ST. PETERSBURG CITY COUNCIL

Meeting of December 12, 2019

TO: The Honorable Charlie Gerdes, Chair, and Members of City Council

SUBJECT: ORDINANCE 405-H amending the City Code, Chapter 16, Land Development Regulations creating a new zoning category Neighborhood Traditional Mixed Residential (NTM) to allow certain Missing Middle building typologies including single-family, duplex, triplex, fourplex, and bungalow courts; and increasing the workforce housing density bonus from 6 to 8, 6 to 10, and 10 to 15 units per acre, where allowed (City File: LDR-2019-05)

BACKGROUND:

A detailed analysis is provided in the attached DRC staff report, which includes public engagement efforts.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Development Review Commission (DRC): On November 6, 2019, the DRC held a public hearing and voted 7-0 to recommend approval. DRC commissioners had questions related to building separation, FAR bonuses, maximum width of the structures. One commissioner noted that this is a positive step towards providing alternatives to single-family homes to meet changing lifestyles and community needs. One member of the public spoke at the hearing, expressing concerns regarding increased density.

City Council, First Public Hearing: On November 14, 2019, the City Council conducted a first public hearing and set the second public hearing for December 12, 2019. Following a presentation by City staff, City Council members referenced the StPete2050 initiative, inquired about the minimum lot width standard of 20-feet, asked for photos or other illustrative examples demonstrating the building standards for narrow lots, and discussed a planning concept known as complete neighborhoods.

Recommended City Council Action:
1. CONDUCT the second reading and public hearing of the proposed ordinance;
2. ADOPT the proposed ordinance.

Attachments: Proposed Ordinance; DRC Staff Report with Attachments.
ORDINANCE 405-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG PROVIDING FOR THE AMENDMENT OF THE ST. PETERSBURG CITY CODE LAND DEVELOPMENT REGULATIONS; AMENDING THE LIST OF DESIGNATED ZONING DISTRICTS; AMENDING THE USE PERMISIONS AND PARKING REQUIREMENTS AND ZONING MATRIX; AMENDING THE ZONING DISTRICTS AND COMPATIBLE FUTURE LAND USE CATEGORIES MATRIX; CREATING A NEW ZONING CATEGORY ENTITLED NEIGHBORHOOD TRADITIONAL MIXED RESIDENTIAL DISTRICTS ("NTM"); MAKING FINDINGS AND PROVIDING FOR APPLICABILITY; PROVIDING FOR MAXIMUM DEVELOPMENT POTENTIAL, INCLUDING DENSITY AND INTENSITY; PROVIDING FOR BUILDING ENVELOPE STANDARDS; PROVIDING FOR BUILDING AND SITE DESIGN STANDARDS; AMENDING WORKFORCE HOUSING DENSITY BONUSES; AMENDING THE LOCATION OF ADULT USES BY ADDING NTM; AMENDING THE WIRELESS COMMUNICATIONS LOCATION MATRIX BY ADDING NTM; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in the Fall of 2017, City Development Administration led by Planning and Development Services Department staff and Neighborhood Affairs Administration led by Housing and Development Department staff initiated a comprehensive review of the City’s existing housing programs and land use and zoning strategies.

WHEREAS, on March 22, 2018, and again on April 19, 2018, the City Council convened as the Committee of the Whole and received detailed presentations from the City’s Planning and Development Services and Housing and Community Development Departments. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps.

WHEREAS, a series of public engagement meetings were hosted at the St. Petersburg Main Library throughout the Summer of 2018 and included four (4) key focus areas:

- Density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small multiplexes, bungalow courts ("tiny" houses), courtyard buildings, detached row houses ("skinny"), townhouses, and large multiplexes.

- Transportation initiatives, parking regulations (minimum requirements based on land-use type), existing parking reductions, and proposed parking reductions based on land use type (e.g. affordable and workforce housing) or geographic proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas.

- Affordability initiatives, including different funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding.
• Affordable and workforce housing density bonuses, recalibrating development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City.

WHEREAS, a series of stakeholder meeting were simultaneously conducted with the Pinellas Realtors Organization, St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations, Forward Pinellas (countywide land planning agency), City’s Housing Land Use and Transportation Committee, and the City’s Community Housing Policy Group. The concepts outlined in this proposal extend from input received during these discussions.

WHEREAS, this ordinance proposes the creation of a new zoning category NTM (Neighborhood Traditional Mixed Residential) to allow for a variety of single- and multi-family housing typologies that reinforce the walkability of the neighborhoods, provide attainable housing choices, establish transition zones from mixed use corridors to single family housing, support neighborhood-serving retail and service uses and support public transportation and other multi-modal alternatives.

WHEREAS, this new NTM zoning category is being proposed to address the attainable housing needs of our City.

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

Section 1. Section 16.10.010.1.A of the St. Petersburg City Code pertaining to the establishment of zoning districts is hereby amended to read as follows:

A. Neighborhood traditional districts.
   1. NT-1: Neighborhood Traditional Single-Family.
   5. NTM-1: Neighborhood Traditional Mixed Residential.

Section 2. Section 16.10.020.1 of the St. Petersburg City Code, Matrix: Use Permissions and Parking Requirements and Zoning Matrix is hereby amended to create a new column titled "NTM-1 Neighborhood Traditional Mixed Residential" with the permissions shown in Attachment A.

Section 3. Section 16.10.020.2 of the St. Petersburg City Code pertaining to zoning districts and compatible future land use categories, is hereby amended to add the following:
<table>
<thead>
<tr>
<th>District</th>
<th>Intensity (FAR) Permitted by Right</th>
<th>Category</th>
<th>Density/Intensity (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NTM-1</td>
<td>30/0.50 FAR</td>
<td>Planned Redevelopment Residential (PR-R)</td>
<td>15/0.50 FAR (7)</td>
</tr>
<tr>
<td>NTM-1</td>
<td>30/0.50 FAR</td>
<td>Planned Redevelopment Mixed Use (PR-MU)</td>
<td>24/1.25 FAR (7)</td>
</tr>
<tr>
<td>NTM-1</td>
<td>30/0.50 FAR</td>
<td>Residential Medium (RM)</td>
<td>15/0.50 FAR (7)</td>
</tr>
</tbody>
</table>

1. Increased floor area ratios may be permitted as a bonus or as an exemption for developments that provide additional amenities or other improvements that achieve design and development objectives. When taken together, the base FAR, bonuses and exemptions may exceed 3.0 FAR, but in no event shall exceed 5.0 FAR in Employment Center-2, and may exceed 4.0 FAR in Activity Center.

2. Per Vision 2020 Special Area Plan

3. Per Intown Redevelopment Plan

4. TDR, E shall equal 1.0 unit per acre/.05 FAR

5. Federal, State and local government buildings and grounds, and cemeteries, hospitals, houses of worship and schools in any zoning district are also compatible with the Institutional (I) land use category.

6. Per the Central Avenue Revitalization Plan

7. When located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plans.

FAR (Floor Area Ratio). For those districts which regulate density and intensity, the maximum density shall govern residential uses and the FAR shall govern non-residential uses. Additional FAR limits for residential uses may be found in the Zoning District Regulations.

This Matrix is a reference only. In any conflict between this and another regulation, the other regulation shall control.

Section 4. Section 16.20.015 pertaining to Neighborhood Traditional Mixed Residential is hereby created as follows:

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

**Sections:**

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.
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.

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 (4) 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.

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>
<thead>
<tr>
<th>TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Standards</td>
</tr>
<tr>
<td>Lot Area, Minimum: Residential</td>
</tr>
<tr>
<td>Lot Area, Minimum: Non-Residential</td>
</tr>
<tr>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Lot Width, Minimum: Residential</td>
</tr>
<tr>
<td>Lot Width, Minimum: Non-Residential</td>
</tr>
</tbody>
</table>

**Lot Coverage**

<table>
<thead>
<tr>
<th>Impervious Surface, Maximum: Residential</th>
<th>0.75 or 75%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Surface, Maximum: Non-Residential</td>
<td>0.65 or 65%</td>
</tr>
<tr>
<td>Building Coverage, Maximum(^1): Residential</td>
<td>0.60 or 60%</td>
</tr>
</tbody>
</table>

\(^1\) 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.

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**TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity**

<table>
<thead>
<tr>
<th>Density</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, Maximum(^1): Residential</td>
<td>30 units per acre</td>
</tr>
</tbody>
</table>

\(^1\) Includes accessory dwelling unit(s)

**Intensity\(^{1,2,3}\)**

<table>
<thead>
<tr>
<th>Intensity, Maximum: Residential</th>
<th>0.50 FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intensity, Maximum: Non-Residential</td>
<td>0.50 FAR</td>
</tr>
</tbody>
</table>

\(^1\) 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.

**FAR Bonuses**

| Bonus, Maximum: Residential | 0.20 FAR |

The following options may be incorporated in any combination, not to exceed the maximum bonus allowed – 0.20 FAR:

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.

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.

Variables, 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.

f. Side façade articulation: side facades 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 facade: 0.02 bonus per side, maximum 0.04.

g. Front facade articulation: front facades (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.

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.

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

TABLE 16.20.015.5.a: Maximum Building Height

<table>
<thead>
<tr>
<th>Building Height ¹</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Structure</td>
<td></td>
</tr>
<tr>
<td>Beginning of Roofline</td>
<td>24-feet</td>
</tr>
<tr>
<td>Top of roof peak</td>
<td>36-feet</td>
</tr>
<tr>
<td>Accessory Structure(s)</td>
<td></td>
</tr>
<tr>
<td>Beginning of Roofline</td>
<td>20-feet</td>
</tr>
<tr>
<td>Top of roof peak</td>
<td>30-feet</td>
</tr>
</tbody>
</table>

¹ Refer to technical standards regarding measurement of building height and height encroachments.

TABLE 16.20.015.5.b: Minimum Building Setbacks

<table>
<thead>
<tr>
<th>Building Setbacks ¹ ² ³</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front: Steps Extending from Porch or Stoop</td>
<td>8-feet or M</td>
</tr>
<tr>
<td>Front: Porch or Stoop</td>
<td>12-feet or M</td>
</tr>
<tr>
<td>Front: Building</td>
<td>18-feet or M</td>
</tr>
<tr>
<td>Side, Interior</td>
<td>3-feet or M</td>
</tr>
<tr>
<td>Side, Street</td>
<td>8-feet or M</td>
</tr>
<tr>
<td>Rear, Alley</td>
<td>22-feet, including width of alley</td>
</tr>
<tr>
<td>Special Exception</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>All yards</td>
<td>25-feet</td>
</tr>
</tbody>
</table>

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>
<thead>
<tr>
<th>TABLE 16.20.015.5.c: Maximum Building Width</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Dwelling Unit (ADU)</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Residential</td>
<td>40-feet maximum</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

6.20.015.6. - 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.

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>
<thead>
<tr>
<th>TABLE 16.20.015.7: Entrances¹</th>
<th>Per ADU standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Dwelling Unit (“ADU”)</td>
<td>1 entrance facing the primary street</td>
</tr>
<tr>
<td>Detached House</td>
<td>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.</td>
</tr>
<tr>
<td>Duplex</td>
<td>1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances</td>
</tr>
<tr>
<td>Triplex and Fourplex</td>
<td>1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances</td>
</tr>
</tbody>
</table>
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 facade 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 facade 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 facade 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 facade 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 facade 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.**

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 facades, except that garages located at the rear one-third of the lot may have blank facades but not on the street side. No portion of a facade shall contain a blank area greater than 16 feet in width.

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 façades shall consist of fenestration or architectural details and features. At least 10 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 facade 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 facades, the construction materials and detailing should be similar throughout. Windows on the street side facades 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” 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.

Section 4. The following Sections of the St. Petersburg City Code pertaining to the “Workforce housing density bonus” are hereby amended to read as follows:

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Maximum residential density (units per acre)</th>
<th>Workforce housing density bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.20.060.5</td>
<td>CRT-1</td>
<td>Maximum residential density (units per acre)</td>
<td>Workforce housing density bonus</td>
</tr>
<tr>
<td>16.20.070.5</td>
<td>CRS-2</td>
<td>Maximum residential density (units per acre)</td>
<td>Workforce housing density bonus</td>
</tr>
<tr>
<td>16.20.070.5</td>
<td>CRS-2 (activity center)</td>
<td>Maximum residential density (units per acre)</td>
<td>Workforce housing density bonus</td>
</tr>
<tr>
<td>16.20.080.5</td>
<td>CCT-1</td>
<td>Maximum residential density (units per acre)</td>
<td>Workforce housing density bonus</td>
</tr>
<tr>
<td>16.20.090.5</td>
<td>CCS-1</td>
<td>Maximum residential density (units per acre)</td>
<td>Workforce housing density bonus</td>
</tr>
<tr>
<td>16.20.090.5</td>
<td>CCS-1 (activity center)</td>
<td>Maximum residential density (units per acre)</td>
<td>Workforce housing density bonus</td>
</tr>
<tr>
<td>16.20.090.5</td>
<td>CCS-2</td>
<td>Maximum residential density (units per acre)</td>
<td>Workforce housing density bonus</td>
</tr>
</tbody>
</table>
| 16.20.090.5 | CCS-2  
(activity center) | Maximum residential density  
(units per acre) | Workforce housing density bonus | 30 15 |
| 16.20.150.5 | RC-2 | Maximum residential density  
(units per acre) | Workforce housing density bonus | 30 15 |

Section 5. Section 16.50.030.5.A.1 of the St. Petersburg City Code pertaining to the location of adult uses, is hereby amended to add NTM as follows:

16.50.030.5. - Location of adult uses.
A. No adult use establishment may be located within 400 feet of any of the following uses which use is legally in existence or has received legal authority to locate on a site, lot or parcel:
   1. Any property within a zoning district with an NS, NT, NSM, NTM, NPUD or NMH designation;
   2. Any portion of a mixed-use zoning district developed and utilized as a single or multifamily residential use; or
   3. Any church, school, child care facility or public park.

Section 6. Section 16.50.480.7 of the St. Petersburg City Code pertaining to the Use Matrix for Wireless Communication Support Facilities ("WCSF"), is hereby amended to add NTM as follows:

16.50.480.7. - Use matrix for WCSFs.

<table>
<thead>
<tr>
<th>Wireless Communication Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Column A</strong></td>
</tr>
<tr>
<td>Special exception reviewed by the Development Review Commission</td>
</tr>
<tr>
<td>NT and NTM: only on property of a federal, state or local government agency, a school, college and/or university or a utility company NSM, NPUD, NS, CRT</td>
</tr>
</tbody>
</table>

Section 7. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.
Section 8. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

Section 9. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

City Attorney (designee)
00479181.docx
DEVELOPMENT REVIEW COMMISSION

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

For Public Hearing on Wednesday November 6, 2019
at 2:00 p.m. in the Sunshine Auditorium, Sunshine Center, 330 5th Street North, St. Petersburg, Florida.

City File: LDR 2019-05
Neighborhood Traditional Mixed Residential (NTM)

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 amendments to the City Code, Chapter 16, Land Development Regulations (“LDRs”).

The purpose of this text amendment application to create a new zoning category, Neighborhood Traditional Mixed Residential Districts (NTM), is to:

1. Provide a variety of urban housing choices that reinforce the walkability of the neighborhood and support neighborhood-serving retail and service uses adjacent to the zoning category;
2. Permit building types that allow additional dwelling units consistent to neighborhood scale;
3. Provide transition to protect the traditional single-family neighborhoods;
4. Provide affordable, workforce housing units and buffer the adjacent interior single-family neighborhoods from the high volumes of traffic on major streets;
5. Provide development standards (including reduced setbacks) for multifamily units to reinforce the traditional development pattern in the neighborhood;
6. Support public transportation and other multi-modal alternatives;
7. Provide street standards to preserve the alley system as a mechanism to provide limited access for parking, garages and utility function in the rear of the properties;
APPLICANT INFORMATION

APPLICANT: City of St. Petersburg
275 5th Street North
St. Petersburg, Florida 33701

CONTACT: Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One – 4th Street North
St. Petersburg, Florida 33711
Derek.Kilborn@stpete.org
(727) 893-7872

STAFF ANALYSIS

Background

In response to growing concerns about attainable housing, the City has initiated a housing development and affordability initiative that includes new and improved housing programs and changes to the City’s Land Development Regulations (LDRs). The proposed LDR changes are intended to generate a variety of more affordable dwelling units in response to market demands of first-time home buyers, smaller families, couples, retirees looking to age in place, adults with disabilities, car-free households, and many others.

The proposed LDR changes are associated with the goals and recommendations of numerous community stakeholder and outreach efforts that have been addressed during the Comprehensive Plan amendment phase and in this proposed LDR change as detailed in the background section below. The goal of broadening the housing market to provide for a variety of lifestyle needs across the economic spectrum ultimately supports a more vibrant, livable community.

This application includes a set of proposed text amendments extending from a community-wide discussion relating to housing affordability. The multi-year, multi-disciplinary discussion has included many aspects of, and factors influencing, housing affordability.

In the Spring 2017, City Development Administration working with Planning and Development Services Department staff began evaluating a private-sector proposal to expand allowances for detached, row houses. By the Fall 2017, this research evolved into a more comprehensive review of the City’s existing housing programs and land use and zoning strategies.

On March 22, 2018, and again on April 19, 2018, the City Council convened as the Committee of the Whole (“COW”) and received detailed presentations from the City’s Planning and Development Services Department and Housing and Community Development Department. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps.

Following the COW, a series of public engagement meetings were hosted at the Main Library throughout the Summer 2018:

- At the first two (2) meetings, attendees discussed density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small
multiplexes, bungalow courts ("tiny" houses), courtyard buildings, detached row houses ("skinny"), townhouses, and large multiplexes.

- At the third meeting, attendees discussed transportation initiatives, parking regulations (minimum requirements based on land-use type), existing parking reductions, and proposed parking reductions based on land use type (e.g. affordable and workforce housing) or geographic proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas.

- At the fourth meeting, attendees discussed affordability initiatives, including different funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding.

- At the fifth and final meeting in the series, attendees discussed affordable and workforce housing density bonuses, recalibrating development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City.

Since the initial series of public engagement meetings, City staff has been working with related stakeholders including the Pinellas Realtors Organization ("PRO"), St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations ("CONA"), Forward Pinellas (countywide land planning agency), City’s Housing Land Use and Transportation Committee ("HLUT"), City’s Community Housing Policy Group ("CHPG"), and the Tampa Bay Builders Association ("TBBA").

Finally, this past Summer 2019, additional public engagement meetings were hosted at the Main Library to discuss finer details of the proposed NTM zoning category. The proposals included in this application extend from input received during these many public engagements.

In response to these meetings, several text amendment applications to the City’s Comprehensive Plan and Land Development Regulations were assembled. Several of these applications have been approved and others are being processed simultaneously:

**LGCP 2019-01, Ordinance 385-H**

Adopted September 5, 2019

Amended the City’s Comprehensive Plan adding a definition for accessory dwelling unit; amending the definition for Coastal High Hazard Area ("CHHA"); exempting accessory dwelling units from the residential density calculation when located within the Residential Low, Residential Urban, Residential Low Medium, Residential Medium, Residential High, Residential/Office General, Community Redevelopment District, and Planned Redevelopment-Residential Future Land Use map categories; and replacing Map 15 showing the updated CHHA.

Amended the City’s Vision 2020 Special Area Plan updating maps depicting the areas of the City designated PR-R, PR-MU, and PR-C; amended category descriptions for PR-R and PR-MU allowing for increased densities; increased the allowable workforce housing density bonus, updated the Workforce Housing Density Bonus Program; updated miscellaneous tables, LDR references, website addresses, reformatted narrative, and deleted obsolete language.

**LGCP 2019-02, Ordinance 396-H**

Scheduled for Adoption on November 14, 2019

Amend the City’s Comprehensive Plan adding a definition for Missing Middle housing, increasing the allowable density for Missing Middle housing within the Planned Redevelopment-Residential, Planned Redevelopment-Mixed Use, and Residential Medium Future Land Use map categories from 15 to 30 units per acre.
**LDR 2019-03, Ordinance 375-H**

Adopted September 5, 2019

Amended the City Code, Chapter 16, Land Development Regulations reducing the minimum lot area requirement for accessory dwelling units; eliminating the minimum unit size for multi-family dwelling units; reducing the minimum number of parking spaces required for multi-family dwelling units with addition reductions for workforce housing, age-restricted housing, and proximity to high frequency transit routes; and exempted or reduced certain design standards for certified affordable and workforce housing units.

**LDR 2019-05, Ordinance 405-H**

Scheduled for Adoption on November 14, 2019

Amend the City Code, Chapter 16, Land Development Regulations creating a new zoning category Neighborhood Traditional Mixed Residential (NTM) to allow certain Missing Middle building typologies including single-family, duplex, triplex, fourplex, and bungalow courts; and increasing the workforce housing density bonus from 6 to 8, 6 to 10, and 10 to 15 units per acre, where allowed.

**LDR 2019-06, Ordinance 396-H**

Scheduled for Adoption on November 14, 2019

Amend the City Code, Chapter 16, Land Development Regulations relating to the Downtown Center zoning categories by recalibrating the FAR bonuses for streamline and public hearing approval for the purpose of prioritizing affordable and workforce housing units; increasing the FAR exemption for workforce housing; and other zoning modifications including the prohibition of drive-thru facilities, reduced parking requirements for retail, restaurant, brewery, and service uses, amendments to the standards for Pedestrian Level “A” and “B” Streets, eliminating redundancies, and updating the building and site design standards.

Each of these applications, especially LGCP 2019-01 and LGCP 2019-02, are critical foundations to the advancement of this application LDR 2019-05. The proposed Neighborhood Traditional Mixed Residential (NTM) zoning category will allow a variety of housing options and building typologies that reinforce the walkability of the neighborhoods, provide attainable housing choices, establish transition zones from mixed use corridors to single family housing, support neighborhood-serving retail and service uses and support public transportation and other multi-modal alternatives. The NTM district recommendations are based on research, feedback, and meetings with the general public and specialized stakeholders.

**Future Proposal**

This proposal to establish the NTM zoning category, and specifically NTM-1, will accommodate a variety of building typologies not to exceed four (4) dwelling units per building and a maximum 30 units per acre. However, the NTM zoning category has been formatted for future modification. If approved, City staff will continue to work with the residents, stakeholders, and county planning staff to further expand the allowances by designing an NTM-2 zoning category. The purpose of an NTM-2 zoning category is to permit larger building typologies including multiplexes, courtyard buildings, auto courts, and townhouses, accommodating more than four (4) dwelling units, at higher densities. Please note, this reference to NTM-2 is included here for your information only and is not part of the active application under consideration.

If approved, thereby adopting these proposed text amendments into the City Code, City staff will begin public outreach and preparation for a map amendment application to rezone select qualified areas on the Official Zoning Map and Future Land Use Map. The identification of select locations will require input with city residents and neighborhood associations, where applicable. While all qualified areas are not expected to be processed for a map amendment, they are highlighted on the attached map. See Attachment No. 2.
Amendment Components

The proposed text amendment will create a new residential category titled “Neighborhood Traditional Mixed Residential Districts (NTM)” that will: 1. provide a variety of building typologies commonly referred to as “Missing Middle” housing types; 2. reinforce walkable neighborhoods with a combination of single-family and multi-family residential units; 3. allow densities up to 30 units per acre, not to exceed four u(4) nits per building; and, 4. Require vehicular access from alleys with driveways, garages and utility uses to the rear of the property.

Early public presentations on this new zoning category and early attempts to codify the principles of this initiative proposed to establish custom lot and building design standards for each “Missing Middle” building typology, including single-family house, accessory dwelling unit, duplex side-by-side, duplex tandem, duplex stacked, triplex, fourplex, multiplex small, multiplex large, courtyard building, bungalow court, and auto court. As the discussion evolved however, it appeared that this approach might be too prescriptive and did not allow the type of creative flexibility that is needed when designing multiple units on small lots. For this reason, the proposal was reformatted to regulate critical minimum and maximum numbers but does not over-regulate the type of buildings used.

Applicability
Generally, the proposed NTM zoning category attempts to incorporate “Missing Middle” housing types in a mixed residential pattern that accommodates single- and multi-family developments, increases the available supply of dwelling units, synchronizes land use and transportation policies, and creates respectful transitions from commercial and mixed-use area to adjacent single-family neighborhoods. This proposal begins with a small-scale introduction to allow up to four (4) dwelling units per building and 30 dwelling units per acre; the zoning category is described as NTM-1 (Neighborhood Traditional) and will accommodate single-family houses, accessory dwelling units, duplexes, triplexes, fourplexes, and bungalow courts. Future proposals for the NTM category will likely include medium-scale multi-family opportunities as described above under the report subheading Future Proposal.

Applicable locations for the proposed NTM-1 zoning category requires alley access, direct connectivity to one or more adjoining Future Major Streets or High Frequency Transit Routes, and is located outside of the designated Coastal High Hazard Area. Since this proposal is not intended to incentive the replacement of historic buildings that are recorded as contributing resources to a National Register or local historic district or individually listed, additional language is included allowing new units at the higher density but said units shall be adaptively established within the existing principal structure.

Introduction to the NTM-1 District
This Section includes a basic introduction to the NTM-1 zoning category and was formatted to seamlessly incorporate future additions, for e.g. NTM-2 (Neighborhood Traditional Mixed Residential).

Maximum Development Potential
This Section sets standards for minimum lot area, minimum lot width, and maximum impervious surface and building coverages. The minimum lot area reflects a density of 30 dwelling units per acre meaning four (4) dwelling units will typically fit on a 50-by-127-foot lot. The minimum lot width shall accommodate the subdivision of existing 60-foot, 50-foot, and 45-foot wide lots for compact single-family housing options. Requests at the conception of this effort, and described above under the report subheading Background, for detached row houses or “skinny” houses are accommodated by this change.

This Section also sets the maximum density and intensity allowances and includes Floor Area Ratio (“FAR”) Bonuses. FAR Bonuses allow the developer to build additional square footage on a property provided the requirements of the bonus provisions are met. These bonuses allow up to an additional 0.20 FAR and were taken
directly from the existing FAR Bonuses in the NT-1 and NT-2 zoning categories, except for two (2) changes. First, a new footnote was added exempting the first 200 square feet of an enclosed garage per unit. There is currently no exemption for garages and stakeholder feedback suggested this is stopping projects or resulting in carports as a substitute. The second and final change deleted a FAR bonus option for reducing the overall building height.

The proposal concerning lot standards is a continuation of the traditional development standards in the current Code. The NT zoning categories typically feature vertically-oriented architecture constructed close to the street. The NTM standards are intended to preserve and reinforce the unique character of the traditional neighborhoods and enhance the neighborhood with new development.

Building Envelope: Height, Setback, and Width
This Section sets standards for building envelope, including minimum building setbacks and maximum height. The building height is similar to the building heights allowed in other NT districts; however, the building setbacks were reduced to accommodate higher densities. The minimum interior side yard setback of 3-feet was established in coordination with allowances and limitations in the Florida Building Code and Life Safety Code.

Main Entrances
The NTM district provides for a limited number of main entrances to be compatible with the surrounding single-family houses and small-scale multi-family developments.

Building and Site Design
The NTM district building and site design standards are similar to the Neighborhood Traditional language. Differences mostly occur in the following areas:

- **Vehicle connections and parking** – This Section of the NTM district was modified from the NT district to address the required alley access for utility uses and parking facilities. The NT district provided alternatives for access if alley parking is not available. The alternatives were deleted from the NTM district because alley access is a requirement. The language in the NTM district emphasizes the alley access for all vehicle driveways, garages and utility uses. No driveways are allowed in the front yard.

- **Garages** – Garages are only allowed with an access driveway from the alley. This section was not needed to be addressed because the garages are not allowed facing the primary street or to be accessed from a non-primary side street.

**Consistency and Compatibility (with Comprehensive Plan)**

Pursuant to Section 16.80.020.1 of the City Code of Ordinances, the DRC, acting as the LDRC, is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the LDRs. The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposal:

- **V1.1 Development decisions and strategies shall integrate the guiding principles found in the Vision Element with sound planning principles followed in the formal planning process.**

- **LU2.4 The City may permit an increase in land use intensity or density outside of activity centers where available infrastructure exists and surrounding uses are compatible.**

- **LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.**
• LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.
• LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.
• LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.
• 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.
• LU3.14 The conversion of single family structures into multifamily units shall be in accordance with the LDRs, however, any associated variances will be discouraged.
• 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.
• OBJECTIVE 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.
• OBJECTIVE LU11: The City of St. Petersburg shall identify and address the needs of specific areas of the City that are deteriorated, blighted, underutilized, threatened or generally inconsistent with the community's character including but not limited to: 1. Neighborhoods 2. Redevelopment Areas 3. Potential Redevelopment Areas 4. Annexation Areas 5. The Gateway 6. The Waterfront 7. Corridors 8. Brownfields 9. Urban Infill and Redevelopment Areas
• LU11.2 The need for redevelopment should be assessed based on the following factors; 1) building conditions, 2) socio/economic characteristics, 3) land to improvement value ratios, 4) non-conforming uses and 5) potential for private investment.
• OBJECTIVE LU21: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.
• LU21.1 The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives and policies of the Comprehensive Plan.
• LU22.1 The City shall continue to pursue strategies which reduce GHG emissions and vehicle miles traveled.
• LU23.1 The City’s development review policies and procedures shall continue to integrate land use and transportation planning so that land development patterns support mobility choices and reduced trip lengths.
• LU23.2 The City’s development review policies and procedures shall acknowledge the GHG emission reduction impacts of higher density development and the negative impacts of sprawling, low-density development.
• 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.

• LU27.2 In order for TOD to achieve its full potential to create well-designed, livable mixed-use urban communities, improve the City’s economic well-being, and contribute to energy conservation by establishing energy efficient land use patterns, the following principles will guide the planning, design, and development of TOD: Coordination, Economic Development and Implementation.

Land Use
1) Create walkable, moderate to high density, mixed use developments located within approximately ½ mile of public transit stops or stations to support transit ridership.
2) Provide greater flexibility for mixing uses and achieving a higher density/intensity of development.
3) Promote a variety of housing types for a wide range of ages and incomes within station areas.

Community Design
2) Create active places and livable communities that promote a sense of belonging and ownership.
4) Provide for appropriate transitions in densities, intensities and building heights between TOD and surrounding lower density development (e.g. single-family neighborhoods).

• H1.1 Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the required production.

• H1.2 Develop working relationships with the private sector to improve the efficiency and expand the capacity of the housing delivery system.

• H1.3 - Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive and overlapping requirements and resolving conflicting requirements and amending or adding other requirements in order to increase private sector participation in meeting housing needs, while continuing to insure the health, welfare and safety of the residents.

• H1.6 The City shall triennially through the efforts of the State Housing Initiatives Partnership Affordable Housing Advisory Committee review its development regulations to develop a variety of incentives to allow and encourage housing for extremely low, very low, low, and moderate income households.

• OBJECTIVE H3B: The City shall provide affordable housing incentives (such as revised Land Development Regulations and expedited permitting processing) to developers of affordable housing for the extremely low, very low and low income groups (see Policy H1.7).

• H3.6 The City shall support and participate in the Low Income Housing Network to assess, on a regular basis, extremely low, very low, low, and moderate income housing needs and recommend programs that should be instituted to facilitate and implement the City's Housing Goals, Objectives and Policies.

• H3.8 All residential districts designated by the land use plan and zoning map shall permit development of affordable housing for extremely low, very low, low, and moderate income households, preferably in developments containing units affordable to a range of income groups.
PUBLIC HEARING PROCESS

The ordinance associated with the LDR text amendments requires one (1) public hearing by the Development Review Commission ("DRC") and two (2) by the City Council.

RECOMMENDATION

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

ATTACHMENTS
ORDINANCE 405-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG PROVIDING FOR THE AMENDMENT OF THE ST. PETERSBURG CITY CODE LAND DEVELOPMENT REGULATIONS; AMENDING THE LIST OF DESIGNATED ZONING DISTRICTS; AMENDING THE USE PERMISIONS AND PARKING REQUIREMENTS AND ZONING MATRIX; AMENDING THE ZONING DISTRICTS AND COMPATIBLE FUTURE LAND USE CATEGORIES MATRIX; CREATING A NEW ZONING CATEGORY ENTITLED NEIGHBORHOOD TRADITIONAL MIXED RESIDENTIAL DISTRICTS ("NTM"); MAKING FINDINGS AND PROVIDING FOR APPLICABILITY; PROVIDING FOR MAXIMUM DEVELOPMENT POTENTIAL, INCLUDING DENSITY AND INTENSITY; PROVIDING FOR BUILDING ENVELOPE STANDARDS; PROVIDING FOR BUILDING AND SITE DESIGN STANDARDS; AMENDING WORKFORCE HOUSING DENSITY BONUSES; AMENDING THE LOCATION OF ADULT USES BY ADDING NTM; AMENDING THE WIRELESS COMMUNICATIONS LOCATION MATRIX BY ADDING NTM; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in the Fall of 2017, City Development Administration led by Planning and Development Services Department staff and Neighborhood Affairs Administration led by Housing and Development Department staff initiated a comprehensive review of the City’s existing housing programs and land use and zoning strategies.

WHEREAS, on March 22, 2018, and again on April 19, 2018, the City Council convened as the Committee of the Whole and received detailed presentations from the City’s Planning and Development Services and Housing and Community Development Departments. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps.

WHEREAS, a series of public engagement meetings were hosted at the St. Petersburg Main Library throughout the Summer of 2018 and included four (4) key focus areas:

- Density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small multiplexes, bungalow courts ("tiny" houses), courtyard buildings, detached row houses ("skinny"), townhouses, and large multiplexes.

- Transportation initiatives, parking regulations (minimum requirements based on land-use type), existing parking reductions, and proposed parking reductions based on land use type (e.g. affordable and workforce housing) or geographic proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas.

- Affordability initiatives, including different funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding.
• Affordable and workforce housing density bonuses, recalibrating development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City.

WHEREAS, a series of stakeholder meeting were simultaneously conducted with the Pinellas Realtors Organization, St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations, Forward Pinellas (countywide land planning agency), City’s Housing Land Use and Transportation Committee, and the City’s Community Housing Policy Group. The concepts outlined in this proposal extend from input received during these discussions.

WHEREAS, this ordinance proposes the creation of a new zoning category NTM (Neighborhood Traditional Mixed Residential) to allow for a variety of single- and multi-family housing typologies that reinforce the walkability of the neighborhoods, provide attainable housing choices, establish transition zones from mixed use corridors to single family housing, support neighborhood-serving retail and service uses and support public transportation and other multi-modal alternatives.

WHEREAS, this new NTM zoning category is being proposed to address the attainable housing needs of our City.

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

Section 1. Section 16.10.010.1A of the St. Petersburg City Code pertaining to the establishment of zoning districts is hereby amended to read as follows:

A. Neighborhood traditional districts.
1. NT-1: Neighborhood Traditional Single-Family.
5. NTM-1: Neighborhood Traditional Mixed Residential.

Section 2. Section 16.10.020.1 of the St. Petersburg City Code, Matrix: Use Permissions and Parking Requirements and Zoning Matrix is hereby amended to create a new column titled “NTM-1 Neighborhood Traditional Mixed Residential” with the permissions shown in Attachment A.

Section 3. Section 16.10.020.2 of the St. Petersburg City Code pertaining to zoning districts and compatible future land use categories, is hereby amended to add the following:
<table>
<thead>
<tr>
<th>District</th>
<th>Intensity (FAR) Permitted by Right</th>
<th>Category</th>
<th>Density/Intensity (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NTM-1</td>
<td>30/0.50 FAR</td>
<td>Planned Redevelopment Residential (PR-R)</td>
<td>15/0.50 FAR (7)</td>
</tr>
<tr>
<td>NTM-1</td>
<td>30/0.50 FAR</td>
<td>Planned Redevelopment Mixed Use (PR-MU)</td>
<td>24/1.25 FAR (7)</td>
</tr>
<tr>
<td>NTM-1</td>
<td>30/0.50 FAR</td>
<td>Residential Medium (RM)</td>
<td>15/0.50 FAR (7)</td>
</tr>
</tbody>
</table>

1. Increased floor area ratios may be permitted as a bonus or as an exemption for developments that provide additional amenities or other improvements that achieve design and development objectives. When taken together, the base FAR, bonuses and exemptions may exceed 3.0 FAR, but in no event shall exceed 5.0 FAR in Employment Center-2, and may exceed 4.0 FAR in Activity Center.

2. Per Vision 2020 Special Area Plan

3. Per Intown Redevelopment Plan

4. TDR, E shall equal 1.0 unit per acre/.05 FAR

5. Federal, State and local government buildings and grounds, and cemeteries, hospitals, houses of worship and schools in any zoning district are also compatible with the Institutional (I) land use category.

6. Per the Central Avenue Revitalization Plan

7. When located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plans.

FAR (Floor Area Ratio). For those districts which regulate density and intensity, the maximum density shall govern residential uses and the FAR shall govern non-residential uses. Additional FAR limits for residential uses may be found in the Zoning District Regulations.

This Matrix is a reference only. In any conflict between this and another regulation, the other regulation shall control.

Section 4. Section 16.20.015 pertaining to Neighborhood Traditional Mixed Residential is hereby created as follows:

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

Sections:

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.
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.

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 (4) 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.

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>
<thead>
<tr>
<th>TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Standards</strong></td>
</tr>
<tr>
<td>Lot Area, Minimum: Residential</td>
</tr>
<tr>
<td>Lot Area, Minimum: Non-Residential</td>
</tr>
<tr>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Lot Width, Minimum: Residential</td>
</tr>
<tr>
<td>Lot Width, Minimum: Non-Residential</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
</tr>
<tr>
<td>Impervious Surface, Maximum: Residential</td>
</tr>
<tr>
<td>Impervious Surface, Maximum: Non-Residential</td>
</tr>
<tr>
<td>Building Coverage, Maximum1: Residential</td>
</tr>
</tbody>
</table>

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>
<thead>
<tr>
<th>TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density</strong></td>
</tr>
<tr>
<td>Density, Maximum 1: Residential</td>
</tr>
</tbody>
</table>

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.

| **FAR Bonuses**                                           |                   |
| Bonus, Maximum: Residential                               | 0.20 FAR          |

The following options may be incorporated in any combination, not to exceed the maximum bonus allowed – 0.20 FAR:

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 facade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the facade but which is less than the entire facade, 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.

f. Side façade articulation: side facades 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 facade: 0.02 bonus per side, maximum 0.04.

<table>
<thead>
<tr>
<th>Additional Notes:</th>
</tr>
</thead>
</table>

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.

---

### 16.20.015.5 - Building envelope: height, setback, and width

<table>
<thead>
<tr>
<th>TABLE 16.20.015.5.a: Maximum Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Height</strong></td>
</tr>
<tr>
<td><strong>Principal Structure</strong></td>
</tr>
<tr>
<td>Beginning of Roofline</td>
</tr>
<tr>
<td>Top of roof peak</td>
</tr>
<tr>
<td><strong>Accessory Structure(s)</strong></td>
</tr>
<tr>
<td>Beginning of Roofline</td>
</tr>
<tr>
<td>Top of roof peak</td>
</tr>
</tbody>
</table>

1 Refer to technical standards regarding measurement of building height and height encroachments.

<table>
<thead>
<tr>
<th>TABLE 16.20.015.5.b: Minimum Building Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Setbacks</strong></td>
</tr>
<tr>
<td><strong>Front: Steps Extending from Porch or Stoop</strong></td>
</tr>
<tr>
<td><strong>Front: Porch or Stoop</strong></td>
</tr>
<tr>
<td><strong>Front: Building</strong></td>
</tr>
<tr>
<td><strong>Side, Interior</strong></td>
</tr>
<tr>
<td><strong>Side, Street</strong></td>
</tr>
<tr>
<td><strong>Rear, Alley</strong></td>
</tr>
<tr>
<td>Special Exception</td>
</tr>
<tr>
<td>-----------------------</td>
</tr>
<tr>
<td>All yards</td>
</tr>
</tbody>
</table>

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>
<thead>
<tr>
<th>TABLE 16.20.015.5.c: Maximum Building Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Dwelling Unit (ADU)</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Non-Residential</td>
</tr>
</tbody>
</table>

6.20.015.6. - 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.

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>
<thead>
<tr>
<th>TABLE 16.20.015.7: Entrances</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Dwelling Unit (&quot;ADU&quot;)</td>
</tr>
<tr>
<td>Detached House</td>
</tr>
<tr>
<td>Duplex</td>
</tr>
<tr>
<td>Triplex and Fourplex</td>
</tr>
</tbody>
</table>
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.

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 facade 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 facade 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).

Non-Repeating Façades

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.

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 facades 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 facades 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 10 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 facades, the construction materials and detailing should be similar throughout. Windows on the street side facades 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" 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.

**Section 4.** The following Sections of the St. Petersburg City Code pertaining to the "Workforce housing density bonus" are hereby amended to read as follows:

<table>
<thead>
<tr>
<th>Section Number</th>
<th>Type</th>
<th>Description</th>
<th>Workforce Housing Density Bonus</th>
</tr>
</thead>
<tbody>
<tr>
<td>1620.060.5</td>
<td>CRT-1</td>
<td>Maximum residential density (units per acre)</td>
<td>6 8</td>
</tr>
<tr>
<td>1620.070.5</td>
<td>CRS-2</td>
<td>Maximum residential density (units per acre)</td>
<td>6 8</td>
</tr>
<tr>
<td>1620.070.5</td>
<td>CRS-2 (activity center)</td>
<td>Maximum residential density (units per acre)</td>
<td>6 10</td>
</tr>
<tr>
<td>1620.080.5</td>
<td>CCT-1</td>
<td>Maximum residential density (units per acre)</td>
<td>6 8</td>
</tr>
<tr>
<td>1620.090.5</td>
<td>CCS-1</td>
<td>Maximum residential density (units per acre)</td>
<td>6 8</td>
</tr>
<tr>
<td>1620.090.5</td>
<td>CCS-1 (activity center)</td>
<td>Maximum residential density (units per acre)</td>
<td>6 10</td>
</tr>
<tr>
<td>1620.090.5</td>
<td>CCS-2</td>
<td>Maximum residential density (units per acre)</td>
<td>6 10</td>
</tr>
</tbody>
</table>
Section 5. Section 16.50.030.5.A.1 of the St. Petersburg City Code pertaining to the location of adult uses, is hereby amended to add NTM as follows:

16.50.030.5. - Location of adult uses.
A. No adult use establishment may be located within 400 feet of any of the following uses which use is legally in existence or has received legal authority to locate on a site, lot or parcel:
   1. Any property within a zoning district with an NS, NT, NSM, NTM, NPUD or NMH designation;
   2. Any portion of a mixed-use zoning district developed and utilized as a single or multifamily residential use; or
   3. Any church, school, child care facility or public park.

Section 6. Section 16.50.480.7 of the St. Petersburg City Code pertaining to the Use Matrix for Wireless Communication Support Facilities ("WCSF"), is hereby amended to add NTM as follows:

16.50.480.7. - Use matrix for WCSFs.

<table>
<thead>
<tr>
<th>Wireless Communication Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Column A</strong></td>
</tr>
<tr>
<td>Special exception reviewed by the Development Review Commission</td>
</tr>
<tr>
<td><strong>NT and NTM:</strong> only on property of a federal, state or local government agency, a school, college and/or university or a utility company NSM, NPUD, NS, CRT</td>
</tr>
</tbody>
</table>

Section 7. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.
Section 8. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

Section 9. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

City Attorney (designee)
FUTURE LAND USE CATEGORY PR-MU, PR-R & RM
ABUTTING FUTURE MAJOR STREETS

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
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 proposed amendments to Chapter 16, City Code of Ordinances (City File LDR 2019-03).

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 __ X__ (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 __ X__ (No further explanation required)
   Yes ___ Explanation:
IV: Certification

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:

CHECK ONE:

X 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.)

[Signature]
Manager, Urban Planning and Historic Preservation Division (signature) __________________________ Date

OR

☐ The proposed regulation, policy, procedure, or comprehensive plan amendment being proposed by resolution or ordinance will increase housing costs in the City of St. Petersburg. (Please attach this Impact Statement to City Council Material, and provide a copy to Housing and Community Development department.)

[Signature]
Manager, Urban Planning and Historic Preservation Division (signature) __________________________ Date

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