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<b>SUBJECT:</b>	<b>Building Setbacks Discussion</b>
<b>ACTION REQUESTED:</b>	<b>Provide Feedback Regarding Potential Code Amendments to Modify Setbacks.</b>
<b>REQUESTED BY:</b>	<b>Marcie Stenmark, AICP, Community Development Director</b>
<b>SUPPORTING DOCUMENTS:</b>	<b>Yes</b>

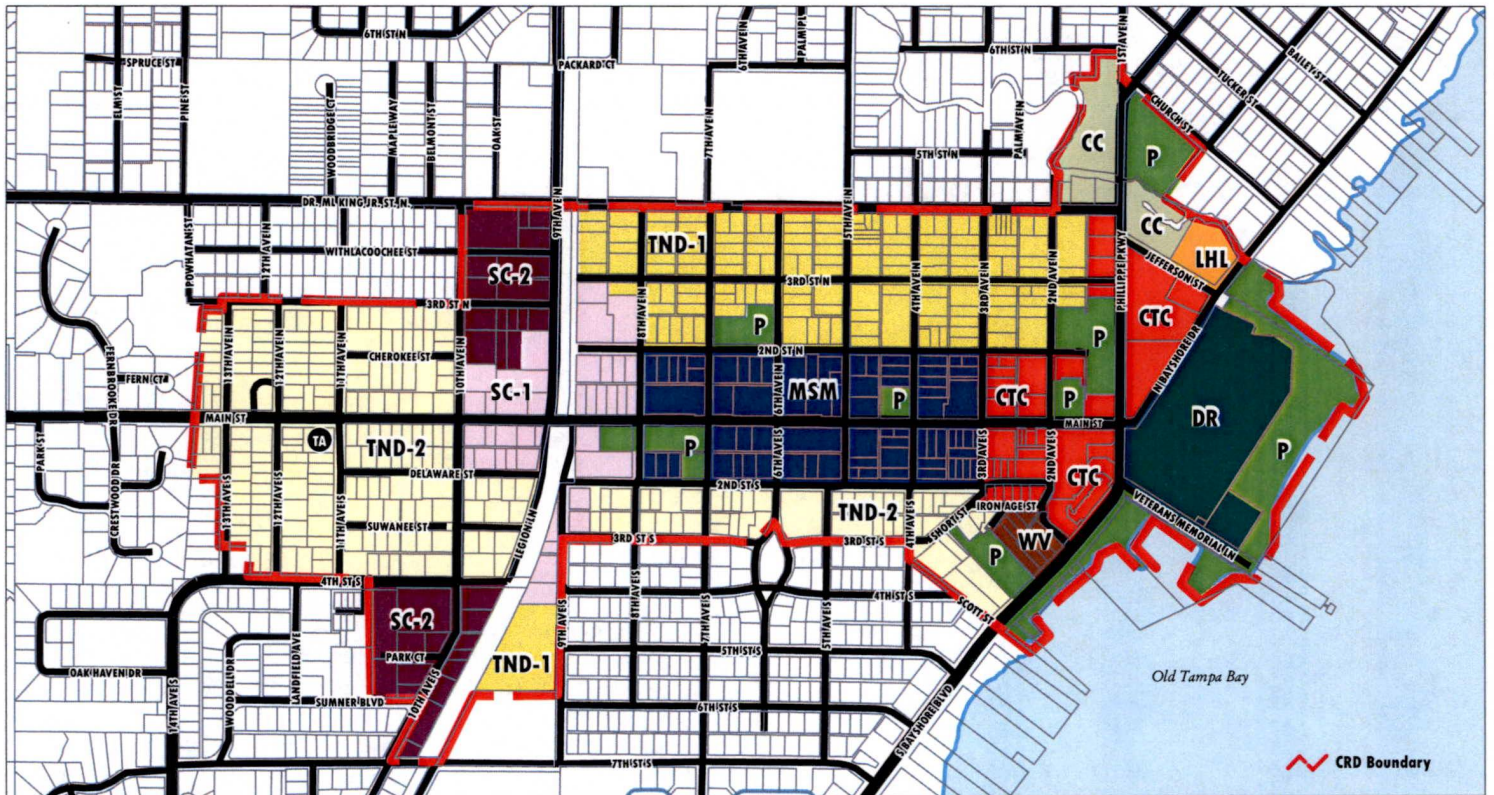
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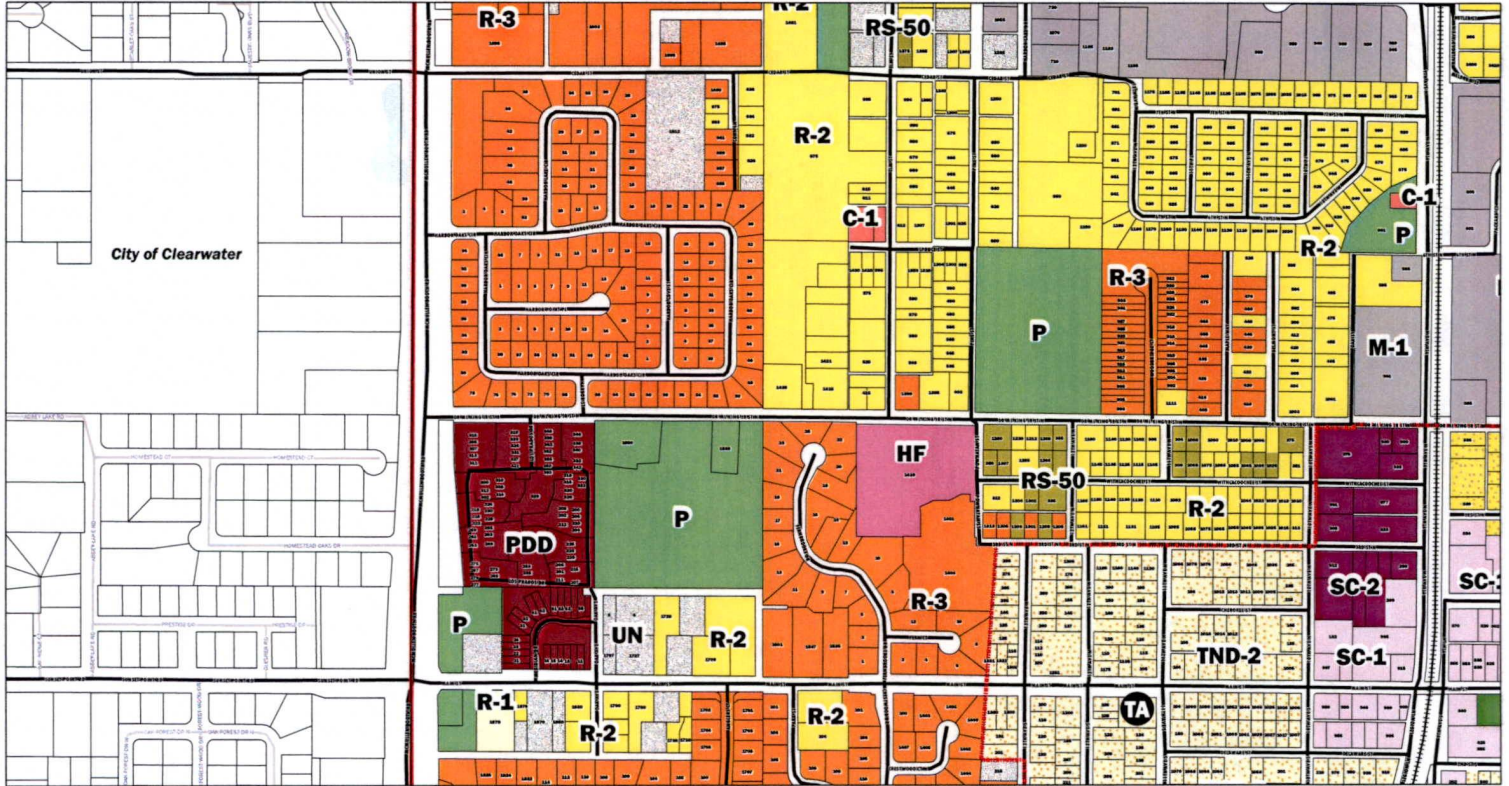
### **SUMMARY**

At the goal and priorities discussion on May 3, 2021, the City Commission included a new goal for 2021-2022 to "Review Land Development Code Setbacks." The Land Development Code defines setbacks as the minimum distance from a lot line. Interior lots have a front yard, two side yards, and a rear yard. Corner lots have two front yards and two side yards.

Adopted setback information and by zoning district and zoning atlas excerpts in the vicinity of the Community Redevelopment District are attached for discussion. The Single Family Residential (R-2) zoning district setbacks were amended in 2013 and 2016. The approved ordinances are attached.

Staff requests feedback from the City Commission.



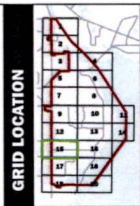


**MAP LEGEND**

- Safety Harbor Planning Area
- Community Redevelopment District (CRD) Boundary
- CSX Railroad Line
- Roads
- Water
- Transient Accommodation

**ZONING LEGEND**

<ul style="list-style-type: none"> <li>Estate Residential (E-1)</li> <li>Single Family Residential (R-1)</li> <li>Single Family Residential (R-2)</li> <li>Single Family Residential (RS-50)</li> <li>Single Family Residential (RS-60)</li> <li>One and Two Family Residential (R-2B)</li> <li>Conditional Mix Residential (R-3)</li> <li>Residential Medium (RM)</li> </ul>	<ul style="list-style-type: none"> <li>Mobile Home (R-6)</li> <li>Planned Development District (PDD)</li> <li>General Office (GO)</li> <li>Neighborhood Commercial (C-1)</li> <li>Restricted Commercial (C-1A)</li> <li>Flex Business Industrial (FBI)</li> <li>Light Industrial (M-1)</li> <li>General Industrial (M-3)</li> </ul>	<ul style="list-style-type: none"> <li>Hospital Facilities (HF)</li> <li>Public &amp; Conservation (P)</li> <li>Community Redevelopment District</li> <li>Traditional Neighborhood Development 1 (TND-1)</li> <li>Traditional Neighborhood Development 2 (TND-2)</li> <li>Local Historic Landmark (LHL)</li> <li>Creekside Conservation (CC)</li> <li>Destination Resort (DR)</li> <li>Public (P)</li> </ul>	<ul style="list-style-type: none"> <li>Community Town Center (CTC)</li> <li>Main Street Marketplace (MSM)</li> <li>Waterfront Village (WV)</li> <li>Service Corridor 1 (SC-1)</li> <li>Service Corridor 2 (SC-2)</li> <li>Other</li> <li>Unincorporated Pinellas County (UN)</li> </ul>
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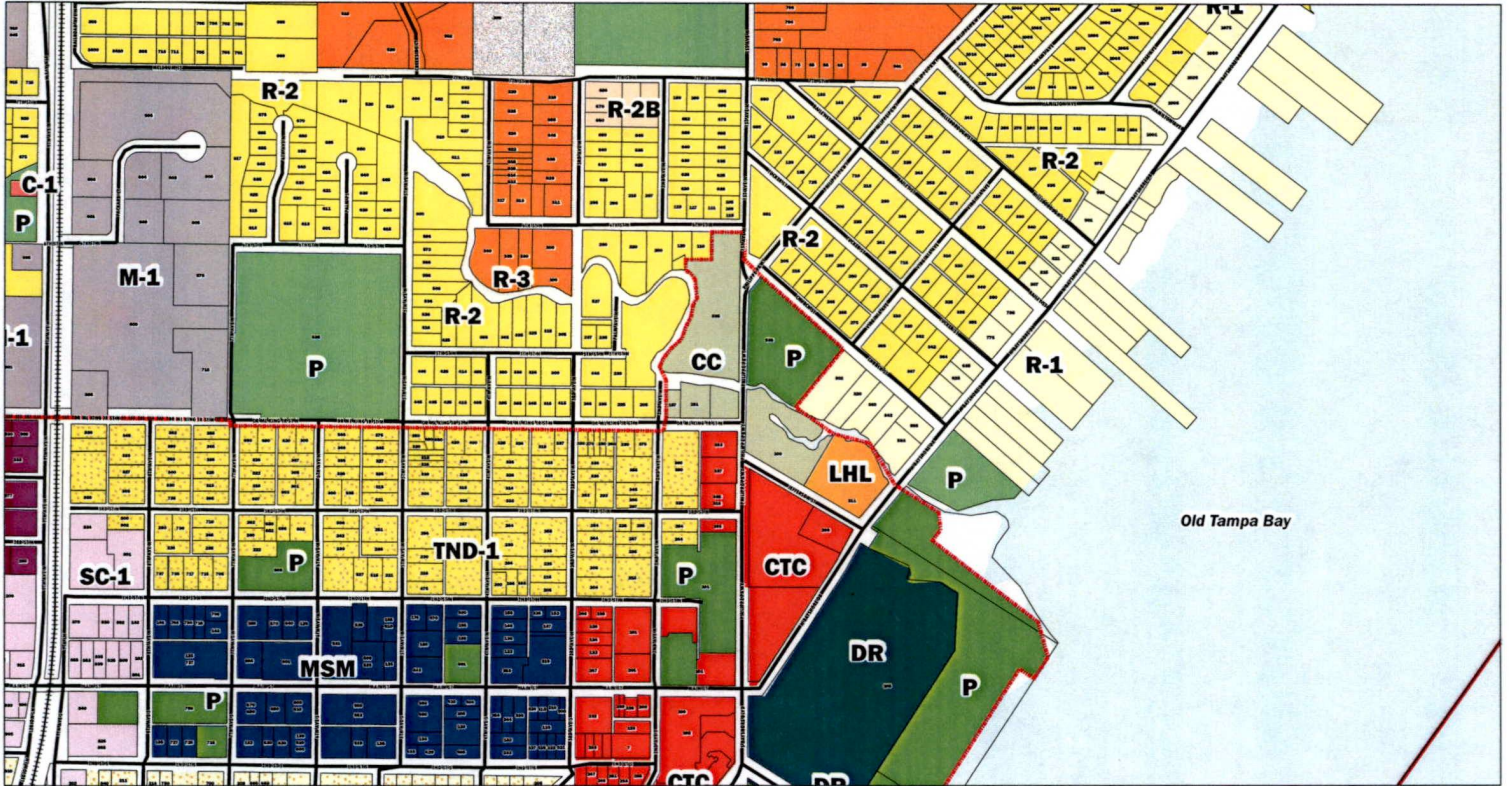
**CITY OF SAFETY HARBOR, FLORIDA**

**ZONING ATLAS**

**GRID #15**

Community Development Department  
Planning and Zoning Division  
Updated: October 2020

0 125 250 500 Feet



**MAP LEGEND**

- Safety Harbor Planning Area
- Community Redevelopment District (CRD) Boundary
- CSX Railroad Line
- Roads
- Water
- Transient Accommodation

**ZONING LEGEND**

<ul style="list-style-type: none"> <li>Residential Category</li> <li>Estate Residential (E-1)</li> <li>Single Family Residential (R-1)</li> <li>Single Family Residential (R-2)</li> <li>Single Family Residential (R5-50)</li> <li>Single Family Residential (R5-40)</li> <li>One and Two Family Residential (R-2B)</li> <li>Conditional Mix Residential (R-3)</li> <li>Residential Medium (RM)</li> </ul>	<ul style="list-style-type: none"> <li>Mobile Home (R-6)</li> <li>Planned Development District (PDD)</li> <li>General Office (GO)</li> <li>Neighborhood Commercial (C-1)</li> <li>Restricted Commercial (C-1A)</li> <li>Flex Business/Industrial (FBI)</li> <li>Light Industrial (M-1)</li> <li>General Industrial (M-3)</li> </ul>	<ul style="list-style-type: none"> <li>Hospital Facilities (HF)</li> <li>Public &amp; Conservation (P)</li> <li>Community Redevelopment District</li> <li>Traditional Neighborhood Development 1 (TND-1)</li> <li>Traditional Neighborhood Development 2 (TND-2)</li> <li>Local Historic Landmark (LHL)</li> <li>Creekside Conservation (CC)</li> <li>Destination Resort (DR)</li> <li>Public (P)</li> </ul>	<ul style="list-style-type: none"> <li>Community Town Center (CTC)</li> <li>Main Street Marketplace (MSM)</li> <li>Waterfront Village (WV)</li> <li>Service Corridor 1 (SC-1)</li> <li>Service Corridor 2 (SC-2)</li> <li>Other</li> <li>Unincorporated Pinellas County (UN)</li> </ul>
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**GRID LOCATION**

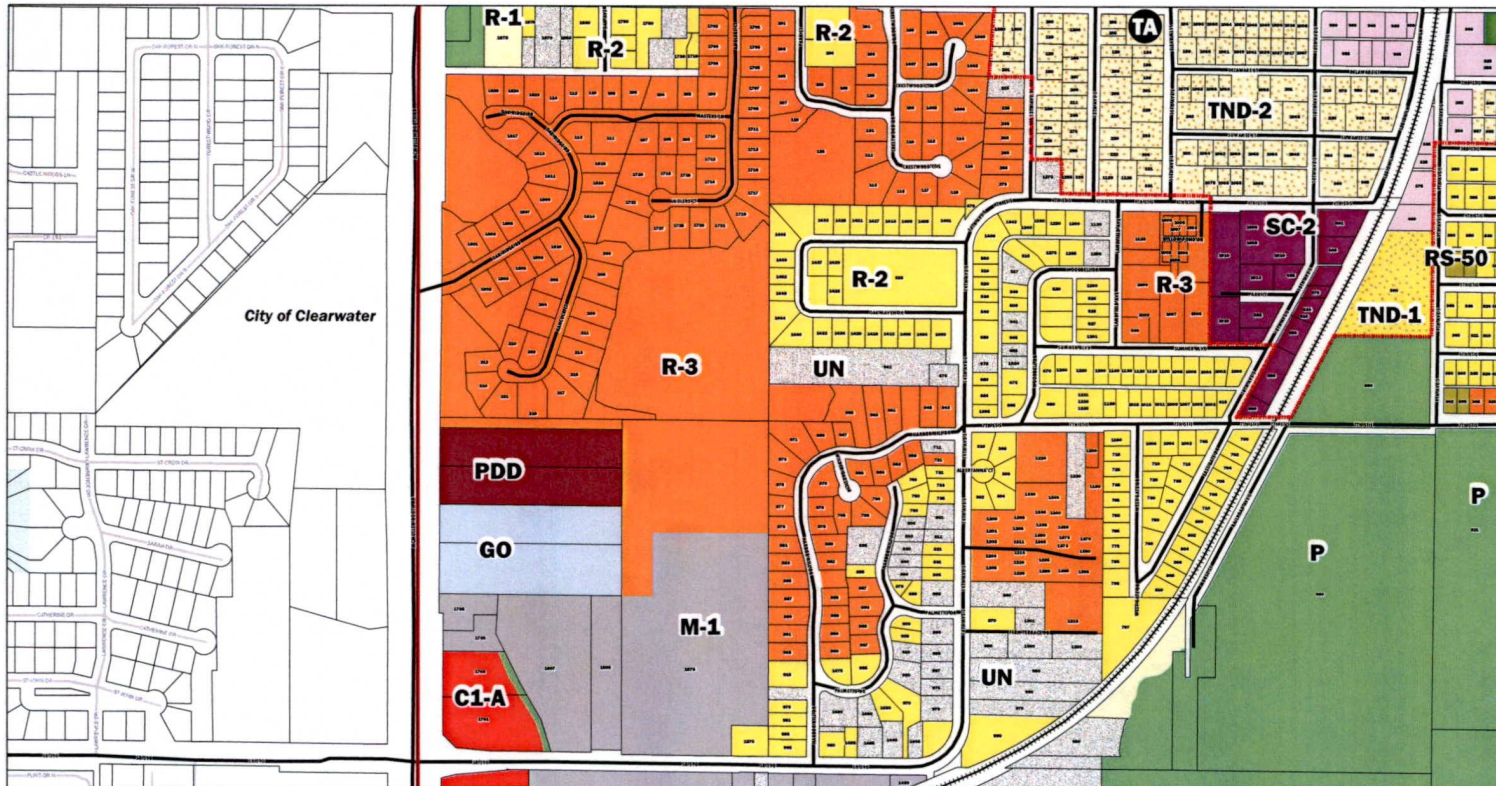
**CITY OF SAFETY HARBOR, FLORIDA**

**ZONING ATLAS**

**GRID #16**

Community Development Department  
Planning and Zoning Division  
Updated: October 2020

0 125 250 500 Feet



**MAP LEGEND**

- Safety Harbor Planning Area
- Community Redevelopment District (CRD) Boundary
- CSX Railroad Line
- Roads
- Water
- TA Transient Accommodation

**ZONING LEGEND**

<ul style="list-style-type: none"> <li>Estate Residential (E-1)</li> <li>Single Family Residential (R-1)</li> <li>Single Family Residential (R-2)</li> <li>Single Family Residential (RS-50)</li> <li>Single Family Residential (RS-40)</li> <li>One and Two Family Residential (R-2B)</li> <li>Conditional Mix Residential (R-3)</li> <li>Residential Medium (RM)</li> </ul>	<ul style="list-style-type: none"> <li>Mobile Home (R-6)</li> <li>Planned Development District (PDD)</li> <li>General Office (GO)</li> <li>Neighborhood Commercial (C-1)</li> <li>Restricted Commercial (C-1A)</li> <li>Flex Business/Industrial (FBI)</li> <li>Light Industrial (M-1)</li> <li>General Industrial (M-2)</li> </ul>	<ul style="list-style-type: none"> <li>Hospital Facilities (HF)</li> <li>Public &amp; Conservation (P)</li> <li>Community Redevelopment District</li> <li>Traditional Neighborhood Development 1 (TND-1)</li> <li>Traditional Neighborhood Development 2 (TND-2)</li> <li>Local Historic Landmark (LHL)</li> <li>Creekside Conservation (CC)</li> <li>Destination Resort (DR)</li> <li>Public (P)</li> </ul>	<ul style="list-style-type: none"> <li>Community Town Center (CTC)</li> <li>Main Street Marketplace (MSM)</li> <li>Waterfront Village (WV)</li> <li>Service Corridor 1 (SC-1)</li> <li>Service Corridor 2 (SC-2)</li> <li>Other</li> <li>Unincorporated Pinellas County (UN)</li> </ul>
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**GRID LOCATION**

**CITY OF SAFETY HARBOR, FLORIDA**

**ZONING ATLAS**

**GRID #17**

Community Development Department  
Planning and Zoning Division  
Updated: October 2020

0 125 250 500 Feet

## 25.00 - Schedule of district regulations.

The schedule of district regulations is a summary of the uses permitted in each zoning district. The schedule only indicates whether the use is permitted; it does not indicate the nature of the approval required. No use is permitted unless it complies with the provisions of the zoning district in which it is located and the applicable development standards in Article X of this Land Development Code. The matrix below provides a chart correlating zoning districts with compatible future land use categories.

## (A) Consistency matrix.

Consistency Matrix																			
Future Land Use Plan	Consistent Zoning																		
	E-1	R-1	R-2	R-2B	R-3	RS-50	RS-60	R-6	RM	GO	C-1	C-1A	HF	FBI	M-1	M-3	P	PDD	CRD
RR (Residential Rural) .5 UPA	X																		
RE (Residential Estate) 1 UPA	X																		
RS (Residential Suburban) 2.5 UPA		X																	
RL (Residential Low) 5 UPA		X	X		X	X	X											X	
RU (Residential Urban) 7.5 UPA			X		X	X		X	X									X	
RM (Residential Medium) 15 UPA				X	X			X	X									X	
ROL (Residential Office Limited)										X								X	
ROG (Residential Office General)										X				X					
ROR (Residential Office Retail)												X							
RFO (Resort Facilities Overlay)								X											

CN (Commercial Neighborhood)											X							
CG (Commercial General)												X		X				
IL (Industrial Limited)														X	X			
IG (Industrial General)															X			
P (Preservation)																	X	
R/OS (Recreation/Open Space)																	X	
I (Institutional)													X				X	
T/U (Transportation/Utility)																	X	
CRD (Community Redevelopment District)																	X	X
Water/Drainage Feature	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X

## (B) Other Standards.

1. Institutional, transportation/utility and ancillary non-residential uses shall not exceed 3 acres in size in the RR, RE, RS, RL, RU and RM land use plan categories and in the compatible zoning designations.
2. Institutional, transportation/utility and ancillary non-residential uses shall not exceed 3 acres in size in the ROL, ROG, ROR, and RFO land use plan categories and in the compatible zoning designations.
3. Institutional and transportation/utility uses shall not exceed 5 acres in size in the CN and CG land use plan categories and in the compatible zoning designations.
4. Institutional and transportation/utility uses shall not exceed 5 acres in size in the IL and IG land use plan categories and in the compatible zoning designations.

(Ord. No. 2013-32, § 2, 12-16-13)

**25.01 E-1 Estate Residential District.**

- (A) The E-1 District is established to identify areas where predominantly rural residential activities are conducted, to conserve

open space, allow limited agricultural activities, and to protect areas from premature urban development due to the areas rural character or a lack of available public facilities.

(B) Permitted Uses:

- (1) Single-family detached dwellings
- (2) Public education facilities
- (3) Distribution Electric Substations
- (4) Community Gardens

(C) Conditional Uses:

- (1) Agriculture (minimum lot area 1.25 acres)
- (2) Light Utility Service
- (3) Kennels

(D) Dimensional Regulations:

- (1) Maximum Density: Per underlying Plan Category
- (2) Minimum Lot Area: 40,000 square feet
- (3) Minimum Lot Width: 100 feet
- (4) Minimum Lot Depth: 150 feet
- (5) Maximum Height: 35 feet
- (6) Minimum Yards: Front = 25 feet; Side = 10 feet; Rear = 15 feet
- (7) Minimum Net Floor Area: 1800 square feet
- (8) The intensity standards of nonresidential uses shall be in accordance with the requirements of the underlying Comprehensive Plan Category

**25.02 Single-family Residential Districts R-1, RS-60, R-2, RS-50.**

- (A) The single-family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development pattern of the area.

(B) Permitted Uses:

- (1) Single-family detached dwellings
- (2) Public education facilities
- (3) Distribution Electric Substations
- (4) Community Gardens

(C) Conditional Uses:

- (1) Public Parks and Recreation Facilities
- (2) Churches (RS-60, R-2, RS-50 only)
- (3) Day Care Centers (RS-60, R-2, RS-50 only)
- (4) Community Residential Homes
- (5) Light Utility Service
- (6) Libraries, Museums, Galleries, Cultural Centers and similar uses
- (7) Social/Public Service Agency

(D) R-1 District Dimensional Regulations:

- (1) Maximum Density = Per underlying Plan Category
- (2) Minimum Lot Area = 10,000 square feet

- (3) Minimum Lot Width = 75 feet
  - (4) Maximum Height = 35 feet
  - (5) Minimum Yards: Front = 25 feet; Side = 8 feet; Rear = 25 feet
  - (6) Minimum Net Floor Area = 1,000 square feet
- (E) RS-60 District Dimensional Regulations:
- (1) Maximum Density = Per underlying Plan Category
  - (2) Minimum Lot Area = 6,000 square feet
  - (3) Minimum Lot Width = 60 feet
  - (4) Maximum Height = 25 feet
  - (5) Minimum Yards: Front = 25 feet; Side = 7.5 feet; Rear = 20 feet
  - (6) Minimum Net Floor Area = 900 square feet
- (F) R-2 District Dimensional Regulations:
- (1) Maximum Density = Per underlying Plan Category
  - (2) Minimum Lot Area = 6,000 square feet
  - (3) Minimum Lot Width = 50 feet
  - (4) Maximum Height = 25 feet
  - (5) Minimum Yards:
    - (a) For residential lots in a subdivision platted prior to 1950:
      - Front:
        - Building height at or below 18 feet = 20 feet
        - Building height Above 18 feet = 25 feet
        - Attached Garage On Primary Front Façade With Front Facing Garage Door = 25 feet
        - Attached Garage on Secondary Front Façade = 15 feet
      - Side:
        - Minimum one side = 7 feet
        - Total side yard requirement = 16 feet
      - Minimum rear = 20 feet or 10 feet For an Attached Garage with Façade or Roofline at or Below 18 feet
    - (b) For residential lots in a subdivision platted in 1950 or later: Front = 25 feet; Side = 8 feet; Rear = 20 feet
  - (6) Minimum Net Floor Area = 900 square feet
- (G) RS-50 District Dimensional Regulations:
- (1) Maximum Density = Per underlying Plan Category
  - (2) Minimum Lot Area = 5,000 square feet
  - (3) Minimum Lot Width = 50 feet
  - (4) Maximum Height = 25 feet
  - (5) Minimum Yards: Front = 20 feet; Side = 7.5 feet; Rear = 15 feet
  - (6) Minimum Net Floor Area = 900 square feet
- (H) The intensity standards of nonresidential uses shall be in accordance with the requirements of the underlying Comprehensive Plan Category.

(Ord. No. 2013-32, § 3, 12-16-2013; Ord. No. 2016-25, § 2, 1-17-2017)

**25.03 R-2B One- and Two-family Residential District.**

(A) The one- and two-family residential district is established to provide for a mixture of one- and two-family dwellings at a medium density where the mixture is determined to be compatible with development trends in the area.

(B) Permitted Uses:

- (1) Single-family detached dwellings
- (2) Two-family dwellings
- (3) Public education facilities
- (4) Distribution Electric Substations
- (5) Community Gardens

(C) Conditional Uses:

- (1) Churches
- (2) Public Parks and Recreation Facilities
- (3) Schools of General Education
- (4) Community Residential Homes
- (5) Day Care Centers
- (6) Light Utility Service
- (7) Libraries, Museums, Galleries, Cultural Centers and similar uses
- (8) Social/Public Service Agency

(D) Dimensional Regulations:

- (1) Maximum Density = Per underlying Plan Category
- (2) Minimum Lot Area = 6,000 square feet
- (3) Minimum Lot Width = 50 feet
- (4) Maximum Height = 25 feet
- (5) Minimum Yards: Front = 25 feet; Side = 8 feet; Rear = 20 feet
- (6) Minimum Net Floor Area
  - (a) Single-family detached dwellings = 900 square feet
  - (b) Two-family dwellings:
    - Efficiency = 350 square feet
    - One Bedroom = 600 square feet
    - Two Bedrooms = 750 square feet
    - Three or more = 900 square feet
- (7) The intensity standards of non-residential uses shall be in accordance with the requirements of the underlying Comprehensive Plan Category.

**25.04 R-3 Conditional Mix Residential District.**

(A) The conditional mix residential district is established to provide for a mix of residential uses where a conditional use review for compatibility with existing development trends is necessary to analyze the potential for adverse impacts in accordance with established criteria.

## (B) Permitted Uses:

- (1) Single-family detached dwellings
- (2) Public education facilities
- (3) Distribution Electric Substations
- (4) Community Gardens

## (C) Conditional Uses:

- (1) Two-family dwellings
- (2) Single-family attached dwellings
- (3) Single-family semi-detached dwellings
- (4) Multifamily dwellings
- (5) Churches
- (6) Schools of General Education
- (7) Public Parks and Public Recreation Facilities
- (8) Day Care Centers
- (9) Community Residential Homes
- (10) Congregate Care Facilities
- (11) Light Utility Services
- (12) Social/Public Service Agency
- (13) Transient Accommodation Uses in conjunction with the Resort Facilities Overlay (RFO) Category and requirements of the Comprehensive Plan

## (D) Dimensional Regulations:

- (1) Maximum Density = Per underlying Plan Category
- (2) Minimum Lot Area:
  - (a) Single-family detached dwellings = 7,000 square feet
  - (b) Single-family attached dwellings = 2,000 square feet
  - (c) Single-family semi-detached dwellings = 3,500 square feet
  - (d) Two-family dwellings = 9,000 square feet
  - (e) Multifamily dwellings = 11,000 square feet
- (3) Minimum Lot Width:
  - (a) Single-family detached dwellings = 60 feet
  - (b) Single-family attached dwellings = 20 feet
  - (c) Single-family semi-detached dwellings = 35 feet
  - (d) Two-family dwellings = no minimum
  - (e) Multifamily dwellings = 80 feet
- (4) Maximum Height = 35 feet
- (5) Minimum Yards:
  - (a) Single-family detached dwellings:  
Front = 20 feet  
  
Side = 7.5 feet  
  
Rear = 15 feet

## (b) Single-family attached dwellings:

Front = 15 feet

Side = 7.5 feet (end units only)

Rear = 15 feet

## (c) Single-family semi-detached dwellings:

Front = 15 feet

Side = 8 feet (end side only)

Rear = 15 feet

## (d) Multifamily, Two-family, and Transient Accommodation Uses:

Front = 25 feet

Side = 7.5 feet

Rear = 20 feet

An additional 2 feet shall be added for each story over two (2)

## (6) Minimum Net Floor Area:

(a) Single-family Detached Dwellings = 900 square feet

(b) Single-family Attached Dwellings = 900 square feet

(c) Single-family Semi-detached Dwellings = 1,000 square feet

(d) Two-family and Multifamily dwellings = 600 square feet one bedroom, 750 square feet two bedrooms, three or more 900 square feet

## (7) The intensity standards of nonresidential use shall be in accordance with the requirements of the underlying Comprehensive Plan Category.

( Ord. No. 2019-10, § 3, 10-21-2019; Ord. No. 2021-10, § 2, 6-7-2021 )**25.05 RM Residential Multifamily District.**

(A) The residential multifamily district is established to provide for multifamily dwellings at a mix of densities and to allow for other uses generally compatible with the character and intensity of multifamily dwellings.

## (B) Permitted Uses:

(1) Single-family detached dwellings

(2) Single-family attached dwellings

(3) Single-family semi-detached dwellings

(4) Two-family dwellings

(5) Multifamily dwellings

(6) Boarding Homes

(7) Public education facilities

(8) Distribution Electric Substations

(9) Community Gardens

## (C) Conditional Uses:

(1) Churches

- (2) Schools of General Education
  - (3) Public Parks and Recreation Facilities
  - (4) Nursing Homes
  - (5) Day Care Centers
  - (6) Community Residential Homes
  - (7) Light Utility Service
  - (8) Private Clubs
  - (9) Transient Accommodation Uses (except recreational vehicle parks) in conjunction with the Resort Facilities Overlay (RFO) Category and requirements of the Comprehensive Plan
  - (10) Single-family detached zero lot line subject to the dimensional regulations of the PRD District
- (D) Dimensional Regulations:
- (1) Single-family detached dwellings:
    - (a) Minimum Lot Area = 5,000 square feet
    - (b) Minimum Lot Width = 50 feet
    - (c) Minimum Yards: Front 25 feet; Side 7.5 feet; Rear 15 feet
  - (2) Two-family, Multifamily, and Transient Accommodation Uses:
    - (a) Minimum Lot Area = 7,000 square feet
    - (b) Minimum Lot Width = 70 feet
    - (c) Minimum Yards: Front 25 feet; Side 0 feet; Rear 20 feet
    - (d) An additional 2 feet shall be added for each story over 3
    - (e) The minimum distance between structures shall be 15 feet
    - (f) The minimum net floor area shall be 600 square feet per unit
  - (3) Other dimensional regulations shall be as provided for by the R-3 District.

#### **25.06 R-6 Mobile Home District.**

- (A) The R-6 District is established to provide areas for mobile home dwellings located in mobile home parks and mobile home subdivisions.
- (B) Permitted Uses:
- (1) Mobile Home Parks
  - (2) Mobile Home Subdivisions
  - (3) Distribution Electric Substations
  - (4) Community Gardens
- (C) Conditional Uses:
- (1) Golf Courses
  - (2) Recreational Vehicle Parks and Campgrounds
  - (3) Light Utility Service
- (D) Dimensional Regulations:
- (1) Maximum Density = Per underlying Plan Category
  - (2) Minimum Project Size = 10 acres
  - (3) Minimum Lot Area:
    - (a) Mobile Home Parks = 4,250 square foot average, with a minimum lot area of 3,500 square feet

- (b) Mobile Home Subdivisions = 6,000 square feet
- (4) Minimum Lot Width:
  - (a) Mobile Home Parks = 20 feet
  - (b) Mobile Home Subdivisions = 60 feet
- (5) Minimum Lot depth:
  - (a) Mobile Home Parks = none
  - (b) Mobile Home Subdivisions = 80 feet
- (6) Maximum Height = 25 feet
- (7) Minimum Yards:
  - (a) Mobile Home Parks: Front = 10 feet; Side = 5 feet; Rear = 5 feet
  - (b) Mobile Home Subdivisions: Front = 10 feet; Side = 7.5 feet; Rear = 7.5 feet
- (8) Setbacks within Bay's End Mobile Home Park and Briar Creek I & II Mobile Home Subdivisions:
  - (a) Bay's End Mobile Home Park: Front = 10 feet; Side = 5 feet; Rear = 5
  - (b) Briar Creek Phase I Mobile Home Subdivision: Front = 7.5 feet; Side = 5 feet; Rear = 5 feet
  - (c) Briar Creek Phase II Mobile Home Subdivision: Front = 10 feet; Side = 7.5 feet; Rear = 7.5 feet
- (9) Minimum Net Floor Area = 500 square feet
- (E) Minimum Perimeter Buffers:
  - (1) Mobile Home Parks and Mobile Home Subdivisions shall be surrounded by a minimum landscaped buffer strip of 20 feet along all adjoining public rights of way and Residential Districts other than R-6, and 10 feet along all remaining boundaries.
  - (2) Buffers shall be landscaped in accordance with the screening requirements of Sections 154.00 et seq. of this Code, shall be maintained in accordance with the landscaping requirements of this Code, and shall otherwise be unoccupied except for permitted utility facilities, signs, entrance ornamentation or permitted screening material.
- (F) Permitted Accessory Uses:
  - (1) Permitted accessory uses in mobile home parks and mobile home subdivisions shall include the following:
    - (a) Private recreation facilities.
    - (b) Park offices, maintenance facilities, and laundry facilities.
    - (c) Enclosed storage facilities and outdoor storage yards for the recreational vehicles of park residents screened in accordance with Section 55.00 of this Code.
    - (d) A single-family residence or mobile home for a park manager or caretaker.
- (G) Recreational Areas:
  - (1) Not less than eight percent (8%) of the gross site area shall be devoted to a combination of recreation facilities and area. Recreation facilities shall be defined as community centers, shuffleboard courts, play areas, swimming pools and other active facilities. The recreation area shall not be deemed to include required buffers.
  - (2) Public address systems shall not be audible beyond the site boundaries.
- (H) Required Improvements:
  - (1) The development standards of this Code shall be complied with.
  - (2) Each mobile home site shall be connected to potable water and sanitary sewer.
  - (3) Each mobile home shall be placed on a foundation or tied down in accordance with the City's building codes.
  - (4) Park management shall be responsible for providing internal refuse collection. Centralized park collection points shall be constructed in accordance with the requirements of Sections 159.00 through 159.04 of this Code unless individual can

collection is permitted.

- (5) Street lighting in accordance with the requirements of Section 183.11 of this Code shall be required.
- (6) The construction of sidewalks along all adjoining streets shall be required unless a centralized and strategically placed common walk system which is convenient to all development areas is approved at the time of Site Plan Review.
- (7) The internal easement width for private streets in Mobile Home Parks may be reduced to 35 feet with a minimum street width of 20 feet. However, the construction standards of this Code for streets shall be complied with.

(I) Recreational Vehicle Parks:

- (1) The development standards of this Code shall be complied with.
- (2) Each recreational vehicle site shall be connected to potable water and sanitary sewer.
- (3) Each campground shall be provided with sanitary facilities in accordance with the requirements of the Pinellas County Health Department.
- (4) Recreational vehicles with attachments shall only be allowed on recreational vehicle sites which are so designated on the approved site plan. Such attachments shall comply with the City's Building Codes and shall be designed to be removable. All recreational vehicle sites which are designated for attachments shall comply with the City of Safety Harbor Flood Prevention and Control Ordinance, the requirements of the FIRM maps, and the requirements of FEMA.
- (5) All campground sites shall be designated on the approved site plan. Attachments to recreational vehicles located on designated campsites or recreational vehicle sites not designated or approved for attachments shall be limited to pop-out structures and awnings integral to the recreational vehicle as originally manufactured.
- (6) Each recreational vehicle site shall contain a stabilized vehicular parking pad composed of shell, marl, paving or other suitable material. The removal of wheels and placement of the recreational vehicle on a foundation is prohibited.
- (7) The internal street network shall be private, and shall be designed and constructed as a drive aisle in accordance with the requirements of Section 147.03 of this Code.
- (8) Recreational Vehicle Parks shall only be permitted as designated by, and in accordance with, the requirements of the Resort Facilities Overlay (RFO) Category of the Comprehensive Plan.

(J) Existing Mobile Home Parks:

- (1) Nothing contained in this Section shall prohibit mobile home parks or mobile home subdivisions which existed on the effective date of this Code from continuing to operate.
- (2) Any expansion of an existing mobile home park or of a mobile home subdivision which did not have a valid site plan approval on the effective date of this Code shall comply with the requirements of this Code.
- (3) The replacement of any mobile homes in an existing mobile home park or subdivision shall comply with the setbacks in effect at the time the project was approved, the minimum standards of the Pinellas County Health Department, and the minimum installation requirements of the City's building codes.

(Ord. No. 2015-05, § 3, 3-16-2015; Ord. No. 2019-19, § 2, 1-6-2020)

**25.07 GO General Office District.**

- (A) The GO District is established to provide for areas where it could be compatible for residential uses to mix with professional, business and nonprofit organization offices.

(B) Permitted Uses:

- (1) Business and Professional Offices
- (2) Financial Institutions
- (3) Public education facilities
- (4) Distribution Electric Substations
- (5) Community Gardens

## (C) Conditional Uses:

- (1) Day Care Centers
- (2) Churches
- (3) Funeral Homes and Mortuaries
- (4) Schools and General Education
- (5) Schools of Special Education
- (6) Community Residential Homes
- (7) Congregate Care Facilities
- (8) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes
- (9) Private Clubs
- (10) Boarding Homes
- (11) Post Office
- (12) Light Utility Service
- (13) Nursing Homes
- (14) Assembly Halls and Convention Centers
- (15) Libraries, Museums, Galleries, Cultural Centers and similar uses
- (16) Other Community Service Uses not specifically listed
- (17) Veterinary Clinics, provided that no boarding facilities may be allowed except as may be required for the short term treatment of sick or injured animals and when completely enclosed within a building
- (18) Single-family attached dwellings
- (19) Single-family semi-detached dwellings
- (20) Multifamily dwellings
- (21) Single-family detached dwellings

## (D) Dimensional Requirements:

- (1) Residential dimensional regulations as provided for by the R-3 District.
- (2) All Other Uses:
  - (a) Minimum Lot Area = 10,000 square feet
  - (b) Minimum Lot Width = 100 feet; 115 feet for corner lots
  - (c) Minimum Lot Depth = 100 feet
  - (d) Maximum Height = 35 feet
  - (e) Minimum Yards:
    - (a) Front = 25 feet
    - (b) Side = 10 feet
    - (c) Rear = 20 feet
  - (f) Maximum Nonresidential Floor Area Ratio (FAR) = per underlying Plan category
  - (g) Maximum Impervious Surface Ratio (ISR) = .75
- (3) Mixed uses shall not exceed the number of units per acre and floor area ratio (FAR) permitted when allocated to their respective proportion of the total site area.
- (4) Public/semi-public uses shall not exceed three (3) acres in size without an amendment to another appropriate Comprehensive Plan category.

- (5) Residential equivalent uses shall not exceed 3.0 beds per allowable dwelling unit per acre.

**25.08 C-1 Neighborhood Commercial District.**

- (A) The C-1 District is established to provide for areas where convenience shopping and personal services are oriented toward a surrounding neighborhood market.
- (B) Permitted Uses:
- (1) Financial Institutions
  - (2) Retail Sales Establishments
  - (3) Retail Food Establishments
  - (4) Personal/Business Service Establishments
  - (5) Business and Professional Offices
  - (6) Eating Establishments, Sit Down and Taverns
  - (7) Shopping Centers
  - (8) Community Service Uses
  - (9) Veterinary Clinics, provided that no boarding facilities may be allowed except as may be required for the short-term treatment of sick or injured animals and when completely enclosed within a building
  - (10) Distribution Electric Substations
  - (11) Community Gardens
- (C) Conditional Uses:
- (1) Private Clubs
  - (2) Schools of Special Education
  - (3) Funeral Homes or Mortuaries
  - (4) Self-service Gasoline Stations
  - (5) Public Parks and Recreation Facilities, Indoor
  - (6) Repair Service Establishments
  - (7) Commercial Recreation Facilities, Indoor
  - (8) Light Utility Service
  - (9) Light Printing Establishments
- (D) Dimensional Regulations:
- (1) All Other Uses:
    - (a) Minimum Lot Area = 5,000 square feet
    - (b) Minimum Lot Width = 50 feet
    - (c) Minimum Lot Depth = 80 feet
    - (d) Maximum Height = 35 feet
    - (e) Minimum Yards:

Front = 5 feet; when fronting a Residential District the front yard of that District shall apply

Side = Zero; 10 feet when adjoining a Residential District

Rear = 10 feet; 15 feet when adjoining a Residential District
    - (f) Maximum Nonresidential Floor Area Ratio (FAR) = .30
    - (g) Maximum Impervious Surface Ratio (ISR) = .80

- (2) Mixed uses shall not exceed the number of units per acre and floor area ratio (FAR) permitted when allocated to their respective proportion of the total site area.
- (3) Public/semi-public uses shall not exceed three (3) acres in size without an amendment to another appropriate Comprehensive Plan category.

**25.09 C-1A Restricted Commercial District.**

(A) The C-1A District is established to provide for commercial areas designed as a cohesive, unified and planned grouping of interrelated businesses. Access to a thoroughfare street is desired, with the mix of uses and access points designed to maintain the required level of service of the adjoining roadway. Access through residential neighborhoods shall be deemed inappropriate.

(B) Permitted Uses:

- (1) Retail Sales Establishments
- (2) Eating Establishments, Sit down and Taverns
- (3) Personal/Business Service Establishments
- (4) Commercial Recreation Facilities, Indoor
- (5) Business and Professional Offices
- (6) Financial Institutions
- (7) Funeral Homes or Mortuaries
- (8) Veterinary Clinics, provided that no boarding facilities may be allowed except as may be required for the short term treatment of sick or injured animals and when completely enclosed within a building
- (9) Community Service Uses\*
- (10) Shopping Centers
- (11) Retail Food Establishments
- (12) Schools of Special Education\*
- (13) Bowling Alleys, Billiard Halls, Arcades and Bingo Halls
- (14) Distribution Electric Substations\*\*
- (15) Day Pet Boarding Establishment which is subject to the requirements of Section 68.00 of the City of Safety Harbor Comprehensive Zoning and Land Development Code
- (16) Community Gardens
- (17) Pet Grooming
- (18) Brewpub
- (19) Hotel\*\*\*

\* INSTITUTIONAL USES SHALL NOT EXCEED A MAXIMUM AREA OF 3 ACRES IN THE ROR LAND USE PLAN CATEGORY AND 5 ACRES IN THE CG LAND USE PLAN CATEGORY

\*\* TRANSPORTATION/UTILITY USES SHALL NOT EXCEED A MAXIMUM AREA OF 3 ACRES IN THE ROR LAND USE PLAN CATEGORY AND 5 ACRES IN THE CG LAND USE PLAN CATEGORY

\*\*\* PERMITTED ONLY IN THE ROR LAND USE PLAN CATEGORY

(C) Conditional Uses:

- (1) Eating Establishments, Fast Food
- (2) Retail Nurseries and Garden Supplies
- (3) Self-Service Gasoline Stations

- (4) Light Printing Establishments
- (5) Repair Service Establishments
- (6) Theaters, Indoor
- (7) Car Wash
- (8) Vehicle Repair, Minor
- (9) Light Utility Service\*\*
- (10) Construction Material Establishments, provided all material shall be stored indoors
- (11) Rental Service Establishments, provided all merchandise shall be stored indoors
- (12) Day Care Centers\*
- (13) Private Clubs\*
- (14) Commercial Recreation Facilities, Outdoor
- (15) Churches
- (16) Microbrewery/Micro-Distillery

\* INSTITUTIONAL USES SHALL NOT EXCEED A MAXIMUM AREA OF 3 ACRES IN THE ROR LAND USE PLAN CATEGORY AND 5 ACRES IN THE CG LAND USE PLAN CATEGORY

\*\* TRANSPORTATION/UTILITY USES SHALL NOT EXCEED A MAXIMUM AREA OF 3 ACRES IN THE ROR LAND USE PLAN CATEGORY AND 5 ACRES IN THE CG LAND USE PLAN CATEGORY

(D) Dimensional Regulations:

- (1) Minimum Lot Area = 4 acres for shopping centers; 60,000 square feet for hotels; 8,000 square feet for other individual uses, parcels or outlots
- (2) Minimum Lot Width = 300 feet for shopping centers; 200 feet for hotels; 80 feet for other individual uses, parcels or outlots
- (3) Minimum Lot Depth = 300 feet for shopping centers and hotels; 100 feet for other individual uses, parcels or outlots
- (4) Maximum Height = 35 feet
- (5) Minimum Yards: Front = 35 feet  
Side = 25 feet  
Rear = 25 feet
- (6) Maximum Nonresidential Floor Area Ratio (FAR) = Per the underlying Comprehensive Plan category
- (7) Maximum Impervious Surface Ratio (ISR) = Per the underlying Comprehensive Plan category
- (8) Minimum distance between buildings on the same lot or parcel = 20 feet

(Ord. No. 2012-13, § 1, 8-6-2012; Ord. No. 2014-03, § 2, 3-17-2014; Ord. No. 2014-04, § 2, 5-5-2014; Ord. No. 2017-15, § 2, 6-19-2017)

**25.10 HF Hospital Facilities District.**

- (A) The HF District is established to provide for various medical and ancillary support activities that are carried out in conjunction with hospital functions. The facilities are intended for design in a planned and cohesive manner.
- (B) Permitted Uses:
  - (1) Hospitals
  - (2) Medical Offices and Clinics
  - (3) Nursing Homes
  - (4) Medical Research Facilities

(5) Distribution Electric Substations

(6) Community Gardens

(C) Conditional Uses:

(1) Community Residential Homes

(2) Congregate Care Facilities

(3) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes

(4) Day Care Centers

(5) Funeral Homes and Mortuaries

(6) Light Utility Service

(7) Community Service Uses

(8) Group Homes for medical students and employees

(9) Veterinary Clinics and Animal Hospitals, provided that all boarding facilities shall be completely enclosed within a building

(10) Public Parks and Recreation Facilities

(11) Churches

(12) Schools of General Education

(13) Schools of Special Education

(D) Dimensional Regulations:

(1) Minimum Lot Area = 2.5 acres for multi-use sites; 10,000 square feet for individual uses, parcels or outlots

(2) Minimum Lot Width = 200 feet for multi-use sites; 100 feet for individual uses, parcels or outlots

(3) Minimum Lot Depth = 200 feet for multi-use sites; 100 feet for individual uses, parcels or outlots

(4) Maximum Height = 35 feet; Conditional Use approval can be requested for up to 65 feet provided an additional 5 feet per setback is provided for each story over 3

(5) Minimum Yards:

Front = 50 feet adjoining thoroughfare streets; 25 feet adjoining internal streets

Side = 25 feet

Rear = 25 feet

(6) Maximum Nonresidential Floor Area Ratio (FAR) = Per the underlying Comprehensive Plan category

(7) Maximum Impervious Surface Ratio (ISR) = Per the underlying Comprehensive Plan category

(8) Maximum site size for public/semi-public uses = Per the underlying Comprehensive Plan category

(9) Maximum intensity for Residential Equivalent Uses = Per the underlying Comprehensive Plan category

**25.11 FBI, Flex Business/Industrial District.**

(A) The FBI District is intended to encourage a compatible mix of freestanding, flex, and/or research buildings arranged as single structures or groupings with minimal nuisance characteristics to form a landscaped, park-like setting.

(B) Permitted Uses:

(1) Live-Work Dwelling

(2) Business and Professional Offices

(3) Personal/Business Service Establishments

(4) Repair Service Establishments

- (5) Art Studio/Workshop/Gallery
- (6) Research and Development
- (7) Light Manufacturing
- (8) Commercial Recreation, Indoor
- (9) Pet Grooming
- (C) Conditional Uses:
  - (1) Warehouses
  - (2) Mini-warehouses
  - (3) Retail Sales Establishments
- (D) Dimensional Regulations:
  - (1) Minimum Site Area = 10,000 square feet
  - (2) Minimum Lot Frontage = 100 feet
  - (3) Maximum Height = 35 feet
  - (4) Minimum Yards:
    - Front = 25 feet
    - Side = 10 feet
    - Rear = 25 feet
  - (5) A landscaped buffer strip of 25 feet along all adjoining public rights-of-way and residential districts is required, provided however, the City Commission may modify this requirement for existing developed sites with a lesser buffer. Buffers shall be landscaped in accordance with the screening requirements of Section 154.00 through 154.07 of this Code, shall be maintained in accordance with the landscape requirements of this Code, and shall otherwise be unoccupied except for permitted utility facilities, signs, entrance ornamentation or permitted screening material.
  - (6) Maximum Nonresidential Floor Area Ratio (FAR) = .40
  - (7) Maximum Impervious Surface Ratio (ISR) = .65
  - (8) Minimum distance between buildings on the same lot or parcel = 20 feet.
- (E) Performance Standards:
  - (1) Access to the site shall be from a collector or arterial roadway.
  - (2) The following building materials are prohibited:
    - a) glass curtain walls which occupy more than 25 percent of the total outside wall area of a building; and
    - b) corrugated metal siding.
  - (3) Chain link fencing is prohibited.
  - (4) Lighting shall be designed, located, aimed, shielded, and maintained to minimize light pollution. Luminaires for lighting horizontal surfaces shall be full cutoff fixtures and shall be aimed downwards and not exceed 25 feet in height. Floodlights except those activated by motion sensor are prohibited.
  - (5) All activity and uses except storage, loading and unloading operations, and parking shall be conducted within completely enclosed buildings. Loading and unloading operations shall be screened from public view.
  - (6) Night operations, including loading and unloading, are prohibited within 300 feet of the property line of any residential zoning district or area which is shown for residential use on the future land use map of the comprehensive plan. Night operations are those conducted between the hours of 9:00 p.m. and 6:00 a.m. The Board of Appeals may grant a waiver to this prohibition if the Board finds that the noise attenuation and screening being provided is sufficient to mitigate the adverse impacts of the night operations within 300 feet.

- (7) Stormwater management systems shall be designed to maximize an integrated design among the various lots or tracts with development. The aesthetic treatment of retention/detention facilities through the use of contour, landscaping and the inclusion of water features is encouraged.

(Ord. No. 2013-32, § 4, 12-16-2013)

#### **25.12 M-1 Light Industrial District.**

- (A) The M-1 District is established to provide for light industrial development, warehousing, wholesale distribution, and related intensive commercial uses.
- (B) Permitted Uses:
  - (1) Light Manufacturing
  - (2) Light and Heavy Printing Establishments
  - (3) Warehouses
  - (4) Mini-warehouses
  - (5) Light and Heavy Utility Service
  - (6) Construction Service Establishments
  - (7) Construction Material Establishments
  - (8) Landscape Service Establishments
  - (9) Vehicle Repair, Minor and Major
  - (10) Service Stations
  - (11) Motor Freight Terminal
  - (12) Motor Pool Facility
  - (13) Research and Development
  - (14) Rental Service Establishments
  - (15) Repair Service Establishments
  - (16) Industrial Workshops and Services
  - (17) Community Service Uses
  - (18) Transportation Terminals
  - (19) Wholesale Trade
  - (20) Commercial Recreation, Outdoor
  - (21) Community Gardens
  - (22) Pet Grooming
  - (23) Microbrewery/Micro-Distillery
  - (24) Regional Brewery
  - (25) Medical Marijuana Treatment Center Cultivating Facility
  - (26) Medical Marijuana Treatment Center Processing Facility
- (C) Conditional Uses:
  - (1) Business and Professional Offices
  - (2) Retail Sales Establishments
  - (3) Personal/Business Service Establishments
  - (4) Self-Service Gasoline Stations
  - (5) Car Wash

- (6) Vehicle Sales and Rental Establishments
  - (7) Eating Establishments, Sit Down and Taverns
  - (8) Impound yards and other Outdoor Storage Facilities provided screening in accordance with Section 55.00 is required
  - (9) Brewpub
  - (D) Dimensional Regulations:
    - (1) Minimum Lot Area = 10,000 square feet
    - (2) Minimum Lot Width = 75 feet
    - (3) Maximum Height = 35 feet
    - (4) Minimum Yards: Front = 25 feet  
Side = 10 feet  
Rear = 10 feet  
  
A buffer of 20 feet is required adjoining nonindustrial Uses
    - (5) Maximum Nonresidential Floor Area Ratio (FAR) = .50
    - (6) Maximum Impervious Surface Ratio (ISR) = .85
  - (E) Public/Semi-public uses shall not exceed five (5) acres in size without an amendment to another appropriate Comprehensive Plan category.
- (Ord. No. 2013-32, § 5, 12-16-2013; Ord. No. 2014-03, § 3, 3-17-2014; Ord. No. 2017-15, § 3, 6-19-2017; Ord. No. 2017-37, § 4, 12-18-2017)

#### **25.13 M-3 General Industrial District.**

- (A) The M-3 District is established to provide for areas where a broad range of industrial uses may locate and operate with minimal impacts on adjoining properties.
- (B) Permitted Uses:
  - (1) Light Manufacturing
  - (2) Light and Heavy Printing Establishments
  - (3) Warehouses
  - (4) Wholesale Trade
  - (5) Light and Heavy Utility Service
  - (6) Construction Service Establishments
  - (7) Construction Material Establishments
  - (8) Landscape Service Establishments
  - (9) Vehicle Repair, Major and Minor
  - (10) Motor Freight Terminal
  - (11) Motor Pool Facility
  - (12) Research and Development
  - (13) Rental Service Establishments
  - (14) Industrial Workshops and Services
  - (15) Heliports and Helistops
  - (16) Transportation Terminals
  - (17) Impound Yards and other outdoor Storage Facilities provided screening in accordance with Section 55.00 is required

## (18) Community Gardens

## (C) Conditional Uses:

- (1) Heavy Manufacturing
- (2) Correctional Institutions
- (3) Community Service Uses

## (D) Dimensional Regulations:

- (1) Minimum Lot Area = 15,000 square feet
- (2) Minimum Lot Width = 150 feet
- (3) Maximum Height = 35 feet
- (4) Minimum Yards:
  - (a) Front = 25 feet
  - (b) Side = 10 feet; 75 feet if adjoining a Residential District
  - (c) Rear = 10 feet; 75 feet if adjoining a Residential District
- (5) Maximum Nonresidential Floor Area Ratio (FAR) = .50
- (6) Maximum Impervious Surface Ratio (ISR) = .85

- (E) Public/semi-public uses shall not exceed five (5) acres in size without an amendment to another appropriate Comprehensive Plan category.

(Ord. No. 2013-32, § 5, 12-16-2013)

**25.14 P Public and Conservation District.**

- (A) The P District is established to provide for areas where public and semi-public facilities serve the needs of the community, to provide for areas where the preservation of property unsuitable for development is desirable, and to provide for the public and quasi-public ownership of land.

## (B) Permitted Uses:

- (1) Community Service Uses\*
- (2) Public Works Compounds\*\*
- (3) Public Parks and Recreation Facilities\*\*\*
- (4) Cemeteries\*
- (5) Transfer of Development Rights pursuant to Sections 166.00 through 166.03 of this Code\*\*\*\*
- (6) Preservation areas, open space, and conservation easements set aside in accordance with a Site Plan approval or development agreement\*\*\*\*\*
- (7) Golf Courses, Public or Private\*\*\*
- (8) Schools of General Education\*
- (9) Light Utility Service\*\*
- (10) Government Offices and Related Facilities\*
- (11) Public Marinas\*\*\*
- (12) Libraries, Museums, Galleries, Cultural Centers and Similar Uses\*
- (13) Churches\*
- (14) Public education facilities\*
- (15) Community Gardens\* and \*\*\*

\* COMPATIBLE WITH INSTITUTIONAL PLAN CATEGORY

\*\* COMPATIBLE WITH TRANSPORTATION/UTILITY PLAN CATEGORY

\*\*\* COMPATIBLE WITH RECREATION/OPEN SPACE PLAN CATEGORY

\*\*\*\* COMPATIBLE WITH PRESERVATION PLAN CATEGORY

(C) Conditional Uses:

- (1) Heavy Utility Service\*\*
- (2) Correctional Institutions\*
- (3) Nursing Homes\*
- (4) Hospital and Medical Clinics\*
- (5) Emergency Shelters, Residential Treatment Facilities and Recovery Homes\*
- (6) Private Clubs\*\*\*
- (7) Transportation Terminals\*\*
- (8) Offices for nonprofit organizations\*
- (9) Schools of Special Education\*
- (10) Congregate Care Facilities\*
- (11) Other Institutional Uses\*

\* COMPATIBLE WITH INSTITUTIONAL PLAN CATEGORY

\*\* COMPATIBLE WITH TRANSPORTATION/UTILITY PLAN CATEGORY

\*\*\* COMPATIBLE WITH RECREATION/OPEN SPACE PLAN CATEGORY

\*\*\*\* COMPATIBLE WITH PRESERVATION PLAN CATEGORY

(D) Dimensional Regulations:

- (1) Minimum Lot Area = None
  - (a) Maximum Height = 35 feet
  - (b) Minimum Yards = In accordance with the approved site plan. Buffers in accordance with the Screening Requirements of Section 154.00 et seq. of the Code shall be required.
  - (c) Other standards shall be in accordance with the requirements of the underlying Comprehensive Plan Category.

(Ord. No. 2013-32, § 5, 12-16-2013; Ord. No. 2015-05, § 4, 3-16-2015; Ord. No. 2017-05, § 1, 2-16-2017)

98.05 - Dimensional regulations.

- (A) *Traditional Neighborhoods*. All development in TND-1 and TND-2 Districts must comply with the area and dimensional requirements in Table VI-3 except as may be permitted under Section 24.00, Nonconformities.

TABLE VI-3		
Area and Dimensional Standards	TND-1	TND-2
Minimum Lot Area (sq. ft./unit)		
Detached single-family, interior	5,000	5,000
Detached single-family, corner	6,000	6,000

Two-family	9,000	N/A
Semi-detached single-family	3,500	N/A
Attached single-family	2,500	N/A
Multiple family	10,000	N/A
Minimum Lot Width (feet)		
Detached single-family, interior	50	50
Detached single-family, corner	50	50
Two-family	60	N/A
Semi-detached single-family	35	N/A
Attached single-family (per unit)	25	N/A
Multiple family	100	N/A
Maximum Building Width (feet)	150	N/A
Required Yards (feet)		
Detached Single-Family and Two-Family		
Minimum front for building height at or below 18 feet	15	15
Minimum front for building height above 18 feet	20	20
Minimum side		
Minimum one side	5	5
Total side yard requirement	14	14
Minimum rear	20	20
Semi-Detached Single-Family, Attached Single-Family		
Minimum front (primary front yard)	15	N/A
Minimum front (secondary front yard, corner lots only)	10	N/A

Minimum side		
Common interior building walls(s)	0	N/A
Outside building wall(s)	10	N/A
Minimum rear	20	N/A
Multiple Family		
Minimum front	15	N/A
Minimum side	10	N/A
Minimum rear	20	N/A
Minimum building separation, multiple family (feet)	20	N/A
Maximum lot coverage of single-family detached dwelling unit		
One-story structure	65%	65%
Multistory structure <sup>(1)</sup>	35%	35%
Maximum impervious surface ratio	Refer to Article III, <u>Section 40.00</u> of this Code	

<sup>(1)</sup> Applied only to cases where the upper story of the principal structure exceeds 50 percent of the gross floor area of the first story.

(B) *Mixed use areas.* All development in MSM, CTC, WV, and CC must comply with the area and dimensional requirements in Table VI-4 except as may be permitted under Section 24.00, Nonconformities, of this Code.

TABLE VI-4				
Area and Dimensional Standards	MSM	CTC	WV	CC
Minimum lot area	None	None	None	None
Minimum lot width	None	None	None	None
Required yards (in feet)				
Minimum front				

Collector or minor arterial	5 <sup>(1)</sup>	5 <sup>(1)</sup>	50	20
Local street	10	10	10	5
Maximum front	15	15	N/A	N/A
Minimum side <sup>(2)</sup>	0	0	0	0
Minimum rear	10	10	10	10 <sup>(3)</sup>

<sup>(1)</sup> The minimum front yard setback may be reduced to zero feet when building fronts a public sidewalk or courtyard space no less than 15 feet in width.

<sup>(2)</sup> A minimum 10-foot side yard setback is required for new construction when a nonresidential use is proposed adjacent to an existing residential use in the WV and CC districts.

<sup>(3)</sup> Required wetland setback (upland buffer) per [Section 53.01](#).

- (C) *Local Historic Landmark*. All development in the LHL shall comply with the requirements of Article VIII, of this Code, Historic Preservation. Building setbacks and other dimensional requirements shall be determined by the Planning and Zoning Board, acting in their capacity as the Historic Incentives Board, according to the review criteria provided in [Section 129.01\(B\)](#).

The dimensional standards of the CC district stated in Table VI-4 shall apply if:

- (1) The City Commission grants a Certificate of Approval to relocate the Tucker Mansion building to another site; or
- (2) The City Commission authorizes the removal of the historic designation pursuant to [Section 128.02](#), Criteria for Removal of Designation.

- (D) *Service Corridor*. All development in SC-1 and SC-2 must comply with the dimensional requirements in Table VI-5 except as may be permitted under [Section 24.00](#), Nonconformities.

TABLE VI-5		
Area and Dimensional Standards	SC-1	SC-2
Minimum lot area	None	None
Required yards (in feet)		
Minimum front	5 <sup>1</sup>	25
Minimum side	0 <sup>1</sup>	10
Minimum rear	10	10

<sup>1</sup> 10 feet of side yard setback is required when abutting a property principally zoned for residential use.

(E) *Public Use Areas.* All development in P must comply with the dimensional requirements in Table VI-6:

TABLE VI-6	
Area and Dimensional Standards	P
Minimum lot area	None
Required yards (in feet)	
Minimum front	5
Minimum side	0 <sup>1</sup>
Minimum rear	10

<sup>1</sup> 10 feet of side yard setback is required when abutting a property principally zoned for residential use.

(Ord. No. 2012-07, § 4, 5-7-2012; Ord. No. 2013-22, § 1, 8-19-2013; Ord. No. 2015-05, § 10, 3-16-2015; Ord. No. 2016-25, § 3, 1-17-2017)

**98.06 Design standards.** Compliance with the design standards in this Section is required for any development project that requires site plan approval from the City Commission.

(A) *Traditional Neighborhoods.*

- (1) *Building Form.* Single-family dwelling units shall be constructed with a raised foundation or shall be designed to give the front facade the appearance of an elevated floor at least 16 inches above grade level. Where slab on grade construction is proposed, this requirement can be satisfied by using a raised front entry porch, elevated windows, doors and wall heights.
- (2) *Windows.* 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.
- (3) *Main Entrance.* The main entrance shall include a porch, portico, or stoop, with a minimum usable depth of six feet and 48 square feet of total floor area. The main entrance shall be connected to the public sidewalk with a sidewalk.
- (4) *Driveway Access.* New garages shall be accessed from an alleyway or side-street, where feasible as determined by the Planning and Zoning Director. Multifamily and attached housing types shall be designed with shared driveway access with no more than one access point for every 100 linear feet of street frontage.
- (5) *Garage Doors.* When facing the primary street, front loaded garage doors shall be set back at least 20 feet from the front lot line and be recessed at least five feet behind the front façade line of the dwelling unit.

(B) *Community Town Center and Main Street Marketplace.*

- (1) *Materials.* Durable building materials, simple configurations, and solid craftsmanship are required. Fifty (50) percent of walls fronting Main Street, exclusive of windows shall be constructed of: stucco, brick, split-faced block, stone, or fiber cement siding.
- (2) *Windows.* At least 60 percent of the street level of any façade facing Main Street shall be windows. Windows shall be of a type which are recessed or "punched" to a depth of not less than two inches from the façade wall in which the window is installed. Windows shall be vertical in shape (height is greater than width).

- (3) *Expression Line.* A horizontal line on the façade known as the Expression Line (EL) shall distinguish the base of the building remainder to enhance the pedestrian environment. The EL shall be created by a change in material, a change in design, or continuous setback, recess, or projection above or below the Expression Line. Such elements such as cornices, belt courses, corbelling, molding, stringcourses, ornamentation, and changes in material or color or other sculpturing of the base, are a design elements for the ELs.
- (4) *Uninterrupted Façade.* The maximum linear length of an uninterrupted building façade facing public streets shall be 20 feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials or pilasters shall be used to break up the mass of a single building.
- (5) *Building Orientation and Entrances.* The primary building entrance shall be located in the front façade parallel to the street. Main building entrances and exits shall be located on the primary street. A clearly identifiable and usable building entrance is required for every 50 feet of a building's frontage on a primary street. Main building entrances shall be defined by at least one of the following:
  - (a) A projecting or recessed entrance. A recessed entrance is required if the entrance is within five feet of a property line.
  - (b) Transom and/or side light window panels framing the door opening.
  - (c) Architectural trim framing the door opening.

(Ord. No. 2012-07, § 5, 5-7-2012)

**ORDINANCE 2013-32**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA, AMENDING THE CITY OF SAFETY HARBOR COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE BY AMENDING ARTICLE II, DISTRICT REGULATIONS TO MODIFY THE SETBACK REQUIREMENTS FOR THE R-2, SINGLE-FAMILY RESIDENTIAL DISTRICT; ESTABLISH A FLEX BUSINESS/INDUSTRIAL ZONING DISTRICT (FBI) AND DEVELOPMENT REGULATIONS APPLICABLE THERETO; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 163.3202, Florida Statutes, requires each local government in the State of Florida to adopt or amend and enforce land development code regulations that are consistent with and implement the adopted Comprehensive Plan; and

**WHEREAS**, the City of Safety Harbor has previously adopted a land development code; and

**WHEREAS**, periodic updates and clarifications are necessary for successful implementation of a land development code.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED THAT:**

**SECTION 1.** Section 20.00 of Article II, District Regulations, of the City of Safety Harbor Comprehensive Zoning and Land Development Code is amended to provide as follows:

**20.00 - Establishment of Districts.**

The following zoning districts are hereby established to carry out the provisions of this Code:

**(A) Residential Districts.**

- (1) E-1 Estate Residential District
- (2) R-1 Single-family Residential District
- (3) RS-60 Single-family Residential District
- (4) R-2 Single-family Residential District
- (5) RS-50 Single-family Residential District

- (6) R-2B One- and Two-family Residential District
- (7) R-3 Conditional Mix Residential District
- (8) RM Residential Multifamily District
- (9) R-6 Mobile Home District
- (B) Office District.
  - (1) GO General Office District
- (C) Commercial Districts.
  - (1) C-1 Neighborhood Commercial District
  - (2) C-1A Restricted Commercial District
- (D) Flex District.
  - (1) FBI Flex Business/Industrial District
- (~~D~~E) Industrial Districts.
  - (1) M-1 Light Industrial District
  - (2) M-3 General Industrial District
- (~~E~~F) Planned Development Districts.
  - (1) PRD Planned Residential Development District
- (~~F~~G) Special Purpose Districts.
  - (1) P Public and Conservation District
  - (2) CRD Community Redevelopment District
  - (3) HF Hospital Facilities District
- (G~~H~~) Special Purpose Overlay Districts (Pursuant to Article VIII of this Code).
  - (1) Designated Historic Districts
  - (2) Designated Historic Sites and Landmarks

**SECTION 2.** Section 25.00 of Article II, District Regulations, of the City of Safety Harbor Comprehensive Zoning and Land Development Code is amended to provide as follows:

**25.00 - Schedule of district regulations.**

The schedule of district regulations is a summary of the uses permitted in each zoning district. The schedule only indicates whether the use is permitted; it does not indicate the nature of the approval required. No use is permitted unless it complies with the provisions of the zoning district in which it is located and the applicable development standards in Article X of this Land

Development Code. The matrix below provides a chart correlating zoning districts with compatible future land use categories.

(A) Consistency matrix.

	Consistency Matrix																			
Future Land Use Plan	Consistent Zoning																			
	E-1	R-1	R-2	R-2B	R-3	RS-50	RS-60	R-6	R-M	G-O	C-1	C-1A	HF	F-BI	M-1	M-3	P	PD-D	CR-D	
RR (Residential Rural) .5 UPA	X																			
RE (Residential Estate) 1 UPA	X																			
RS (Residential Suburban) 2.5 UPA		X																		
RL (Residential Low) 5 UPA		X	X		X	X	X											X		
RU (Residential Urban) 7.5 UPA			X		X	X		X	X									X		
RM (Residential Medium) 15 UPA				X	X			X	X									X		
ROL (Residential/Office Limited)										X								X		
ROG										X				X						



/Utility)																			
CRD (Community Redevelopment District)																		X	X
Water/Drainage Feature	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X

(B) Other standards.

1. Institutional, transportation/utility and ancillary non-residential uses shall not exceed 3 acres in size in the RR, RE, RS, RL, RU and RM land use plan categories and in the compatible zoning designations.
2. Institutional, transportation/utility and ancillary non-residential uses shall not exceed 3 acres in size in the ROL, ROG, ROR, and RFO land use plan categories and in the compatible zoning designations.
3. Institutional and transportation/utility uses shall not exceed 5 acres in size in the CN and CG land use plan categories and in the compatible zoning designations.
4. Institutional and transportation/utility uses shall not exceed 5 acres in size in the IL and IG land use plan categories and in the compatible zoning designations.

**SECTION 3.** Section 25.02 of Article II, District Regulations, of the City of Safety Harbor Comprehensive Zoning and Land Development Code is amended to provide as follows:

25.02 - Single-family Residential Districts R-1, RS-60, R-2, RS-50.

(A) The single-family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development pattern of the area.

(B) Permitted Uses:

- (1) Single-family detached dwellings
- (2) Public education facilities
- (3) Distribution Electric Substations
- (4) Community Gardens

(C) Conditional Uses:

- (1) Public Parks and Recreation Facilities
- (2) Churches (RS-60, R-2, RS-50 only)
- (3) Day Care Centers (RS-60, R-2, RS-50 only)
- (4) Community Residential Homes
- (5) Light Utility Service
- (6) Libraries, Museums, Galleries, Cultural Centers and similar uses
- (7) Social/Public Service Agency

(D) R-1 District Dimensional Regulations:

- (1) Maximum Density = Per underlying Plan Category
- (2) Minimum Lot Area = 10,000 square feet
- (3) Minimum Lot Width = 75 feet
- (4) Maximum Height = 35 feet
- (5) Minimum Yards: Front = 25 feet; Side = 8 feet; Rear = 25 feet
- (6) Minimum Net Floor Area = 1,000 square feet

(E) RS-60 District Dimensional Regulations:

- (1) Maximum Density = Per underlying Plan Category
- (2) Minimum Lot Area = 6,000 square feet
- (3) Minimum Lot Width = 60 feet
- (4) Maximum Height = 25 feet
- (5) Minimum Yards: Front = 25 feet; Side = 7.5 feet; Rear = 20 feet
- (6) Minimum Net Floor Area = 900 square feet

(F) R-2 District Dimensional Regulations:

- (1) Maximum Density = Per underlying Plan Category
- (2) Minimum Lot Area = 6,000 square feet
- (3) Minimum Lot Width = 50 feet
- (4) Maximum Height = 25 feet
- (5) Minimum Yards:
  - (a) For residential lots in a subdivision platted prior to 1950:

Front:

Building Façade or Roofline at or below 18 feet = 15 feet

Building Façade or Roofline Above 18 feet = 20 feet

Attached Garage Façade = 25 feet

Side:

Minimum one side = 5 feet

Total side yard requirement = 14 feet

Minimum rear = 20 feet

(b) For residential lots in a subdivision platted in 1950 or later: Front = 25 feet; Side = 8 feet; Rear = 20 feet

(6) Minimum Net Floor Area = 900 square feet

(G) RS-50 District Dimensional Regulations:

(1) Maximum Density = Per underlying Plan Category

(2) Minimum Lot Area = 5,000 square feet

(3) Minimum Lot Width = 50 feet

(4) Maximum Height = 25 feet

(5) Minimum Yards: Front = 20 feet; Side = 7.5 feet; Rear = 15 feet

(6) Minimum Net Floor Area = 900 square feet

(H) The intensity standards of nonresidential uses shall be in accordance with the requirements of the underlying Comprehensive Plan Category.

**SECTION 4.** Article II, District Regulations, of the City of Safety Harbor Comprehensive Zoning and Land Development Code is amended to add a new Section 25.11 as follows:

**25.11 – FBI, Flex Business/Industrial District**

(A) The FBI District is intended to encourage a compatible mix of freestanding, flex, and/or research buildings arranged as single structures or groupings with minimal nuisance characteristics to form a landscaped, park-like setting.

(B) Permitted Uses:

(1) Live-Work Dwelling

(2) Business and Professional Offices

(3) Personal/Business Service Establishments

- (4) Repair Service Establishments
- (5) Art Studio/Workshop/Gallery
- (6) Research and Development
- (7) Light Manufacturing
- (8) Commercial Recreation, Indoor
- (9) Pet Grooming

(C) Conditional Uses:

- (1) Warehouses
- (2) Mini-warehouses
- (3) Retail Sales Establishments

(D) Dimensional Regulations:

- (1) Minimum Site Area = 10,000 sq. ft.
- (2) Minimum Lot Frontage = 100 ft.
- (3) Maximum Height = 35 feet
- (4) Minimum Yards:

Front = 25 feet

Side = 10 feet

Rear = 25 feet

- (4) A landscaped buffer strip of 25 feet along all adjoining public rights-of-way and residential districts is required, provided however, the City Commission may modify this requirement for existing developed sites with a lesser buffer. Buffers shall be landscaped in accordance with the screening requirements of Section 154.00 through 154.07 of this Code, shall be maintained in accordance with the landscape requirements of this Code, and shall otherwise be unoccupied except for permitted utility facilities, signs, entrance ornamentation or permitted screening material.
- (5) Maximum Nonresidential Floor Area Ratio (FAR) = .40
- (6) Maximum Impervious Surface Ratio (ISR) = .65
- (7) Minimum distance between buildings on the same lot or parcel = 20 feet.

(E) Performance Standards:

- (1) Access to the site shall be from a collector or arterial roadway.
- (2) The following building materials are prohibited:

- a) glass curtain walls which occupy more than 25 percent of the total outside wall area of a building; and
- b) corrugated metal siding.
- (3) Chain link fencing is prohibited.
- (4) Lighting shall be designed, located, aimed, shielded, and maintained to minimize light pollution. Luminaires for lighting horizontal surfaces shall be full cutoff fixtures and shall be aimed downwards and not exceed 25 feet in height. Floodlights except those activated by motion sensor are prohibited.
- (5) All activity and uses except storage, loading and unloading operations, and parking shall be conducted within completely enclosed buildings. Loading and unloading operations shall be screened from public view.
- (6) Night operations, including loading and unloading, are prohibited within 300 feet of the property line of any residential zoning district or area which is shown for residential use on the future land use map of the comprehensive plan. Night operations are those conducted between the hours of 9:00 p.m. and 6:00 a.m. The Board of Appeals may grant a waiver to this prohibition if the Board finds that the noise attenuation and screening being provided is sufficient to mitigate the adverse impacts of the night operations within 300 feet.
- (7) Stormwater management systems shall be designed to maximize an integrated design among the various lots or tracts within the development. The aesthetic treatment of retention/detention facilities through the use of contour, landscaping and the incorporation of water features is encouraged.

**SECTION 5.** The section previously codified as 25.11 and sequential sections shall be renumbered to codify the insertion of the new 25.11 as set forth in Section 4 of this Ordinance.

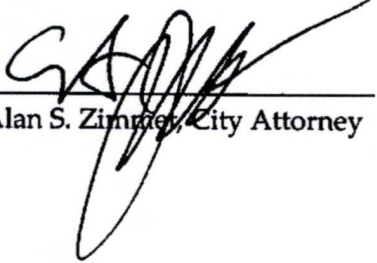
**SECTION 6.** This Ordinance shall be published in accordance with the requirements of law.

**SECTION 7.** This Ordinance shall become effective immediately upon final passage and adoption.

PASSED ON FIRST READING DECEMBER 2, a.d. 2013.


PASSED ON SECOND AND FINAL READING DECEMBER 16, a.d. 2013.

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Alan S. Zimmerman, City Attorney

Mayor

  
\_\_\_\_\_  
Mayor


  
\_\_\_\_\_  
Commissioner

ATTEST:

  
\_\_\_\_\_  
Karen Sammons, CMC, City Clerk

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner

**ORDINANCE NO. 2016-25**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA, AMENDING ARTICLE II AND ARTICLE VI OF THE SAFETY HARBOR COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE TO REVISE FRONT YARD SETBACK REDUCTION AND MINIMUM YARDS FOR PROPERTIES ZONED SINGLE FAMILY RESIDENTIAL (R-2) AND TO REVISE MINIMUM YARD REGULATIONS FOR PROPERTIES ZONED TRADITIONAL NEIGHBORHOOD (TND-1); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Section 163.3202, Florida Statutes, requires each local government in the State of Florida to adopt or amend land development code regulations that are consistent with and implement its adopted Comprehensive Plan; and

**WHEREAS**, the City of Safety Harbor has previously adopted a land development code; and

**WHEREAS**, periodic updates and clarifications are necessary for successful implementation of a land development code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED THAT:**

**SECTION 1.** Article II, Section 23.09 of the Safety Harbor Comprehensive Zoning and Land Development Code, is hereby amended as follows:

**ARTICLE II – DISTRICT REGULATIONS**

**23.09 Front yard setback reduction for unenclosed porch.**

The Planning and Zoning Director may approve a front yard setback reduction of up to ten feet in the R-2 zoning district and up to five feet in all other zoning districts to accommodate an unenclosed front porch that is permanently affixed to a single-family detached dwelling measuring no wider than 60 percent of the horizontal width of the dwelling's main façade provided all other code requirements are met.

**SECTION 2.** Article II, Section 25.02(F) of the Safety Harbor Comprehensive Zoning and Land Development Code, is hereby amended as follows:

(F) R-2 District Dimensional Regulations:

- (1) Maximum Density = Per underlying Plan Category
- (2) Minimum Lot Area = 6,000 square feet
- (3) Minimum Lot Width = 50 feet
- (4) Maximum Height = 25 feet
- (5) Minimum Yards:

(a) For residential lots in a subdivision platted prior to 1950:

Front:

Building ~~Façade or Roofline~~ height at or below 18 feet = ~~15~~ 20 feet

Building ~~Façade or Roofline~~ height Above 18 feet = ~~20~~ 25 feet

Attached Garage On Primary Front Façade With Front Facing Garage Door  
= 25 feet

Attached Garage on Secondary Front Façade = 15'

Side:

Minimum one side = ~~5~~ 7 feet

Total side yard requirement = ~~14~~ 16 feet

Minimum rear = 20 feet or 10' For an Attached Garage with Façade or Roofline at or Below 18'

(b) For residential lots in a subdivision platted in 1950 or later: Front = 25 feet; Side = 8 feet; Rear = 20 feet

(6) Minimum Net Floor Area = 900 square feet

**SECTION 3.** Article VI, Section 98.05 of the Safety Harbor Comprehensive Zoning and Land Development Code, is hereby amended as follows:

**ARTICLE VI - COMMUNITY REDEVELOPMENT DISTRICT**

**98.05 - Dimensional regulations.**

(A) *Traditional Neighborhoods.* All development in TND-1 and TND-2 Districts must comply with the area and dimensional requirements in Table VI-3 except as may be permitted under Section 24.00, Nonconformities.

TABLE VI-3		
Area and Dimensional Standards	TND-1	TND-2
Minimum Lot Area (sq. ft./unit)		
Detached single-family, interior	5,000	5,000
Detached single-family, corner	6,000	6,000
Two-family	9,000	N/A
Semi-detached single-family	3,500	N/A
Attached single-family	2,500	N/A
Multiple family	10,000	N/A
Minimum Lot Width (feet)		
Detached single-family, interior	50	50
Detached single-family, corner	50	50
Two-family	60	N/A
Semi-detached single-family	35	N/A
Attached single-family (per unit)	25	N/A
Multiple family	100	N/A
Maximum Building Width (feet)	150	N/A
Required Yards (feet)		
Detached Single-Family and Two-Family		
Minimum front <sup>(4)</sup> <u>for building height at or below 18 feet</u>	15	15
<u>Minimum front for building height above 18 feet</u>	<u>20</u>	<u>20</u>
Minimum side		
Minimum one side	5	5
Total side yard requirement	14	14
Minimum rear	20	20
Semi-Detached Single-Family, Attached Single-Family		
Minimum front (primary front yard)	15	N/A

Minimum front (secondary front yard, corner lots only)	10	N/A
Minimum side		
Common interior building walls(s)	0	N/A
Outside building wall(s)	10	N/A
Minimum rear	20	N/A
Multiple Family		
Minimum front	15	N/A
Minimum side	10	N/A
Minimum rear	20	N/A
Minimum building separation, multiple family (feet)	20	N/A
Maximum lot coverage of single-family detached dwelling unit		
One-story structure	65%	65%
Multistory structure <sup>(2) (1)</sup>	35%	35%
Maximum impervious surface ratio	Refer to Article III, <u>Section 40.00</u> of this Code	

<sup>(1)</sup> ~~The front façade of an upper story to a principal structure rising above 18 feet in height shall be set back at least 20 feet from the front property line.~~

<sup>(2)</sup> Applied only to cases where the upper story of the principal structure exceeds 50 percent of the gross floor area of the first story.

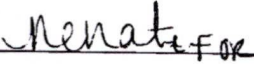
**SECTION 4.** Each provision of this ordinance shall be deemed separate and severable and if any section or part thereof is held to be invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

**SECTION 5.** This ordinance shall become effective immediately upon its passage and adoption.

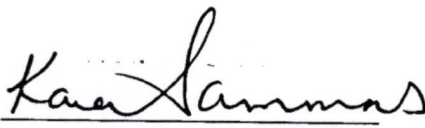
PASSED ON FIRST READING DECEMBER 5, 2016.


PASSED ON SECOND AND FINAL READING JANUARY 17, 2017.

APPROVED AS TO FORM:

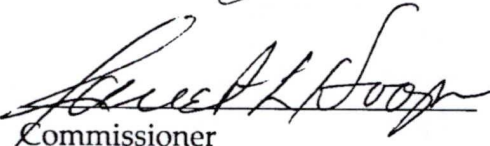
  
Alan S. Zimmet, City Attorney

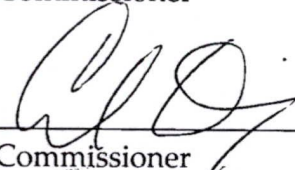
ATTEST:

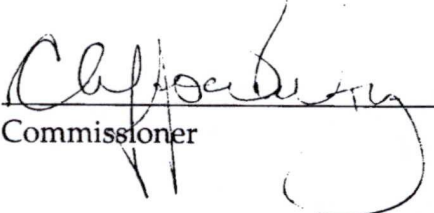
  
Karen Sammons, CMC, City Clerk

  
Mayor – Commissioner

  
Vice Mayor – Commissioner

  
Commissioner

  
Commissioner

  
Commissioner