



Staff Report to the St. Petersburg Development Review Commission (DRC)

Prepared by the Planning & Development Services Department
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday, February 1, 2023
at 1:00 p.m. in the City Council Chambers, City Hall
175 Fifth Street North, St. Petersburg, Florida.

City File: LDR 2023-01

Missing Middle Housing Text Amendments

This is a City-initiated application requesting that the Development Review Commission (“DRC”), in its capacity as the Land Development Regulation Commission (“LDRC”), make a finding of consistency with the Comprehensive Plan and recommend to City Council APPROVAL the following text amendment to the City Code, Chapter 16, Land Development Regulations (“LDRs”).

APPLICANT INFORMATION

APPLICANT: City of St. Petersburg
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St. Petersburg, Florida 33712

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BACKGROUND

This application is a text amendment to the LDRs. A companion application rezoning qualified parcels to the NTM-1 zoning designation is being separately processed through the City’s Community Planning and Preservation Commission (“CPPC”) as an amendment to the Official Zoning Map. The zoning map amendment is identified as Application No. ZM-15 and is scheduled for public hearing before the CPPC on Tuesday, February 14, 2023, starting at 2:00 PM. Both the rezoning application and this text amendment application will be presented to the City Council on March 2 and March 23, 2023.

In November 2019, as part of a four-part initiative to amend City land development regulations to address affordable housing, City Council approved the Neighborhood Traditional Mixed Residential (NTM-1) district regulations allowing up to four (4) units on a typical sized single-family lot (calculated at 30 units per acre). Following that approval, due to the COVID pandemic and subsequent changes to operational procedures in 2020, the proposed NTM-1 zoning map amendment was placed on hold. After completion of the StPete2050 Plan in May 2021, staff met with City Council on five occasions from August 2021 through August 2022 to get direction on next steps. The amendment addressing Accessory Dwelling Units was approved in July 2022 and these companion amendments address the application of Missing Middle housing on qualifying properties.

REQUEST

During the evaluation of the NTM rezoning initiative, staff identified an opportunity to allow Missing Middle housing in four additional zoning districts and determined that several changes to the previously approved NTM regulations were needed to provide better clarify the district standards. The amendments can be summarized as follows:

- Text amendments to allow a Missing Middle density bonus on qualified parcels in the corridor zoning categories and the Neighborhood Suburban multi-family district, following all dimensional and design requirements of the Neighborhood Traditional Mixed Residential (NTM) district.
- NTM-1 district amendments clarifying applicability requirements, setbacks, landscaping, parking and providing a definition.
- Correcting omissions from the ADU ordinance adopted in July 2022 (LDR 2022-01)

The amendments are more particularly described below in numerical order, and a Strike-through/Underline version of the code amendments is attached.

1. Amend the definition of Multi-family and add NTM in the Traditional Tier parking category on the Use Permissions and Parking Matrix:

Section 16.10.020.1. - Matrix: Use permissions and parking requirements matrix and zoning matrix. This change expands the multi-family definition to include a “lot” as a multi-family use of two (2) or more units. The current definition only refers to a “structure” and thereby limits the option of having multiple single-family buildings on one property, for example, a cottage court. This change allows the type of design flexibility contemplated within the NTM-1 zoning category. The 2019 amendment did not specify the parking tier for the NTM district and inclusion in the *Traditional Tier* identifies parking requirements for NTM.

2. Amend the Maximum development potential tables in the NT-3, NS-1 and NS-2 Districts

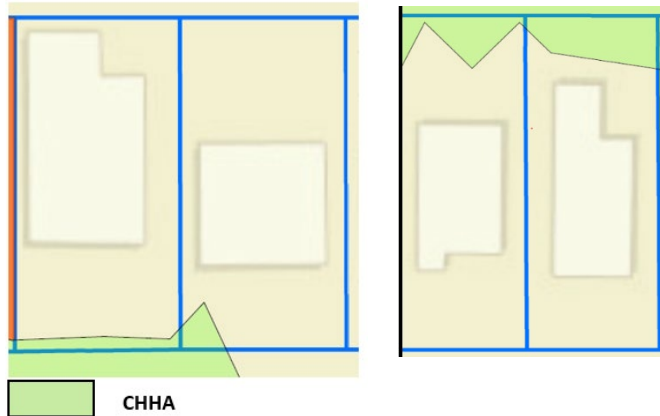
Sections 16.20.010.5 and 16.20.020.6 Maximum development potential. This change to the tables was erroneously excluded in the July 2022 application (LDR 2022-1), when the ADUs were expanded into the NT-3, NS-1, and NS-2 districts.

3. Amend the NTM applicability standards

Section 16.20.015.2. – Applicability. This proposed change eliminates the requirement for a property to be located within a traditional neighborhood, clarifies when a parcel is partially located in the Coastal High Hazard Area (CHHA), and relocates standards related to the National Register and Local Historic Districts to the design standard section.

During research for this application and its companion zoning map amendment, it was determined that clarification is needed for parcels that are partially located within the CHHA. This text amendment is proposing to allow parcels to qualify provided at least 75% or more of the property is located outside the CHHA, and there is no increase in density allowed on the parcel for any portion of the parcel located in the CHHA. Two examples are shown in Figure 1 below:

Figure 1. Properties partially in CHHA: more than 75% of land is outside CHHA



4. Amend the minimum lot size standards for the NTM-1 District.

Table 16.20.015.4.a: Minimum Lot Standards and Lot Coverage. This proposed change is to clarify the minimum lot size. The lot size of 1,452 square feet (SF) per unit was based on 30 units/acre. However, this lot size is not consistent with any current neighborhood pattern. A minimum lot size for of 2,000 square feet and width of 20 feet will provide flexibility to design a narrow single-family home and maintain consistency with existing patterns of development.

5. Amend the NTM-1 Minimum Building Setback table to include setbacks for National or Local Historic District properties that are consistent with the existing zoning standards and patterns of development.

This proposed text amendment will address concerns raised by residents in historic districts, requiring that setbacks remain consistent with the existing NT zoning categories. Modifications can be made through section 16.20.015.6, if consistent with the established neighborhood pattern. Although this text amendment applies to both the National Register and Local Historic Districts, new construction within Local Historic Districts is subject to public hearing review and approval of a Certificate of Appropriateness (“COA”).

6. Clarify entrance requirement for bungalow courts.

Table 16.20.015.7: Entrances. This amendment clarifies that the entrance to the unit that abuts the primary street must face the street.

7. Amend the *Building and Site Design* standards.

Section 16.20.015.8. – *Building and Site Design* is proposed to be amended as follows:

- For properties located with National Register and Local Historic Districts, design standards are relocated from the Applicability section, requiring that the addition of dwelling units be within the existing principal structure or as part of an addition or within an accessory building, when designed subordinate to the principal structure.
- Clarifies landscape requirements for up to four units on a parcel, allowing the use of the one- and two-unit residential standards instead of commercial parking lot standards.

- Provide clarification for non-conforming front and street side driveways and parking. This amendment specifically allows existing front or street side driveways and parking to remain when additional units are added or if existing buildings are retained on site, provided that all parking and driveways meet the dimensional design standards for parking and adds a requirement that any front parking be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, to prevent cars from blocking the sidewalk and provide a visual buffer.
8. Allow a density bonus in the Neighborhood Suburban Multi-family NSM-1 District, Corridor Residential Traditional CRT-1 District, Corridor Commercial Traditional CCT-1 District, and Corridor Commercial Traditional CCS-1 District to qualified parcels when Missing Middle housing is provided.

This text amendment allows for a density bonus when Missing Middle housing is proposed within existing mixed-use corridors and the neighborhood suburban multi-family district subject to the applicability, design and parking requirements of the NTM category. A property owner may develop under the existing zoning category or opt to use the Missing Middle housing density bonus of up to 30 units per acre provided the development meets all NTM-1 regulations. This density bonus is not allowed in addition to the Workforce Housing density bonus. Staff estimates that this change will apply to approximately 1,700 parcels citywide on the major streets.

9. Provide a definition for Missing Middle Housing

Section 16.90.020.3. – Definitions. Add a definition to the LDRs, consistent with existing definitions in the City’s Comprehensive Plan and Countywide Rules.

CONSISTENCY TO THE COMPREHENSIVE PLAN

The following objectives and policies from the City’s Comprehensive Plan are applicable to the **Compliance of the proposed use with the goals, objectives, policies, and guidelines of the Comprehensive Plan.**

LU3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

The NTM-1 development standards are intended to maintain neighborhood compatibility in building placement, scale, and design. A number of the text amendments proposed here will strengthen these protections first adopted in 2019 by adding clarifications and eliminating potential loopholes. When applied to the Official Zoning Map, the qualified properties are located along Future Major Streets. These streets have more intensive traffic than the internal neighborhood streets. In addition, many of these streets also include the City’s transit routes, which support higher densities by providing multi-modal options and other transportation alternatives.

LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.

The NSM-1, CRT-1, CCT-1 and CCS-1 districts are located along Future Major Streets and transit lines. The option to develop under the NTM-1 regulations is consistent to this policy.

- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

The proposed text amendments provide the allowance of missing middle housing which refers to houses that are on the building spectrum between single-family and multi-unit buildings as an optional development in NSM-1, CRT-1, CCT-1 and CCS-1 districts. Buildings such as duplexes and townhouses contribute to the diversity of housing options both in form and affordability. Developing Missing Middle housing increases the housing stock while catering to a variety of demographics including multigenerational households that are looking for smaller homes in walkable neighborhoods.

- LU4 The following future land use needs are identified by this Future Land Use Element: 1. Residential – the City shall provide opportunities for additional residential development where appropriate.

The proposed text amendments strengthen an existing ordinance allowing a diversity of housing typologies that are compatible with existing residential neighborhoods in the traditional context.

- LU22.1 The City shall continue to pursue strategies which reduce GHG emissions and vehicle miles traveled.

Providing NTM-1 zoning along transit routes, corridors and Future Major Streets will potentially reduce Greenhouse Gas Emissions (“GHG”) emissions as it provides alternative transportation to the residents of the neighborhood and allows for walkability along major corridors to retail and services rather than driving.

- LU23.3 The City’s LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.

The proposed map and text amendments are proposed along the Future Major Streets and corridors where transit lines and stops are provided.

- LU23.3 The City’s LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.

The proposed map and text amendments are proposed along the Future Major Streets and corridors where transit lines and stops are provided.

- CM10B The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives, and policies of the Future Land Use Element.

These text amendments propose to include parcels where 75% or more of the property is located outside of the CHHA. This is proposed where the CHHA has a minimal effect on the property. This allowance clarifies existing language regarding partially included parcels. Given that no increase in density will be allowed for that portion of the property

in the CHHA, the text amendment is not considered a concentration of population within the CHHA.

- T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

The proposed amendment includes areas adjacent to Activity Centers, in redevelopment areas and supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling, and walking as provided in the Complete Streets program.

PUBLIC OUTREACH

Starting in August 2022, the Planning and Development Services Department staff responded to individual inquiries and neighborhood association invitations and hosted five (5) workshops pertaining specifically to this LDR 2023-01 application including:

- 11/14/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Childs Park
- 11/15/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Roberts Recreation Center
- 11/16/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Virtual Workshop
- 01/11/2023 Crescent Lake Neighborhood Association Meeting
- 01/12/2023 **DRC LDR 2023-01 Text Amendment Workshop**

Public feedback included a diversity of subjects, comments, and concerns that are reflected in the evolution of drafts previously presented and the final set of recommendations proposed herein. A public comment report is attached. Specifically, discussion focused on the front loaded driveways and parking spaces. Correspondence provided regarding the text amendments is attached.

PUBLIC HEARING PROCESS

The LDR text amendment requires one public hearing before the Development Review Commission (DRC) text amendment require two City Council public hearings.

RECOMMENDATIONS

Staff recommends that the Development Review Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the City's Comprehensive Plan and recommend to City Council APPROVAL of the City Code, Chapter 16 LDR 2023-01 Missing Middle text amendments as described herein.

HOUSING AFFORDABILITY IMPACT STATEMENT

**City of St. Petersburg
Housing Affordability Impact Statement**

Each year, the City of St. Petersburg receives approximately \$2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment*, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City’s Housing and Community Development Department.

I. Initiating Department: Planning & Development Services Development

II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2022-01).

III. Impact Analysis:

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No (No further explanation required.)

Yes Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be: \$ _____.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No (No further explanation required)

Yes Explanation:

IV: Certification

X: It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community’s ability to provide affordable housing, please explain below:

The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required. (Please attach this Impact Statement to City Council Material and provide a copy to Housing and Community Development department.)

/s/ Elizabeth Abernethy

Director, Planning & Development Services (signature)

01-25-2023

Date

Copies to: City Clerk; Joshua A. Johnson, Director, Housing and Community Development

Proposed Text Amendments

**LDR 2023-01 Missing Middle Text Amendments
Proposed LDR Amendments**

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 or lot 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

16.20.010. NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY DISTRICTS (NT)

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; and 1 accessory unit per lot) ⁽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.

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

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.~~

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	

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	3-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 When located within a National or Local Historic District – Front: Building 25-feet; Front: Porch or Stoop 18-feet; Side: street 12-feet; Side: Interior 5-feet.

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 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, the addition of dwelling units shall only be allowed when adaptively established within the existing principal structure or within an addition or accessory building when designed subordinate to the principal structure.
2. *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.
 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, landscaping shall meet the requirements of Section 16.40.060.2.1.1 Development and redevelopment of new one- and two-unit residential properties.

Vehicle connections and parking.

1. All parking shall be accessed from a public alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.
4. 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.

16.20.020. NEIGHBORHOOD SUBURBAN SINGLE-FAMILY DISTRICTS (NS)

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 and 1 accessory unit per lot (see note 1) not permitted	5 1-principal unit and 1 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.

16.20.030. NEIGHBORHOOD SUBURBAN MULTIFAMILY DISTRICTS (NSM)

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.

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
	Missing Middle housing density bonus	15	N/A
	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

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.

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.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

16.20.060. CORRIDOR RESIDENTIAL TRADITIONAL DISTRICTS (CRT)

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.

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
	Missing Middle housing density bonus	6	N/A
	Missing Middle housing density bonus within activity center	N/A	N/A
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

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.

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.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

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.

16.20.080. CORRIDOR COMMERCIAL TRADITIONAL DISTRICTS (CCT)

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.

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
	Missing Middle Housing density bonus	6	N/A
	Missing Middle Housing density bonus within activity center	N/A	N/A
	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

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.

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.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

16.20.090. CORRIDOR COMMERCIAL SUBURBAN DISTRICTS (CCS)

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.

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
	Missing Middle Housing density bonus	15	N/A
	Missing Middle Housing density bonus within activity center	N/A	N/A
	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>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.</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. Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface. For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200). 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 16.90.020. - RULES OF INTERPRETATION AND DEFINITIONS

16.90.020.3. – Definitions

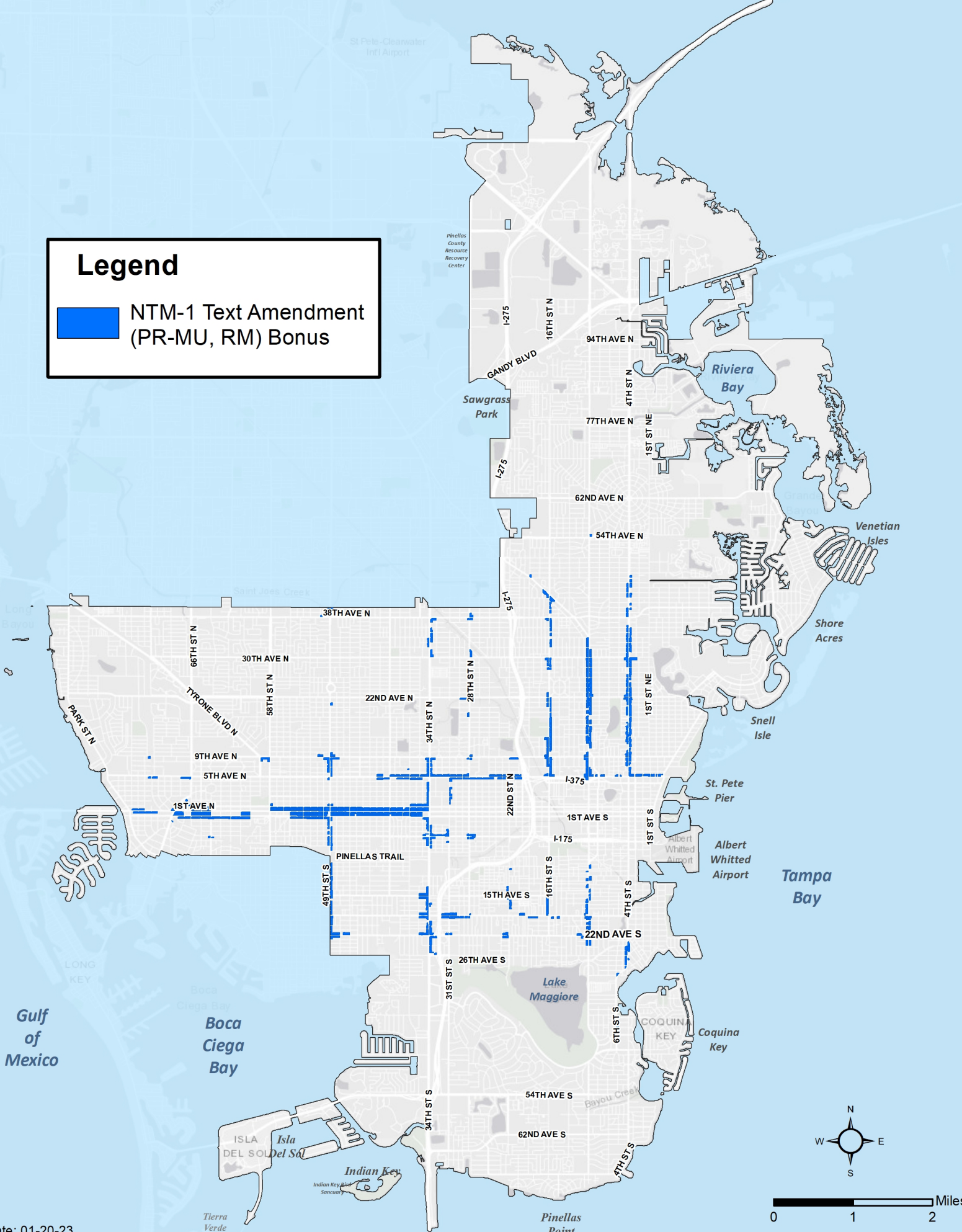
Missing Middle Housing encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are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

Maps of NSM-1, CRT-1, CCT-1 and CCS-1 Properties

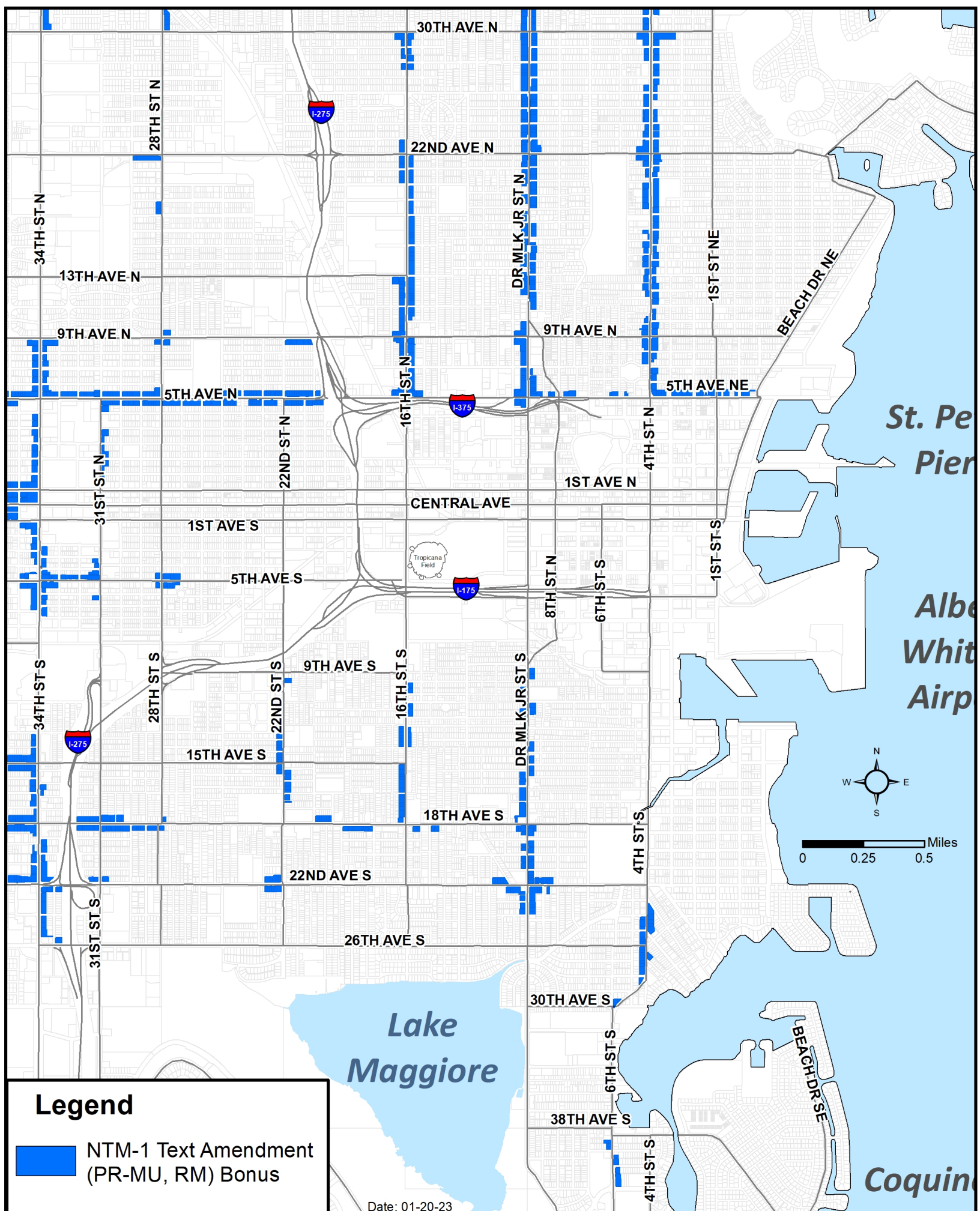
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
NTM-1 Text Amendment
(PR-MU, RM) Bonus



Date: 01-20-23




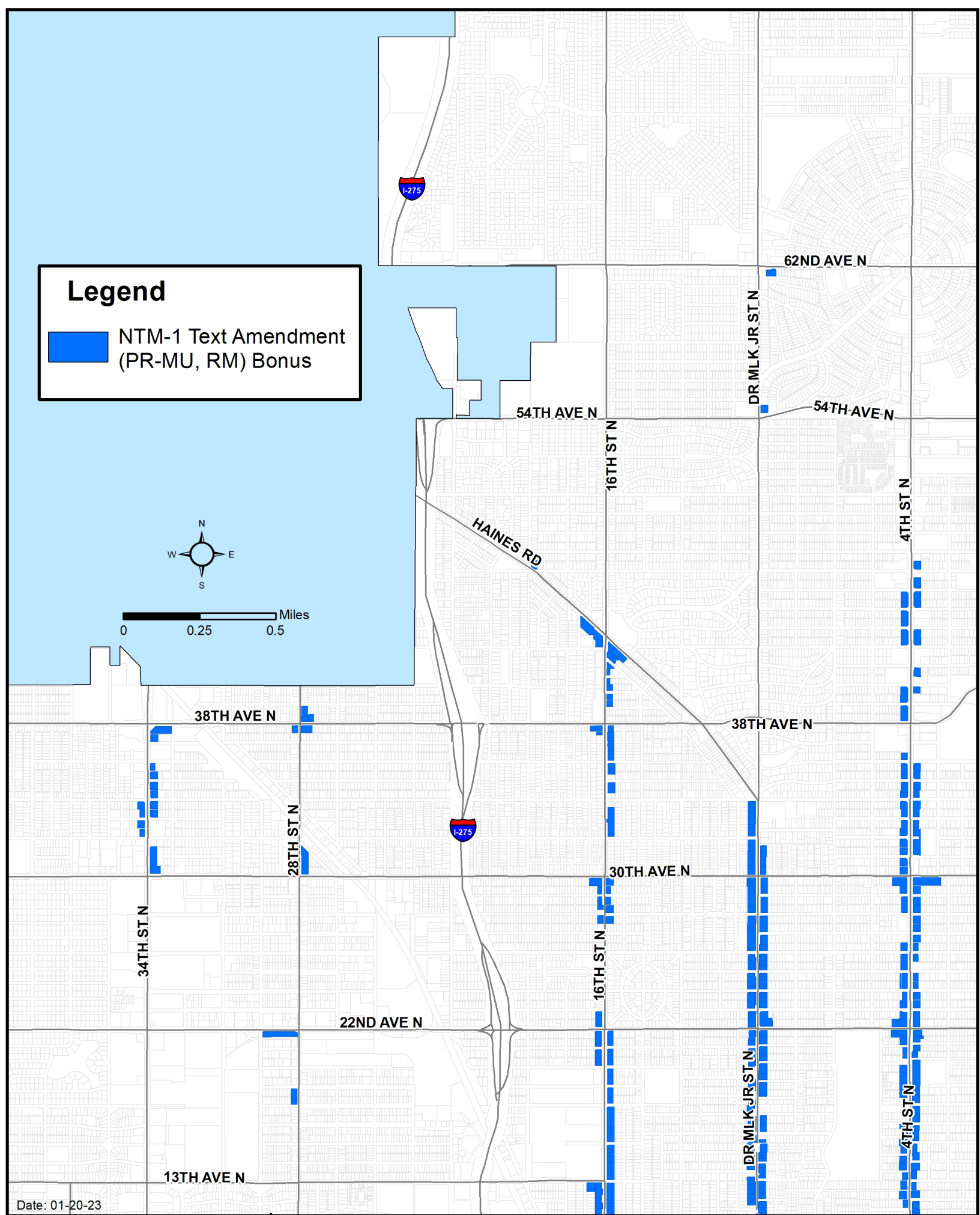
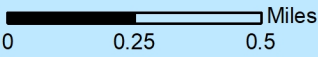
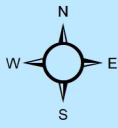
Legend

 NTM-1 Text Amendment (PR-MU, RM) Bonus

Date: 01-20-23


Legend

 NTM-1 Text Amendment (PR-MU, RM) Bonus



Date: 01-20-23

Legend

 NTM-1 Text Amendment
(PR-MU, RM) Bonus



Date: 01-20-23

Public Comments

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association
thorpekatem@gmail.com
(786) 553-9881

December 8, 2022

Dear City of St. Petersburg,

- Request to Maintain Front Parking and Access in Qualified NTM-1 Rezoning Home / Former Church: 2643 5th Ave South, St. Petersburg, Florida, Palmetto Park Neighborhood Association
- Show support NTM-1 Rezoning

As a devoted resident and President of the Palmetto Park Neighborhood Association, I am constantly seeking ways to improve the quality of life in our neighborhood and surrounding areas. I praise the city's plans to expand NTM-1 zoning to alleviate the housing crisis facing our community.

I am writing this letter of support for a unique scenario concerning a Palmetto Park Neighborhood Association home/former church. The NTM-1 rezoning proposal currently states that all parking must be in the back alley. However, this property, originally a small church and now a residential home, was built significantly further back on the lot to also accommodate front parking. Therefore, while the property fully qualifies for the NTM-1 rezoning, it may require the removal of existing front parking and access.

Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking and access, retaining her property's qualification of the proposed rezoning. Allowing this will remove a significant obstacle for the owner and facilitate the creation of additional residential units on the property.

I am confident that you will grant this request, recognizing that it will encourage the modification of a unique, and important structure in the Palmetto Park Neighborhood, while allowing the community to benefit from additional dwelling units through NTM-1's rezoning.

I look forward to your decision.

Sincerely,

Kate M Thorpe Eddleman

December 12, 2022

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association

December 9, 2022

Gina Marie Foti
2643 5th Ave South, St. Petersburg, Florida, 33712
Imaginationten@gmail.com | (727) 902-1252

Dear Community Planning and Preservation Commission (CPPC) and City of St. Petersburg,

NTM-1 Property: 2643 5th Ave South, St. Petersburg, Florida, 33712

Re: Request to Maintain Front Parking and Access in Former Church / Home in Qualified NTM-1 Rezoning, as Part of Ongoing Efforts to Mitigate St. Petersburg's Housing Crisis

I am pleased to say that my home qualifies and fits all the requirements for the NTM-1* rezoning.

Although I fully support and commend the City for these efforts, my home presents a unique scenario that requires thoughtful consideration. My property was previously a small neighborhood church with cultural significance, and was built and designed substantially further back on the lot than the surrounding homes to allow front access parking (see Exhibit A).

As it stands, the NTM-1 proposal states that all required parking spaces must be accessed exclusively from the alley. Therefore, if I take advantage of the proposed NTM-1 zoning, it may require the removal of my home's existing front parking and access.

Request

Given the unique nature of my home, formerly a church, I am asking for the NTM-1 zoning to be amended to allow the property to maintain its front parking access.

Benefits of Approving Zoning Request

If my request is approved, it will provide the following benefits to the community:

- Encourage the modification of an existing property, while complementing the structure, its unique nature and cultural neighborhood past.
- Allow a St. Petersburg resident to participate in the NTM-1 rezoning program.
- Promote walkability, "at the core of the success of increasing walkability is density, it is the key to making these communities walkable and vibrant." Urban Land Institute**
- Prevent burdensome, costly and unknown variances.
- Benefit the community with additional dwelling units, and therefore support NTM-1's primary objective.

On the other hand, if I am required to remove the front parking, or have to go through unknown variances, it would put me at a great disadvantage, and would encourage the removal of the existing structure, creating an unnecessary, expensive, and time-consuming burden, significantly delaying the potential for additional units that can become available to the community.

Conclusion

While I appreciate the parking parameters in the NMT-1 rezoning for most case scenarios, I urge you to allow my request to amend the NTM-1 rezoning and allow my property to maintain its front parking access. If we work together, we can develop and sharpen many wonderful tools to solve the housing crisis in St. Petersburg.

The NTM-1 proposed change aims to increase housing supply, and to "enable various dwelling units in

response to market demands, encouraging the use and preservation of current structures.” I purchased a former church and not a regular single-family home as housing shortages have us all exploring creative ways to address the situation.

Community Support

Attached is a letter from the President of the Palmetto Park Neighborhood Association, supporting retaining the parking and front access of the property due to its unique nature (See Exhibit B).

Also attached, is a letter from Bishop Zema Florence, prior owner, and operator of the community church, supporting my request. As you will read in his letter, it is of importance to him to have part of this structure be included in the new proposed NTM-1 zoning, and feels strongly that allowing the front parking and entrance to remain on the site will facilitate additional units to the community (See Exhibit C).

I appreciate your consideration.

Sincerely,

Gina Marie Foti

Gina Marie Foti

Homeowner
2643 5th Ave South
St. Petersburg, Florida

*Under this proposed change, single-family houses may expand to include accessory dwelling units (e.g. garage apartments) or be redeveloped up to a maximum four (4) residential units. These units may be developed as rental apartments, townhouses, or condominiums.) Source: City of St. Petersburg website (https://www.stpete.org/residents/current_projects/planning_projects/housing_initiatives.php)

** The Benefits of Growth - Urban Land Institute. 1 Mar. 2019, https://uli.org/wp-content/uploads/ULI-Documents/BenefitsofGrowth.ashx_.pdf.

Exhibit A:



See Support Letters in the Following Pages

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association
thorpekatem@gmail.com
(786) 553-9881

December 8, 2022

Dear City of St. Petersburg,

- Request to Maintain Front Parking and Access in Qualified NTM-1 Rezoning Home / Former Church: 2643 5th Ave South, St. Petersburg, Florida, Palmetto Park Neighborhood Association
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As a devoted resident and President of the Palmetto Park Neighborhood Association, I am constantly seeking ways to improve the quality of life in our neighborhood and surrounding areas. I praise the city's plans to expand NTM-1 zoning to alleviate the housing crisis facing our community.

I am writing this letter of support for a unique scenario concerning a Palmetto Park Neighborhood Association home/former church. The NTM-1 rezoning proposal currently states that all parking must be in the back alley. However, this property, originally a small church and now a residential home, was built significantly further back on the lot to also accommodate front parking. Therefore, while the property fully qualifies for the NTM-1 rezoning, it may require the removal of existing front parking and access.

Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking and access, retaining her property's qualification of the proposed rezoning. Allowing this will remove a significant obstacle for the owner and facilitate the creation of additional residential units on the property.

I am confident that you will grant this request, recognizing that it will encourage the modification of a unique, and important structure in the Palmetto Park Neighborhood, while allowing the community to benefit from additional dwelling units through NTM-1's rezoning.

I look forward to your decision.

Sincerely,

Kate M Thorpe Eddleman

December 12, 2022

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association

Bishop Zema J. Florence
The Holy Temple of Church
(727) 452-3191 | florencezema@gmail.com

December 9, 2022

Re: Request to Maintain Front Parking and Access in Former Church / Home for Qualified NTM-1 Property

Subject Property: Qualified NTM-1 Rezoning Property, 2643 5th Ave South, St. Petersburg, Florida, 33712

To Whom It May Concern:

This letter is regarding my former property and church (now a residence), 2643 5th Ave South, St Pete, Florida 33712, which I am pleased to say qualifies for the NTM-1 rezoning proposal.

As the previous owner and operator of the church, formerly known as the Holy Temple Cathedral Church of God in Christ, it is important to me that the property continues to benefit the community which it served for years, but now as additional housing.

Since the property was built as a small church, it was constructed further back on the lot to accommodate for front access and parking. While the property fully qualifies for the NTM-1 rezoning, it may require the removal of the existing front parking and access. **Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking access.**

Allowing the front parking and entrance will make it easier for the home to be modified to accommodate additional units. My concern is that if the front parking is required to be removed, it will create costly obstacles to the new owner and may incentivize not using any of the current structure.

It was a difficult decision to sell the church, but we secured a larger location to accommodate our growing congregation. I sold Ms. Foti the property, because she cares about the community, knowing it would be in good hands.

Prior to my time as Bishop, the church had played a key role in St. Petersburg, as part of the Living God Worldwide Revival Center. Its founding father, Pastor Samuel Butler, an influential gospel musician and his sons, recorded with the Five Blind Boys of Alabama, one of the groups which helped end segregation in the United States.

During my time at the church, we served hundreds of members with holiday celebrations and gatherings, food drives, and clothes giveaways, welcoming key members of our community to participate in our services, including the late Reverend Watson Haynes, III as one of our keystone Black History Month speakers.

Modifying the property to provide housing will be an incredible part of its journey, allowing it to continue to serve its community. I urge you to allow the home to retain its front parking and entrance, so that the current owner does not have unnecessary hardships in order to benefit from NTM-1.

Sincerely,



Bishop Zema J Florence

December 12, 2022

Bishop Zema J. Florence
The Holy Temple of Church
(727) 452-3191 | florencezema@gmail.com

December 9, 2022

Re: Request to Maintain Front Parking and Access in Former Church / Home for Qualified NTM-1 Property

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Modifying the property to provide housing will be an incredible part of its journey, allowing it to continue to serve its community. I urge you to allow the home to retain its front parking and entrance, so that the current owner does not have unnecessary hardships in order to benefit from NTM-1.

Sincerely,



Bishop Zema J Florence

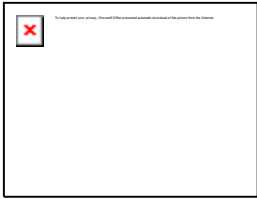
December 12, 2022

Ann O. Vickstrom

From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Friday, January 20, 2023 11:15 AM
To: Ann O. Vickstrom
Subject: Re: NTM Zoning Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the information, very helpful! Have a great weekend Ann.



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com



On Jan 20, 2023, at 10:56, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Dustin,

Thank you. The property is currently zoned CRT-1 and while we are not proposing to rezone that property to NTM-1, we are proposing a text amendment to allow any CRT-1 property an option of using a "Missing Middle Housing" bonus of up to 6 units/acre if following all NTM-1 locational, and design parameters. That would allow the same 30 units/acre as the NTM-1 zoning designation. No other housing bonuses are allowed. This is proposed for final public hearing on March 23, so we will have to wait on the outcome of City Council vote. This is an optional allowance, otherwise, a developer can follow the CRT-1 requirements. However, I have included the NTM-1 district requirements for your information.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122
Planner II, Urban Planning and Historic Preservation
City of St. Petersburg
(727)892-5807
Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Friday, January 20, 2023 9:55 AM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: Re: NTM Zoning Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ann, it doesn't have an address yet, 2525 4th St S will get you there via Google Maps, or if you look up Blue Door Building Co via property appraiser it will bring up the 4th St S parcel number.

<image001.jpg>



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com

On Jan 20, 2023, at 08:22, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Dustin,

Can you give me an address for this property?

Thank you,

Ann Vickstrom, AICP, RLA#0001122
Planner II, Urban Planning and Historic Preservation
City of St. Petersburg
(727)892-5807
Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

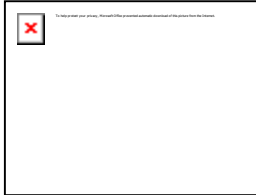
From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Wednesday, January 18, 2023 4:51 PM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: NTM Zoning Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Vickstrom,

I have a lot that I am in planing and design on for 3 units (Triplex) in the CRT-1 zoning. I just noticed (after getting the postcard) that it is in the proposed NTM zoning. Does this mean I can develop 4 units here now? The parcel is under Blue Door Building CO LLC on 4th St S.

Thank you for the assistance!



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com

<SECTION_16.20.015.____NEIGHBORHOOD_TRADITIONAL_MIXED_RESIDENTIAL_DISTRICTS____NTM____
(3).docx>

Current NTM-1 District

SECTION 16.20.015. NEIGHBORHOOD TRADITIONAL MIXED RESIDENTIAL DISTRICTS ("NTM")

16.20.015.1. Purpose.

To provide a variety of urban housing choices in low to medium density building types that reinforce the walkability of the neighborhood, provide a variety of attainable housing choices, establish appropriate transition zones from mixed-use corridors to single-family housing, support neighborhood-serving retail and service uses adjacent to this zoning category, and support public transportation and other multi-modal alternatives.

Development standards reinforce the traditional development pattern. Street standards preserve the alley system as a mechanism for providing limited access to parking and utility functions in the rear of the site.

(Ord. No. 405-H, § 4, 12-12-2019)

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. Is located outside of the designated Coastal High Hazard Area ("CHHA").
 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.

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.3. Introduction to the NTM-1 district.

The standards for the NTM-1 district are intended to allow for renovations and redevelopment within the traditional neighborhoods, while respecting the existing development pattern and unique character of these areas.

This district will allow for a variety of building typologies. These building typologies, commonly referred to as "Missing Middle" housing types, reinforce urban, walkable neighborhoods with a combination of single-family and multi-family residential units located near daily destinations. These units provide attainable life-cycle housing to a diverse group of residents including first-time homeowners, families, couples, retirees, adults with disabilities, and car-free households.

This district will allow density up to 30-units per acre, not to exceed four dwelling units per building. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with density standards, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and driveways, garages, and utility uses are limited to the rear of the property.

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.4. Maximum development potential.

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.

TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage

Lot Standards	
Lot Area, Minimum: Residential	1,452 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	

Preservation of neighborhood character is critical to any successful renovation or redevelopment. For this reason, floor area ratio ("FAR") standards are applied to new construction. Design standards may be incorporated to increase the maximum FAR, where such design standards help achieve compatibility between the proposed renovations and redevelopment with neighboring houses.

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	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.	
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 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.	Variable, 0.10 max
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.	

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.5. Building envelope: height, setback, and width.

TABLE 16.20.015.5.a: Maximum Building Height

Building Height¹	
Principal Structure	
Beginning of Roofline	24-feet
Top of roof peak	36-feet
Accessory Structure(s)	
Beginning of Roofline	20-feet
Top of roof peak	30-feet
¹ Refer to technical standards regarding measurement of building height and height encroachments.	

TABLE 16.20.015.5.b: Minimum Building Setbacks

Building Setbacks^{1,2,3}	
Front: Steps Extending from Porch or Stoop	8-feet or M
Front: Porch or Stoop	12-feet or M
Front: Building	18-feet or M
Side, Interior	3-feet or M
Side, Street	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.	

TABLE 16.20.015.5.c: Maximum Building Width

Accessory Dwelling Unit (ADU)	Not applicable
Residential	40-feet maximum
Non-Residential	Not applicable

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.6. Setbacks and FAR consistent with established neighborhood patterns.

There are building setback and FAR characteristics of existing neighborhoods related to front yard setbacks, FAR, and alignment of buildings along the block face. Minimum yard setback and FAR characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback and FAR characteristics. Approval shall be based on the following:

1. Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.
2. FAR will be based on predominant building FAR established in the block in which the development is proposed based on the Property Appraiser's Records.
3. Predominant shall mean equal to or greater than 50%.
4. These are administrative approvals appealable only by the property owner.

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.7. Entrances.

The number and location of entrances can have a consequential impact on the compatibility of multi-family housing with surrounding single-family housing. These standards are intended to reinforce the residential character of the surrounding neighborhoods.

TABLE 16.20.015.7: Entrances¹

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. 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.	

(Ord. No. 405-H, § 4, 12-12-2019)

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.

Building layout and orientation.

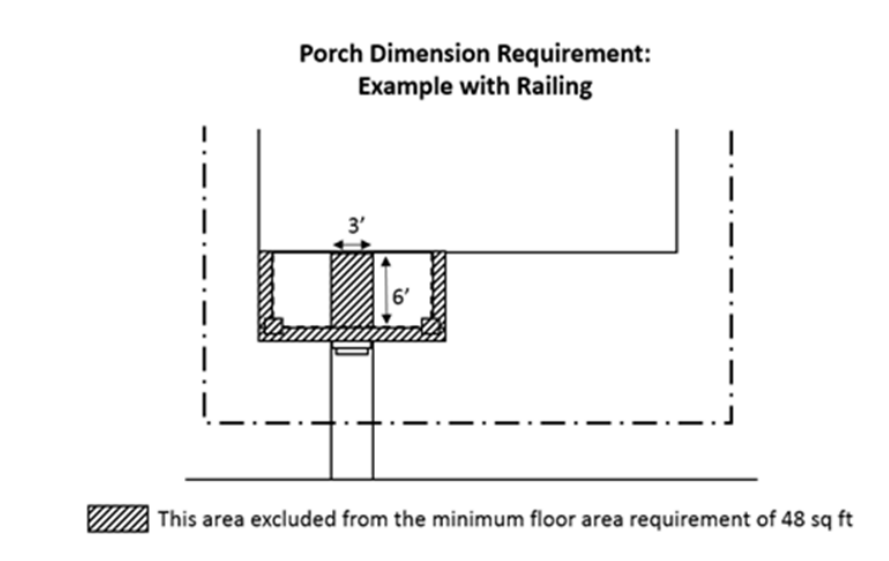
1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal 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.

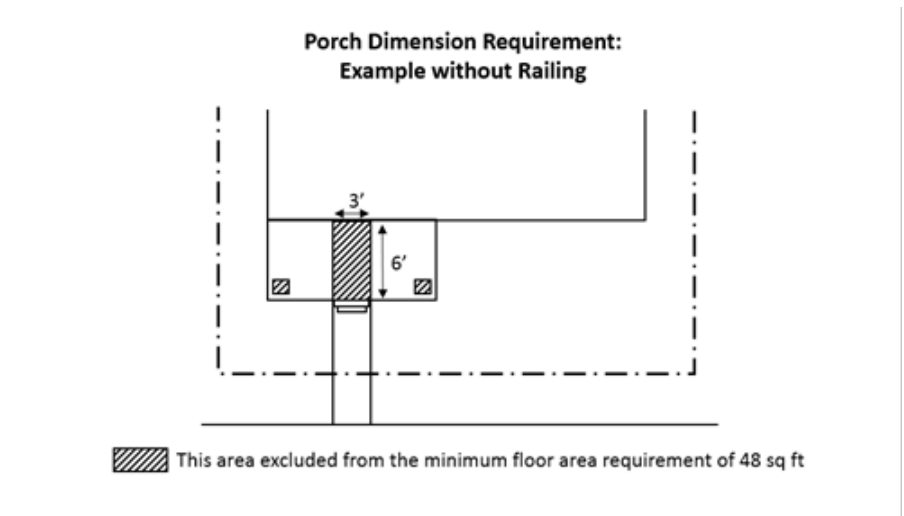
Vehicle connections and parking.

1. All parking shall be accessed from an alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.

Porches and pedestrian connections.

1. Principal entries shall include a porch, with a minimum usable depth of 6-feet (measured from the front façade line of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-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 shall count towards the minimum floor area.
2. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.



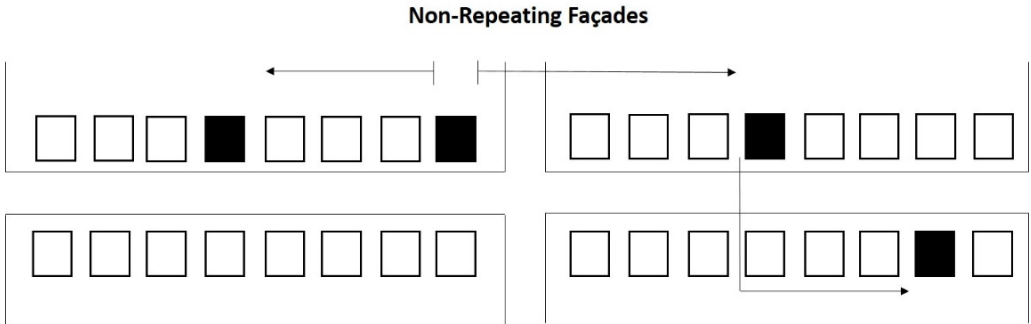


Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. See the Architecture and Building Design Section.
2. Design of buildings on the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. Bungalow courts are exempt from this non-repeat standard. Other creative layouts involving multiple buildings on a single parcel may be approved at the discretion of the POD.

There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, or architectural details (e.g., doors, windows, columns, porches).



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building form.

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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.
 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 façades, except that garages located at the rear one-third of the lot may have blank façades but not on the street side. No portion of a façade shall contain a blank area greater than 16 feet in width.
2. At least 30 percent of primary and secondary street façades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side façades 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 yards on through-lots see the Dimensional Regulations and Lot Characteristics Section.
3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a façade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style.
4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. 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.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios or screen enclosures located at least ten feet behind the front façade of the

principal structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features.

Accessory structures and ancillary equipment and carports. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See use specific standards in the Accessory Structures and Ancillary Equipment Section. Detached accessory structures, such as garages and garage apartments shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story buildings, no portion of an exterior wall on any floor may contain a blank area greater than 16-feet in width except as allowed herein for garages.

(Ord. No. 405-H, § 4, 12-12-2019)