320 sq ft maximum living space & garage

**Maximum Building Coverage = Lot Area x Building Coverage**  
Ex: 5,800 sq ft lot x .55 = 3,190 sq ft maximum building coverage

**Maximum Impervious Surface Area = Lot Area x .65**  
Ex: 5,800 sq ft x .65 = 3,770 sq ft maximum impervious surface



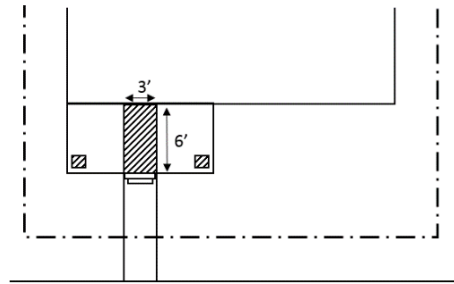
# MEMORANDUM – NT ZONING DISTRICTS (cont'd)

## Design Requirements (LDR Section 16.20.010.11)

### Minimum Porch Size Requirement (Clarified)

Primary entries must include a porch, portico or stoop, with a minimum **usable depth of six feet** and **48 square feet of total floor area**, excluding a 3-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing counts towards the minimum floor area.

Porch Dimension Requirement:  
Example without Railing



 This area excluded from the minimum floor area requirement of 48 sq ft

### Fenestration/Transparency Requirement (Reduced)

The minimum required amount of fenestration, architectural details and features has been decreased. At least 30 percent of primary and secondary street façades (building walls), and at least 20 percent of the front two-thirds of interior side façades must consist of fenestration or architectural details and features. At least 10 percent of the rear façade on corner lots and through lots must consist of fenestration or architectural details and features. At least 50 percent of the required fenestration shall be transparent (i.e., window glass). Rear walls of interior lots do not have a minimum required fenestration and glazing percentage.

Fenestration & Transparency	New
Front Fenestration	30%
Front Transparency	15%
Side Fenestration	20%, front 2/3
Side Transparency	10%, front 2/3
Street Side Fenestration	30%
Street Side Transparency	15%
Corner Rear Fenestration	10%
Corner Rear Transparency	5%

To access helpful calculating tools e-mail us at [DevRev@stpete.org](mailto:DevRev@stpete.org) or visit [stpete.org/LDR](http://stpete.org/LDR)

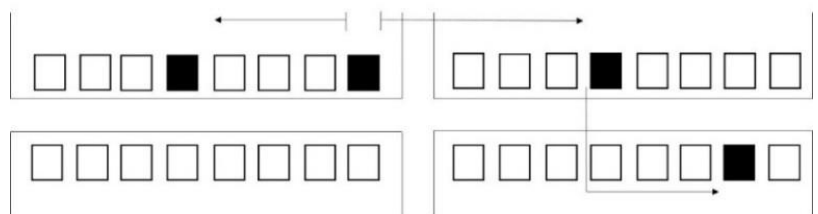
### Blank Façades Requirement (Clarified)

No portion of a façade (building wall) may contain a blank area greater than 16 feet in width (now applies to both one and two-story homes). For interior lots, garages located at the rear one-third of the lot may have blank facades.

### Repetitive Design Requirement (New)

Design of homes must be varied, such that a substantially similar design will not be replicated within three parcels in every direction. Variation must include at least three of the following elements: architectural style, roof form (principal or porch), materials, architectural details (doors, windows, columns, porches).

Non-Repeating Façades



### Delineated Finished Floor in Special Flood Hazard Areas (New)

Where the required design elevation is equal to or greater than 48-inches above finished grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style

### Building Form – Elevated Front Entry (Modified)

The front porch must be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry.

For a copy of the adopted ordinance and calculating tools, please e-mail [DevRev@StPete.org](mailto:DevRev@StPete.org) or visit our webpage at <http://www.stpete.org/LDR>. For more information you may also call (727) 893-7471