



**CITY OF ST. PETERSBURG**  
**PLANNING & ECONOMIC DEVELOPMENT DEPT.**  
 DEVELOPMENT REVIEW SERVICES DIVISION

**MEMORANDUM – RESIDENTIAL F.A.R. BONUSES**

F.A.R. Bonus Criteria	Bonus Amount
a. One story covered front porch with a separate roof structure with a minimum width of 60% of the front façade. *No bonus if there is a second story deck, porch or roof structure.	.08
b. Additional second story front setbacks * No bonus is allowed unless the setback is at least six feet, or if there is a second story deck, porch or roof structure.	-.01 bonus for every 1 foot of additional front setback of the entire façade -.005 bonus for every 1 foot of additional front setback of at least one third of the facade but which is less than the entire façade, Max bonus .10
c. Additional second story side setbacks	.01 bonus for every 1 foot of additional side setback of the entire façade, max .05/side
d. Total residential floor area of the second story does not exceed 75% of the first story (excludes garage sf)	.05
e. Reduction of the height of both the peak and roofline of a two story building from the maximum allowed height	0.02 bonus per reduced foot, max .06
f. The entire peak of the primary roof structure of the front façade is parallel to the front property line	.02, .04 if dormers are included that are equal to at least 20% of the width of the front façade
g. Side façade articulation: side facades which feature offsets of at least two feet in depth that are at least twelve feet in length that divide the building design and are in the front two thirds of the side facade	.02 per side, max .04
h. Front facade articulation: front facades (excluding the porch) which feature offsets of at least six feet in depth for a minimum of one third of the front façade	0.06 per foot, max .10
i. All windows have true or simulated divided light muntins on interior and exterior surfaces	.03
j. One story - principal structure:	.15
K. One story - all structures	.20
l. Style, materials and detailing consistent with an Architectural Style in St. Petersburg's Design Guidelines for Historic Properties	.10
m. Planting of larger shade trees between the front façade and the curb - 4" min caliper measured 6" above grade, Spread 8" -10", Height 14-ft to 16-ft, 100 gallon container grown	.01 per tree, max .02
n. LEED or Florida Green Building:	.05
o. Solar Ready	.02
<b>MAXIMUM TOTAL BONUS ALLOWED</b>	<b>.20</b>