

MEMORANDUM – NS ZONING DISTRICTS

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

City Council adopted an ordinance effective 7/28/217 amending standards for construction of **new single-family homes** and **additions to existing** single-family residences (LDR Section 16.20.020). Significant changes include the following:

Building Coverage (LDR Section 16.20.020.6)

All NS 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.

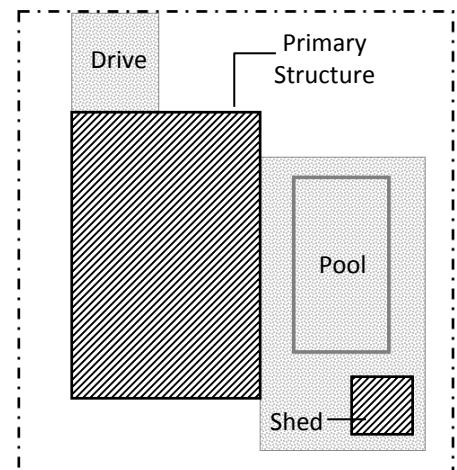
How is Building Coverage calculated? When you multiply your lot area by the maximum Building Coverage, the result represents the maximum building square footage allowed.



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 NS-1 and NS-2 zoning districts is .60, and for NSE is .40 (this requirement did not change from previous Code standards).

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 .60
Ex: 5,800 sq ft lot x .60 = 3,480 sq ft maximum impervious surface



 Building Coverage & Impervious Surface
 Impervious Surface

Design Requirements (LDR Section 16.20.020.12)

Blank Façades – 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 façades.

Delineated finished floor in Special Flood Hazard Areas – 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

Non-repeating Façades – 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).

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