

ORDINANCE NO. 2005-19

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING AS HEREINAFTER SET FORTH THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE (AS ADOPTED WITHIN PART III OF THE CITY OF LARGO CODE OF ORDINANCES) BY AMENDING CHAPTER 2, SECTION 2100 (DEFINITIONS); AMENDING CHAPTER 4, FIGURE 4004 (ALLOWABLE USES WITHIN LAND USE DESIGNATIONS AND HIGH HAZARD AREAS); AMENDING CHAPTER 8 BY CREATING SECTION 8700, (LARGE SCALE RETAIL DESIGN STANDARDS); PROVIDING EXEMPTIONS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Largo has adopted a Comprehensive Development Code encompassing all land development regulations; and

WHEREAS, the City of Largo has adopted a Strategic Plan establishing a goal for activity center and mixed use corridor development; and

WHEREAS, the City of Largo City Commission finds that large scale retail uses do not promote a compact urban form; and

WHEREAS, the City of Largo City Commission finds that large scale retail uses have visual and functional impacts on the community due to their size and scale;

WHEREAS, the City of Largo City Commission desires to limit the impacts to the community from large scale commercial uses; and

WHEREAS, amendment to the Code are required from time to time to correct deficiencies of accommodate changing circumstances

NOW THEREFORE THE CITY OF LARGO HEREBY ORDAINS:

Section 1. The City of Largo Comprehensive Development Code (as adopted within Part III of the City of Largo Code), Chapter 2, Subsection 2100, Definitions, is hereby amended to read as follows:

Terms used in this Code and not defined in this Section shall have the same meaning as given by the applicable highest authority for a given regulation, such as the Florida Statutes. All other terms shall have the generally accepted meaning in the English language. If conflicts in interpretation exist or a term is not defined, the DCO or City Engineer shall provide the intended meaning of a term as used in this Code.

ALF: Assisted Living Facility.

abandon: To voluntarily surrender, relinquish, or cease property rights, title, claim, or possession. Vacating property with the intention of not returning.

abut or abutting: To physically touch or border upon; or to share a common property line or be separated from such a common border by a right-of-way, alley, or easement.

accessory use: A use of land or structure or portion thereof customarily incidental and subordinate to the principal use of the land or structure and located on the same parcel with the principal use.

addition (to an existing building): Any walled or roofed expansion of a building in which the addition is

connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls in new construction.

adult entertainment use: A use which meets one or more of the definitions describing adult businesses and activities specified in Chapter 13, Article II-A of the City Code of Ordinances.

adverse impact: Any potential or actual effect (impact) that is or may be harmful or injurious to human health, welfare, safety, or property, to biological productivity, diversity, or stability, or which unreasonably interferes with the reasonable use of property, including outdoor recreation. The term includes secondary and cumulative as well as direct effects or impacts.

affordable housing: Quality designed housing which is available to a household for rent or purchase in the market without spending more than 30% of household income adjusted for family size.

alley: A narrow street, passageway, or service way, usually a public right-of-way located along the rear of abutting properties, which is not intended for general traffic circulation.

alter or alteration: To change, rearrange, enlarge, extend, or reduce any structure or part thereof on the same site.

ancillary use: A use which is established to support a primary use. Ancillary uses include: off-street parking, off-site drainage and retention areas, and open space buffer areas associated with allowable nonresidential uses.

antenna or antenna array: Any system of wires, poles, rods, reflecting discs, panels, or similar devices used for the transmission or reception of electromagnetic waves (see "satellite service reception antenna" and "communications tower").

appeal: A request for a review by a higher authority of an action on an application, or an interpretation of the Largo Comprehensive Development Code.

area: The dimension of a site as measured by multiplying the length times the width of the land to be developed and platted into one lot of record.

awning: See "canopy."

base flood: A flood having a one percent chance of being equaled or exceeded in any given year. The base flood is also known as the regulatory base flood or the 100-year flood. The base flood is a statistical concept used to ensure that all properties subject to the National Flood Insurance Program are protected to the same degree against flooding.

berm: A man-made earthwork contoured so as to form a mound above the general elevation of the adjacent ground or surface used to shield and buffer various land uses.

buffer: A land area between two uses of specified minimum width used to visibly separate one use from another. A buffer may contain landscaping and/or a barrier, such as a berm, wall, or fence, designed to provide screening from noise, lights, or other nuisances.

building: Any structure having a roof supported by columns or walls designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind.

building site: That part of a parcel of land designed to be occupied by the principal building and such accessory buildings or uses customarily incidental to it.

CRD: Community Redevelopment District.

CRD-CL: The Clearwater-Largo Road Community Redevelopment District.

CRD-WBD: The West Bay Drive Community Redevelopment District.

canopy: A roof-like structure, regardless of material, generally located above a door, window, or extending across a building facade which is attached to and projects from a building wall.

capacity-to-serve determination: An evaluation made by the City that sufficient capacity for public facilities and/or services is available to serve the proposed development.

Change out: The replacement of an existing utility pole, communications tower, or other telecommunications or utility facility with a new structure similar in type, but different in height, bulk, or attachments.

City: City of Largo, Florida.

commercial campground: A place set aside and offered for temporary accommodations, i.e., no permanent installation of dwelling units on individual lots, for recreational purposes or travel by a person or public body, for remuneration of the owner, lessor, or operator of such place, including all appurtenances and associated facilities.

communication tower: A monopole, self-supporting lattice, or guyed structure situated on a site, the purpose of which is to serve as the support for one or more antennas or antenna arrays. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, and similar telecommunication structures excluding those used exclusively for dispatch communications (see "antenna or antenna array" and "satellite service reception antenna").

Comprehensive Plan: The compilation of goals, objectives, policies, and maps for the physical, social, and economic development within the City of Largo, adopted by ordinance pursuant to Chapter 163, F.S., as amended, entitled, The Local Government Comprehensive Planning and Land Development Regulation Act, and Chapter 9J-5 F.A.C., and containing all statutorily required elements.

concurrency: The statutory requirement that public facilities and services be in place at the time of development.

condominium: A building or group of buildings in which units are owned individually, and common areas and facilities are owned by all the unit owners on a proportional basis. It is a legal form of ownership and not a specific building style.

Countywide Future Land Use Plan (also known as Countywide Land Use Plan or FLUP): Future Land Use Plan adopted as part of the Pinellas County Comprehensive Plan pursuant to Chapter 88-464, Florida Statutes. The accompanying "Rules Governing Administration of the Countywide Future Land Use Plan, As Amended" are included by reference.

Currently available revenue sources: An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of revenue source which is contingent upon ratification by public referendum.

DBH: Diameter at Breast Height.

DCA: State Department of Community Affairs.

DCO: Development Controls Officer.

DEP: State Department of Environmental Protection.

DO: Development Order.

DP: Development Permit.

DRC: Design Review Committee.

dedication: The legal transference of land without sale by the original owner to a public agency.

Deed restriction: A limitation upon the use of the land.

De Minimis: A development impact that does not cause unacceptable degradation of a transportation facility's level of service.

density, gross: The total number of dwelling units per acre in a development divided by the total site area in acres.

density, net: The total number of dwelling units per acre divided by the total site area in acres, excluding public rights-of-way, easements, water areas, and lands with environmental constraints.

detention: The collection and storage of surface water for subsequent gradual discharge.

developer: Any person, firm, partnership, association, corporation, company, or organization of any kind engaged in any type of man-made change or improvement to the land.

development: Any man-made change to the land, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials. The term "development" may include activities described as "redevelopment."

Development Controls Officer (DCO): The Director of the Largo Community Development Department or designee.

Development Order (DO): An order issued by the Development Controls Officer upon approval of an official board, commission, or administrative officer authorizing a specific use and development and further authorizing the subsequent issuance of necessary permits.

development permit (DP): Formal permission to erect, construct, alter, raze, move, remove, or otherwise develop land within the City of Largo. This includes, but is not limited to, building permits, sign permits, tree removal permits, etc.

development right: A legal claim (authority) to convert a tract of land to a specific purpose by construction, installation, or alteration of a building, structure, or other improvements.

Diameter at Breast Height (DBH): Total tree trunk cross-section diameter, measured four and one-half feet above original grade.

drainage way: Any natural or artificial watercourse, trench, ditch, swale, or similar depression into which surface water flows.

dripline: An imaginary perpendicular line that extends downward from the outermost tips of the tree branches to the ground.

dwelling unit: A single housing unit providing complete, independent, living facilities for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

dwelling types:

Single-family detached: A structure containing one (1) dwelling unit on one lot, and not attached to any other dwelling unit by any means.

Single-family attached: A structure containing one (1) dwelling unit on one lot, but attached to another dwelling unit by means of a common wall.

Multifamily structure: Any residential building containing two (2) or more separate dwelling units on one lot. Multifamily structures can include:

- (1) Duplex - A structure containing two (2) dwelling units on one lot.
- (2) Triplex - A structure containing three (3) dwelling units on one lot.
- (3) Other multifamily structures - A development with four (4) or more units contained within the same structure or grouping of four (4) or more dwelling units on one lot.
- (4) Multifamily structures of fewer than three (3) stories (such as garden apartments) are generally considered to be low-rise, mid-rise when containing between three (3) and eight (8) stories, and high-rise when containing nine (9) or more stories).

Manufactured home: A structure, transportable in one or more sections, which in the traveling mode is eight (8) body feet or more in width or forty (40) body feet or more in length; or when erected on site, is three hundred and twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the Department of Housing and Urban Development and complies with the standards established under this title. The term "manufactured home" shall not include manufactured buildings and factory built housing as defined in Chapter 553, Florida Statutes (see "modular home.")

For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, National Fire Prevention Act (NFPA) 501, ANSI 119.1, in effect at the time of manufacture, is required. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

- (1) For flood plain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles.
- (2) For FEMA insurance purposes, the term manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term manufactured home does not include recreational vehicle.
- (3) The term "manufactured building" is not intended to apply to the use of prefabricated panels, trusses, plumbing subsystems, or other prefabricated subelements incorporated in the course of construction of buildings on the site, but only to major elements requiring minor and incidental on-site combination or installation.

Mobile home: See manufactured home.

Modular home: A factory fabricated transportable building, approved by the Department of Community Affairs (DCA), designed to be used by itself or to be incorporated with similar units at a building site into a modular structure, that will be a finished permanent building in a fixed location on a permanent foundation. The term is intended to apply to major assemblies, and does not include pre-fabricated panels, trusses, plumbing trees, and other pre-fabricated subelements incorporated into a structure at the site. A modular home shall be deemed a single-family dwelling unit and shall not be deemed a "manufactured home."

easement: A right of use over the property of another.

elevated building: A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation, perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls.

environmental audit, phase II testing and remedial plan: An engineering study of a site found to be contaminated with hazardous wastes, the purpose of which is to explore and assess the extent of such contamination and to develop a remedial or abatement plan with an estimate of costs and time required to implement said plan.

erect: To construct, build, raise, assemble, place, affix, attach, or create.

existing manufactured home park or subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the City of Largo, Florida.

existing use: The use of a lot, parcel, or structure at the time of the enactment of this Code.

FAA: The Federal Aviation Administration.

F.A.C.: Florida Administrative Code.

FAR: Floor Area Ratio.

FCC: The Federal Communications Commission.

FDOT: Florida Department of Transportation.

FEMA: Federal Emergency Management Administration.

FIRM: Flood Insurance Rate Map.

FLUM: Future Land Use Map.

FLUP: Future Land Use Plan.

F.S.: Florida Statutes.

family: Includes one or more individuals related by blood or marriage, and includes a single individual.

fence: A man-made barrier of any material or combination of materials erected to enclose or screen areas of land.

flood or flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

(1) The overflow of inland or tidal waters.

(2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): The official map on which the FEMA has delineated both the special areas and the risk premium zones applicable to the community.

flood plain: Land which will be inundated by floods known to have occurred or reasonably characteristic of what can be expected to occur from the overflow of inland or tidal waters and the accumulation of runoff or surface waters from rainfall.

flood way: The channel of a natural stream or river and portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge the floodwater or flood flow of any natural stream or river.

Floor area ratio(FAR): A mathematical expression of land use intensity calculated by dividing the gross floor area of a building by the area of the lot on which it is located, i.e.,

$$\text{gross floor area} \div \text{lot area} = \text{FAR}$$

floor area, gross: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the center line of a wall separating two (2) buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

freestanding retail use: A building containing one or more commercial establishments selling retail goods or merchandise and rendering services incidental to the sale of such goods.

foot-candle: A photometric measurement equal to the illumination shed by one (1) candle on one (1) square foot at a distance of one (1) foot.

Functionally dependent facility: A facility which cannot be used for its intended purpose unless it is located or carried out in proximity to a resource. For example, docking or port facilities necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair, or seafood processing facilities require water in order to function. The term does not include long-term storage, manufacture, sales, or service facilities.

Future Land Use Map (FLUM): A graphic representation of the land use designation of all parcels in the City used as the regulatory map for implementation of the Comprehensive Plan and this Code. It may also be known as the "Land Use Map."

Future Land Use Plan (FLUP): The element of the adopted Largo Comprehensive Plan which includes the FLUM and contains goals, objectives, and policies of the City to guide the future location of uses within the City of Largo. This element may also be referred to as the "Land Use Plan."

GLA: Gross Leasable Area.

grade, finished: A reference plane representing the average of final ground level adjoining the building at all exterior walls after all site preparations have been completed.

greenhouse: A structure used for cultivating plants that require controlled temperature and humidity.

gross leasable area (GLA): The total floor area for which the tenant pays rent and which is designed for occupancy and exclusive use by the tenant. GLA is expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

groundcover: Low-growing plants planted in such a manner as to form a continuous cover.

handicap: Handicapped persons shall be defined as persons who (1) have a physical or mental impairment which substantially limits one or more of such persons' major life activities; (2) have a record of such impairment; or (3) are regarded as having such an impairment.

hardship relief: Permission to deviate from one or several standards of this Code when the strict application of such a standard would render a parcel incapable of reasonable economic use.

hat racking: Crown trimming of trees which effectively removes more than one-quarter (1/4) of the tree crown.

height: The vertical distance of a structure measured from the average elevation of the finished grade to the highest elevation of the structure including any antennas or other attachments.

historic structure: Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting

the requirements for individual listing on the National Register;

- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic reservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (a) By an approved state program as determined by the Secretary of the Interior, or
 - (b) Directly by the Secretary of the Interior in states without approved programs.

home, office of convenience (HOC): A secondary use allowable in a residential dwelling unit only in strict compliance with the HOC standards of this Code.

home improvement store: A commercial establishment primarily engaged in retailing a general line of home repair and improvement materials and supplies, such as lumber, plumbing goods, electrical goods, tools, housewares, hardware, and lawn and garden supplies, with no one merchandise line predominating.

housing, housing accommodations, or dwelling: Any building, mobile home, or trailer, structure or portion thereof, which is occupied as, or designed or intended for occupancy as, a residence by one or more persons, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, mobile home, trailer, structure or portion thereof, or any real property as defined herein, used, or intended to be used, for any of the purposes set forth in this subsection.

ISR: Impervious Surface Ratio.

impervious surface: Any surface or material which reduces or prevents absorption or infiltration of water into previously pervious land.

impervious surface ratio (ISR): A mathematical expression determined by dividing the total impervious surface of a site by the gross area of the site.

improvement: Any immovable man-made object, or permanent landscaping which becomes part of, placed upon, or affixed to real estate.

infill development: The addition of new housing or other buildings on scattered vacant sites or platted lots in a developed area or subdivision.

intensity: The degree to which land is used and/or the density of development. (There is no single measure of intensity. Rather, one use is relatively more or less intense than another use. A particular use may be more intense due to one or more characteristics, such as traffic generated, amount of impervious surface, bulk of the structures, number of employees, density, or nuisances such as pollution, noise, light, etc.)

landscaping: The planting of trees and other plant materials in accordance with a plan which often includes alteration of the contours of the land for proper drainage and aesthetic improvement.

level of service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by a

facility based on, and related to, the operational characteristics of the facility. LOS indicates the capacity of a facility per unit of demand.

littoral shelf: A submerged area of land less than three (3) feet under water, constructed with a slope of 10:1 or less, and designed to support emergent vegetation.

lot: One of several parcels of land into which property is divided through the process of platting. A parcel may also be platted into a single lot rather than subdivided into several lots of record.

lot line: The legal boundary line of a lot.

lot of record: A lot whose existence, location, and dimensions have been legally recorded on a plat.

lowest floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this Development Code.

manufacturing - light assembly (Class A) use: A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products.

market value: Just value of a property including all structures and land as determined by the Pinellas County Property Appraiser plus twenty-five (25) percent of the just value.

marquee: A decorative architectural design feature. A roof-like projection over an entrance, such as over a theater entrance. A sign placed upon a marquee is subject to compliance with wall sign standards.

metes and bounds: A method of describing the boundaries of land by compass bearings and distance from a known point of reference.

natural resources: Natural resources include, but are not limited to, rivers; bays; lakes; wetlands, including estuarine marshes; air; flood plains; known sources of commercially valuable minerals; areas known by the local soil and water conservation district to have experienced soil erosion problems; fisheries; wildlife; marine habitats; and vegetative communities, including those known as endangered, threatened, or species of special concern.

native vegetation or species: Flora digenous to the Tampa Bay region.

new construction: Structures for which the start of construction commenced on or after the effective date of the Largo Comprehensive Development Code. Additionally, new construction means, for the purposes of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For flood plain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of flood plain management regulations adopted by the City of Largo, Florida, and includes any subsequent improvements to such structures.

nonconforming use: A lawful existing use which does not conform to the provisions, requirements and/or regulations of this Code but which complied with applicable regulations at the time the use was established.

one-hundred (100) year flood: See "base flood."

outfall: A direct connection of an overflow and/or drain-down capability from a retention area to a public drainage

facility.

owner: Any person or entity having any legal or equitable right to sell, rent, lease, or possess any housing accommodation, including but not limited to a lessee, sublessee, cotenant, assignee, or managing agent.

PPC: Pinellas Planning Council.

PSTA: Pinellas Suncoast Transit Authority.

parapet: A decorative architectural design feature placed above the existing facade to hide a flat roof and/or roof mounted equipment.

parcel: A contiguous quantity of land in possession of, owned by, or recorded as property of the same claimant person or entity.

plat: A map of a specific tract of land showing the location, description, and boundaries of lots, streets, and easements.

primary facade: Any building elevation that is visible from a public street, excluding service alleys or which provides a customer entrance.

principal use: The primary or predominant use of any lot or parcel of land.

property: Land, and generally whatever is erected or growing upon or affixed to land. For regulatory purposes, property shall also mean all of the continuous lots or parcels that comprise a unified development.

property line: See "lot line."

protective barrier: A physical structure limiting access to an area.

public hearing: A meeting announced and advertised in advance which is conducted by a City official or board and which is open to the public, with the public given an opportunity to speak and participate.

public notice: The legal advertisement given of an action or proposed action of a governing body or its designee.

real property: See "property."

recreational vehicle:

- (1) A vehicular-type, portable conveyance without permanent foundation, which can be towed, hauled, or driven, and is primarily designed as temporary living accommodation for recreation, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.
- (2) For FEMA purposes, a recreational vehicle means a vehicle which is:
 - (a) Built on a single chassis;
 - (b) 400 square feet or less when measured at the largest horizontal projections;
 - (c) Designed to be self-propelled or permanently towable by a light duty truck; and

- (d) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

redevelopment: See "development."

regulatory flood: See "base flood."

regulatory floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition.

religious institution: A site, premise, or location which is used principally, primarily, or exclusively for purposes of the exercise of religion as protected by the First Amendment of the U.S. Constitution.

rent: To lease, to sublease, to let, and otherwise grant for a consideration the right to occupy premises not owned by the occupant.

reservation: A reservation may be:

- (1) A provision in a deed or other real estate conveyance which preserves a right for the existing owner even if other property rights are transferred; or
- (2) A method of holding land for future public use by designating public areas on a plat, map, or site plan as a condition of approval.

residential equivalency standard: One (1) or more multipliers used to calculate the residential density equivalents for certain institutional or quasi-residential uses.

restrictive covenant: A contract between two (2) or more parties usually specifying limitations or obligations relating to the use of property.

retention: The collection and storage of runoff without subsequent discharge to surface waters.

right-of-way: Land acquired and owned by a governmental agency or public utility and reserved for public use.

rooming house: A facility in which rental sleeping accommodations are provided.

SWFWMD: Southwest Florida Water Management District.

satellite service reception antenna: A device used to receive satellite broadcast signals.

- (1) **mesh-type satellite dish antenna:** An antenna which is constructed of a screen-type or perforated material that does not substantially impair visibility, and is designed to minimize wind resistance.
- (2) **roof-mounted satellite dish antenna:** An antenna which is wholly located upon and permanently affixed to the roof of any structure.
- (3) **ground-mounted satellite dish antenna:** An antenna which is installed upon or otherwise attached to a pole or other supporting structure embedded in the ground.

sealed materials: Any granular material such as concrete, asphalt, crushed stone, rock, gravel, or shell placed on an impervious base, such as plastic, tar paper, asphalt-sealed shell or similar material which interferes with the natural ground absorption of stormwater.

service provider or carrier: An independent, nongovernmental telecommunications entity which markets communication services to retail customers.

setback: The distance between the lot line and the front, side, or rear line of a building or any projection thereof, excluding uncovered steps and roof eaves.

shopping center: A group of two (2) or more commercial establishments or functional units which are planned, built, and managed as one unified development.

shopping center, regional: A shopping center having in excess of seven hundred fifty thousand (750,000) square feet of gross floor area.

sight triangle: A triangular-shaped portion of land established at street intersections.

sign: Any object, device, display, structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, idea, slogan, or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include works of art which in no way identify a product or service, seasonal/holiday decorations, merchandise incorporated in a window display, or scoreboards located on athletic fields.

(1) **bandit sign:** See “snipe sign.”

(2) **freestanding sign:** A sign directly attached to the ground by its own support structure and not attached to any part of buildings or other structures on a property. Signs attached to privacy fences/walls are also considered freestanding. Freestanding signs include:

(a) **pole sign:** A sign supported by one or more poles, posts, or other supports placed on or anchored to the ground.

(b) **monument sign:** A sign where the maximum height is restricted by special regulations and where the distance between the bottom of the sign face and the ground below is not more than three feet. Monument signs are generally supported by a pedestal affixed to the ground rather than by poles.

(3) **snipe sign:** A prohibited sign that is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or to other structures or objects.

(4) **wall sign:** A sign painted on, carved in, or otherwise affixed to or mounted onto a building, including:

(a) **canopy sign:** A sign painted on, carved in, or otherwise affixed to or mounted upon an awning, canopy, marquee, or any other structure which projects away from the building.

(b) **projecting sign:** A sign affixed directly to the building where the sign face extends away from a building facade.

site improvement: Any man-made alteration to a parcel of land for purposes of preparing the land for future construction, the actual construction of structures or paved surfaces, and/or the planting or installation of permanent landscaping.

site plan: A drawing which depicts the existing conditions and proposed improvements upon a parcel in accordance with the development standards set forth in this Code.

stealth or camouflaged telecommunication facility: Any telecommunication facility which is designed to blend into the surrounding environment so that it is not noticeable to the casual observer. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, or antenna and support structures designed as part of light or electric power poles.

solar energy system: A device used to capture the sun's radiation and transform it into usable heat, usually consisting of a solar collector, a transfer system, a storage system, and a control system.

- (1) **active (or indirect) solar energy system:** A system in which the collector and thermal storage components are separated and require a pump or fan to circulate the solar-heated fluid between them.
- (2) **passive (or direct) solar energy system:** A system where the collector and thermal storage components are integrated, requiring no transfer device for solar-heated fluid.

standards: Measurements and regulations of the quantity or quality of development.

start of construction, regulatory:

- (1) For regulatory purposes in areas that are not flood-prone, start of construction is the date the building permit was issued.
- (2) In flood-prone areas other than those covered by the National Flood Insurance Program, start of construction includes the initiation of substantial improvement and begins the actual day of construction.
- (3) For FEMA purposes, start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act [Pub. L. 97-348]), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

storm water retention/detention: The holding back or storage of stormwater on a temporary or permanent basis (see "retention" and "detention").

storm water run off: That portion of water which results from a rainfall that flows from the land surface of a site either naturally, in man-made ditches, or in a closed conduit system.

storm water management system: The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater on, through, and from a site.

street: Any vehicular and pedestrian traffic access way which: 1) is an existing federal, state, county, or municipal roadway; or 2) is shown upon a recorded plat; or 3) is approved by other official action.

- (1) **highway:** This class of street is devoted entirely to vehicular traffic movement with little or no land service function. Highways are generally multilane, divided roadways with limited access interchanges, and possibly at-grade intersections. They are designed to move large volumes of high speed vehicular traffic over relatively long distances.
- (2) **arterial (major and minor):** This class of street brings vehicular traffic to and from highways and serves major movements of vehicular traffic within or through the urban areas that are not served by highways. Arterials interconnect and provide direct access to the principal traffic generators within a city, such as business offices and retail centers.
- (3) **collector (major and minor):** This class of street serves traffic movement within subareas of a city, and are designed to funnel this traffic into the arterial system. Collectors do not handle long through-trips and are not necessarily continuous for any great length. However, in gridiron street patterns, a street of several miles in length may serve as a collector if its predominant function is to feed traffic onto an arterial.
- (4) **local:** Local streets provide access to adjacent land and are designed to feed traffic onto collector streets.

street furniture: Man-made items such as benches, kiosks, plants and planters, shelters, phone booths, or trash receptacles added to pedestrian or vehicular areas.

streetscape: The combination of all elements of a pedestrian or vehicular area, including street furniture, landscaping, sidewalks, lights, signs, etc., and the relationship of these elements to adjacent buildings.

structure: A combination of materials to form a construction for use, installed on, above, or below the surface of land or water. For flood plain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. Structure for insurance coverage purposes, means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

subdivision: The legal division of land into two (2) or more lots of record.

submerged land: The land area situated below the mean high water line of a standing body of water, including ocean, estuary, lake, pond, river, or stream. For the purposes of this definition, drainage retention areas to be created as a function of development, and wetlands shall not be considered submerged lands.

substantial damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

subsidiary development: Certain improvements generally for public benefit such as utility poles, lines, sewer system pipes, master stormwater systems.

substantial improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the

cost of which equals or exceeds on a cumulative basis over the thirty-year life of the structure, fifty (50) percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

subsurface drainage: The piping, grading, and other construction associated with the removal of ground water from under roadway or runway surfaces designed to maintain firm, stable, subgrades and structure foundations; reduce saturation of backfill behind retaining walls, etc.

TBRPC: Tampa Bay Regional Planning Council.

tract of land: See "parcel."

telecommunication equipment building or cabinet: A structure or container used by telecommunication providers to house associated equipment either at, or remotely from, a facility.

telecommunication facility: All equipment and land required to transmit and/or receive electromagnetic or radio frequency signals. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers, or similar structures supporting that equipment, equipment buildings, parking area, and other associated apparatus.

ten-year storm: The amount of rainfall which is precipitated on the land in the amount of three and fifteen-hundredths (3.15) inches during a one (1) hour period.

transfer of development rights: A development technique which allows a land owner to separate the rights to develop his land from the land itself and transfer those rights to other land (see "development right").

(1) **sending zone:** An area of land (zone) from which the rights to develop may be conveyed to other property (receiving zone).

(2) **receiving zone:** An area of land to which additional development rights may be conveyed.

transient accommodation unit: An individual room or rooms within a Transient Accommodation Use designed to be rented as a single unit for temporary occupancy of a limited duration, and without independent cooking or kitchen facilities.

transient accommodation use: A facility offering transient lodging accommodations for tourists; such as hotels, motels, inns, resorts, and recreational vehicle parks.

trip: A single- or one-way vehicle movement (see "trip end").

tripend: The origin or destination of a trip. Each trip has two (2) ends which constitute a two (2)-direction vehicle movement at the origin or destination of the trip.

trip generation: The total number of trip ends produced by a specific use or activity.

Twenty-five year storm: The amount of rainfall which is precipitated on the land in the amount of three and seven-tenths (3.7) inches during a one (1) hour period.

vacation: To end the use of an easement or the ownership and use of a right-of-way by a public or private agency.

variance: See "hardship relief."

water drainage features: Natural or artificial standing water bodies, wetlands, retention/detention areas, streams, and ditches which receive and/or convey stormwater runoff.

wetland: Land that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The term includes, but is not limited to, swamp hammocks, hardwood swamps, riverine cypress, cypress ponds, bayheads and bogs, wet prairies, freshwater marshes, tidal flats, salt marshes, mangrove swamps, and marine meadows.

wind energy conversion system: A device used to capture wind energy and change it into another form of energy.

xeriscape: A method of landscaping using native vegetation and other drought-resistant plants designed for low maintenance and water conservation.

yard: An open area between building(s), structure(s), or use(s) and the adjoining lot line unoccupied and unobstructed by any building structure or use from the ground up except as otherwise provided in this Code.

Zone A: The Special Flood Hazard Area shown on a community's Flood Insurance Rate Map.

Section 2. The City of Largo Comprehensive Development Code (as adopted within Part III of the City of Largo Code), Chapter 4, Figure 4004, Allowable Uses within Land Use Designations and High Hazard Areas, is hereby amended to read as follows:

Figure 4004
Allowable Uses within Land Use Designations and High Hazard Areas

	RES up to 7.5 u/a	RU	RLM and RM	CRD ⁷	CG	ROR	R/OG	I	IL	IG	R/OS	P	TU	HHA
RESIDENTIAL USES:														
Single-family Developments	A	A	A	A	A	A	A	N	N	N	N	N	N	A ⁶
Duplex and Triplex	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	N	N	N	N	N	N	A ⁶
Multifamily Development	A	A	A	A	A	A	A	N	N	N	N	N	N	A ⁶
Single Ancillary Dwelling Unit	N	N	N	A	A	A	A	A	A	A	A	N	N	A ⁶
Mobile Home Developments	N	A ⁴	N	N	N	N	N	N	N	N	N	N	N	N
MEDICAL AND RELATED FACILITIES:														
Medical Office	N	N	N	A	A	A	A	A	N	N	N	N	N	A ⁶
Diagnostic Clinics	N	N	N	A	A	A	A	A	N	N	N	N	N	A ⁶
Veterinarian	N	N	N	A	A	A	A	A	A	A	N	N	N	N
Hospitals or Private Clinics	N	N	N	A	C	C	C	A	N	N	N	N	N	N
Medical/Dental Laboratories	N	N	N	A	A	A	A	A	A	N	N	N	N	N
Nursing Homes/Assisted Living Facilities	A ⁴	A ⁴	A ⁴	A ⁴	C ⁴	C ⁴	C ⁴	A ⁴	N	N	N	N	N	N
Halfway Houses/Rehab Facilities	N	N	C	C	C	C	C	A	N	N	N	N	N	N
LODGING PLACES:														
Bed and Breakfast	C	C	C	A	A	A	A	N	N	N	N	N	N	A ⁶
Boarding Houses	C	C	C	A	A	A	A	N	N	N	N	N	N	A ⁶
Dormitories	N	N	N	A	A	A	A	N	N	N	N	N	N	A ⁶
Hotels	N	N	N	A	A	A	C	N	N	N	N	N	N	A ⁶
Commercial Campgrounds	N	N	N	N	A ⁴	A ⁴	C ⁴	N	N	N	A ⁴	N	N	A ⁶
Long term RV Parks	N	A ⁴	N	N	A ⁴	A ⁴	C ⁴	N	N	N	N	N	N	N
OFFICES:														
Catalog Offices	N	N	N	A	A	A	A	N	N	N	N	N	N	A ⁶
Professional Offices	N	N	N	A	A	A	A	N	N	N	N	N	N	A ⁶
General Offices	N	N	N	A	A	A	A	A ¹	A ¹	A ¹	A ¹	N	A ¹	A ⁶
Home Office of Convenience (HOC)	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	N	N	N	N	N	N	A ⁴

	RES up to 7.5 u/a	RU	RLM and RM	CRD ⁷	CG	ROR	R/OG	I	IL	IG	R/OS	P	TU	HHA
PUBLIC/INSTITUTIONAL USES:														
Public/Private Schools (grades 1 to 12)	C ²	C ²	C ²	A	A	A	C	A	C	N	N	N	N	N
Colleges/Universities	N	N	N	A	A	A	C	A	C	N	N	N	N	N
Technical Schools	N	N	N	A	A	A	C	A	C	N	N	N	N	N
Commercial/Trade Schools (dance, martial arts, diving, crafts, etc.)	N	N	N	A	A	A	C	C	C	N	N	N	N	A ⁶
Religious Institutions	C ²	C ²	C ²	A	C ⁴	C ⁴	C ⁴	A	C ⁴	N	N	N	N	A ⁶
Temporary Tent Sales	N	N	N	A ⁷	A	A	N	N	N	A	N	N	N	A ⁶
Private Clubs, Lodges, and Fraternal Orders	N	N	N	A	A	A	C	A	C	N	N	N	N	A ⁶
Libraries, Museums, Auditoriums	N	N	N	A	A	A	C	A	C	N	N	N	N	N
Community Centers	N	N	N	A	A	A	C	A	C	N	A	N	N	N
Cemeteries with or without crematoria	N	N	N	A	A	A	C	A	A	A	N	N	N	N
Telecommunication Towers	N	N	N	N	A	A	A	A	A	A	A	A	A	N
Government Offices	N	N	N	A	A	A	A	A	C	N	N	N	N	N
Emergency Services	N	N	N	A	A	C	C	A	C	C	A ¹	N	N	N
Day Care Centers/Preschools	C ¹	C ¹	C ¹	A	A	A	A ¹	A ¹	A ¹	A ¹	A ¹	N	N	N
Correctional Facilities (jails, youth ranches)	N	N	N	N	C	C	C	A	C	C	N	N	N	N
RECREATION FACILITIES:														
Neighborhood Parks	A ²	A ²	A ²	A ²	A ²	A ²	A ²	A ²	A ²	A ²	A ²	A ¹	N	A
Youth Centers (YMCA, Boy Scouts, etc)	N	N	N	A	A	A	C	N	C	C	A	N	N	A ⁶
Passive Recreation Parks (jogging, picnicking, hiking, nature areas)	A ²	A ²	A ²	A	C ²	C ²	C ²	N	C ²	C ²	A	A	N	A ⁶
Boat Ramps and Slips	A ¹	A ¹	A ¹	N	A ¹	A ¹	A ¹	N	A ¹	A ¹	A	N	N	A ⁶
Marinas and Boat Storage Facilities	N	N	N	N	A	C	C	N	C	C	N	N	N	A ⁶
Active Recreation Facilities (playgrounds, golf courses, pools)	C ²	C ²	C ²	A	C ²	C ²	C ²	N	C ²	C ²	A	N	N	A ⁶
Sports Arenas and Stadiums	N	N	N	A	A	A	C	N	C	C	N	N	N	A ⁶

	RES up to 7.5 u/a	RU	RLM and RM	CRD ⁷	CG	ROR	R/OG	I	IL	IG	R/OS	P	TU	HHA
COMMERCIAL USES:														
Banks, Credit Unions	N	N	N	A	A	A	C	N	N	N	N	N	N	A ⁶
Supermarkets, Delicatessen	N	N	N	A ⁸	A ⁸	A ⁸	C ⁸	N	A ¹	A ¹	N	N	N	A ⁶
Shopping Centers, Department Stores	N	N	N	A ⁸	A ⁸	A ⁸	C ⁸	N	C ⁸	N	N	N	N	A ⁶
Personal Service (hairstylists, tailors, catering)	N	N	N	A	A	A	A	N	N	N	N	N	N	A ⁶
<u>Freestanding Retail Uses</u>	N	N	N	A⁸	A⁸	A⁸	C⁸	N	C	N	N	N	N	A⁶
<u>Home Improvement Stores less than 125,000 sq. ft.</u>	N	N	N	A⁸	A⁸	A⁸	C⁸	N	C	N	N	N	N	A⁶
<u>Home Improvement Stores greater than 125,000 sq. ft.</u>	N	N	N	N	C⁸	C⁸	N	N	C	N	N	N	N	A⁶
Car Wash	N	N	N	N	A	A	C	N	C	A	N	N	N	A ⁶
Dry Cleaners (store front only)	N	N	N	A	A	A	C	N	A	A	N	N	N	N
Mechanical Repair Shops	N	N	N	A ⁷	A	A	A	N	A	A	N	N	N	N
Light Repair Shops (shoe repair, furniture upholstery)	N	N	N	A	A	A	C	N	A	A	N	N	N	N
Pet Stores	N	N	N	A ⁸	A ⁸	A ⁸	C ⁸	N	C ⁸	N	N	N	N	N
Restaurants with drive-thru	N	N	N	N	A	A	C	N	N	N	N	N	N	A ⁶
Sit-down Restaurants	N	N	N	A	A	A	C	N	A ¹	A ¹	N	N	N	A ⁶
Bars, Taverns, Lounges, Nightclubs	N	N	N	A ⁷	A	A	N	N	N	N	N	N	N	A ⁶
Pool Halls, Billiards, Bowling Alleys	N	N	N	A	A	A	N	N	N	N	N	N	N	A ⁶
Ministorage Facilities	N	N	N	N	A ³	A ³	C	N	A	A	N	N	N	N
Recycling Centers	N	N	N	N	A	A	N	N	A	A	N	N	N	N
Convenience Stores	N	N	N	A ⁷	A	A	C	N	N	N	N	N	N	A ⁶
Gas Stations	N	N	N	A ⁷	A	A	C	N	N	N	N	N	N	N
Wholesale Business	N	N	N	N	A	A	C	N	A	A	N	N	N	A ⁶
Vehicle Dealerships or Rental	N	N	N	N	A	A	N	N	N	N	N	N	N	A ⁶
Funeral Homes	N	N	N	A	A	A	C	A	C	C	N	N	N	N
Adult Uses	N	N	N	N	A ⁵	N	N	N	N	N	N	N	N	A ⁶
Stealth Communication Antennas	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Telecommunication Towers	N	N	N	N	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	N	A ⁴	N

	RES up to 7.5 u/a	RU	RLM and RM	CRD ⁷	CG	ROR	R/OG	I	IL	IG	R/OS	P	TU	HHA
INDUSTRIAL USES:														
Dry Cleaner with plant	N	N	N	N	C	C	N	N	A	A	N	N	N	N
Food Processing or packing plants	N	N	N	N	C	C	C	N	A	A	N	N	N	N
Trade shops (cabinetry, carpentry, refinishing, etc.)	N	N	N	N	A	A	C	N	A	A	N	N	N	N
Freestanding Broadcast Facilities	N	N	N	N	C	C	N	N	A	A	N	N	N	N
Industrial Parks	N	N	N	N	C	C	N	N	A	A	N	N	N	N
Firing Ranges	N	N	N	N	C	C	N	N	A	A	N	N	N	N
Truck Terminals	N	N	N	N	C	C	N	N	C	A	N	N	N	N
Race Tracks	N	N	N	N	A	A	N	N	C	A	N	N	N	N
Stables	C ³	C ³	C ³	N	A	A	N	N	A	A	A	N	N	N
Resource Recovery Facilities	N	N	N	N	A	A	N	N	A	A	N	N	N	N
Lumber Yards	N	N	N	N	A	A	N	N	C	A	N	N	N	N
Bulk Sales of fuel oil, propane, etc.	N	N	N	N	C	C	N	N	A	A	N	N	N	N
Asphalt and Concrete Mixing Plants	N	N	N	N	C	C	N	N	N	A	N	N	N	N
Warehouses	N	N	N	N	A	A	N	N	A	A	N	N	N	N
Manufacturing and Assembly	N	N	N	N	A ⁴	A ⁴	N	N	A	A	N	N	N	N
Truck Terminals, Airports, Heliports	N	N	N	N	C	C	N	N	C	A	N	N	A	N
Borrow Pits	N	N	N	N	C	C	C	N	C	A	N	N	C ²	N
Kennels	N	N	N	N	A	A	C	N	C	A	N	N	N	N

A=Allowed

C=Conditionally Allowed (Class 2)

N=Not Allowed

1= Allowed as ancillary use

2= Allowed up to 5 acres (5 acres or greater requires a land use amendment)

3= No business can be operated from these facilities

4= Subject to Supplemental Standards

5= Must comply with the provisions of Chapter 13 Part II of the City of Code Ordinances

6= Subject to restrictions outlined in Subsection 4003.

7= Subject to restrictions outlined in Chapter 9 - CRD Supplemental Standards

Section 3. The City of Largo Comprehensive Development Code (as adopted within Part III of the City of Largo Code), Chapter 8, Subsection 8700 is hereby created to read as follows:

SECTION 8700. LARGE SCALE RETAIL USES

(A) Purpose: To set forth standards for the architectural and site design for large scale retail uses to enhance the function of commercial development, minimize community impacts associated with such uses, and improve the visual appearance of large scale retail uses.

(B) Applicability: The standards of this section shall apply to commercial uses as identified in Figure 4004, subject to the following thresholds for gross floor area of the building.

- (1) New construction of freestanding retail uses, shopping center, pet store or supermarket equal to or greater than 50,000 square feet.
- (2) New construction of a shopping center equal to or exceeding 75,000 square feet.
- (3) New construction of a home improvement store.
- (4) Any addition of 25,000 square foot or more to an existing structure of 50,000 square feet or more containing a freestanding retail or home improvement use.

(C) Standards: The following standards shall apply:

(1) Maximum building footprint:

- (a) A maximum building footprint of 125,000 shall be permitted for all freestanding retail uses. The Development Controls Officer shall be authorized to require a minimum building separation between adjacent buildings to ensure development consistent with the intent and purpose of this section.

(2) Building design:

(a) Architectural unity:

1. All buildings on the same development site shall be architecturally unified through consistent architectural style, color scheme, building materials and roof treatments.
2. All sides of each building shall have a finished appearance with a consistent architectural style, color scheme, building materials, trim features and roof treatments.

(b) Exterior materials:

1. Predominant exterior building materials shall be high quality materials, such as architectural block, brick, concrete with an architectural finish, stucco, or glass.
2. Exterior building materials shall not include unfinished concrete panels, pre-fabricated metal panels or smooth face concrete block.
3. Facade colors shall be neutral or muted colors. The use of bright, "primary" colors shall be prohibited. Accent colors, may be brighter and more intense but shall harmonize with the dominant building color.

(c) Facades:

1. Facades greater than one hundred (100) feet in linear length shall be articulated with recesses and projections. Recesses or projections shall be a minimum of three (3) percent of the length of that facade.
2. Ground floor primary facades shall include a minimum of four (4) of the following design elements along no less than 60% of their length:
 - a. arcades
 - b. clear glass display windows that covers at least twenty (20) percent of one facade or thirty (30) percent of two facades
 - c. awnings, located over windows or doors
 - d. a repeating pattern such as banding, color change, texture change or material change
 - e. overhanging eaves extending out from the wall at least three (3) feet with a minimum eight (8) inch fascia
 - f. gable, mansard or parapet roof forms
 - g. prominent roofline over a customer entrance
 - h. decorative light fixtures or wall sconces
 - i. clock or bell tower
 - j. decorative landscape planters
 - k. architectural details other than those listed above, which are integrated into the building and overall design, such as artwork, tile mosaic, decorative columns/pilasters, or reveals.
3. All facades other than the primary facade shall contain a minimum of two of the design elements listed in Subsection 8700 (C) (2) (c) along no less than 40% of their length.

(d) Entryways.

1. **Multiple entryways:** Buildings shall have multiple exterior customer entrances as follows:
 - a. Structures 75,000 square feet or greater shall provide a public entrance at a minimum of one (1) per 300 feet linear feet of facade facing an abutting public street or parking area. Such entrance may be to tenant spaces other than the primary tenant.
 - b. At least one entrance shall be visible from the public street and connected to that street by a pedestrian sidewalk aligned with the primary entrance.
2. **Primary entrance:** The primary entrance shall be clearly defined and highly visible. The entrance shall be accentuated with at least 3 (three) of the following design features:
 - a. architectural features such as outdoor patios or plazas
 - b. display windows
 - c. integral planters or wing walls
 - d. canopies
 - e. arcades
 - f. parapets
 - g. peaked roofs
 - h. arches
 - i. architectural details other than those listed above such as details of building design.

(e) Roof treatments:

1. Roof treatments shall be designed to conceal flat roof lines and rooftop equipment, i.e. heating, ventilating and air-conditioning units, from view from adjacent properties and rights-of-way through use of parapet walls or sloping roof planes.
2. Roof lines shall contain variations in roof lines to add interest to and reduce the scale of large scale retail buildings, using a change in height and type to provide visual interest.

(f) Signage: Signage shall be of a complimentary material, color, and design to the primary building.

(3) Site design: Sites shall be interconnected to surrounding land uses and easily accessible from pedestrian and transit facilities.

(a) Parking lot design and orientation: Parking lots shall be distributed around the building to reduce the overall scale of the parking area and provide convenient access to the building entrance.

1. No more than 60 (sixty) percent of the off-street parking area shall be located between the front facade of the building and the street for buildings facing on a single public street.
2. No more than 75 (seventy-five) percent of the off-street parking area shall be located between the front facade of the building and the street for buildings facing on two public streets.
3. Parking areas shall be designed so that no more than 100 spaces (150 spaces for uses that require 501 or more parking spaces) of the total required spaces are part of a clearly defined grouping of spaces. Such groups shall be broken into individual areas and/or separated by landscaping and/or by design components of the site or building.

(b) Connectivity: Building sites shall be designed to promote connectivity to surrounding land uses and streets. Techniques may include development of internal street systems, interconnected driving aisles and shared access, pedestrian access, and siting of buildings in relationship to adjacent development.

1. Internal and new streets shall connect to existing streets or be designed to facilitate future connections to the maximum extent possible.
2. Interconnected driving aisles and shared access shall be provided to connect with adjoining sites.
3. Internal street systems shall be required for sites containing multiple buildings.
4. Siting of buildings shall take into consideration the relationship of the site to adjacent buildings and internal street systems and driving aisles to promote interconnectivity between adjacent land uses. Separation of buildings by internal streets or driving aisles may be required to promote connectivity and promote pedestrian orientation.

(c) Pedestrian and bicycle circulation:

1. Pedestrian connections between the primary building entrance and parking fields, external sidewalks, outparcel buildings, and transit facilities shall be provided using landscaped areas, sidewalks, and pavement markings or pavers when crossing vehicular use areas.

2. Sidewalks shall be provided along the full length of the primary facade building.
3. Pedestrian amenities, such as covered seating areas, are strongly encouraged.

(d) Transit facilities:

1. Developments shall designate a minimum one hundred (100) square foot area on the site plan as a transit stop if requested by the Pinellas Suncoast Transit Authority.

(e) Outdoor storage, display areas, trash collection and loading areas:

1. Storage of shopping carts shall be accommodated within the building, or screened by a wall a minimum of 4 feet in height of a consistent material with the building facade.
2. Areas for outdoor storage, trash collection and compaction, truck parking, loading docks, utility meters and other service functions shall be incorporated into the overall design of the building using materials consistent with the building facades.

(D) Determination of compliance: The Development Controls Officer (DCO) shall be authorized to determine compliance with the provisions of this section. The DCO may approve a site plan that varies from these standards in order to accommodate unique site features or to provide a more innovative design, provided that the DCO finds that the alternative plan fulfills the purpose and intent as set forth Section 8700 (a) or complies to the maximum extent practicable considering the configuration of development in existence prior to the effective date of this Section 8700.

Section 4. Development sites that have a valid and effective development order as of April 19, 2005, shall be exempt from the provisions of this ordinance. If a building permit is not issued pursuant to the valid and effective development order, the provisions of this ordinance shall apply upon expiration of that development order.

Section 5. That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remainder of the Ordinance shall not be affected.

Section 6. That the provisions of this Ordinance shall take effect immediately upon its final passage and adoption.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

ATTEST:

Mayor

City Clerk

REVIEWED AND APPROVED:

City Attorney