



**NTM
NEIGHBORHOOD
TRADITIONAL
MIXED-RESIDENTIAL**

**Affordable Housing
Action Committee
June 16, 2020**



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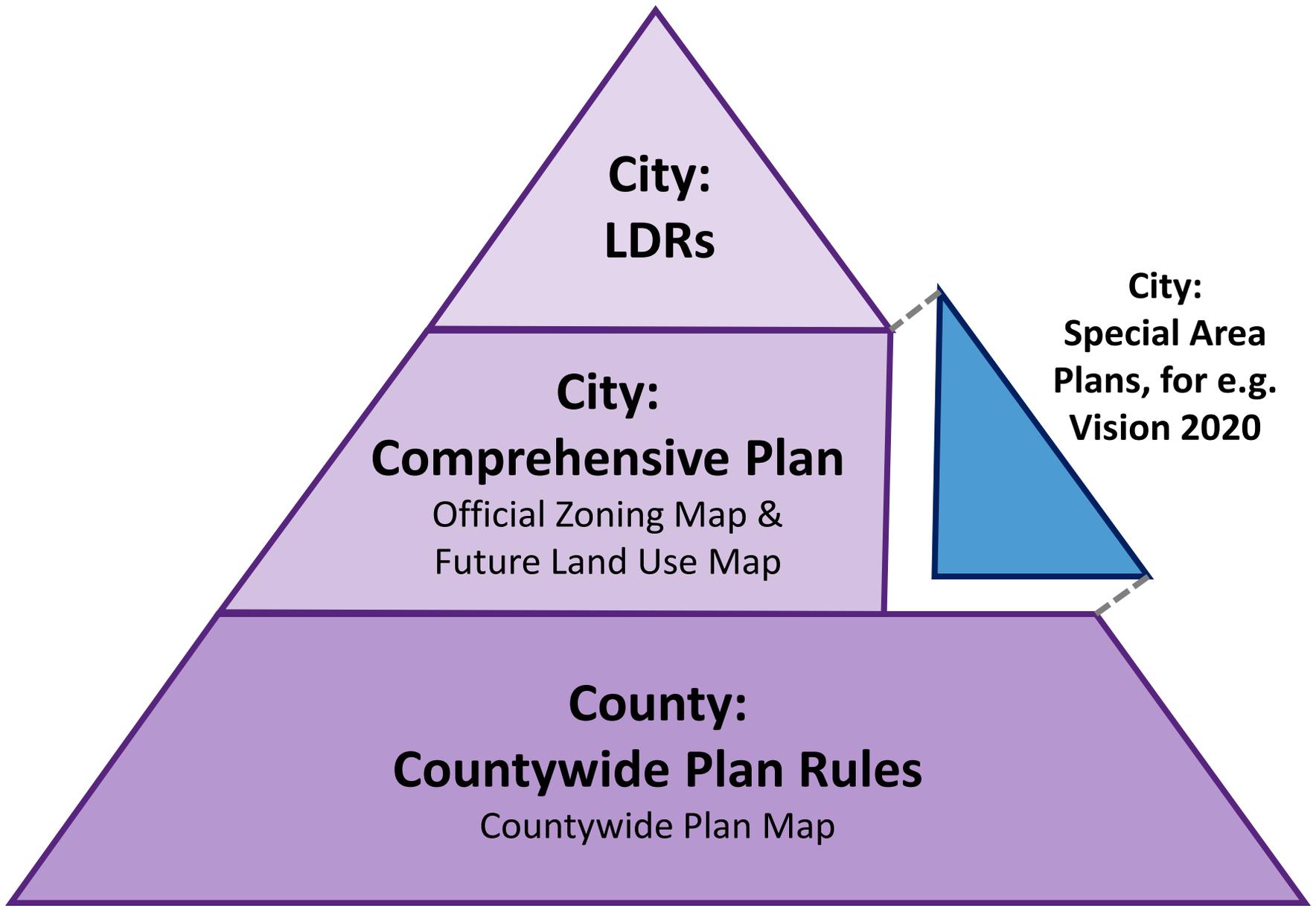
AGENDA

1. NTM Zoning District

- Countywide
- City of St. Petersburg

2. Map Amendments (Zoning, Land Use)

3. Q&A



Planning and Zoning Framework

Finding the Missing Middle

 An opportunity to complete the spectrum of housing options in Tampa Bay



The Knowledge
Exchange Series



FORWARD
PINELLAS
Integrating Land Use & Transportation

310 Court Street
Clearwater, FL 33756
forwardpinellas.org

What is the “Missing Middle”?

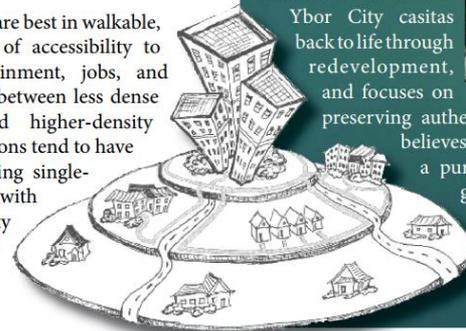
The Missing Middle is a term coined by architect Daniel Parolek that is used to describe multi-unit, low-rise housing that is comparable in scale to single-family homes.¹ It encompasses a variety of styles, including shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units. Typically there are multiple households that live in a building, shared space or compact area, offering an alternative from the standard single family or mid-rise/high-rise condominium and apartment options.

Why are we talking about it?

The Missing Middle not only provides alternative housing options for people within a community, but also has a lower price per square foot when compared to single-family detached dwellings. As single-family home prices rise in Tampa Bay, affordable housing is becoming harder to find. Missing Middle housing attracts a diverse group of people ranging in age and income. It prevents urban sprawl caused by single-family, large lot developments that tend to push people further and further away from jobs, services, and entertainment.

Where does it go?

Missing Middle types of housing are best in walkable, urban areas with a high level of accessibility to transportation options, entertainment, jobs, and services. They serve as a bridge between less dense residential neighborhoods and higher-density areas. Because some housing options tend to have a similar size footprint to existing single-family homes, they blend in well with the surrounding lower-density communities. Some types also function very well in mixed-use environments.



Reflecting on the Past in Tampa Bay

In Ybor City, shotgun style houses, known as casitas, were built in the late nineteenth and early twentieth century as workers’ housing near the cigar factories. Casitas



Source: City of Tampa

provided workers with an affordable place to live within walking distance of their jobs. This is a prime example of early Missing Middle housing, as narrow lots accommodated more homes and workers close to the factory. A new challenge arose for this type of housing in the mid-twentieth century as development shifted to more car-centric, large lot, suburban neighborhoods. The Missing Middle focuses on creating higher density living in more accessible areas, capturing the early twentieth century mentality that people should be able to travel by foot to their desired destination.

Developer Michael Mincberg has brought numerous historical Ybor City casitas back to life through redevelopment, and focuses on



preserving authentic character and charm. He believes Missing Middle housing served a purpose in the past and serves a growing need in the future by allowing people to live, work, and play in the same area.



NTM (Neighborhood Traditional Mixed Residential)



APPLICATION

LDR 2019-05

DRC, Nov. 6, 2019

Voted 7-to-0

Finding of Consistency

FLUM-____

Dates TBD

AMENDMENTS

Create new NTM zoning category

Increase workforce housing bonus

Other Consistency Updates:

- Compatible Future Land Use
- Adult Uses
- Wireless Communication Facilities

Amend Official Zoning Map

Amend Future Land Use Map

Apply new NTM zoning category



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| | NTM-1 | NTM-2 |
|---------------------------|-------|-------|
| Accessory Dwelling Unit | NTM-1 | |
| Detached House, Standard | NTM-1 | |
| Detached House, Narrow | NTM-1 | NTM-2 |
| Attached House | NTM-1 | NTM-2 |
| Duplex | NTM-1 | NTM-2 |
| Triplex and Fourplex | NTM-1 | NTM-2 |
| Bungalow Court | NTM-1 | NTM-2 |
| Courtyard Building | | NTM-2 |
| Auto Court | | NTM-2 |
| Townhouse | | NTM-2 |
| Multiplex | | NTM-2 |
| + Neighborhood Commercial | | NTM-2 |





A. Description

Triplex and Fourplex. This Building Type is a medium structure that consists of three (3) to four (4) side-by-side and stacked dwelling units typically with one shared entry or individual entries along the front. This type has the appearance of a medium sized house and is appropriately scaled to fit sparingly within single-family and medium-density neighborhoods.

NTM-1

NTM-2

F. Height

Per General Development Standard

Ground Floor Finish Level 18" min above grade

G. Allowed Frontage Type

Stoop

Porch: Engaged

Porch: Projecting

H. Pedestrian Access

Main Entrance Location Front Street

[insert standard regarding number of entrances]

I. Private Open Space

Width 8' min

Depth 8' min

Area 100-square feet min.

Required street setback and driveways shall not be included in the private open space calculation

Required private opens pace shall be located behind the main body of the building.



A. Description

Bungalow Court. This Building Type consists of a series of small, detached structures, providing units arranged to define a shared court that is typically perpendicular to the roadway. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of the Building Type.



NTM-1

NTM-2

B. Lot

| | |
|-------|---------------------------|
| Width | 75' min; 150' max |
| Area | 9,750 square feet per lot |

C. Density

| | |
|--------------|-----------------------|
| No. of Units | 30 units per acre max |
| Structures | 3 min; 9 max |

D. Building Setbacks

| Yard | Min. | Max. |
|----------------|------|------|
| Front | 10' | 15' |
| Side, Interior | 6' | 10' |
| Side, Street | 5' | 10' |
| Rear, Alley | 5' | Na |
| Rear, No Alley | 5' | Na |

E. SCALE

Floor Area Ratio [insert standard]



13.72 dwelling units per acre



12.31 dwelling units per acre



10.24 dwelling units per acre



17.42 dwelling units per acre

Mixed Unit Types, "DUPLEX"





19.36 dwelling units per acre



15.84 dwelling units per acre



26.81 dwelling units per acre



Mixed Unit Types, "DUPLEX"





Mixed Unit Types, "TRIPLEX AND FOURPLEX"



Purpose

Applicability

Introduction to Districts

Maximum Development Potential

- Minimum Lot Width
- Minimum Lot Area
- Maximum Impervious Surface Ratio
- Maximum Building Coverage
- Maximum Residential Density
- Maximum Residential Intensity
- Maximum Nonresidential Intensity

Maximum Height / Minimum Setbacks

Entrances

Building and Site Design

- Building Layout and Orientation
- Vehicle Connections and Parking
- Porches and Pedestrian Connections
- Building and Architectural Design Standards
- Building Style and Typology
- Building Form
- Wall Composition and Transparency
- Roofs
- Building Materials
- Accessory Structures and Ancillary Equipment

1. Adjacent to a public alley
2. Fronts adjoining Future Major Street(s) or High-Frequency Transit Routes
3. Outside of the Coastal High Hazard Area (“CHHA”)



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- Maximum Residential Intensity
- Maximum Nonresidential Intensity

Max. Height / Min. Setbacks

Entrances

Building and Site Design

- Building Layout and Orientation
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NTM-1 (Current Application)

- Single-family
- Duplex
- Triplex
- Fourplex
- Bungalow Court

NTM-2 (Future Application)

- Courtyard Building
- Multiplex
- Auto Court



Purpose

Applicability

Introduction to Districts

Maximum Development Potential

- Minimum Lot Width
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- Maximum Building Coverage

- Minimum Lot Width
- Minimum Lot Area
- Maximum Impervious Surface Ratio
- Maximum Building Coverage

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 | |



Purpose

Applicability

Introduction to Districts

Maximum Development Potential

- Maximum Residential Density
- Maximum Residential Intensity
- Maximum Nonresidential Intensity

- Maximum Residential Density
- Maximum Residential Intensity
- Maximum Nonresidential Intensity

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 *above* the required design flood elevation line; excludes that portion of the enclosed space that is *below* the required design flood elevation line.

³ Does not include the first 200 square feet of enclosed garage per unit.



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Introduction to Districts

Maximum Development Potential

- Maximum Residential Density
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- Maximum Residential Density
- Maximum Residential Intensity
- Maximum Nonresidential Intensity

TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity (Continued)

FAR Bonuses

Bonus, Maximum Residential

0.20 FAR

Purpose

Applicability

Introduction to Districts

Maximum Development Potential

Maximum Height / Minimum Setbacks

- Maximum Building Height

- Principal Structure
- Accessory Structure

TABLE 16.20.015.5.a: Maximum Building Height

| Building Height ¹ | |
|-------------------------------------|---------|
| 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.



Purpose

Applicability

Introduction to Districts

Maximum Development Potential

Maximum Height / Minimum Setbacks

- Minimum Building Setbacks

- Principal Structure
- Accessory Structure

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 |



Purpose

Applicability

Introduction to Districts

Maximum Development Potential

Maximum Height / Minimum Setbacks

- Maximum Building Width

- Accessory Dwelling Units
- Residential
- Non-Residential

TABLE 16.20.015.5.c: Maximum Building Width

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

Purpose

Applicability

Introduction to Districts

Maximum Development Potential

Maximum Height / Minimum Setbacks

Entrances

- Principal Structure
- Accessory Structure

TABLE 16.20.015.7.a: 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



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Max. Height / Min. Setbacks

Entrances

Building and Site Design

- Building Layout and Orientation
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- Same as NT, single-family
- Minor related edits







4001 - 1st Avenue No.

50 x 125 Lot dimension

28-foot building width

1 unit

NTM-1: 4 units

4009 - 1st Avenue No.

50 x 125 Lot dimension

33-foot building width

1 unit

NTM-1: 4 units



2915 - 1st Avenue So.

50 x 100 Lot dimension

35-foot building width

1 unit

NTM-1: 3 units



4320 - 1st Avenue No.

50 x 100 Lot dimension
30-foot building width
1 unit
NTM-1: 3 units



4040/46 - 1st Avenue No.

45 x 125 Original lot
22.5 x 125 Existing lot
18-foot unit width
36-foot building width
2 units
NTM-1: 4 units



3611/15 - 1st Avenue So.

45 x 151 Original lot
22.5 x 151 Existing lot
17-foot unit width
34-foot building width
2 units
NTM-1: 4 units





FUTURE MAP AMENDMENTS

BRT Route

Bus Rapid Transit

Selective Locations

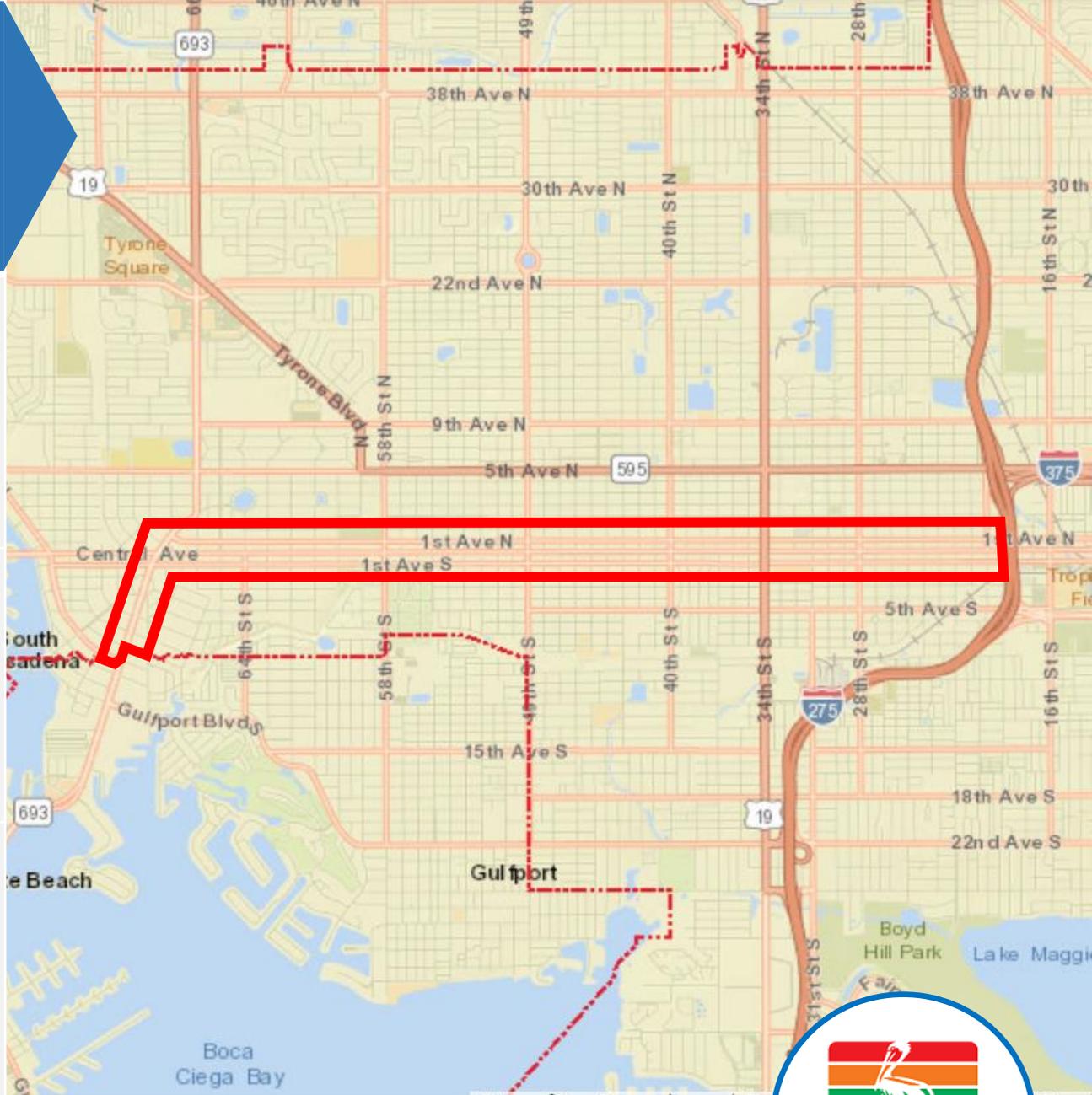
Special Conditions,
For e.g. size (2:1), age, location

High Freq. Transit Routes

35-minute Headway Times

Future Major Streets

Most Comprehensive Approach



POTENTIAL LOCATIONS



BRT Route

Bus Rapid Transit

Selective Locations

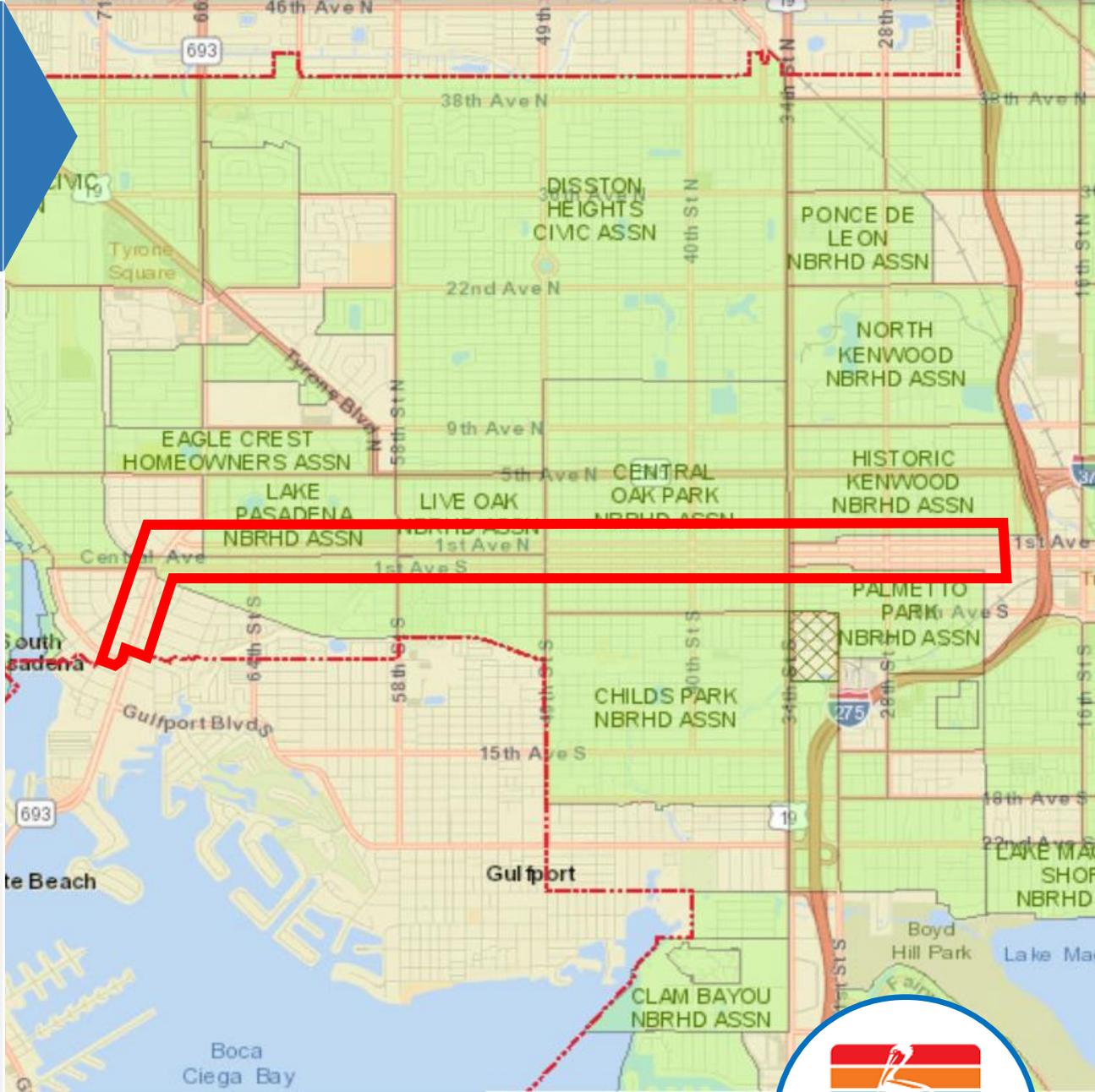
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High Freq. Transit Routes

35-minute Headway Times

Future Major Streets

Most Comprehensive Approach



POTENTIAL LOCATIONS



BRT Route

Bus Rapid Transit

Selective Locations

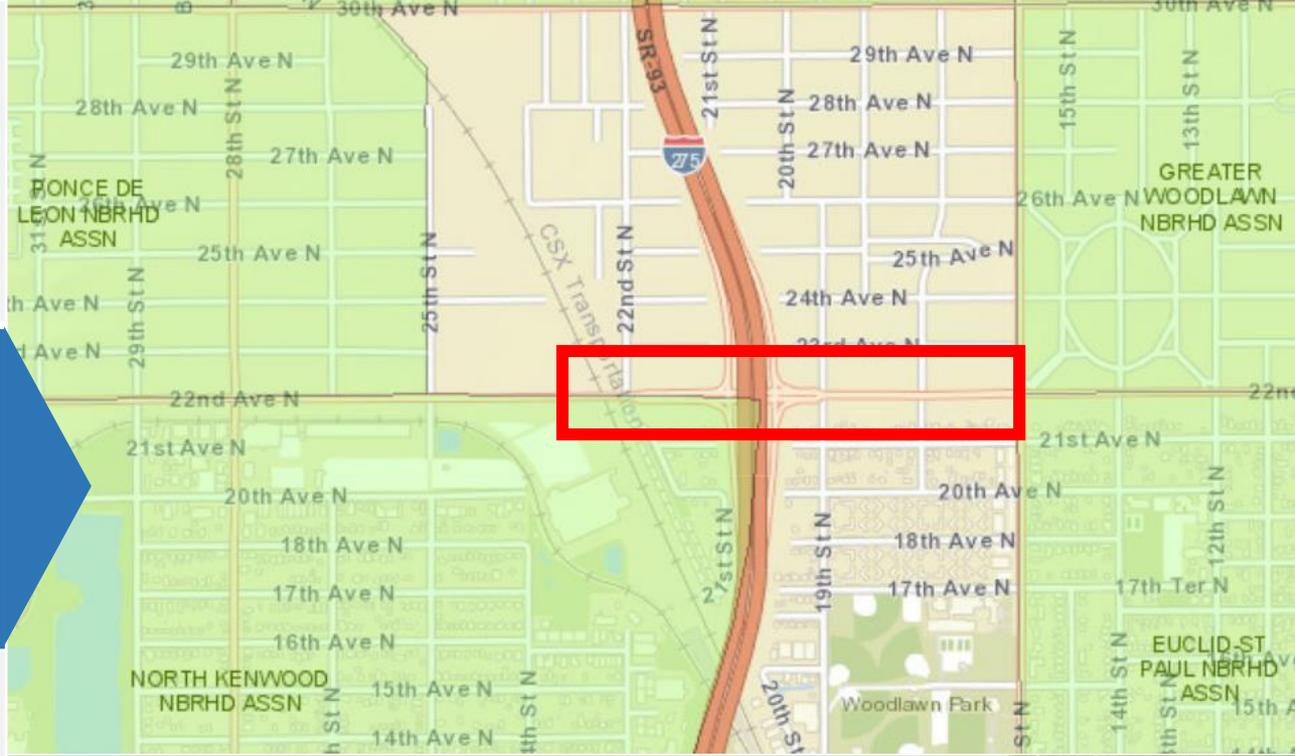
Special Conditions,
For e.g. size (2:1), age, location

Premium Transit Routes

35-minute Headway Times

Future Major Streets

Most Comprehensive Approach



POTENTIAL LOCATIONS



BRT Route

Bus Rapid Transit

Selective Locations

Special Conditions,
For e.g. size (2:1), age, location

Premium Transit Routes

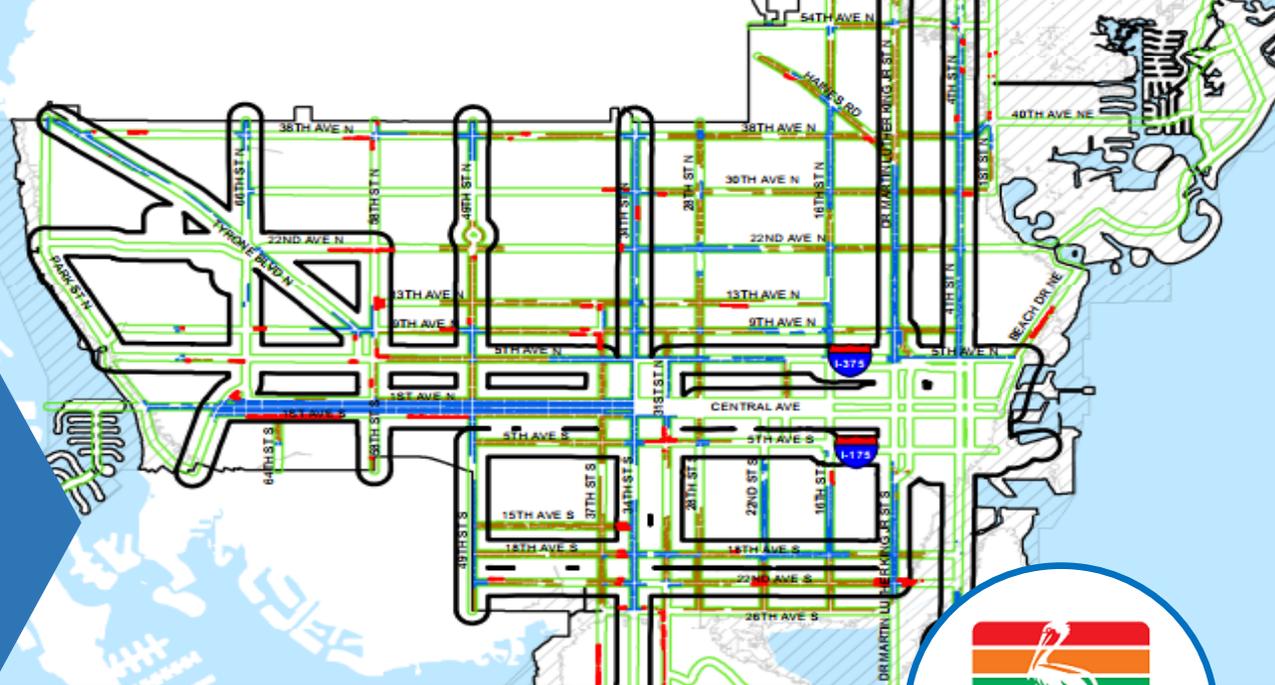
35-minute Headway Times

Future Major Streets

Most Comprehensive Approach

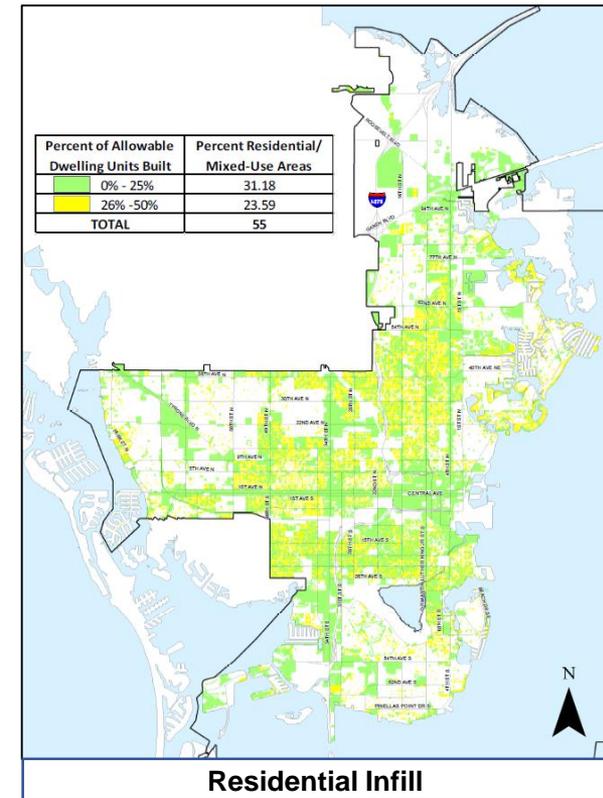
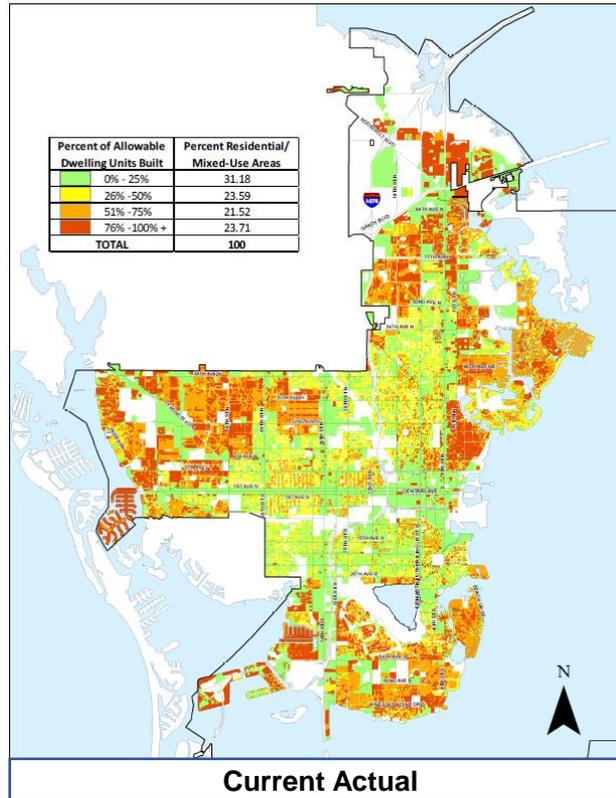
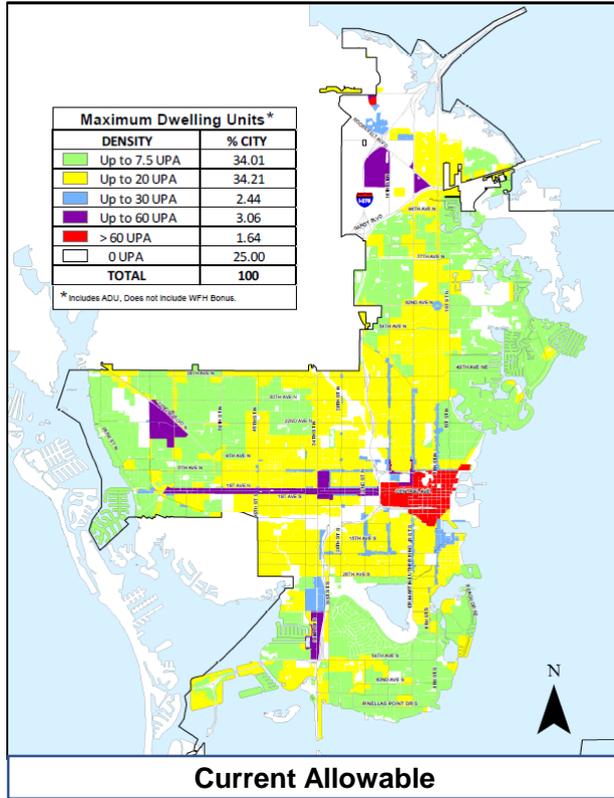
-  PR-MU
*803 Acres (+-)
-  PR-R
*708 Acres (+-)
-  RM
*180 Acres (+-)
-  PSTA Routes (1/8 mile buffer)
-with 35 min. headways or better
-  175 ft. Buffer from
Future Major Streets
-  CHHA

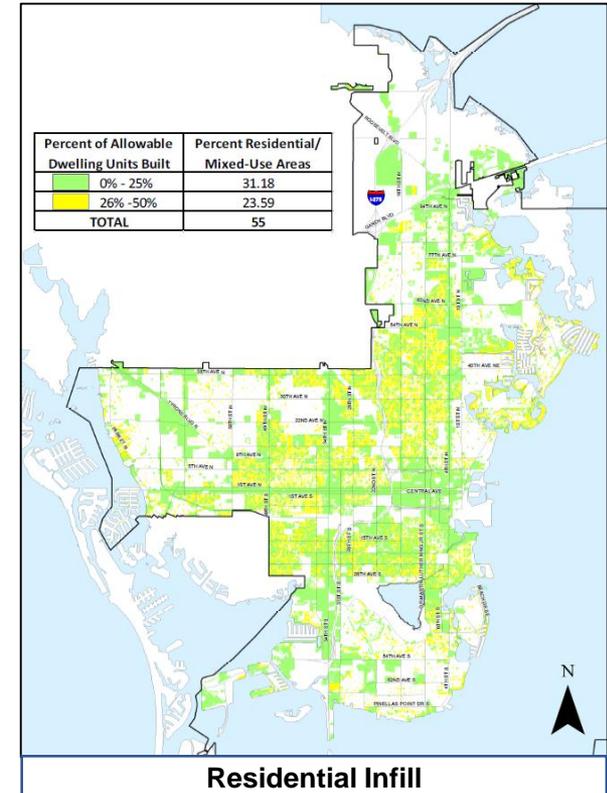
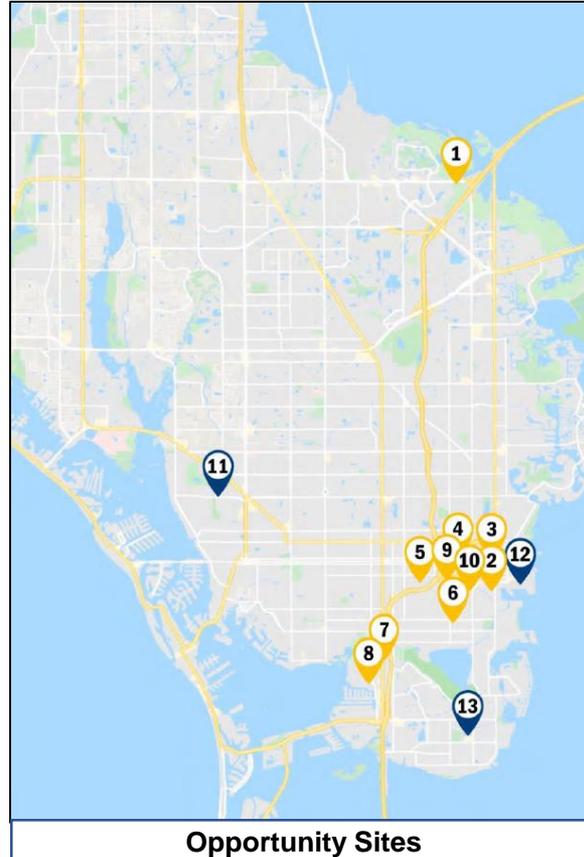
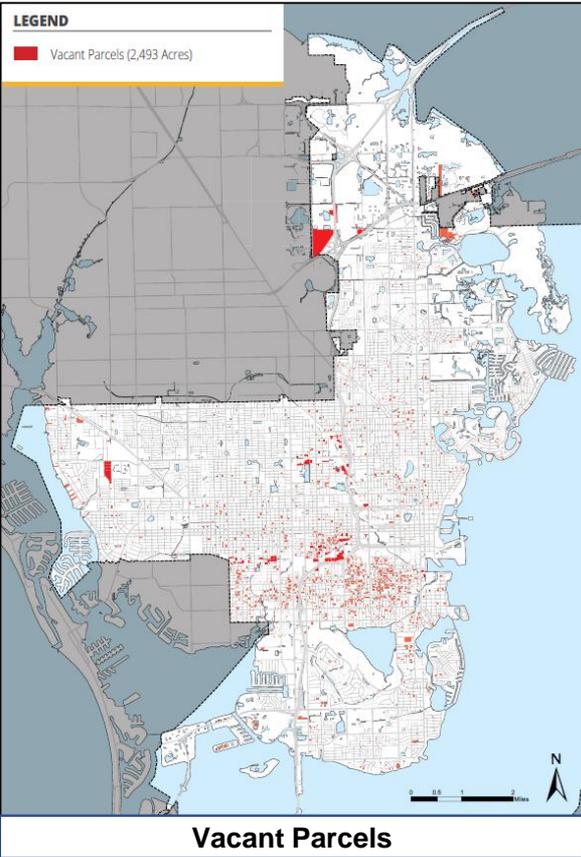
* Does not include acres within the CHHA



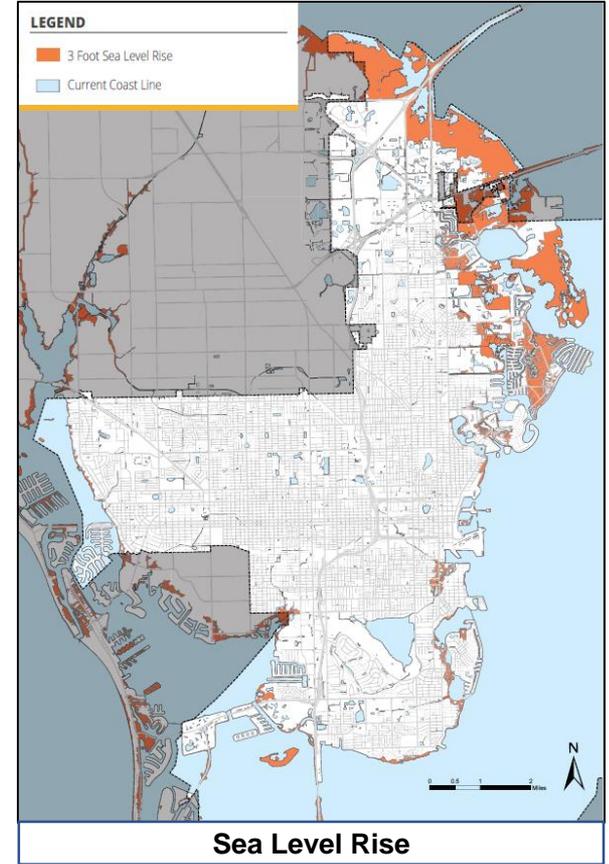
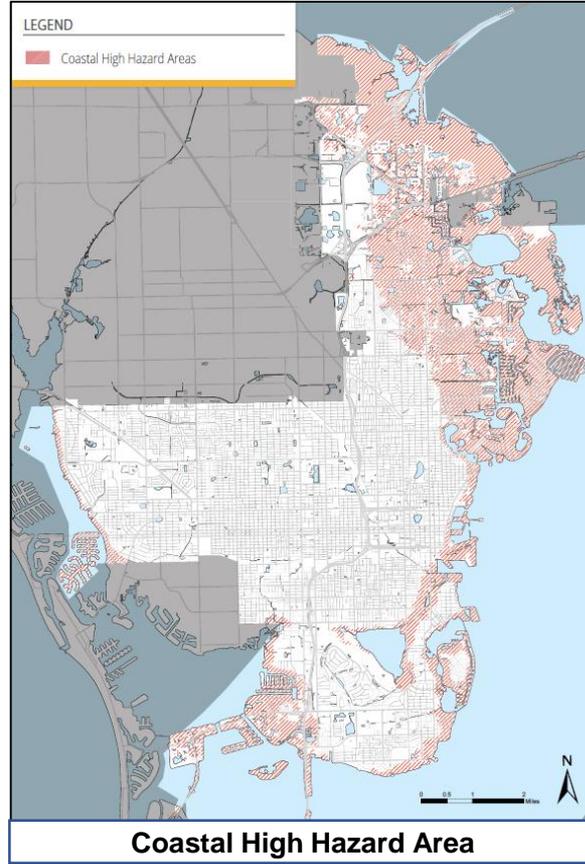
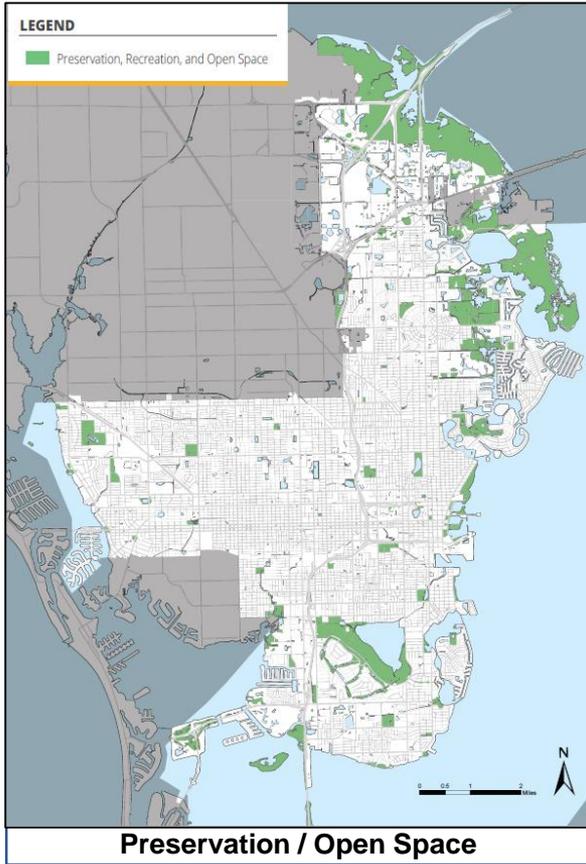
POTENTIAL LOCATIONS

STPETE2050

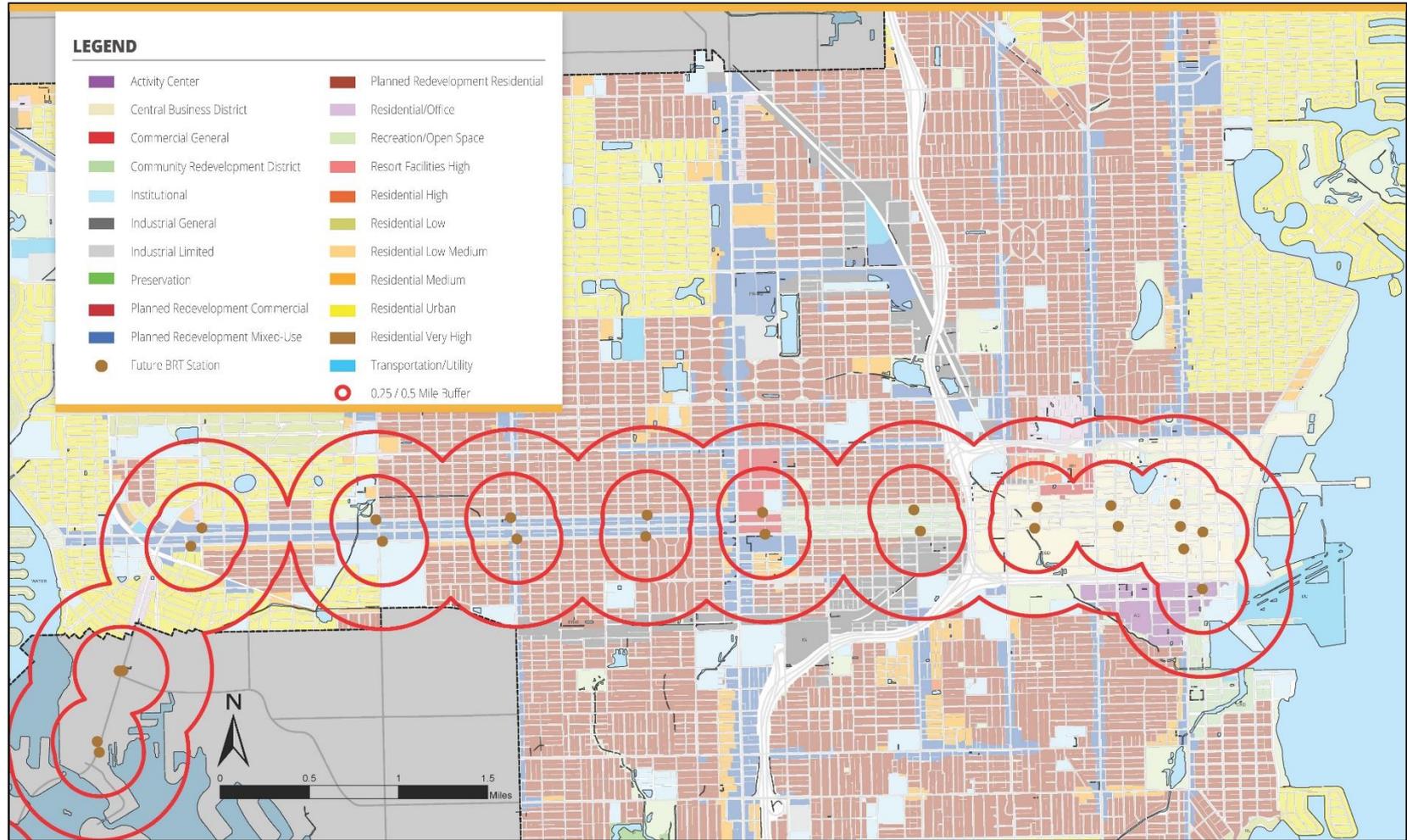




STPETE2050



CABRT – 0.25 TO 0.5 MILE FROM STATIONS



NEXT STEPS

- **Map Amendments/Rezoning**
 - Fall 2020
- **NTM-2**
 - Summer 2021
- **Lending Analysis with ULI**
- **StPete2050 Initiative**
- **CABRT TOD – Station Area Planning**



NTM (Neighborhood Traditional Mixed Residential)

