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*The following ordinance was adopted by the City of St. Petersburg and is provided as an example which can be used as a base for the creation of a local ordinance to upzone. It is recognized that there is no single "ordinance" that can be added to community regulations without some tailoring, therefore revisions to the text within this ordinance is encouraged.*

## Model Ordinance

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

#### **16.20.015.1. Purpose.**

To provide a variety of urban housing choices in low to medium density building types that reinforce the walkability of the neighborhood, provide a variety of attainable housing choices, establish appropriate transition zones from mixed-use corridors to single-family housing, support neighborhood-serving retail and service uses adjacent to this zoning category, and support public transportation and other multi-modal alternatives.

Development standards reinforce the traditional development pattern. Street standards preserve the alley system as a mechanism for providing limited access to parking and utility functions in the rear of the site.

(Ord. No. 405-H, § 4, 12-12-2019)

#### **16.20.015.2. Applicability.**

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

- A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* or *High Frequency Transit Route* with service head-way times equal to, or less than, 35-minutes.
  1. Qualified properties shall be adjacent to a public alley.
  2. Applicable to traditional neighborhoods, where the subject property:
    - a. Retains direct connectivity to one or more adjoining *Future Major Streets* or *High-Frequency Transit Routes*; and
    - b. Is located outside of the designated Coastal High Hazard Area ("CHHA").
  3. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure. Additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.

(Ord. No. 405-H, § 4, 12-12-2019)

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### 16.20.015.3. Introduction to the NTM-1 district.

The standards for the NTM-1 district are intended to allow for renovations and redevelopment within the traditional neighborhoods, while respecting the existing development pattern and unique character of these areas.

This district will allow for a variety of building typologies. These building typologies, commonly referred to as "Missing Middle" housing types, reinforce urban, walkable neighborhoods with a combination of single-family and multi-family residential units located near daily destinations. These units provide attainable life-cycle housing to a diverse group of residents including first-time homeowners, families, couples, retirees, adults with disabilities, and car-free households.

This district will allow density up to 30-units per acre, not to exceed four dwelling units per building. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with density standards, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and driveways, garages, and utility uses are limited to the rear of the property.

(Ord. No. 405-H, § 4, 12-12-2019)

### 16.20.015.4. Maximum development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

**TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage**

<b>Lot Standards</b>	
Lot Area, Minimum: Residential	1,452 square feet per unit
Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
<b>Lot Coverage</b>	
Impervious Surface, Maximum: Residential	0.75 or 75%
Impervious Surface, Maximum: Non-Residential	0.65 or 65%
Building Coverage, Maximum <sup>1</sup> : Residential	0.60 or 60%
<sup>1</sup> Includes all enclosed structures	

Preservation of neighborhood character is critical to any successful renovation or redevelopment. For this reason, floor area ratio ("FAR") standards are applied to new construction. Design standards may be incorporated to increase the maximum FAR, where such design standards help achieve compatibility between the proposed renovations and redevelopment with neighboring houses.

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

<b>Density</b>	
Density, Maximum <sup>1</sup> : Residential	30 units per acre
<sup>1</sup> Includes accessory dwelling unit(s)	
<b>Intensity<sup>1,2,3</sup></b>	
Intensity, Maximum: Residential	0.50 FAR
Intensity, Maximum: Non-Residential	0.50 FAR
<sup>1</sup> Maximum intensity does not include FAR bonuses, which are calculated separately.	
<sup>2</sup> Includes any enclosed space <i>above</i> the required design flood elevation line; excludes that portion of the enclosed space that is <i>below</i> the required design flood elevation line.	
<sup>3</sup> Does not include the first 200 square feet of enclosed garage per unit.	
<b>FAR Bonuses</b>	
Bonus, Maximum: Residential	0.20 FAR
<i>The following options may be incorporated in any combination, not to exceed the maximum bonus allowed - 0.20 FAR:</i>	
a. One story covered front porch with a separate roof structure with a minimum width of 90% of the front façade. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08
b. Additional second story front setbacks: .01 bonus for every 1-foot of additional front setback of the entire façade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the façade but which is less than the entire façade, no bonus is allowed unless the setback is at least 6-feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	Variable, 0.10 max
c. Additional second story side setbacks: .01 bonus for every 1-foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	Variable, 0.05 max per side
d. Total residential floor area of the second story does not exceed 75% of the first story (excludes garage SF).	0.05
e. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20% of the width of the front façade: 0.04 bonus.	Variable, 0.04 max
f. Side façade articulation: side façades that feature offsets of at least 2-feet in depth that are at least 12-feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.	Variable, 0.04 max
g. Front façade articulation: front façades (excluding the porch) which feature offsets of at least 6-feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10.	Variable, 0.10 max
h. Certified LEED or Florida Green Building	0.05
i. Solar ready	0.02
<b>Additional Notes:</b>	
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, non-residential floor area and impervious surface.	
For mixed use developments, refer to additional regulations within the use specific development standards in the Mixed Uses Section.	

(Ord. No. 405-H, § 4, 12-12-2019)

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

**TABLE 16.20.015.5.a: Maximum Building Height**

<b>Building Height<sup>1</sup></b>	
<b>Principal Structure</b>	
Beginning of Roofline	24-feet
Top of roof peak	36-feet
<b>Accessory Structure(s)</b>	
Beginning of Roofline	20-feet
Top of roof peak	30-feet
<sup>1</sup> Refer to technical standards regarding measurement of building height and height encroachments.	

**TABLE 16.20.015.5.b: Minimum Building Setbacks**

<b>Building Setbacks<sup>1,2,3</sup></b>	
Front: Steps Extending from Porch or Stoop	8-feet or M
Front: Porch or Stoop	12-feet or M
Front: Building	18-feet or M
Side, Interior	3-feet or M
Side, Street	8-feet or M
Rear, Alley	22-feet, including width of alley
<b>Special Exception</b>	
All yards	25-feet
<sup>1</sup> M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided: (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.	
<sup>2</sup> Refer to technical standards regarding measurement of building setbacks and setback encroachments.	
<sup>3</sup> The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.	

**TABLE 16.20.015.5.c: Maximum Building Width**

Accessory Dwelling Unit (ADU)	Not applicable
Residential	40-feet maximum
Non-Residential	Not applicable

(Ord. No. 405-H, § 4, 12-12-2019)

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**16.20.015.6. Setbacks and FAR consistent with established neighborhood patterns.**

There are building setback and FAR characteristics of existing neighborhoods related to front yard setbacks, FAR, and alignment of buildings along the block face. Minimum yard setback and FAR characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback and FAR characteristics. Approval shall be based on the following:

1. Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.
2. FAR will be based on predominant building FAR established in the block in which the development is proposed based on the Property Appraiser's Records.
3. Predominant shall mean equal to or greater than 50%.
4. These are administrative approvals appealable only by the property owner.

(Ord. No. 405-H, § 4, 12-12-2019)

**16.20.015.7. Entrances.**

The number and location of entrances can have a consequential impact on the compatibility of multi-family housing with surrounding single-family housing. These standards are intended to reinforce the residential character of the surrounding neighborhoods.

**TABLE 16.20.015.7: Entrances<sup>1</sup>**

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court. Cottages abutting the primary street shall have their main entrance facing the primary street.
<sup>1</sup> Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

(Ord. No. 405-H, § 4, 12-12-2019)

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### 16.20.015.8. Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices.

*Site layout and orientation.* The City is committed to creating and preserving a network of linkages for pedestrians.

*Building layout and orientation.*

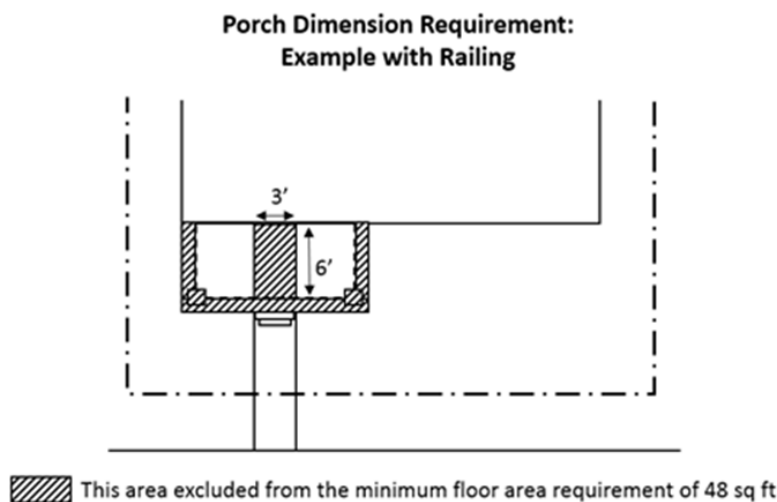
1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

*Vehicle connections and parking.*

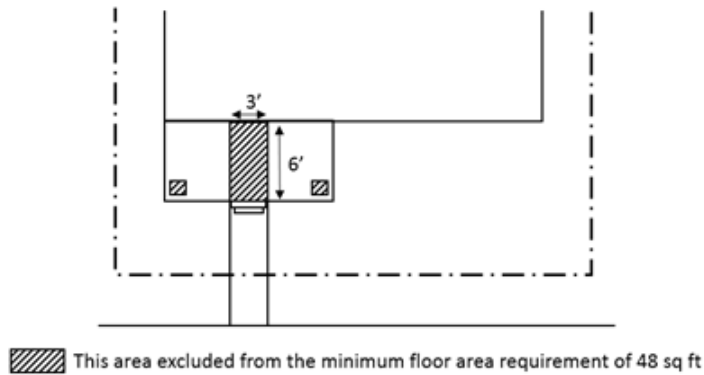
1. All parking shall be accessed from an alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.

*Porches and pedestrian connections.*

1. Principal entries shall include a porch, with a minimum usable depth of 6-feet (measured from the front façade line of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area.
2. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.



**Porch Dimension Requirement:  
Example without Railing**



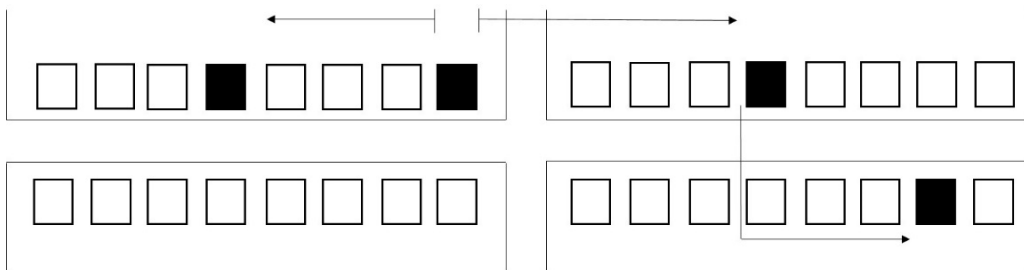
*Building and architectural design standards.* All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

*Building style.*

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. See the Architecture and Building Design Section.
2. Design of buildings on the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. Bungalow courts are exempt from this non-repeat standard. Other creative layouts involving multiple buildings on a single parcel may be approved at the discretion of the POD.

There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, or architectural details (e.g., doors, windows, columns, porches).

**Non-Repeating Façades**



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

*Building form.*

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1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry.
  2. The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

*Wall composition and transparency.* Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details and features shall be incorporated into all sides of a building. There shall be no blank façades, except that garages located at the rear one-third of the lot may have blank façades but not on the street side. No portion of a façade shall contain a blank area greater than 16 feet in width.
2. At least 30% of primary and secondary street façades shall consist of fenestration or architectural details and features. At least 20% of the front two-thirds of interior side façades shall consist of fenestration or architectural details and features. At least 10% of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least 50% of the required fenestration shall be transparent (i.e., window glass). For yards on through-lots see the Dimensional Regulations and Lot Characteristics Section.
3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a façade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style.
4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. Where the required design elevation is equal to or greater than 48 inches above finished grade, an articulated base is required to delineate the first-floor level. The base may consist of a different material or decorative band, depending on the architectural style.

*Roofs.* Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

*Building materials.* Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios or screen enclosures located at least ten feet behind the front façade of the



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principal structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features.

*Accessory structures and ancillary equipment and carports.* Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See use specific standards in the Accessory Structures and Ancillary Equipment Section. Detached accessory structures, such as garages and garage apartments shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story buildings, no portion of an exterior wall on any floor may contain a blank area greater than 16-feet in width except as allowed herein for garages.

(Ord. No. 405-H, § 4, 12-12-2019)