

STPETE2050



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StPete2050:
A Vision Plan for St. Petersburg
October 2020 DRAFT



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STPETE2050 AND HOUSING

CITY COUNCIL SECOND PUBLIC HEARING

ACCESSORY DWELLING UNITS LDR PUBLIC HEARING

JULY 14, 2022

PRELIMINARY STEPS

- 2021-12-14** Community Planning and Preservation Commission (“CPPC”) Workshop
- 2022-02-24** Committee of the Whole (“COW”)
- 2022-04-18** Development Review Commission (“DRC”) Workshop
- 2022-05-04** Development Review Commission (“DRC”) Public Hearing
- 2022-06-09** City Council First Reading and First Public Hearing
- 2022-07-14** City Council Second Reading and Final Public Hearing

During this time, City staff also met with the Affordable Housing Advisory Committee (“AHAC”), Council of Neighborhood Associations (“CONA”), and at least 11 independent neighborhood associations.

Zoning Resources & Map

Home > Business > Planning & Zoning > Zoning Resources & Map

Related Pages

- Applications & Forms
- Current Planning Projects
- Green Building
- Historic Preservation
- St. Pete 2050
- Zoning Resources & Map



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LAND DEVELOPMENT REGULATIONS

Chapter 16 of the City Code is formally known as the Land Development Regulations (LDRs), which include zoning regulations and site planning and design standards. The LDRs in their current form became effective on September 10, 2007, and have since been modified periodically to stay current with evolving community preferences and to resolve minor inconsistencies, improve clarity of understanding and respond to changes in local, state and federal law.

Ideas and requests for improvements to the LDRs are submitted from a variety of sources, including the general public, city council, administration and staff. Improvements are generally processed bi-annually, twice per year.

Zoning Map

To look up zoning on your parcel, click on "GIS Zoning Map Lookup" and after the map zooms in, click inside the subject parcel to get a pop-up window with the zoning.

[GIS ZONING MAP LOOKUP](#)

Land-Use Permissions

This guide will assist you in determining whether a proposed land-use type is permitted within a particular zoning classification.

WWW.STPETE.ORG/LDR

HOUSING DEVELOPMENT OPPORTUNITIES: ACTION PLAN

- Increasing housing development opportunities within the neighborhoods, corridors, and centers framework:
 - Neighborhood, Corridors, and Centers
 - Traditional and Suburban
- Connecting land use and transportation
- Incorporate affordability
- Complete neighborhoods
- Create and preserve neighborhood and community character

HOUSING: ACCESSORY DWELLING UNITS



ADU: PAST AMENDMENTS

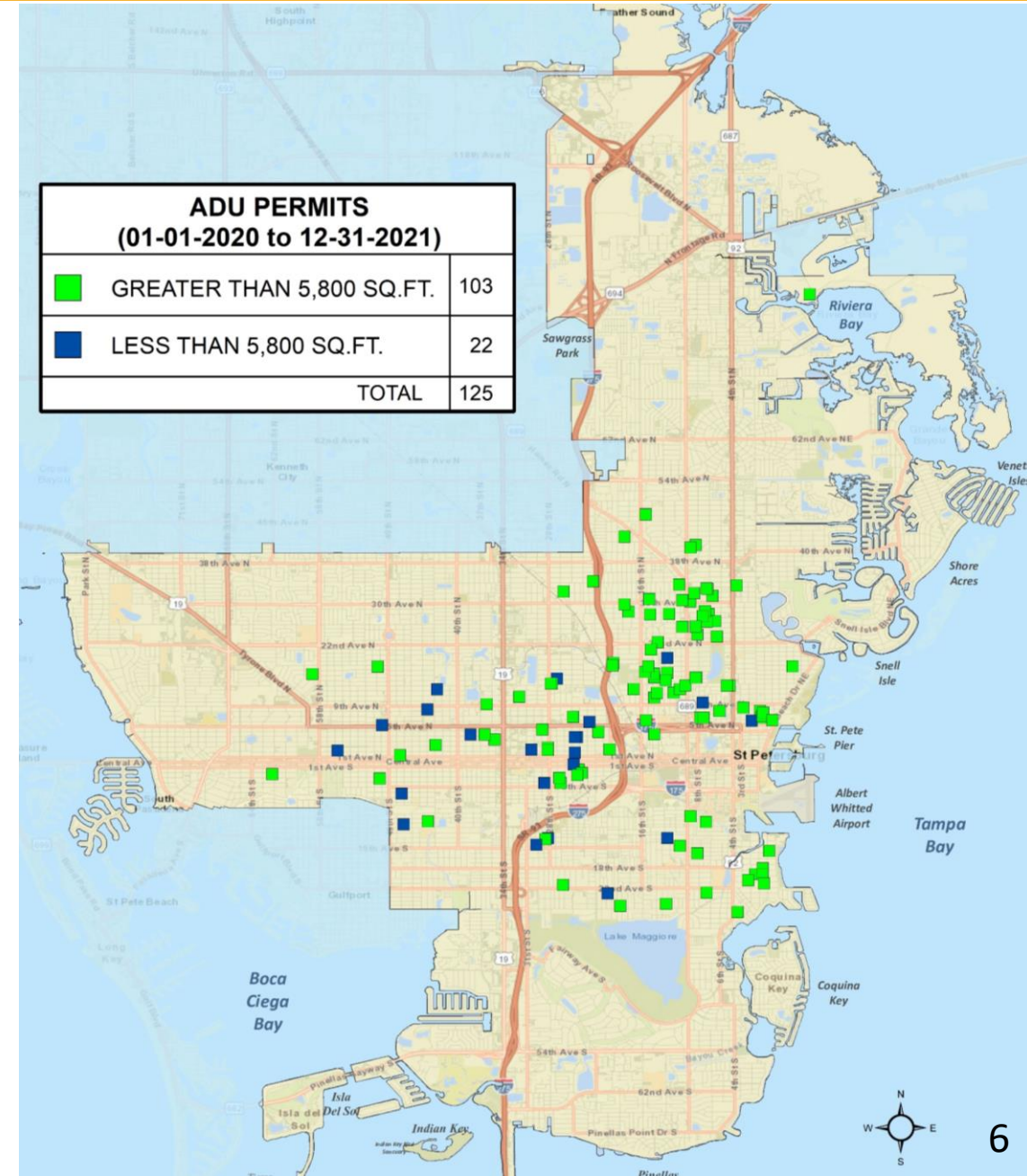
1977 – ADUs removed as an allowed use

2007 – ADUs returned as an allowed use

2017 – Several design amendments to ADUs

LGCP 2019-01 and LDR 2019-03 (Sept. 5, 2019):

- Exempted ADUs from density calculation
- Reduced minimum lot size requirement from 5,800 to 4,500 square feet. (This amendment qualified approximately 9,600 new parcels).
- Eliminated minimum unit size



ADU: PROPOSED AMENDMENTS, GENERAL

City Code [Section 16.50.010](#)

Miscellaneous General Amendments for all ADUs:

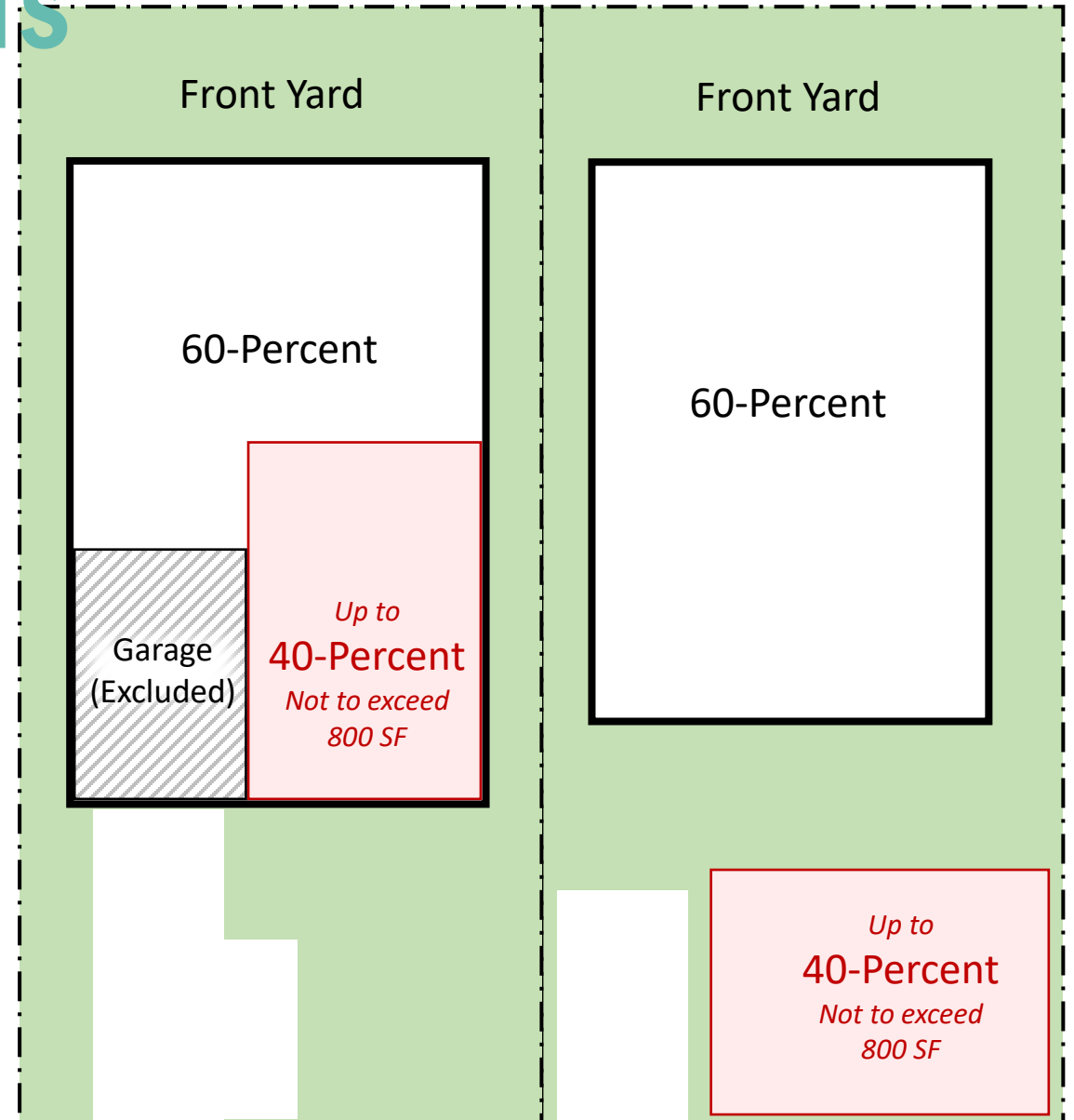
- **INCREASE** maximum unit size from 750 to 800 square feet.
- **DELETE** requirement for *paved* parking space (gravel allowed).
- **DELETE** requirement for *unenclosed* parking space.
- **DELETE** the 50% floor area restriction for 2-story buildings.
- **ALLOW** ADUs for single-family houses in multi-family districts.
- **WAIVE** parking requirement for units that are:
 - Located within 1/8 mile of High Frequency Transit Route;
 - Located on an alley;
 - 600 square feet or less in size;
 - Required spaces provided from alley, no front driveway.
- **COORDINATE** Accessory Living Space in Section 16.50.011



ADU: PROPOSED AMENDMENTS

- **INCREASE** the maximum unit size and **CLARIFY** language to define subordinate in size (*principal* and *accessory*):
 - 67% of the principal square footage (same as 40% of the total floor area combined), whichever is less. Garage square footage to be excluded.
 - For example: 1,000 SF house can have 670 SF ADU; 1,800 SF house can have an 800 SF ADU*

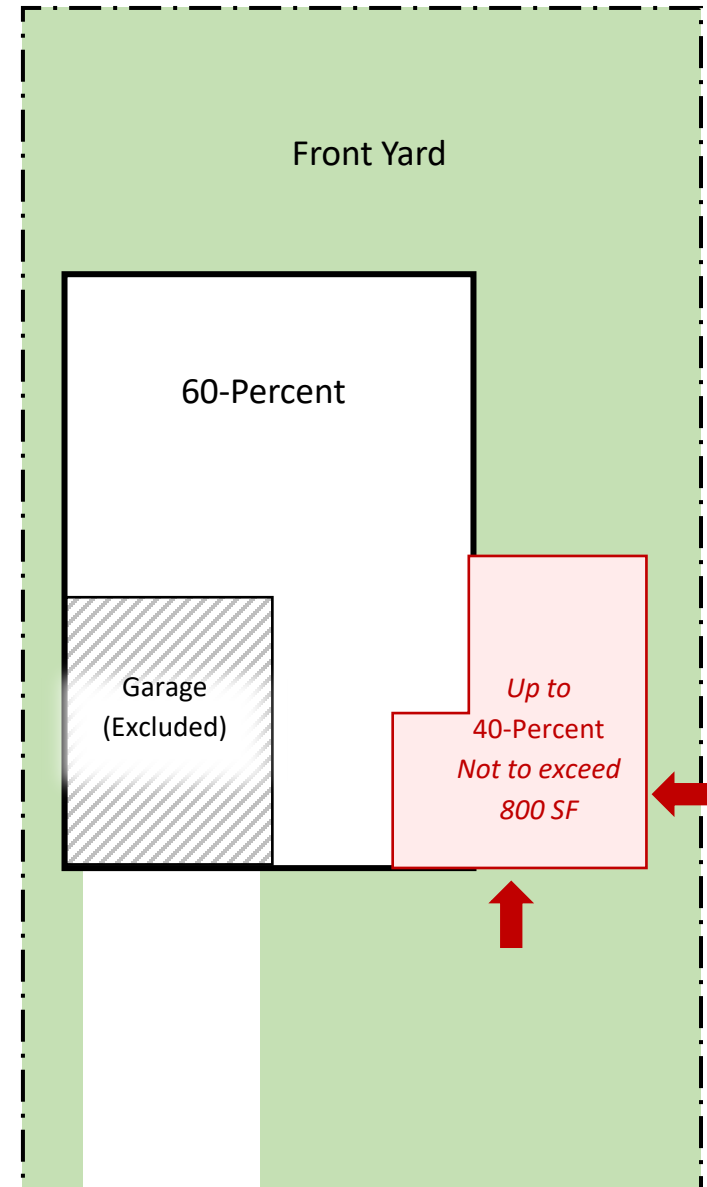
* Technically 1,206 SF, but 800 SF is maximum unit size.



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* 800 SF is maximum unit size.

ADU: PROPOSED AMENDMENTS

City Code [Section 16.10.020](#)

- **WAIVE parking** for ADU units that are:
 - Located within 1/8 mile of High Frequency Transit Route;
 - Located on an alley;
 - 600 square feet or less in size;
 - Required spaces provided from alley, no front driveway.

EXISTING PARKING STANDARDS

Single-Family:

- Traditional and Suburban: “2 spaces up to 3 bedrooms, plus 0.5 for each additional bedroom.”

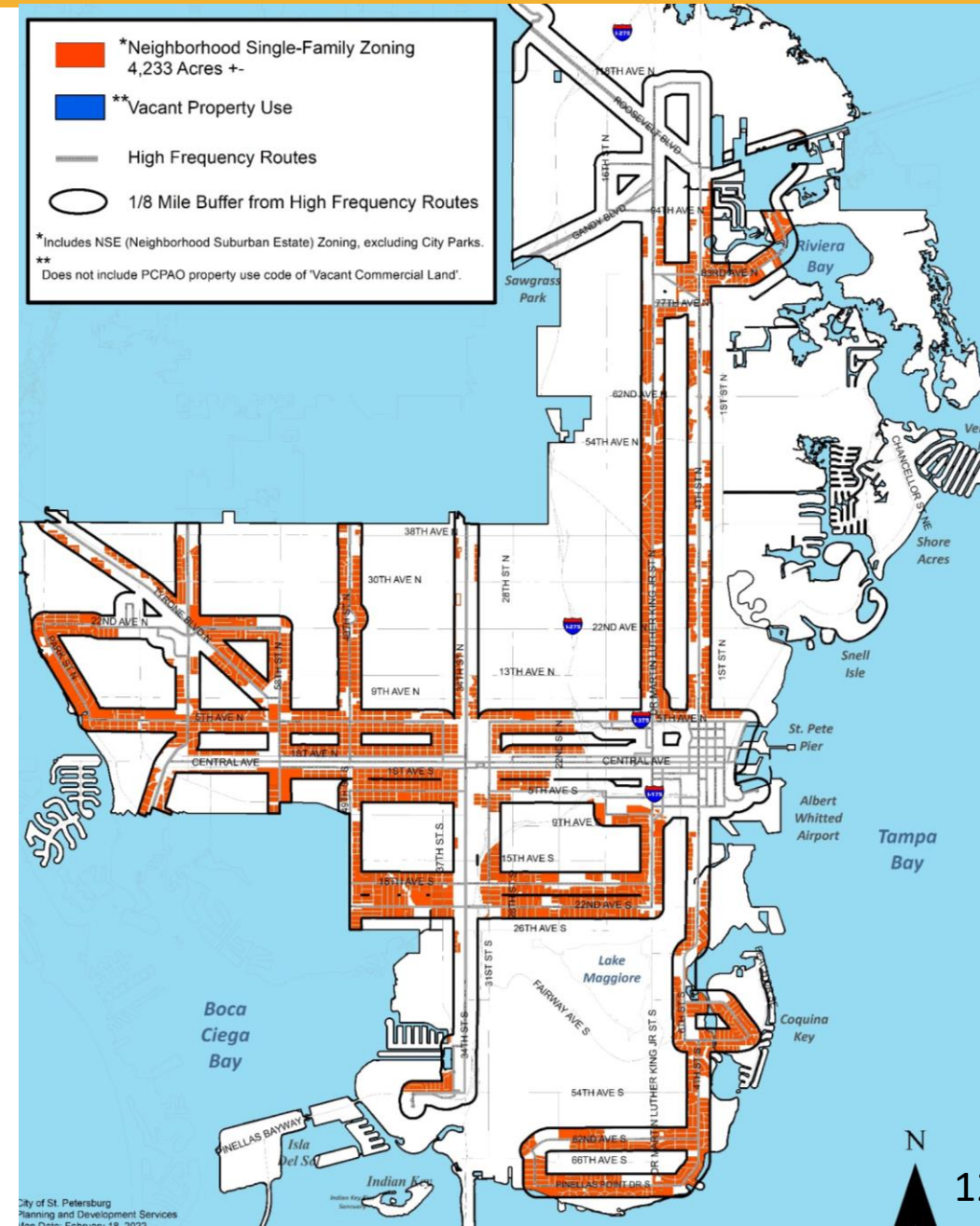
ADU:

- Traditional and Suburban: “1 space for units with up to 2 bedrooms; plus 0.5 for each additional bedroom.”

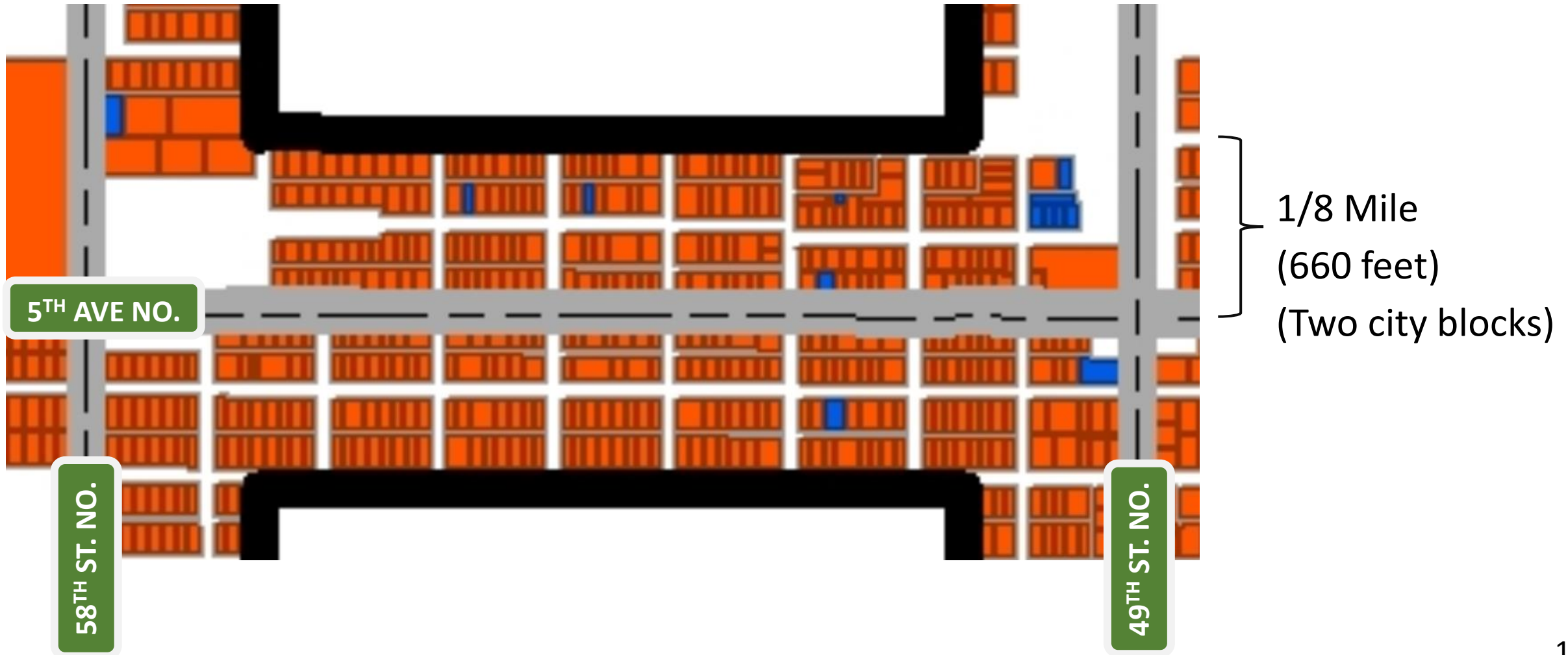
ADU: PROPOSED AMENDMENTS

City Code [Section 16.10.020](#)

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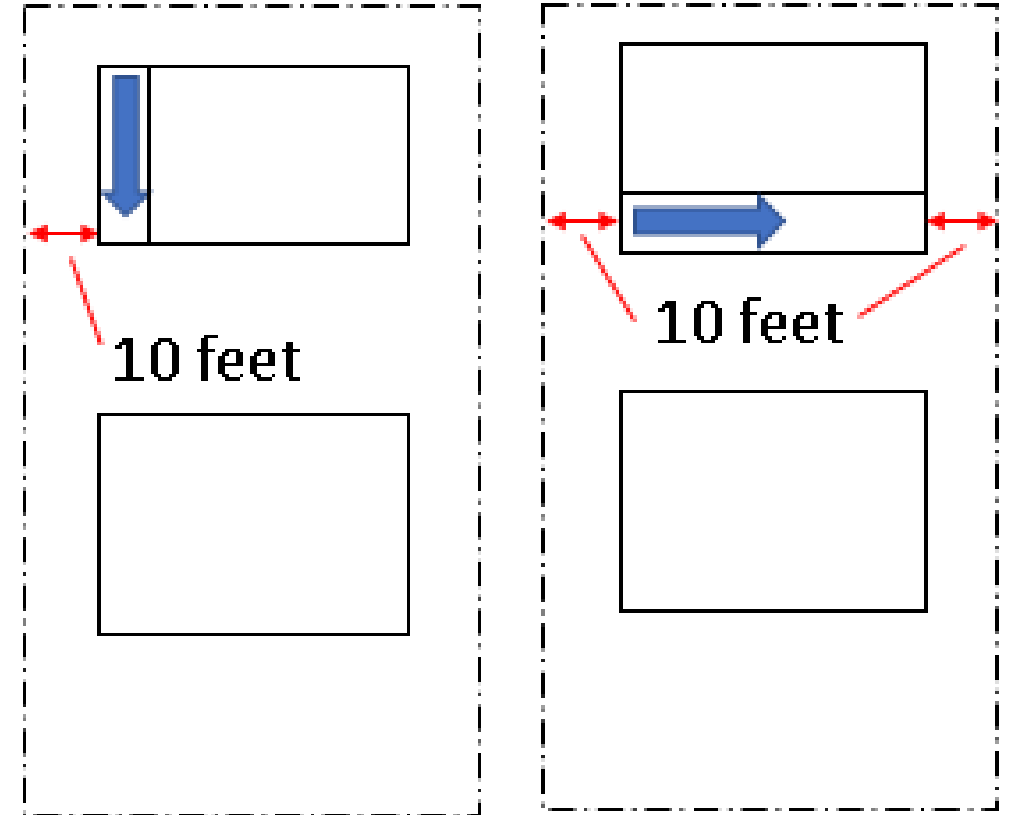


ADU: PROPOSED AMENDMENTS



ADU: PROPOSED NS AMENDMENTS

- **ESTABLISH** minimum building setbacks for detached ADUs in NS
 - *Setbacks.* Side setback of 10-feet.
- **CLARIFY** design standard regulating location of ADU entry door; shall be internal to site or adjacent side street.
- **NO CHANGES** to the existing maximum building height or impervious surface ratio or design standards.



ADU: PROPOSED AMENDMENTS, LOCATION

City Code Section 16.10.010

Neighborhood Traditional (NT):

- **ALLOW** in the NT-3 zoning category

Neighborhood Suburban (NS):

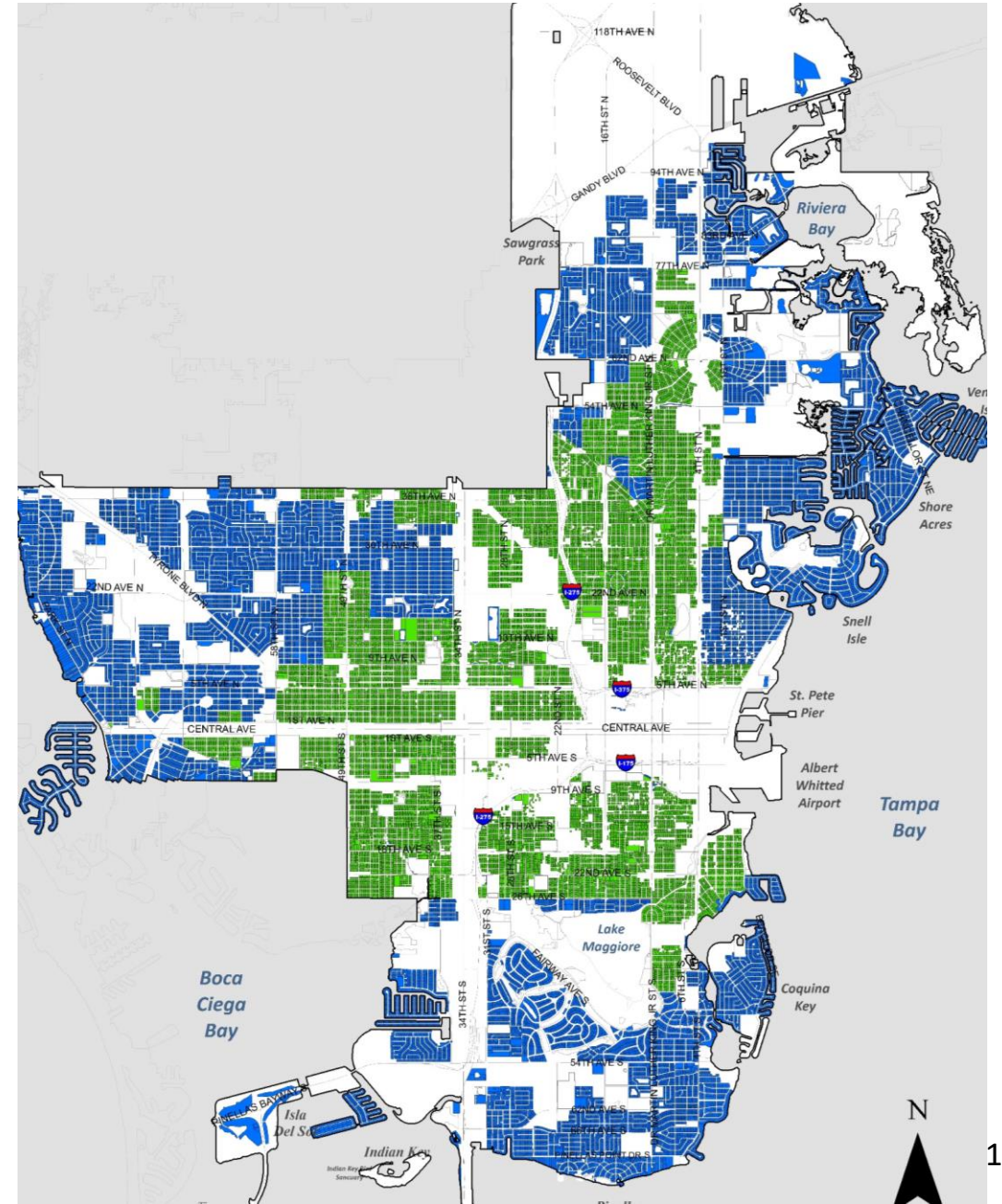
- **ALLOW** in the NS-1 and NS-2 zoning categories, subject to:
 - When located on an alley
 - When located at corner of two intersecting streets and meets minimum lot area for zoning category
 - If no alley or corner, then minimum lot size shall be 10,000 square feet; however, 12,000 square feet is also being considered.



ADU: PROPOSED AMENDMENTS

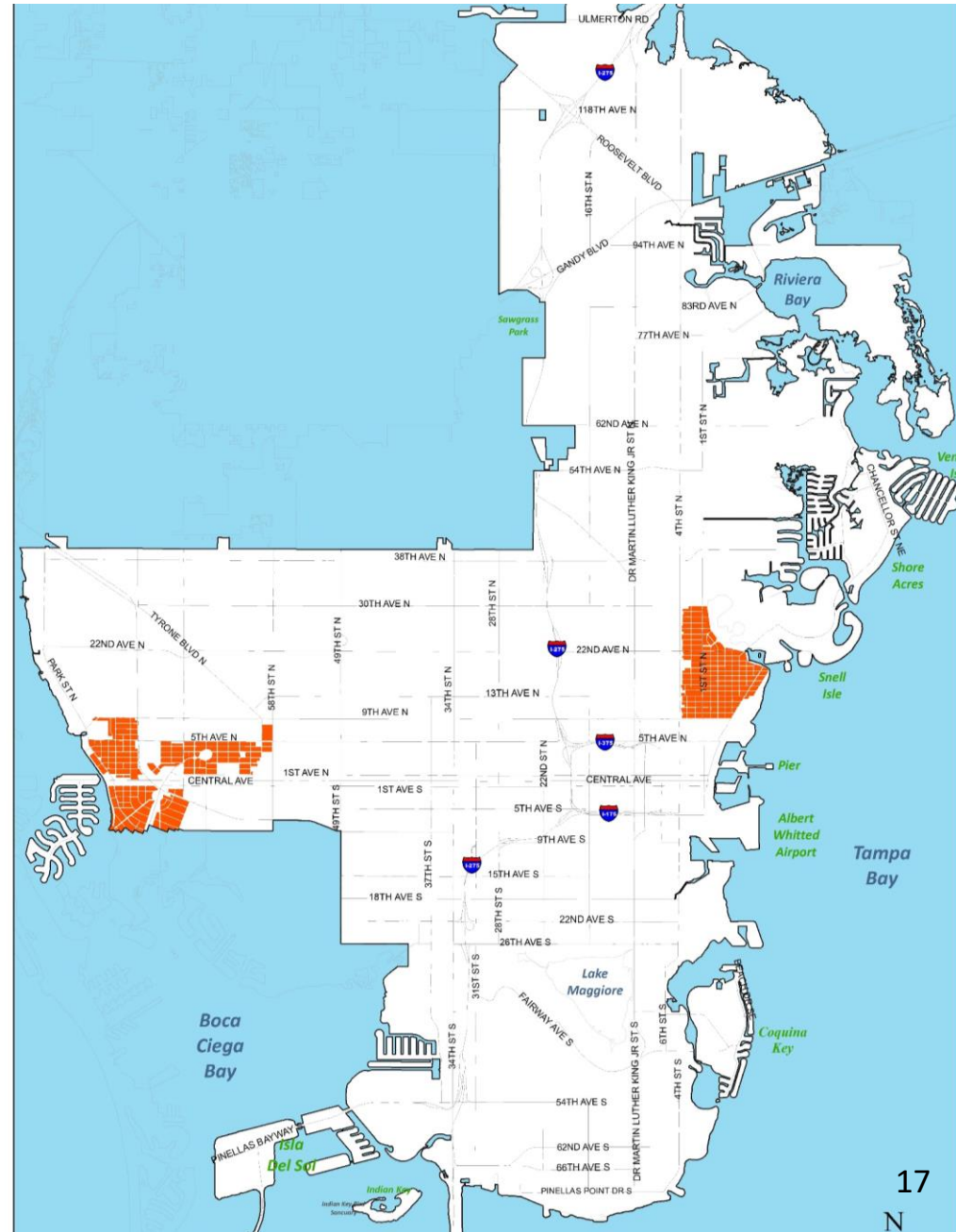
[**Green**] ADUs currently allowed with condition (Generally, NT zoning)

[**Blue**] ADUs currently prohibited; proposed for amendment subject to specific conditions relating to alley and corner locations and minimum lot size. (Generally, NS zoning)



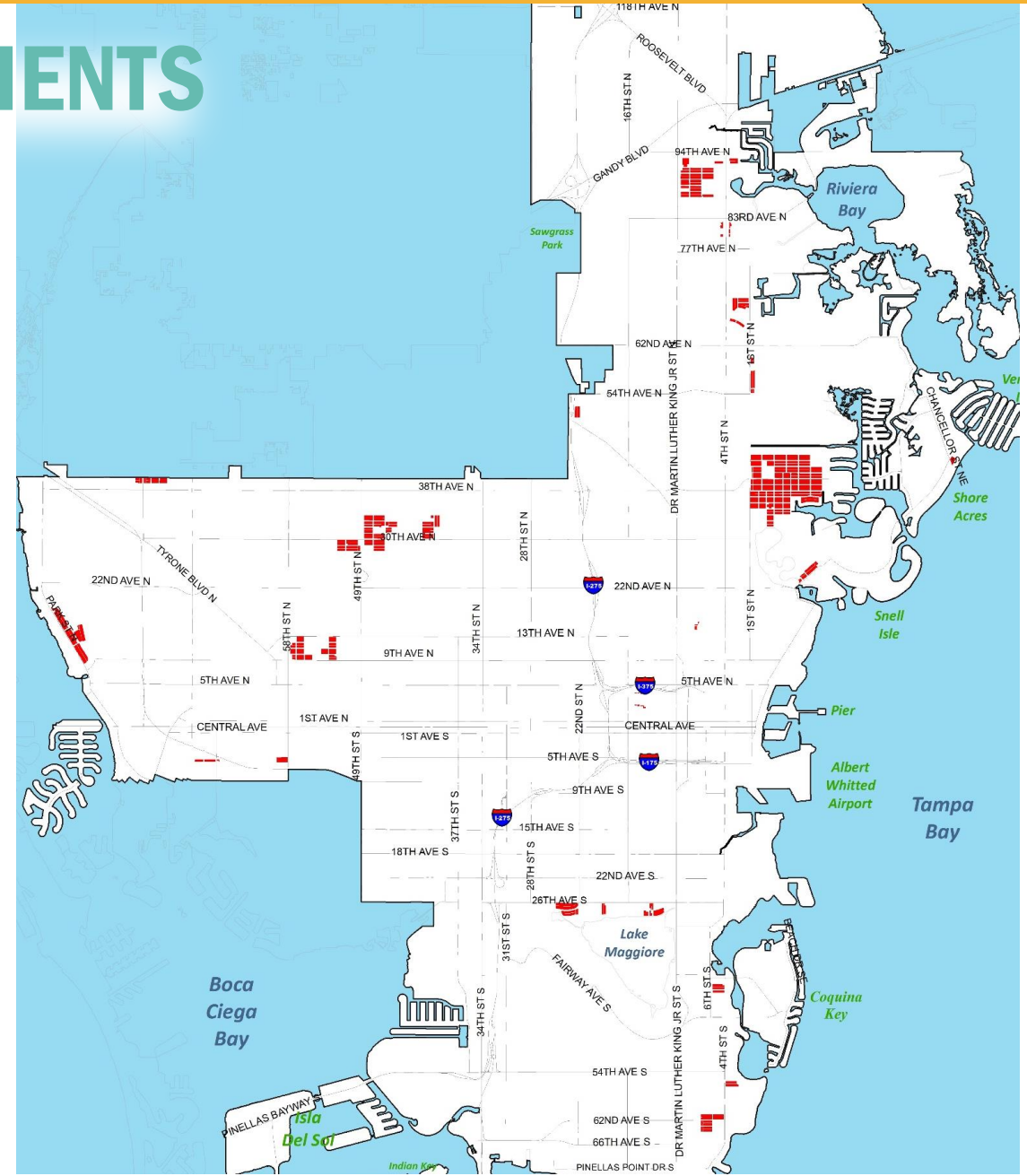
ADU: PROPOSED NT AMENDMENTS

- **Add to NT-3 (Neighborhood Traditional)**
 - + 3,495 qualifying parcels
 - Currently prohibited in NT-3
 - Many existing ADUs throughout NT-3
 - Impacted neighborhoods:
 - Historic Old Northeast NA
 - Pasadena Bear Creek NA
 - Lake Pasadena NA
 - Historic Park Street NA
 - Azalea Homes CA
 - Pasadena Vista NA (Not Active)
 - Old Pasadena NA (Not Active)



ADU: PROPOSED NS AMENDMENTS

- **Add to NS: Amendments**
 - **AMEND** use allowance
 - **ALLOW** on alleys
 - + 2,271 qualifying parcels
 - **ALLOW** on corner properties
 - **ESTABLISH** minimum lot size:
 - Existing NS-1 = 5,800 SF
 - Existing NS-2 = 8,700 SF
 - Proposed: NS-1 and NS-2 = 10,000



Unit No. 1

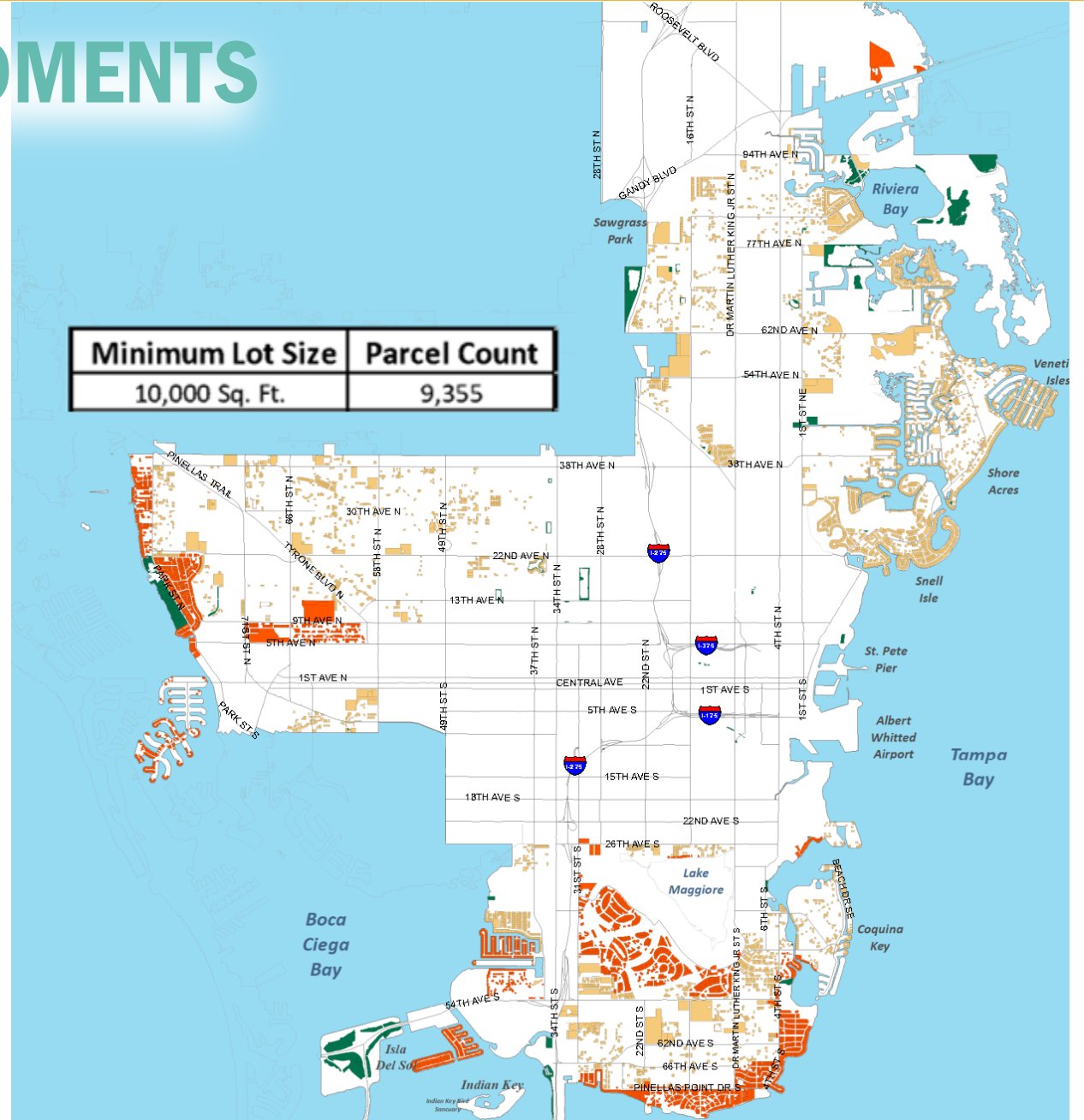


Unit No. 2



ADU: PROPOSED NS AMENDMENTS

- **Add to NS: Amendments**
 - **AMEND** use allowance
 - **ALLOW** on alleys
 - **ALLOW** on corner properties
 - **ESTABLISH** minimum lot size:
 - Existing NS-1 = 5,800 SF
 - Existing NS-2 = 8,700 SF
 - **Option: NS-1 and NS-2 = 10,000**



PLAN IMPLEMENTATION STEPS AND PUBLIC COMMENT

STAKEHOLDER MEETINGS:

- 05/19/2021 Council of Neighborhood Associations
- **05/26/2021 Community Workshop No. 1**
- **06/09/2021 Community Workshop No. 2**
- 06/16/2021 Chamber's Housing, Land Use, & Development Committee
- 06/21/2021 Historic Old Northeast Neighborhood Association (HONNA)
- **06/23/2021 Community Workshop No. 3**
- 06/24/2021 Historic Roser Park Neighborhood Association
- **07/14/2021 Community Workshop No. 4**
- 07/27/2021 Downtown Developer's Council
- 09/01/2021 Crescent Lake Neighborhood Association
- 09/14/2021 Chamber Housing, Land Use, & Development Committee

PLAN IMPLEMENTATION STEPS AND PUBLIC COMMENT

STAKEHOLDER MEETINGS:

- 09/14/2021 Council of Neighborhood Associations (CONA)
- 09/15/2021 Bicycle and Pedestrian Action Committee
- 09/21/2021 Complete Streets Committee
- 09/28/2021 Downtown Developers Council
- **09/29/2021 Community Workshop No. 5**
- 10/04/2021 Campbell Park Neighborhood Association
- **10/13/2021 Community Workshop No. 6 (Repeat No. 5)**
- 10/13/2021 St. Petersburg Downtown Neighborhood Association
- 11/15/2021 Historic Old Northeast Neighborhood Association (HONNA)
- 01/19/2022 Holiday Park Neighborhood Association (HPNA)
- 02/15/2022 Council of Neighborhood Associations Leadership Training

PLAN IMPLEMENTATION STEPS AND PUBLIC COMMENT

STAKEHOLDER MEETINGS:

- 03/07/2022 Crescent Heights Neighborhood Association
- 04/12/2022 Alliance for the Pinellas Bayway
- 04/12/2022 Disston Heights Civic Association
- 04/13/2022 Downtown Neighborhood Association
- **04/18/2022 Development Review Commission Workshop**
- 04/26/2022 Greater Pinellas Point Neighborhood Association
- **05/04/2022 Development Review Commission Public Hearing**
- 05/04/2022 Historic Kenwood Neighborhood Association
- 05/16/2022 Shore Acres Civic Association
- 05/17/2022 Snell Isle Neighborhood Association
- 05/31/2022 Central Oak Park Neighborhood Association
- **06/09/2022 City Council First Reading and First Public Hearing**

PLAN IMPLEMENTATION STEPS AND PUBLIC COMMENT

STAKEHOLDER MEETINGS:

- 07/14/2022 City Council Second Reading and Final Public Hearing

PUBLIC COMMENTS:

- Described in the City Council Cover Memo

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ACCESSORY DWELLING UNITS LDR PUBLIC HEARING

JULY 14, 2022

[END]

FINDING OF CONSISTENCY WITH COMPREHENSIVE PLAN

HOUSING ELEMENT:

- **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.

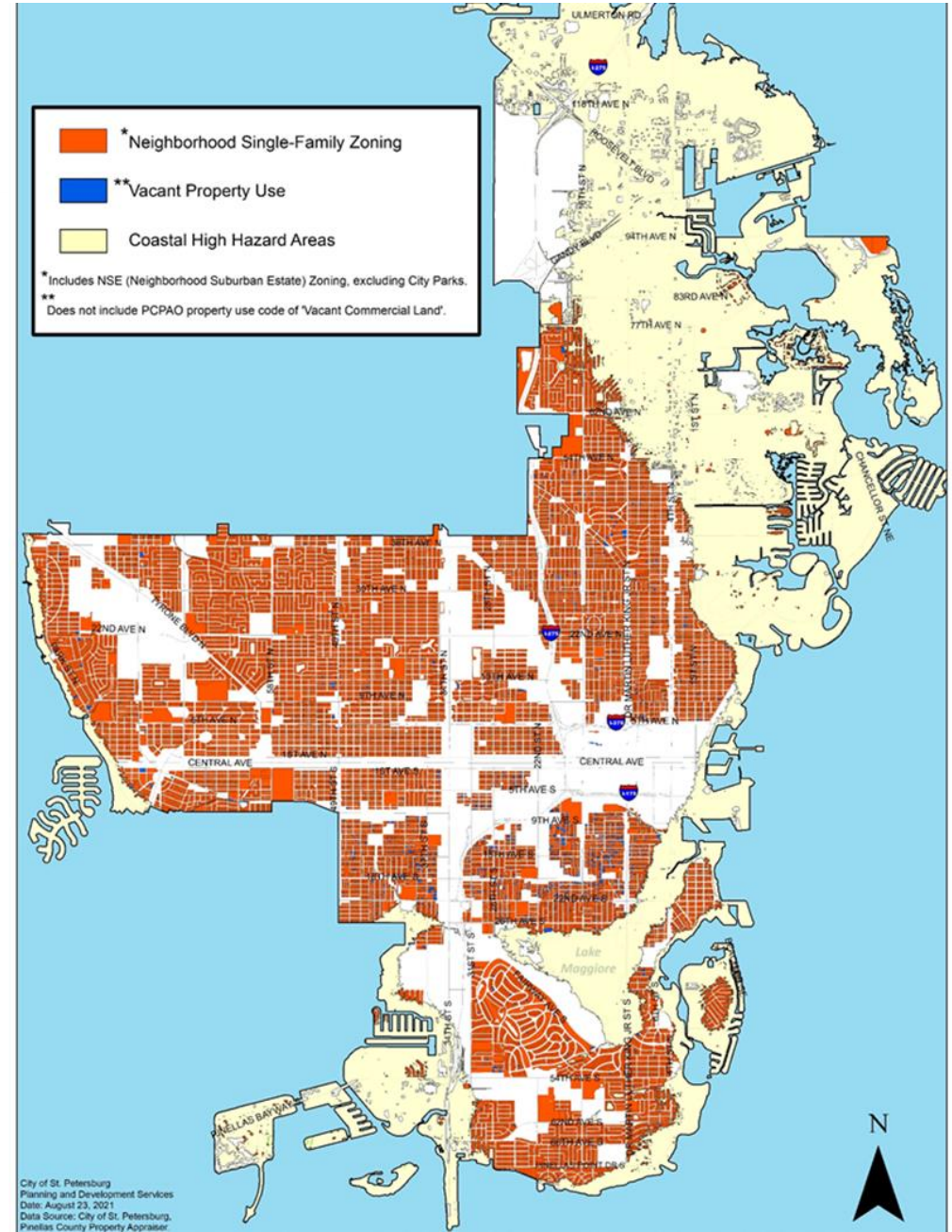
FUTURE LAND USE ELEMENT:

- **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
- **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.

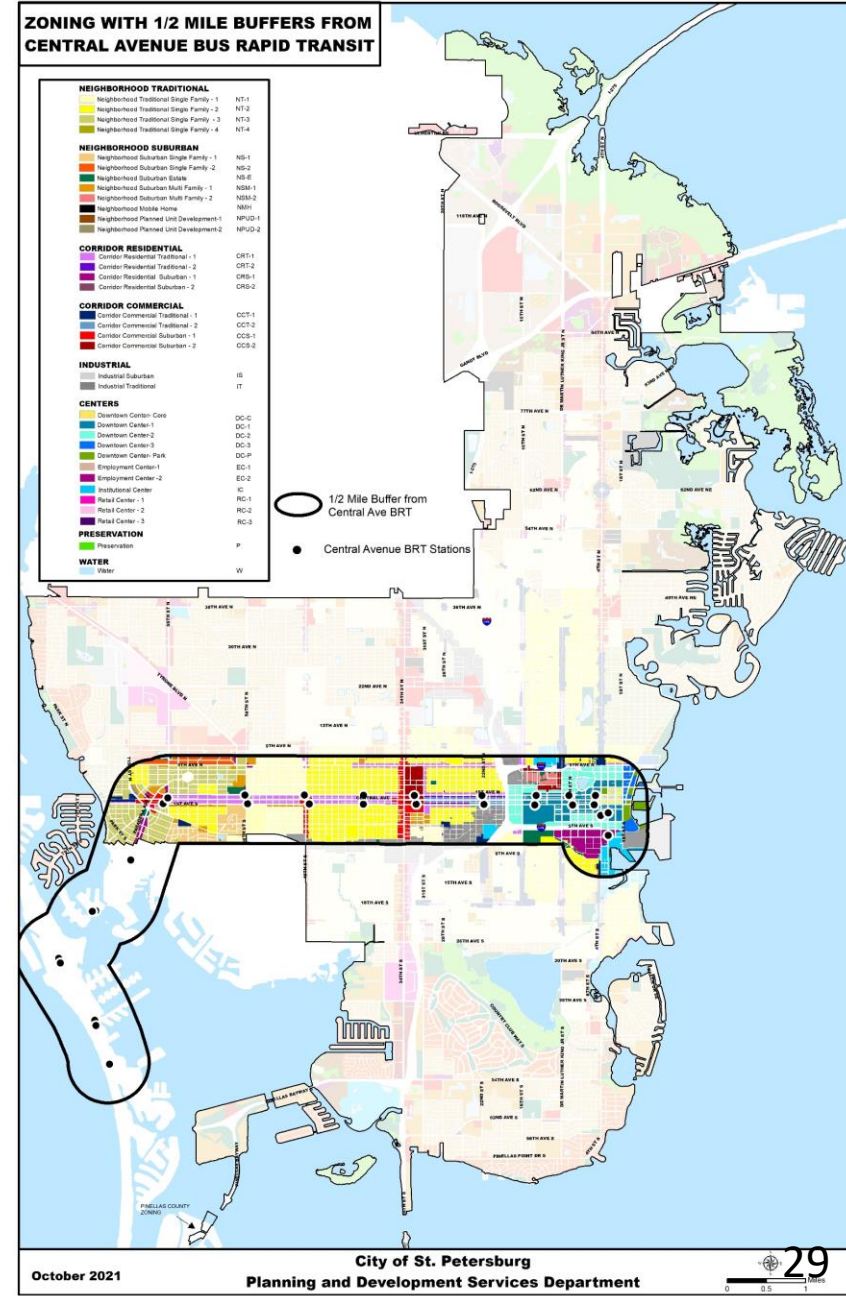
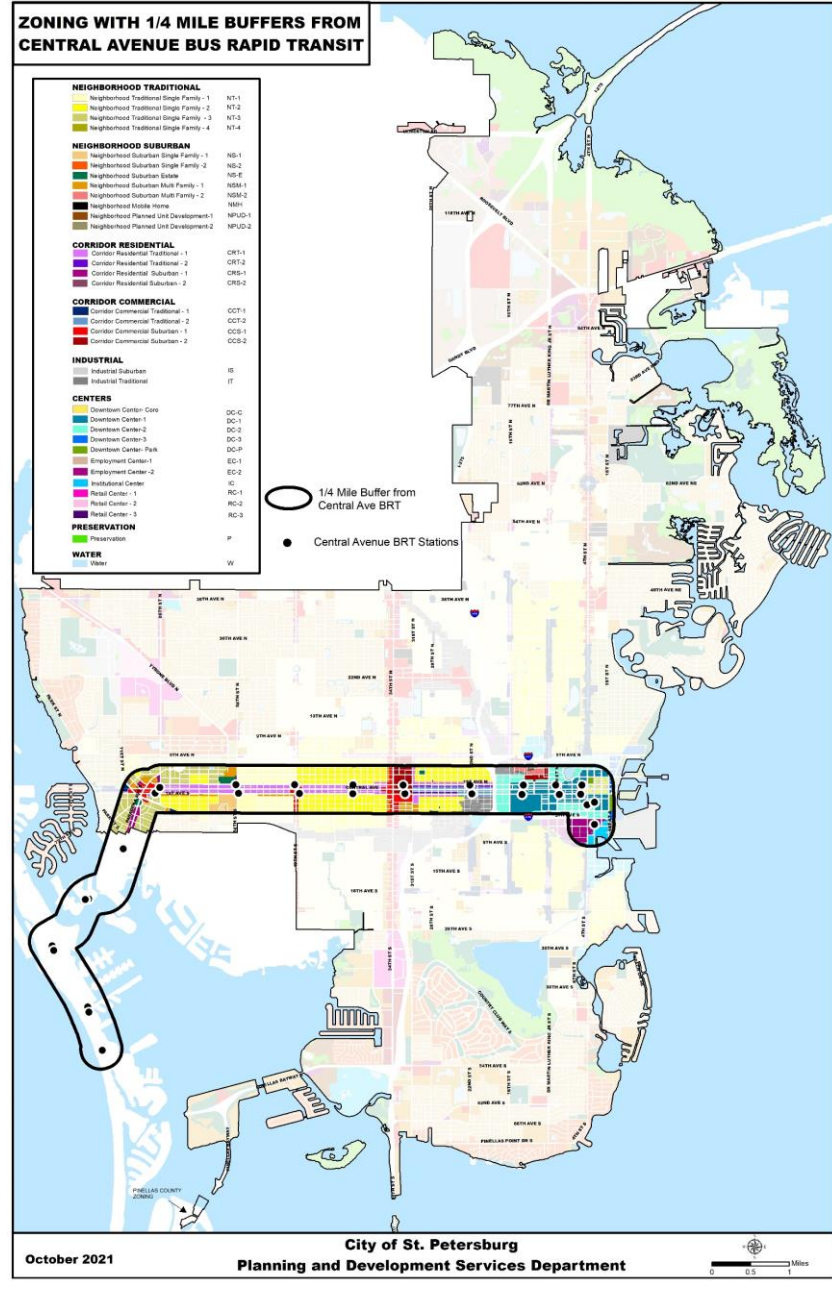
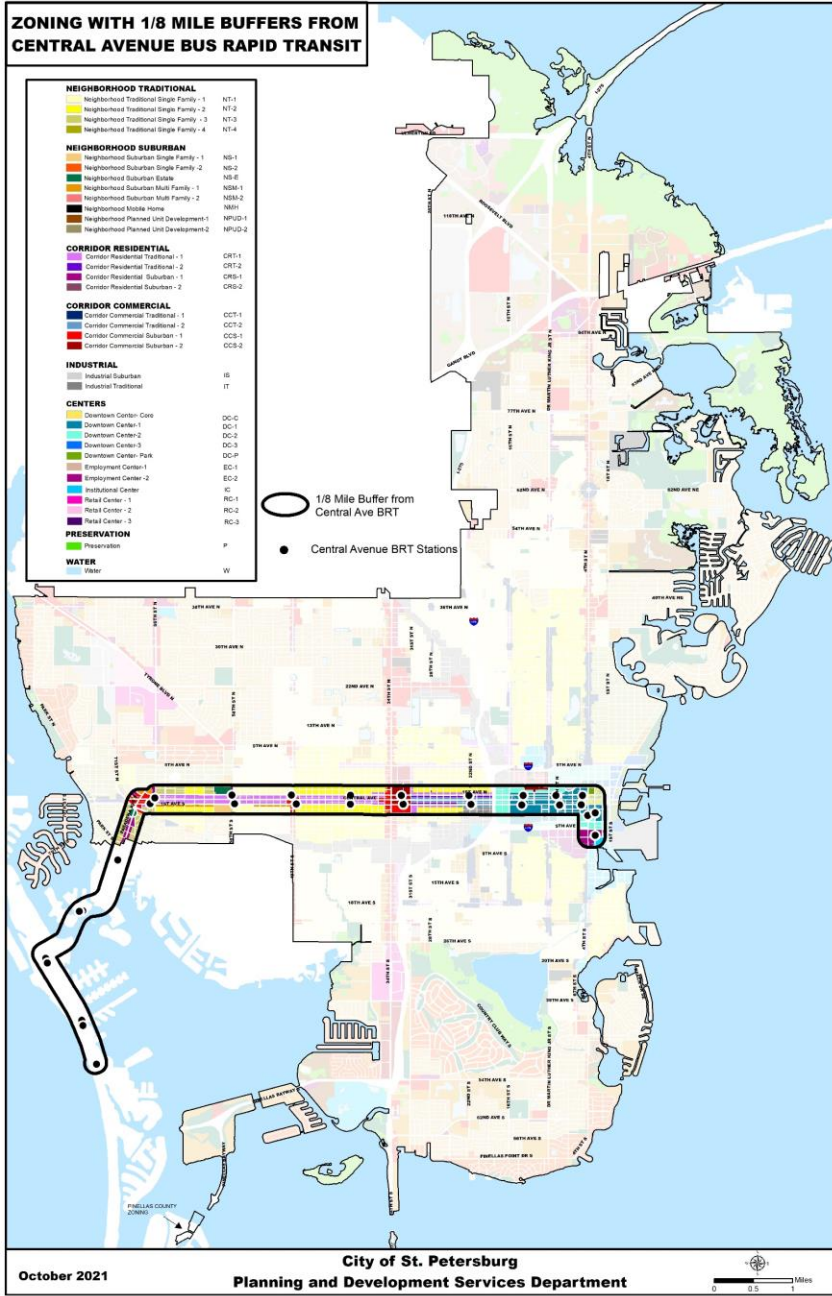
COASTAL HIGH HAZARD AREA

PARCELS INTERSECTING WITH CHHA

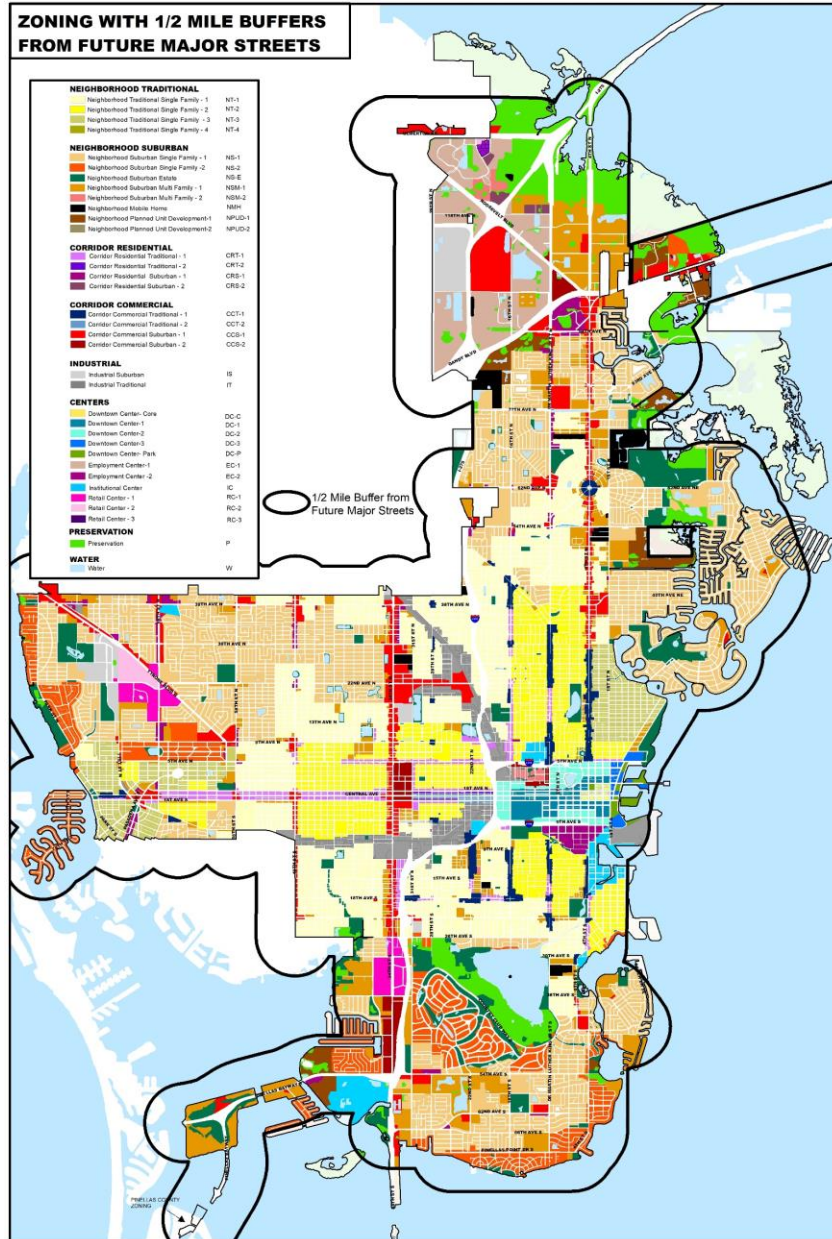
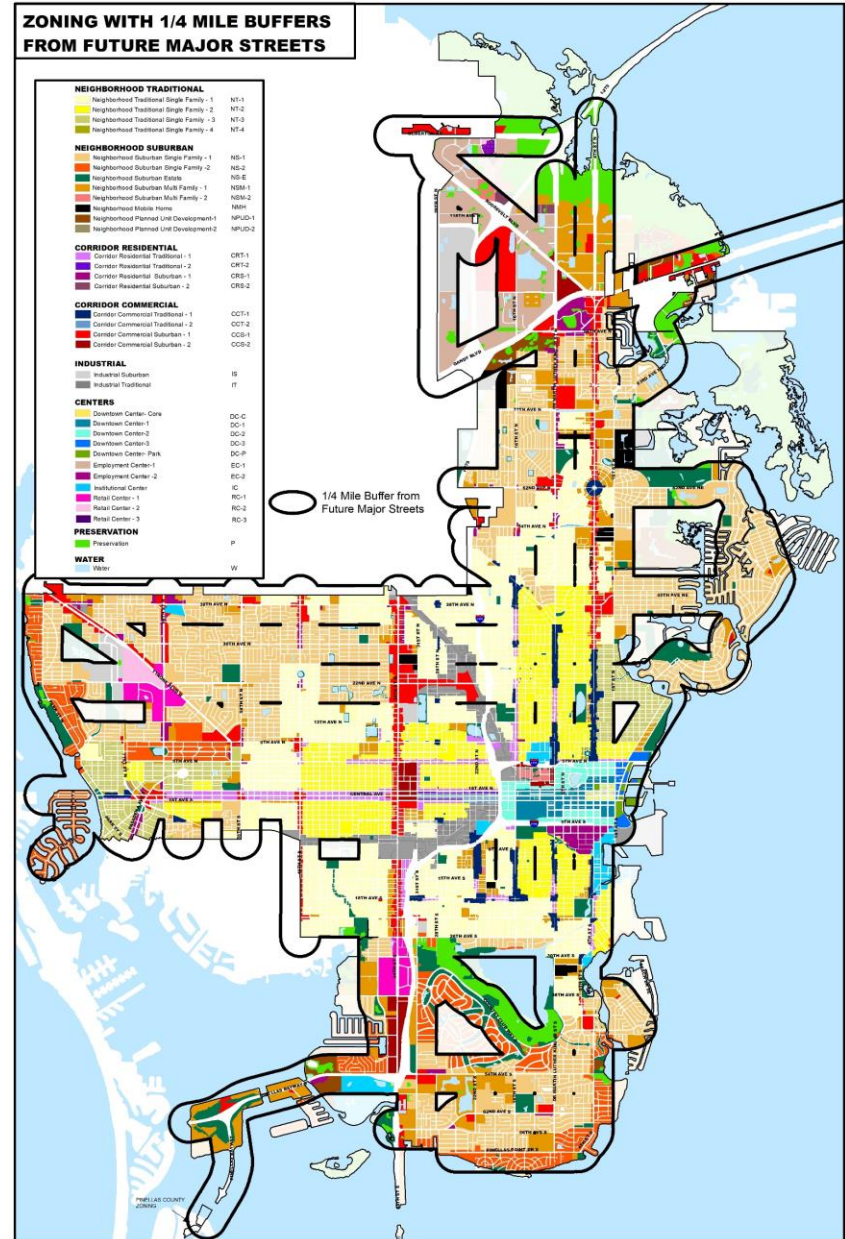
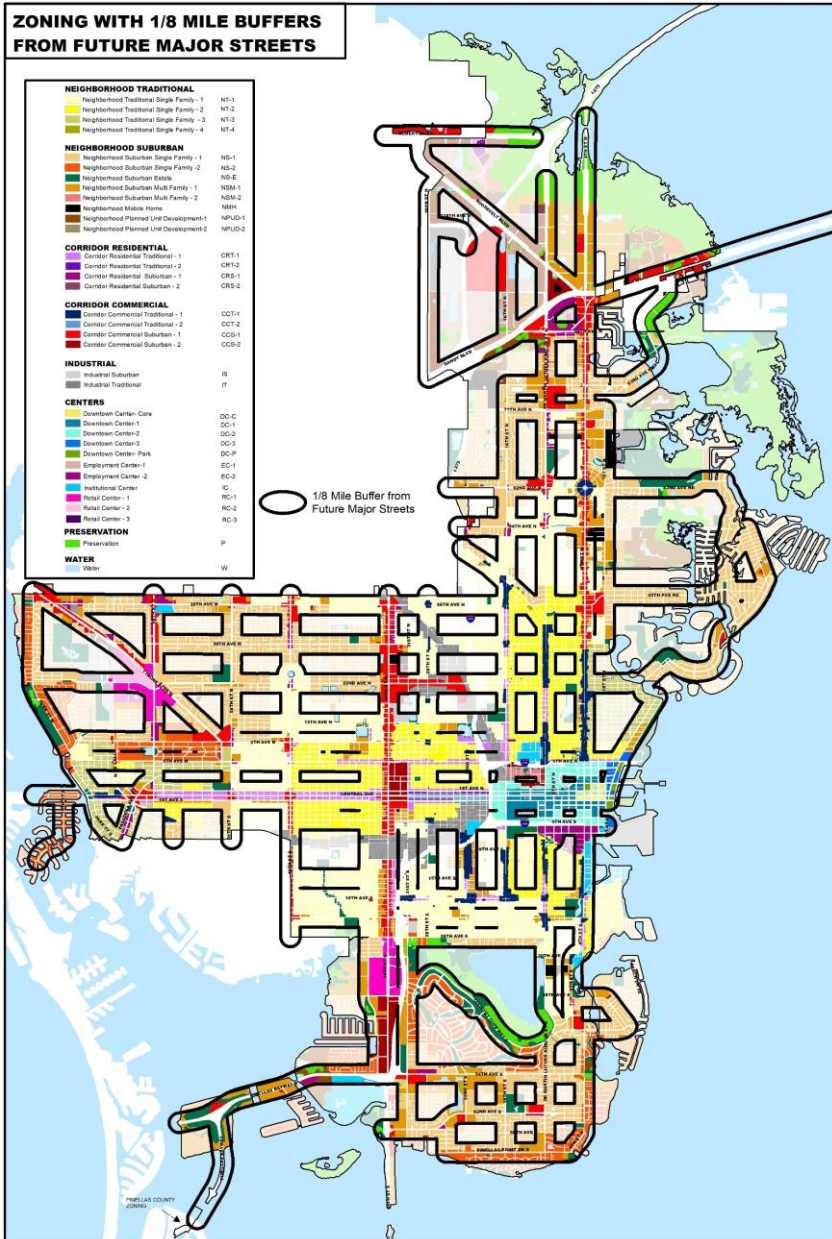
CHHA	COUNT
Completely outside of the CHHA	3,616
Completely inside of the CHHA	4,717
Partially inside/outside of the CHHA	1,022
TOTAL	9,355



BUS RAPID TRANSIT



FUTURE MAJOR STREETS



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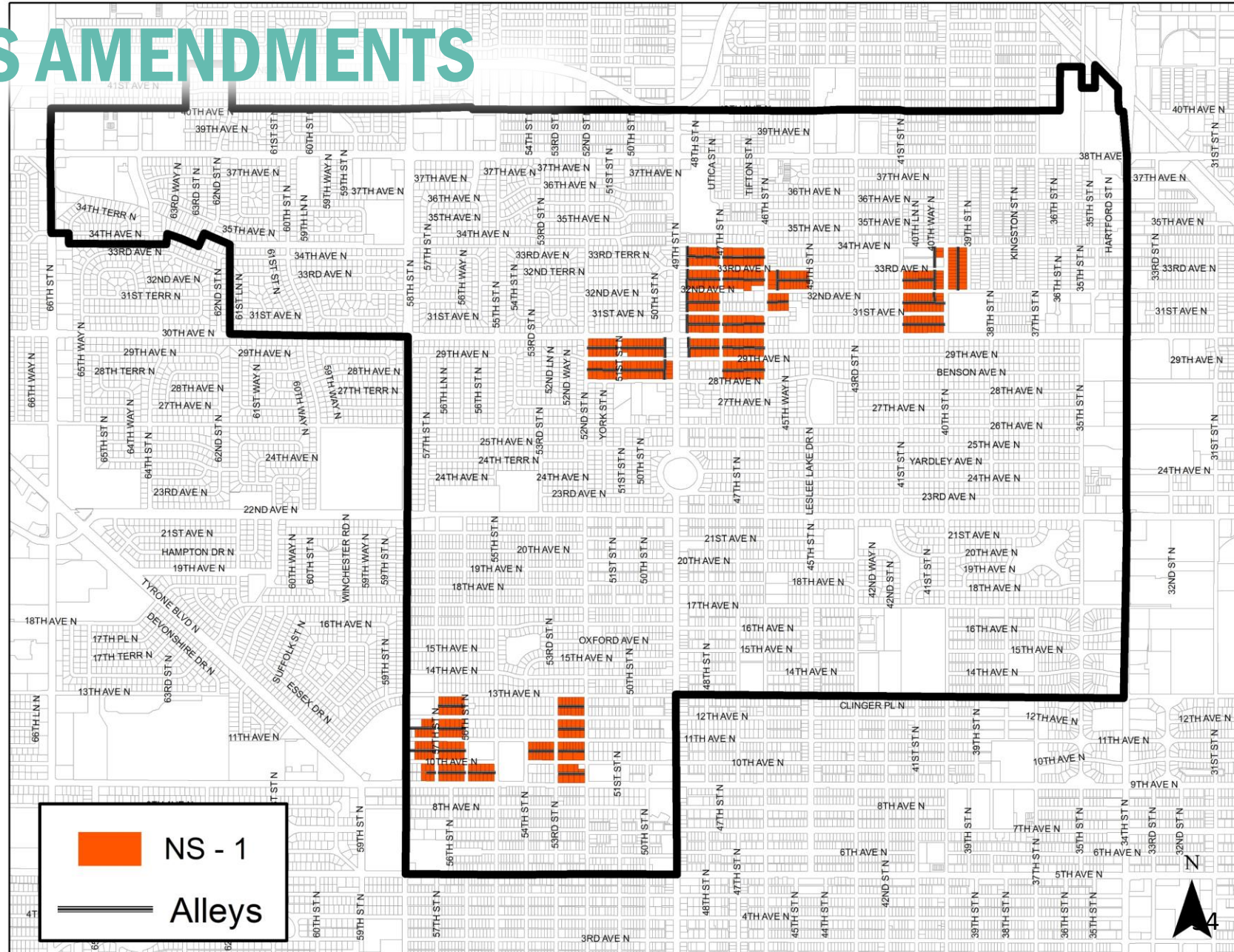


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ADU: PROPOSED NS AMENDMENTS

- Add to NS: Amendments
- **ALLOW** on alleys
- NS-1 and NS-2 = alley
- E.g.: Disston Heights



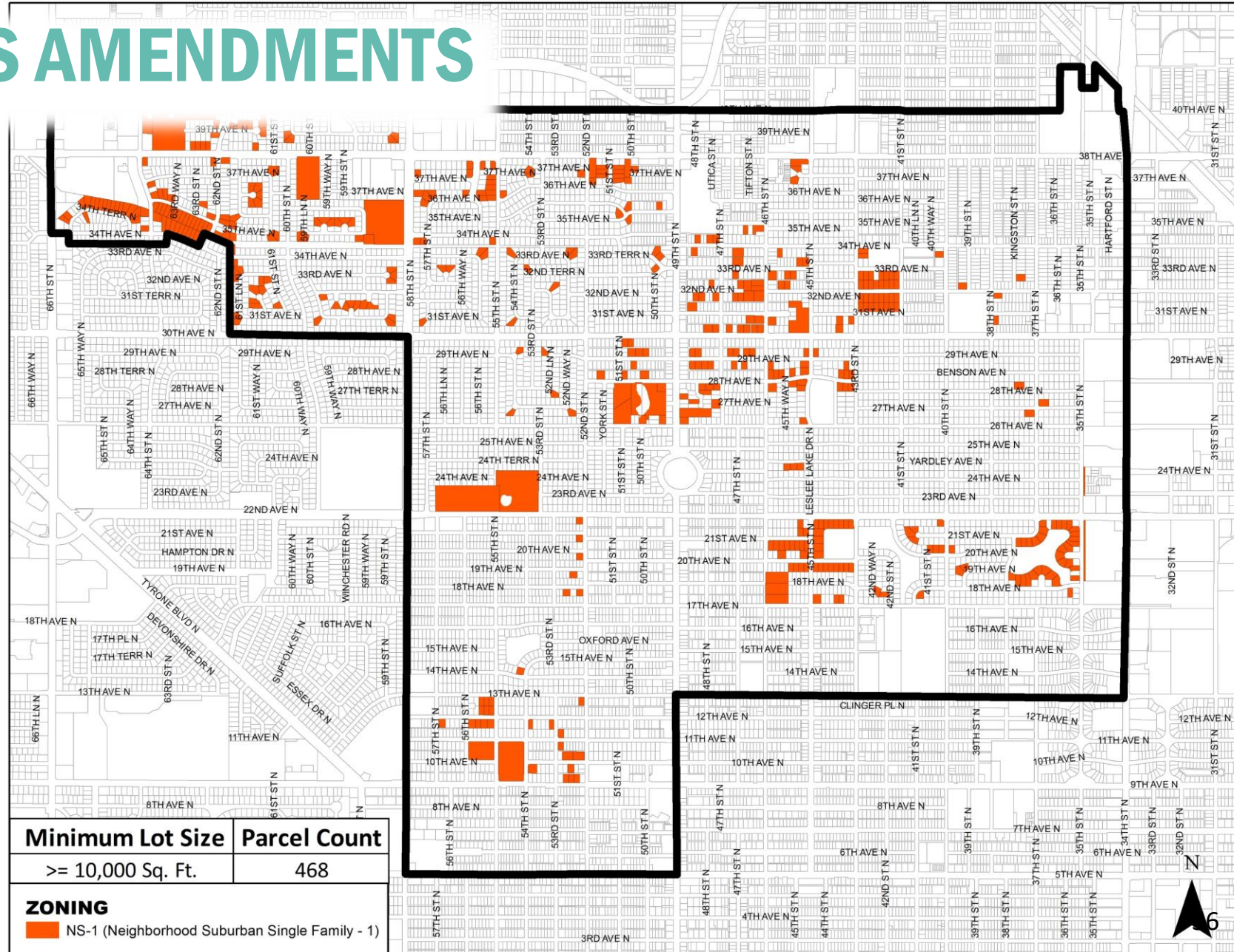
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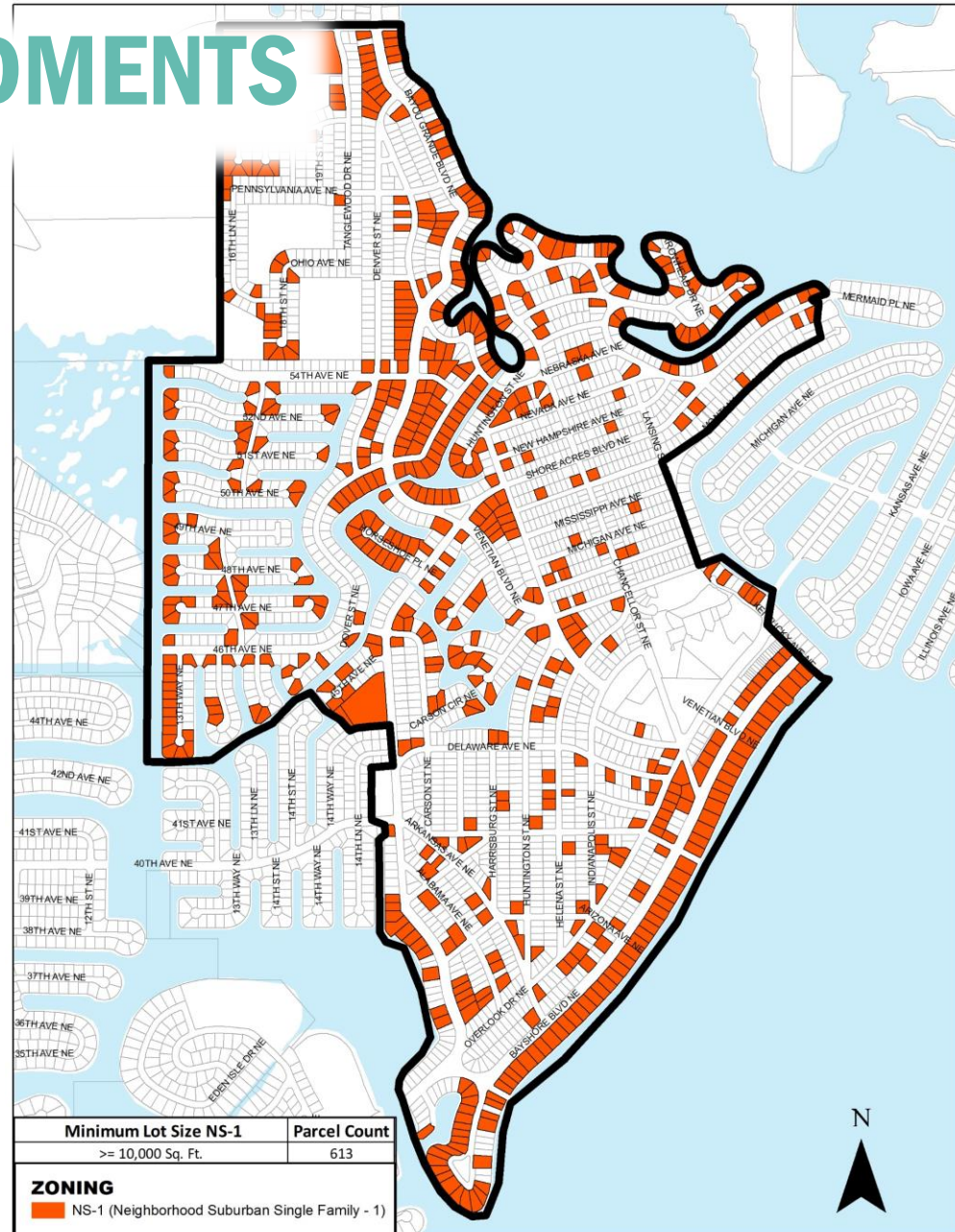
ADU: PROPOSED NS AMENDMENTS

- Add to NS: Amendments
- NS-1 and NS-2 = 10,000
- E.g.: Disston Heights



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- **Add to NS: Amendments**
 - NS-1 and NS-2 = 10,000
 - E.g.: Shore Acres



ADU: PROPOSED AMENDMENTS

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 - NS-1 and NS-2 = 10,000
 - E.g.: Greater Pinellas Point

