



AFFORDABLE HOUSING ACTION COMMITTEE

July 21, 2020



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2003



APPLICATION

LGCP 2019-01

Ordinance 385-H

City Council, Adoption PH, Sept. 5, 2019

LGCP 2019-02

City Council, Adoption PH, Nov. 14, 2019

AMENDMENTS

Add definition ADU

Amend definition CHHA

Exempt ADU from density calculation

Increase workforce housing bonus

Add definition “Missing Middle” housing

Increase density from 15 to 30 units/acre

APPLICATION

LDR 2019-03

Ordinance 375-H

City Council, Adopted Aug. 15, 2019

LDR 2019-05

City Council, Adopted Nov. 14, 2019

AMENDMENTS

Reduce minimum lot area for ADU

Eliminate minimum unit size for MF

Reduce parking, multi-family

Reduce parking, workforce housing

Reduce parking, high frequency transit rts.

Exempt certain design standards for AF/WF

Create new NTM (Neighborhood Traditional Mixed Residential) zoning category

Increase workforce housing bonus

APPLICATION

LDR 2019-06

Ordinance 396-H

City Council, Adopted Nov. 14, 2019

AMENDMENTS

Amend Downtown Center zoning



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LDR 2019-03: LDR Text Amendments

MULTI-FAMILY DWELLING UNITS

Redefine – Accessory Dwelling Unit

Reduction - Minimum Unit Size for MF

Reduction - Minimum No. of Req. Parking Spaces for MF

Reduction - Parking for Certified Affordable Workforce Housing

Reduction - Parking for Proximity to High Frequency Transit Routes

ACCESSORY DWELLING UNITS

Reduction - Minimum Lot Size

DESIGN MODIFICATIONS

DEFINITION - ACCESSORY DWELLING UNIT

~~“An independently functioning dwelling unit which is an accessory use to the principal dwelling unit on the same lot and which has a separate kitchen. These uses are sometimes referred to as “garage apartments,” “granny flats,” or “carriage houses.” (See Use Specific Development Standards)”~~

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

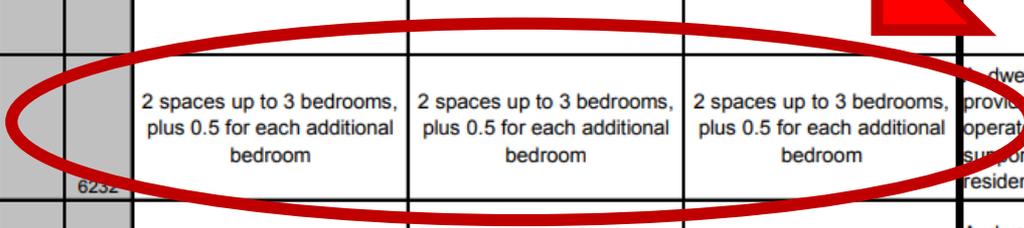
DEFINITION – DWELLING, MULTI-FAMILY

“A building designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not multiple-family dwellings. Accessory uses include clubhouses, recreational and laundry facilities. ~~Minimum gross floor area shall be, for an efficiency/studio unit – 375 sf; one bedroom unit – 500 sf; two bedroom unit – 750 sf; for dwelling units with more than two bedrooms, an additional 200 sf for each additional bedroom.”~~

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

CENTER													OTHER			LBCS Function	LBCS Structure	NA/CS	Minimum Parking Spaces, Traditional Tier (NT, CRT, CCT, IT)	Minimum Parking Spaces, Suburban Tier (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	Downtown (DC)	
DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2 and RC-3: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban										
P	P	P	NC	P	P	P	P	P	P	NC	NC	NC				2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom	2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom	2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom	A dwelling unit licensed as a home for six (6) or fewer persons, providing a home for six (6) or fewer persons, operating as the functional equivalent of a family, with supportive staff as may be necessary for the residents. (See Use Specific De			
P	P	P	NC	P	P	P	SE	SE	SE	NC	NC	NC			6232	2 spaces, plus 1 per 3 residents	2 spaces, plus 1 per 3 residents	2 spaces, plus 1 per 3 residents	A dwelling unit licensed as a home for six (6) or fewer persons, providing a living environment for six (6) or fewer persons (Chapter 419, F.S.) who operate under the supervision and care by support and social needs of the resident			
SE	SE	SE	NC	SE	SE	SE	SE	SE	SE	NC	NC	NC				2 spaces, plus 1 per 3 residents; Loading area required	2 spaces, plus 1 per 3 residents; Loading area required	2 spaces, plus 1 per 3 residents; Loading area required	A dwelling unit licensed as a home for six (6) or fewer persons, providing a living environment for six (6) or fewer persons (F.S.) who operate as the functional equivalent of a family with supportive staff as may be necessary. (See Use Specific			
																1 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom	1.5 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom	1 per unit; Loading area required	Buildings			



Land Use	Traditional	Suburban	Downtown
Dwelling, Multi-Family	<p><u>More than 750 square feet:</u> <u>0.75</u> 1 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom;</p> <p><u>Equal to or less than 750 square feet:</u> <u>0.50</u> per unit</p> <p>Loading area required for more than 5 units</p>	<p><u>More than 750 square feet:</u> <u>1.25</u> 1.5 per unit up to 2 bedrooms, plus <u>0.5</u> for each additional bedroom;</p> <p><u>Equal to or less than 750 square feet:</u> <u>0.75</u> per unit</p> <p>Loading area required for more than 5 units</p>	<p><u>More than 750 square feet:</u> 1 per unit;</p> <p><u>Equal to or less than 750 square feet:</u> <u>Zero (0)</u> per unit</p> <p>Loading area required for more than 5 units</p>



- 1. Joint Use / Shared Parking**
- 2. Off-Site Locations**
- 3. Compact Parking**
- 4. Tandem Parking**
- 5. Motorcycle and Scooter Parking**
- 6. Tree Preservation**
- 7. Drainage and Surface Water Managements**
- 8. Bicycle Parking**
- 9. Workforce and Affordable Housing**



9. Workforce and Affordable Housing

Where committing at least 50-percent of the total number of dwelling units for occupancy as Certified Affordable/Workforce Housing, the minimum number of parking spaces required may be reduced by 10-percent. For Certified Affordable/Workforce Housing units that are also classified [senior age-restricted], the minimum number of parking spaces required may be reduced an additional 5-percent for a combined 15-percent reduction.

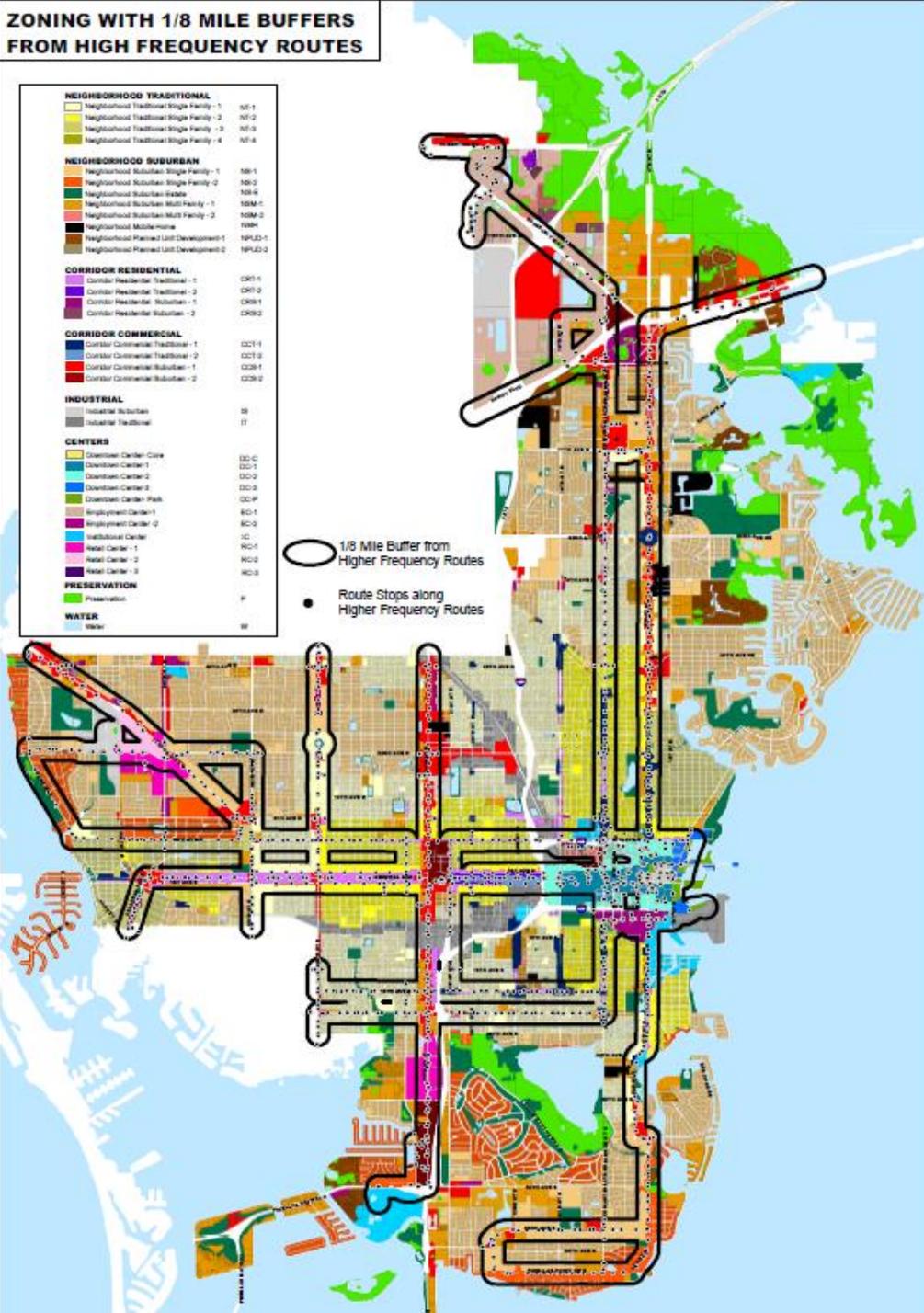
10. Proximity to High Frequency Transit Routes

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

**ZONING WITH 1/8 MILE BUFFERS
FROM HIGH FREQUENCY ROUTES**

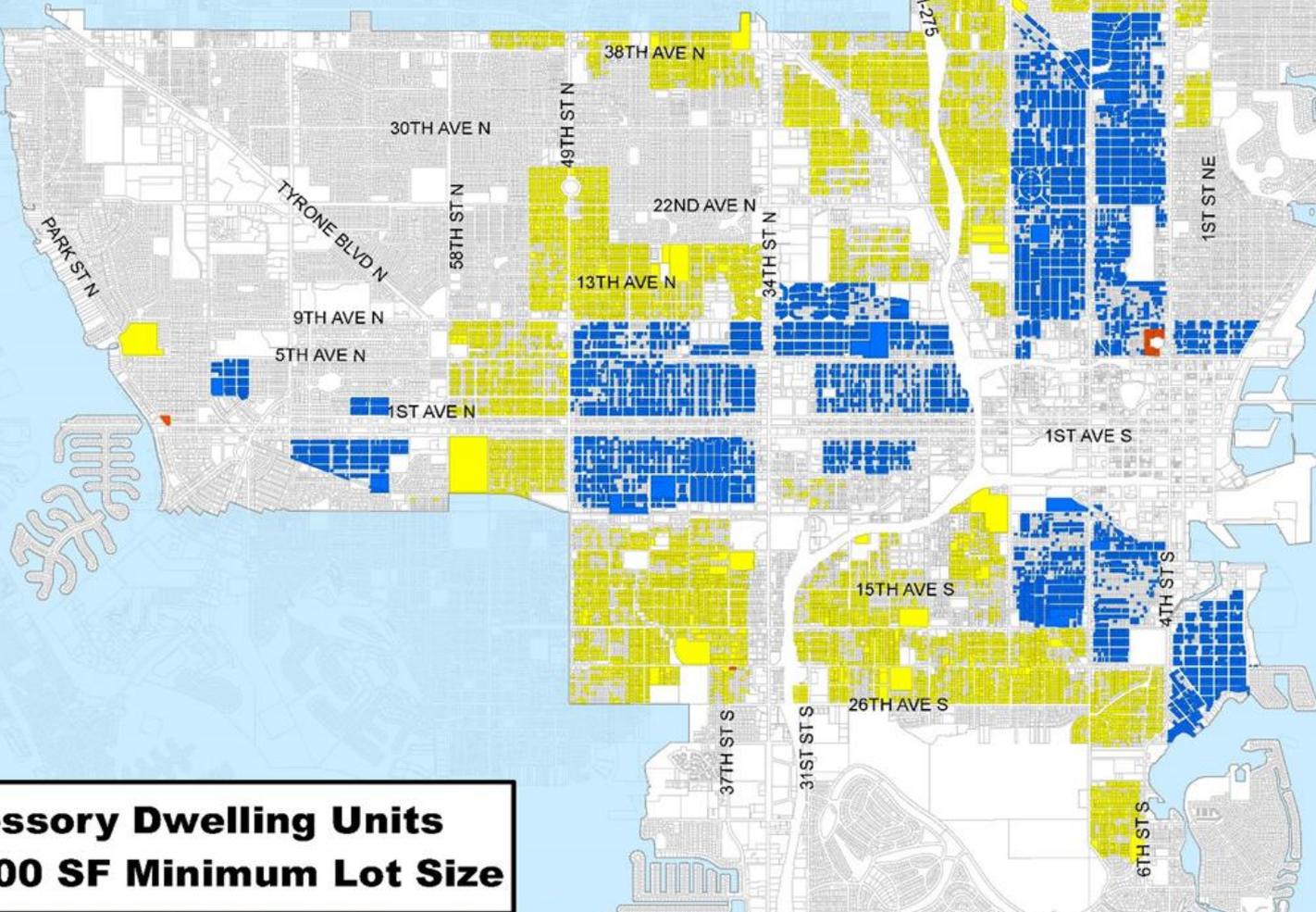
NEIGHBORHOOD TRADITIONAL	
Neighborhood Traditional Single Family - 1	NT-1
Neighborhood Traditional Single Family - 2	NT-2
Neighborhood Traditional Single Family - 3	NT-3
Neighborhood Traditional Single Family - 4	NT-4
NEIGHBORHOOD SUBURBAN	
Neighborhood Suburban Single Family - 1	NS-1
Neighborhood Suburban Single Family - 2	NS-2
Neighborhood Suburban Triplex	NS-3
Neighborhood Suburban Multi Family - 1	NSM-1
Neighborhood Suburban Multi Family - 2	NSM-2
Neighborhood Mobile Home	NSM
Neighborhood Planned Lot Development 1	NPLOD-1
Neighborhood Planned Lot Development 2	NPLOD-2
CORRIDOR RESIDENTIAL	
Corridor Residential Traditional - 1	CR1-1
Corridor Residential Traditional - 2	CR1-2
Corridor Residential Suburban - 1	CRS1
Corridor Residential Suburban - 2	CRS2
CORRIDOR COMMERCIAL	
Corridor Commercial Traditional - 1	CC1-1
Corridor Commercial Traditional - 2	CC1-2
Corridor Commercial Suburban - 1	CCS1
Corridor Commercial Suburban - 2	CCS2
INDUSTRIAL	
Industrial Activities	I
Industrial Traditional	IT
CENTERS	
Downsides Center Core	DC-C
Downsides Center 1	DC-1
Downsides Center 2	DC-2
Downsides Center 3	DC-3
Downsides Center Park	DC-P
Employment Center 1	EC-1
Employment Center 2	EC-2
Neighborhood Center	NC
Retail Center - 1	RC-1
Retail Center - 2	RC-2
Retail Center - 3	RC-3
PRESERVATION	
Preservation	P
WATER	
Water	W

○ 1/8 Mile Buffer from Higher Frequency Routes
● Route Stops along Higher Frequency Routes



ZONING	COUNT
 NT-1	13,453
 NT-2	8,863
 NT-4	3
TOTAL	22,319

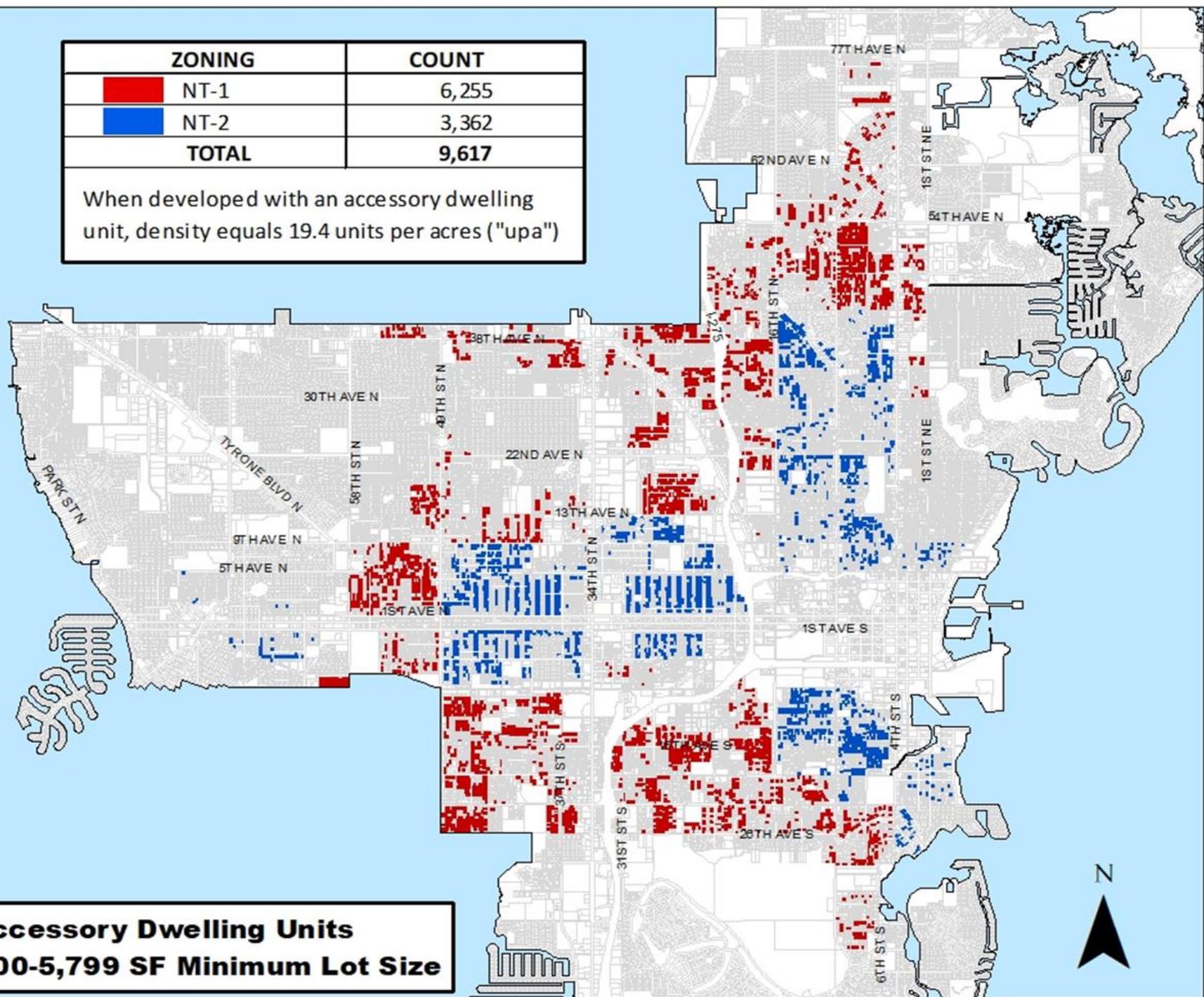
When developed with an accessory dwelling unit, density equals 15.00 units per acres ("upa")



Accessory Dwelling Units
NT, 5,800 SF Minimum Lot Size

ZONING	COUNT
 NT-1	6,255
 NT-2	3,362
TOTAL	9,617

When developed with an accessory dwelling unit, density equals 19.4 units per acres ("upa")



Accessory Dwelling Units
NT, 4,500-5,799 SF Minimum Lot Size

16.20.010.11. - Building and site design.

Building form.

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

16.20.010.11. - Building and site design.

Building form.

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

16.90.020.3 – Rules of Interpretation and Definitions.

Certified Affordable/Workforce Housing shall mean any single-family home designated through the City's Affordable/Workforce housing program.

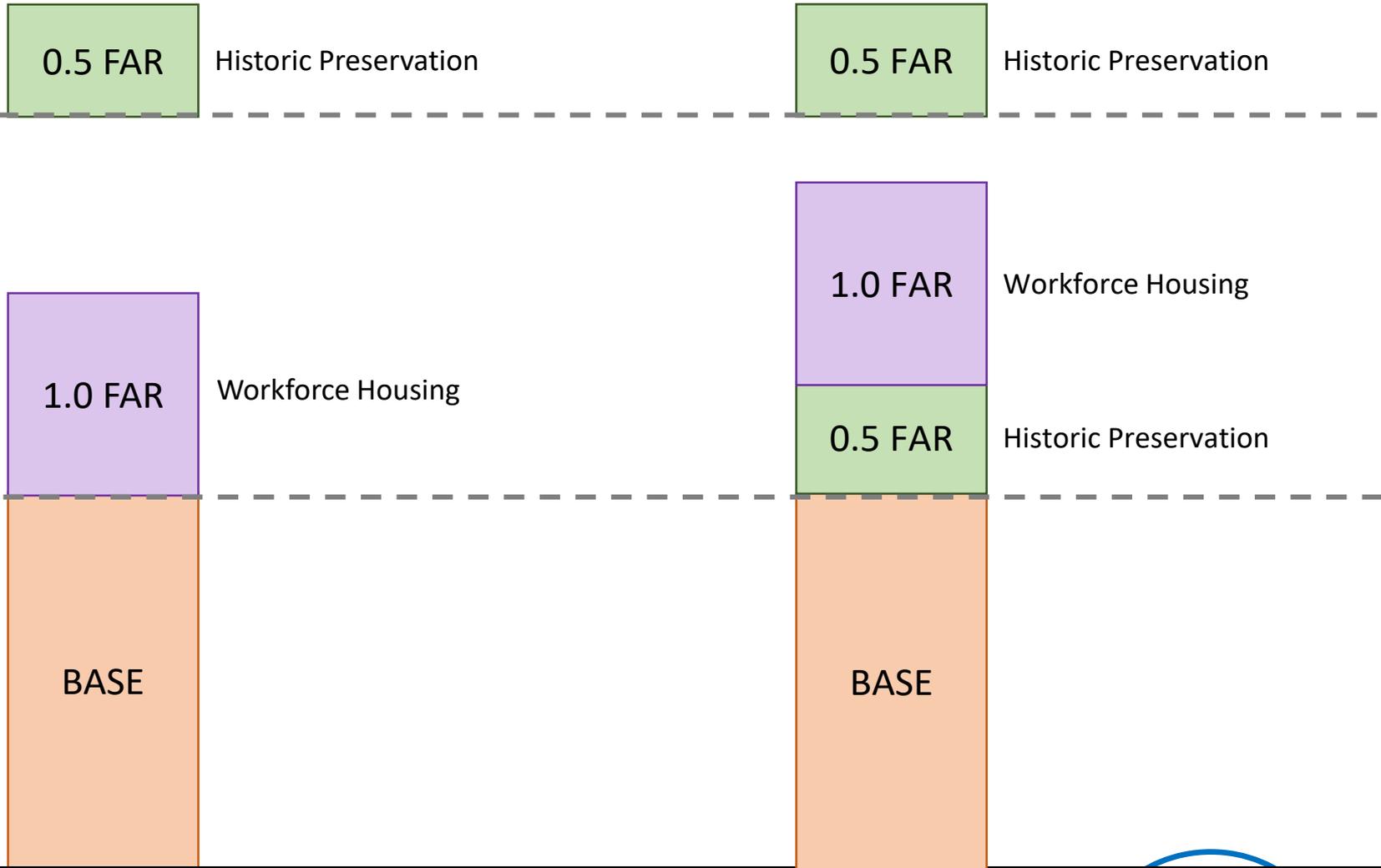
- Part of a city, state or federal program where % of units are income restricted, 120% AMI
- Requires Restrictive Covenants on the property

LDR 2019-05: LDR Text Amendments

16.20.060.5	CRT-1	Workforce housing density bonus	€ <u>8</u>
16.20.070.5	CRS-2	Workforce housing density bonus	€ <u>8</u>
16.20.070.5	CRS-2 (activity center)	Workforce housing density bonus	€ <u>10</u>
16.20.080.5	CCT-1	Workforce housing density bonus	€ <u>8</u>
16.20.090.5	CCS-1	Workforce housing density bonus	€ <u>8</u>
16.20.090.5	CCS-1 (activity center)	Workforce housing density bonus	€ <u>10</u>
16.20.090.5	CCS-2	Workforce housing density bonus	€ <u>10</u>
16.20.090.5	CCS-2 (activity center)	Workforce housing density bonus	10 <u>15</u>
16.20.150.5	RC-2	Workforce housing density bonus	10 <u>15</u>



LDR 2019-06: LDR Text Amendments



Standard

If a designated local landmark or individual listing in the National Register;
If a contributing resource to a local historic district or National Register district.

LDR 2019-06: LDR Text Amendments

RECOMMENDED: Increase payment-in-lieu of fee from 0.25 to 0.50-percent construction costs.

APPROVED: 0.25-percent of construction costs.

Workforce Housing Alternative Pay-in-lieu Fee Analysis Floor Area Ratio (F.A.R.) Bonus Approvals in the Downtown Center Zoning Districts 2007 to Present				
	Total Construction Value	Total Sq. Ft.	Current: Priority for public hearing level only, first 0.5 FAR @ 0.25% of c.c.	Proposed: First 1.0 FAR for all approval levels @ 0.5% c.c. for each 0.5 FAR
Built and Under Construction Projects				
Total of built and under construction projects	\$ 399,944,228	2,892,581	\$ 40,138	\$ 3,218,567
Average construction cost per sq. ft.	\$ 138.27		\$ 4.01	\$ 6.56
Average percent construction cost increase			0.25%	0.80%
Pending Projects				
Total of pending projects	\$ 787,379,115	2,746,293	\$ 506,250	\$ 7,719,414
Average construction cost per sq. ft.	\$ 286.71		\$ 4.44	\$ 12.40
Average percent construction cost increase			0.75%	0.98%

c.c. = construction cost





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