

ORDINANCE NO. 540-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING ITS LAND DEVELOPMENT REGULATIONS; AMENDING THE USE MATRIX IN SECTION 16.10.020.1. OF THE CITY CODE ADDING PARKING REQUIREMENTS IN NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL (NTM) ZONING DISTRICTS AND AMENDING THE DEFINITION OF DWELLING, MULTIFAMILY; AMENDING SECTION 16.20.010.5. TO ALLOW ACCESSORY DWELLING UNITS IN THE NEIGHBORHOOD TRADITIONAL-3 (NT-3) ZONING DISTRICT; AMENDING SECTION 16.20.015. REGULATING THE NTM-1 ZONING DISTRICT, INCLUDING PROVISIONS RELATED TO APPLICABILITY, MINIMUM LOT STANDARDS AND COVERAGE, MAXIMUM DENSITY AND INTENSITY, SETBACKS, ENTRANCES, BUILDING AND SITE DESIGN, LANDSCAPING, AND PARKING; AMENDING SECTION 16.20.020.6. TO ALLOW ACCESSORY DWELLING UNITS IN THE NEIGHBORHOOD SUBURBAN-1 AND 2 (NS-1 AND NS-2) ZONING DISTRICTS; AMENDING SECTION 16.20.030. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE NEIGHBORHOOD SUBURBAN MULTIFAMILY (NSM) ZONING DISTRICTS; AMENDING SECTION 16.20.060. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR RESIDENTIAL TRADITIONAL (CRT) ZONING DISTRICTS; AMENDING SECTION 16.20.080. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR COMMERCIAL TRADITIONAL (CCT) ZONING DISTRICTS; AMENDING SECTION 16.20.090. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR COMMERCIAL SUBURBAN (CCS) ZONING DISTRICTS; AMENDING SECTION 16.90.020.3. CREATING A DEFINITION FOR MISSING MIDDLE HOUSING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Section 16.10.020.1. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

16.10.020.1. - Matrix: Use permissions and parking requirements matrix and zoning matrix.

Use	Minimum Parking Spaces, Traditional Tier (NT, NTM, CRT, CCT-1, IT)	Definitions
Dwelling, Multifamily	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; Loading area required for more than 5 units	A building <u>or lot</u> 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

Section Two. Section 16.20.010.5. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.5. Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	4,500	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	7 (1 principal unit; <u>and 1 accessory unit per lot</u>) ⁽¹⁾ not permitted)	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾
Maximum Residential Intensity (floor area ratio) ⁽²⁾⁽³⁾		0.50	0.40	0.40	0.50
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55	0.55
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

Section Three. Section 16.20.015. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.015. NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL DISTRICT (NTM-1)

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16.20.015.2. Applicability.

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

- A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* ~~or High-Frequency Transit Route with service head-way times equal to, or less than, 35 minutes.~~
 - 1. Qualified properties shall be adjacent to a public alley.
 - 2. Applicable to ~~traditional~~ neighborhoods; where the subject property:
 - a. Retains direct connectivity to one or more adjoining *Future Major Streets* ~~or High-Frequency Transit Routes~~; and
 - b. A minimum of 75% of the property is outside of the designated Coastal High Hazard Area ("CHHA"), and in no case shall the density in the CHHA be increased.
 - 3. ~~Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.~~

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TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage

Lot Standards	
Lot Area, Minimum: Residential	1,452 2,000 square feet per unit
Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
Lot Coverage	
Impervious Surface, Maximum: Residential	0.75 or 75%
Impervious Surface, Maximum: Non-Residential	0.65 or 65%
Building Coverage, Maximum ¹ : Residential	0.60 or 60%
¹ Includes all enclosed structures	

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TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity

Density	
Density, Maximum ¹ : Residential	30 units per acre
¹ Includes accessory dwelling unit(s)	
Intensity^{1,2,3}	
Intensity, Maximum: Residential ⁴	0.50 FAR
Intensity, Maximum: Non-Residential	0.50 FAR
¹ Maximum intensity does not include FAR bonuses, which are calculated separately.	
² Includes any enclosed space <i>above</i> the required design flood elevation line; excludes that portion of the enclosed space that is <i>below</i> the required design flood elevation line.	
³ Does not include the first 200 square feet of enclosed garage per unit.	
⁴ Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places – 0.40 FAR	
FAR Bonuses	
Bonus, Maximum: Residential	0.20 FAR
<i>The following options may be incorporated in any combination, not to exceed the maximum bonus allowed - 0.20 FAR:</i>	
a. One story covered front porch with a separate roof structure with a minimum width of 90 percent of the front façade. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08
b. Additional second story front setbacks: .01 bonus for every 1-foot of additional front setback of the entire façade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the façade but which is less than the entire façade, no bonus is allowed	Variable, 0.10 max

unless the setback is at least 6-feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	
c. Additional second story side setbacks: .01 bonus for every 1-foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	Variable, 0.05 max per side
d. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage SF).	0.05
e. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.	Variable, 0.04 max
f. Side façade articulation: side façades that feature offsets of at least 2-feet in depth that are at least 12-feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.	Variable, 0.04 max
g. Front façade articulation: front façades (excluding the porch) which feature offsets of at least 6-feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10.	Variable, 0.10 max
h. Certified LEED or Florida Green Building	0.05
i. Solar ready	0.02
Additional Notes:	
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, non-residential floor area and impervious surface.	
For mixed use developments, refer to additional regulations within the use specific development standards in the Mixed Uses Section.	

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TABLE 16.20.015.5.b: Minimum Building Setbacks

Building Setbacks^{1,2,3}	
Front: Steps Extending from Porch or Stoop ⁴	8-feet or M
Front: Porch or Stoop ⁴	12-feet or M
Front: Building ⁴	18-feet or M
Side, Interior ⁴	35-feet or M
Side, Street ⁴	8-feet or M
Rear, Alley	22-feet, including width of alley
Special Exception	

All yards	25-feet
¹ M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided: (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.	
² Refer to technical standards regarding measurement of building setbacks and setback encroachments.	
³ The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.	
⁴ <u>Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places – Front: Building 25-feet; Front: Porch or Stoop 18-feet; Side, Street: 12-feet; Side, Interior: 5-feet.</u>	

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TABLE 16.20.015.7: Entrances

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court, <u>except</u> cottages abutting the primary street shall have their main entrance facing the primary street.
¹ Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

16.20.015.8. Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians.

Local and national historic districts.

1. Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places, the addition of dwelling units shall be allowed when adaptively established within the existing principal structure or within an addition or accessory building that is designed subordinate to the principal structure.

Building layout and orientation.

1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure. For residential uses with 3 or more units, a 3-foot by 3-foot paved pad shall be provided adjacent to the alley for placement of a solid waste container.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

Landscaping. For up to 4 units on a property, refer to landscaping regulations for the development and redevelopment of new one- and two-unit residential properties (currently section 16.40.060.2.1.1).

Vehicle connections and parking.

1. All parking shall be accessed from a public alley. For residential uses with 3 or more units, the alley shall be paved. If an existing alley is unpaved, the applicant shall be responsible for paving the alley behind the property to the nearest street.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.
4. Required parking shall comply with 16.10.020.1, but in no case shall there be less than one parking space per unit.
5. Notwithstanding the foregoing, non-conforming front or side street driveways and parking may remain when additional units are added to a building or if existing buildings are retained on site, provided that all parking and driveways meet the design standards of 16.40.090, parking spaces be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, and any additional parking be accessed from a public alley. Further, where an existing driveway is providing access to a single-family garage, the driveway may remain regardless of the number of units added to the site, provided any parking for the additional units is accessed from the alley.

Section Four. Section 16.20.020.6. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.6. Maximum development potential.

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NS-1	NS-2	NS-E
Minimum lot width	Residential	75 ft.	100 ft.	200 ft.
	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1-principal unit <u>and 1</u> (accessory unit per lot (see note 1) not permitted)	5 1-principal unit <u>and 1</u> (accessory unit per lot (see note 1) not permitted)	2 1 principal unit and 1 accessory unit per lot (see note 1)
Maximum Residential Intensity (floor area ratio) ⁽²⁾		N/A	N/A	N/A
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55
Maximum impervious surface (site area ratio)		0.60	0.60	0.40

- (1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.
- (2) Floor Area Ratio limits for residential uses are not applicable in any Neighborhood Suburban (NS) single-family zoning districts.
- (3) Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.
- (4) For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

Section Five. Section 16.20.030. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.030. NEIGHBORHOOD SUBURBAN MULTIFAMILY DISTRICTS (NSM)

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16.20.030.4. Introduction to NSM districts.

The NSM districts are the NSM-1 and the NSM-2 districts.

16.20.030.4.1. Neighborhood Suburban Multifamily-1 (NSM-1).

This district allows multifamily structures. Additional density is possible when workforce housing or Missing Middle housing is provided. Building heights typically range between one and three stories.

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16.20.030.5. Maximum development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Area, Maximum Density and Maximum Intensity

		NSM-1	NSM-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	24
	<u>Missing Middle housing density bonus</u>	<u>15</u>	<u>N/A</u>
	Workforce housing density bonus	6	6

Maximum nonresidential intensity (floor area ratio)	0.50	0.60
Maximum impervious intensity (site area ratio)	0.65	0.75
<p>Workforce housing bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family uses at a maximum density of 30 dwelling units/acre and following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle housing density bonus is not allowed in addition to the Workforce housing density bonus.</u></p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p>		

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Section Six. Section 16.20.060. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.060. CORRIDOR RESIDENTIAL TRADITIONAL DISTRICTS (CRT)

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16.20.060.4. Introduction to CRT districts.

The CRT districts are the CRT-1 and the CRT-2 districts.

16.20.060.4.1. Corridor Residential Tradition-1 (CRT-1).

This district allows multifamily structures. Additional density is possible when workforce housing or Missing Middle housing is provided. Building heights typically range between one and three stories.

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16.20.060.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such

as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CRT-1	CRT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	60	60
	Workforce housing density bonus	8	6
	<u>Missing Middle housing density bonus</u>	<u>6</u>	<u>N/A</u>
	<u>Missing Middle housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1	1.5
	Nonresidential intensity within activity center	2.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.75	0.95
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the workforce housing bonus.</u></p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p> <p>A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

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Section Seven. Section 16.20.080. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.080. CORRIDOR COMMERCIAL TRADITIONAL DISTRICTS (CCT)

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16.20.080.4. Introduction to CCT districts.

The CCT districts are the CCT-1 and the CCT-2 districts.

16.20.080.4.1. Corridor Commercial Traditional-1 (CCT-1).

This district generally allows one-story to three-story development containing mixed uses with multifamily structures. Additional density is possible when affordable workforce housing or Missing Middle housing is provided.

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16.20.080.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCT-1	CCT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	36	60
	<u>Missing Middle Housing density bonus</u>	<u>6</u>	<u>N/A</u>
	<u>Missing Middle Housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
	Workforce housing density bonus	8	6
	Hotel density (rooms per acre)	45	45

	Hotel density (rooms per acre) within activity center	80	80
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.95	0.95
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.</u></p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p>			

Section Eight. Section 16.20.090. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.090. CORRIDOR COMMERCIAL SUBURBAN DISTRICTS (CCS)

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16.20.090.4. Introduction to CCS districts.

The CCS districts are the CCS-1 and CCS-2.

16.20.090.4.1. Corridor Commercial Suburban-1 (CCS-1).

It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional density is possible when workforce housing or Missing Middle housing is provided.

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16.20.090.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCS-1	CCS-2
Minimum lot width	Small lot (less than 1.0 acre)	100 ft.	100 ft.
	Medium lot (between 1.0 - 2.0 acres)	200 ft.	200 ft.
	Large lot (greater than 2.0 acres)	300 ft.	300 ft.
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	40
	Residential density within activity center	60	60
	<u>Missing Middle Housing density bonus</u>	<u>15</u>	<u>N/A</u>
	<u>Missing Middle Housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
	Workforce housing density bonus	8	10
	Workforce housing density bonus within activity center	10	15
	Hotel density (rooms per acre)	45	55
	TDR density bonus	9	0
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	0.55	0.75
	Nonresidential intensity within activity center	2.5	1.12
	Workforce housing intensity bonus	0.2	0.2

	Workforce housing intensity bonus within activity center	0.2	0.5
	TDR intensity bonus	0.2	0
Maximum impervious surface (site area ratio)		0.85	0.9
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.</u></p> <p>Hotel density: Additional hotel density may be allowed pursuant to the cg (commercial general) Comprehensive Plan future land use category and section 4.2.7.6 of the countywide plan rules. In order to preserve existing commercial floor area on redevelopment sites within CCS-1 equal to or greater than 5 acres, the residential component shall not exceed 40 percent of the total FAR. Where the residential component exceeds 40 percent of the total FAR, special exception approval is required.</p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p> <p>A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

Section Nine. Section 16.90.020.3. of the St. Petersburg City Code is hereby amended by adding a new definition for 'Missing Middle housing,' in the appropriate alphabetical order, to read as follows:

16.90.020.3. – Definitions

Missing Middle housing encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

Section Ten. 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 (including definitions) are generally not underlined.

Section Eleven. Severability. 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 Twelve. Effective date. 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 2nd day of March 2023.

Adopted by St. Petersburg City Council on second and final reading on the 23rd day of March 2023.



Brandi Gabbard, Chair-Councilmember
Presiding Officer of the City Council

ATTEST



Chan Srinivasa, City Clerk



Title Published: Times 1-t 02/15/2023

Not vetoed. Effective date March 30, 2023 at 5:00 p.m.