ORDINANCE NO. 375-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING CHAPTER 16 OF THE CITY CODE OF ORDINANCES; AMENDING THE USE PERMISSIONS, PARKING AND ZONING MATRIX; AMENDING THE ADMINISTRATIVE ADJUSTMENT STANDARDS FOR MINIMUM NUMBER OF PARKING SPACES REQUIRED; AMENDING DEVELOPMENT, BUILDING, AND SITE DESIGN STANDARDS; AMENDING DEFINITIONS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

Section 1. Section 16.10.020.1. - Matrix: Use Permissions and Parking Requirements Matrix and Zoning Matrix of the St. Petersburg City Code is hereby amended to replace, in its entirety, the existing definition for an “Accessory, Dwelling Unit” use with the following language:

An ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary detached single-family house. Accessory dwelling units are not counted against the otherwise applicable maximum dwelling units per acre density standard. (see Use Specific Development Standards)

Section 2. Section 16.10.020.1. - Matrix: Use Permissions and Parking Requirements Matrix and Zoning Matrix of the St. Petersburg City Code is hereby amended to revise the existing definition for the “Dwelling, Multi-Family” use to read as follows:

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.
Section 3. Section 16.10.020.1. - Matrix: Use Permissions and Parking Requirements

Matrix and Zoning Matrix of the St. Petersburg City Code is hereby amended to reduce the minimum number of parking spaces required for the “Dwelling, Multi-Family” use to read as follows:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Traditional</th>
<th>Suburban</th>
<th>Downtown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, Multi-Family</td>
<td>More than 750 square feet: 0.75 + per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Equal to or less than 750 square feet; 0.50 per unit</td>
<td>More than 750 square feet: 1.25 + per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Equal to or less than 750 square feet; 0.75 per unit</td>
<td>More than 750 square feet; 1 per unit; Equal to or less than 750 square feet; zero (0) per unit</td>
</tr>
</tbody>
</table>

Section 4. Section 16.20.010.11. of the St. Petersburg City Code is hereby amended to revise the building form and the wall composition and transparency standards for certified affordable and workforce housing to read as follows:

* * *

Building form.

1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry. For Certified Affordable/Workforce Housing, the required minimum elevation shall be 8-inches, and the pedestrian walkway at the entrance may be graded to allow zero step entrance in accordance with the City Visitability ordinance, provided that all other areas of the porch meet the 8-inch minimum above the abutting finished grade.

2. The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.
Wall composition and transparency. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details, and features shall be incorporated into all sides of a building. There shall be no blank facades, except that garages located at the rear one-third of the lot may have blank facades but not on the street side. No portion of a facade shall contain a blank area greater than 16 feet in width.

2. At least 30 percent of primary and secondary street facades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side facades shall consist of fenestration or architectural details and features. At least ten percent of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least 50 percent of the required fenestration shall be transparent (i.e., window glass). For Certified Affordable/Workforce Housing, the primary and secondary street facades minimum shall be 20-percent and the interior side yard facade minimum shall be 15-percent.

For yards on through-lots see the dimensional regulations and lot characteristics section.

* * *

Section 5. Section 16.40.090.3.2.C. of the St. Petersburg City Code is hereby amended to revise the existing adjustment for workforce and affordable housing and add a new adjustment for proximity to high frequency transit routes to read as follows:

* * *

9. Workforce and affordable housing, reduction. Where committing at least 50 % of the total no. of dwelling units for occupancy as affordable to low-income households, as defined in chapter 17.5, City Code, and for a duration of 15 yrs. or more, the development may hold open-space in landscape reserve for future parking needs:

- Up to 25 % of the min. no. of required spaces and their associated drive lanes may be held in reserve as unimproved-open space;
- Additional 20 % may be held in reserve if located within 1/8 mile of a transit stop serving at least two different transit routes; or
- Additional 10 % may be held in reserve if located or if the development is not located within 1/8 mile of a transit stop, but is located within 1/4 mile of a transit stop serving at least two different routes.
Workforce and affordable housing, reduction. Where committing at least 50-percent of the total number of dwelling units for occupancy as Certified Affordable/Workforce Housing, the minimum number of parking spaces required may be reduced by 10-percent. For Certified Affordable/Workforce Housing units that are also classified [senior age-restricted], the minimum number of parking spaces required may be reduced an additional 5-percent for a combined 15-percent reduction.

10. Proximity to High-Frequency Transit Routes. Where a property, in whole or part, is located within 1/8-mile of a high frequency transit route, defined as a route with a scheduled weekday peak hour headway of 35-minutes or better, the minimum number of parking spaces required may be reduced by 10-percent. High frequency transit routes located on the Interstate 275 do not qualify for this adjustment. This 10-percent reduction may be combined with the reductions allowed for Certified Affordable/Workforce Housing and senior age restricted housing.

Section 6. Section 16.50.010.5.1.A.1. of the St. Petersburg City Code is hereby amended to revise the minimum lot area to read as follows:

1. The lot area shall be at least 5,800 4,500 square feet.

Section 7. Section 16.90.020.3. of the St. Petersburg City Code is hereby amended to add a definition, in alphabetical order, for certified affordable and workforce housing to read as follows:

Certified affordable/workforce housing means any single-family home designated through the City’s Affordable/Workforce housing program.

Section 8. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

Section 9. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

Section 10. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and
until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

First reading conducted on 6th day of June 2019.

Adopted by St. Petersburg City Council on second and final reading on the 5th day of September 2019.

Charlie Gerdes, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: Chan Srinivasa, City Clerk

Title Published: Times 1-t 8/23/19

Not vetoed. Effective date September 12, 2019 at 5:00 p.m.