PART 1: INTRODUCTION

PART 2: BUILDING TYPOLOGIES

PART 3: MAP AMENDMENTS

PART 4: PARKING and TRANSPORTATION
PART 1: INTRODUCTION

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### AGENCY STAKEHOLDERS

- City Administration
- City Council
- Housing, Land Use, Transport. Committee
- Affordable Housing Advisory Committee
- Development Review Commission
- Community Planning and Pres. Commission
- Forward Pinellas

### PUBLIC STAKEHOLDERS

- Residents
- Business Owners
- Affordable Housing Developers
- Home Builders
- Lending Institutions
- St. Petersburg Area Chamber of Commerce
- Council of Neighborhood Associations
- Individual Neighborhood Associations
- 2017 Land Use Working Group
- Pinellas Realtors Organization
Finding the Missing Middle
An opportunity to complete the spectrum of housing options in Tampa Bay

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

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

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

Who does it serve? Missing Middle housing helps create urban, walkable neighborhoods with smaller residences located in close proximity to daily destinations, while retaining low densities. It is ideal for people with disabilities, car-free households, and many others. Including first-time home buyers, small households, couples, retirees who desire to age in place, adults with disabilities, car-free households, and many others. Several local communities have identified Missing Middle housing as a planning tool to provide a wider selection of choices across many income levels because of its appeal to different types of home buyers, lower associated entry costs, and traditional architectural style.

Missing Middle Housing Profile for Pinellas County
As seen in the heat map on the right, the majority of Missing Middle housing types are located in or near highly dense neighborhoods like Dunedin, Gulfport, St. Petersburg, Clearwater, and Largo in density and scale. Missing Middle housing falls in between lower density single-family neighborhoods and denser multifamily buildings, with design features that encourage walking, biking, and transit. This development use pattern is ideal for providing transitional zones between denser mixed-density neighborhoods. Appropriate locations include infill, single family neighborhoods and denser multifamily areas, or on collector roadways that act as a barrier between single family neighborhoods.

Missing Middle Statistics
Over 77% of Pinellas County’s households are without children, yet almost half of the housing stock is detached single-family. Missing Middle housing containing 2-9 units accounts for only 13% of the housing stock in Pinellas County. 39% of households are cost burdened and pay more than 1/3 of their income on rent or mortgage costs. Redevelopment has become a strategy used by many developers to meet the demand for housing.

Developer Michael Mischberg has a passion for keeping the history and charm of the authentic casita homes of Ybor City. He has brought historical properties back to life and focuses on preserving the character and charm of the casitas. He believes Missing Middle housing served a purpose in the past and serves a growing need in the future by allowing people to live, work, and play in the same area.
### PART 1: INTRODUCTION

#### TEXT AMENDMENTS
- Countywide Plan Rules
- Comprehensive Plan
- Vision 2020 Plan
- City Code

#### MAP AMENDMENTS
- Countywide Plan Map
- Future Land Use Map
- Official Zoning Map

#### HOUSING PROGRAMS
- Amend Existing
- Establish New

- Individual amendments may be brought forward as stand-alone applications
- First amendment applications may be ready by early October
Garage Apartment / Carriage House. This Building Type is a secondary structure typically located at the rear of a lot. It typically provides either a small residential unit, home office, or other small home occupation, commercial, or service use that may be above a garage or at the ground level.
Mixed Unit Types, “ACCESSORY DWELLING UNIT (“ADU”)”
Mixed Unit Types, “ACCESSORY DWELLING UNIT (‘ADU’)”
**Duplex.** This Building Type is small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the roadway, and within a single building massing. The Building Type has the appearance of a medium to large single-family house and is appropriately scaled to fit within primarily single-family or medium density neighborhoods.
Mixed Unit Types, “DUPLEX”

2416 8th Avenue South

1939 13th Avenue South
Mixed Unit Types, “DUPLEX”

19.36 dwelling units per acre

17.42 dwelling units per acre

26.81 dwelling units per acre
Mixed Unit Types, “DUPLEX”

30.98 dwelling units per acre

26.81 dwelling units per acre
Mixed Unit Types, “DUPLEX”
**Multi-Plex, Small.** This Building Type is a medium structure that consists of three (3) to six (6) side-by-side and stacked dwelling units typically with one shared entry or individual entries along the front. This type has the appearance of a medium sized house and is appropriately scaled to fit sparingly within single-family and medium-density neighborhoods.
Mixed Unit Types, “MULTI-PLEX, LARGE”

61.40 dwelling units per acre
Mixed Unit Types, “MULTI-PLEX, SMALL”

Multi-Plex, Small

1110 8th Street North
5,000 SF or 0.11 acres
4 units; 34.85 units per acre
0 parking spaces
Mixed Unit Types, "MULTI-PLEX, SMALL"

41.72 dwelling units per acre
Mixed Unit Types, “MULTI-PLEX, SMALL”

36.3 dwelling units per acre
Mixed Unit Types, “MULTI-PLEX, SMALL”

25.89 dwelling units per acre
Bungalow Court / Tiny Houses. This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the roadway. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of the Building Type.
Mixed Unit Types, “BUNGALOW COURT” and “TINY HOUSES”
Mixed Unit Types, “BUNGALOW COURT” and “TINY HOUSES”
Mixed Unit Types, “BUNGALOW COURT” and “TINY HOUSES”

51.63 dwelling units per acre
Mixed Unit Types, “BUNGALOW COURT” and “TINY HOUSES”

41.06 dwelling units per acre
Lot 47.5 x 134; Units 270 SF

27.37 dwelling units per acre
Lot 95 x 134; Units 392 SF
Mixed Unit Types, “BUNGALOW COURT” and “TINY HOUSES”
**Courtyard Building.** This Building Type is a medium to large sized structure that consists of multiple side-by-side and stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three (3) units may share a common entry. This type is appropriately scaled to fit sparingly within single-family and medium density neighborhoods.
Townhouse. This Building Type is a small to medium sized attached structure that shares a common party wall with another of the same type. Alternative forms include detached, rowhouses that are sometimes referred to as skinny houses. This Building Type is typically located within medium density neighborhoods or in a location that transitions from a single-family into a Future Major Street. Syn: Rowhouse, Skinny House

21.86 dwelling units per acre
Mixed Unit Types, “TOWNHOUSE” and “SKINNY HOUSE”

11.84 dwelling units per acre
**Multi-Plex, Large.** This Building Type is a medium to large sized structure that consists of seven (7) to 12 side-by-side and stacked dwelling units, typically with one shared entry. This Building Type is appropriately scaled to fit within medium density neighborhoods or sparingly within large lot single-family neighborhoods.
Mixed Unit Types, “MULTI-PLEX, LARGE”

80.48 dwelling units per acre
Mixed Unit Types, “MULTI-PLEX, LARGE”
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<tr>
<th>Building Type</th>
<th>NTM-1</th>
<th>NTM-2</th>
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<tbody>
<tr>
<td>Carriage House</td>
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<tr>
<td>Detached House, Medium</td>
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<tr>
<td>Detached House, Compact</td>
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<td>Duplex</td>
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<tr>
<td>Multi-Plex, Small</td>
<td>NTM-1</td>
<td>NTM-2</td>
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<tr>
<td>Bungalow Court</td>
<td>NTM-1</td>
<td>NTM-2</td>
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<td>Courtyard Building</td>
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<td>Townhouse and Detached, Row House</td>
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<tr>
<td>Multi-Plex, Large</td>
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<td>NTM-2</td>
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<tr>
<td>AVENUE</td>
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<tr>
<td>AVENUE</td>
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</table>
Multi-Plex, Large

350 16th Avenue Northeast
7,300 SF or 0.168 acres
8 units; 47.74 units per acre
1 (non-functioning) parking space
NTM-1 and NTM-2 Zoning Categories
LAND USE, PARKING & TRANSPORTATION
500' Buffer to Future Major Streets
500’ Buffer to Future Major Streets
Percent of Households with No Vehicles Available (by Census Tract)

Data Source: 2012-2016 American Community Survey (US Census Bureau)

Vehicle Ownership
**PARKING OPTIONS:**

1. PARKING REDUCTIONS and EXEMPTIONS
   a. Land Use Type
   b. Targeted Goals, for e.g. Workforce Housing
   c. Unit, Building, or Lot Size
   d. Historic and Landmark Buildings
   e. In-Lieu-of Fee

2. PARKING MAXIMUMS

3. GEOGRAPHY
   a. Zoning Category
   b. Planning Initiatives, for e.g. Activity Centers
   c. Proximity to Transit
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<td>3</td>
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<td>22,319</td>
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When developed with an accessory dwelling unit, density equals 15.00 units per acres ("upa")
Reduced Minimum Lot Areas for ADUs

When developed with an accessory dwelling unit, density equals 15.24 units per acres ("upa")

### ZONING

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<td>1,843</td>
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Accessory Dwelling Units

NT, 5,715-5,799 SF Minimum Lot Size
### Reduced Minimum Lot Areas for ADUs

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<th>ZONING</th>
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<td>NT-2</td>
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<td>TOTAL</td>
<td>9,617</td>
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When developed with an accessory dwelling unit, density equals 19.4 units per acres ("upa")
<table>
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<th>CONTACT INFO</th>
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|  | • Meeting Schedule  
• Meeting Invitations  
• Meeting Summaries  
• PowerPoint Presentations  
• Archived Videos  
• Research Documents  
• Contact Information |