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**ORDINANCE NO. 4079. AN ORDINANCE OF THE PINELLAS PARK CITY COUNCIL, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF PINELLAS PARK, FLORIDA, BY AMENDING ARTICLE 15, ZONING, SECTION 18-1501.5 - ESTABLISHMENT OF OFFICIAL ZONING MAP; SECTION 18-1501.25 - CONFLICTING REGULATIONS; SECTION 18-1501.28 - MEASUREMENT OF FRACTIONS; SECTION 18-1501.33 - PARTIAL WAIVER OF LAND DEVELOPMENT FEES FOR EXPANSION AND RELOCATION; SECTION 18-1502.2 - DEFINITIONS; SECTION 18-1503.3 - CONFORMITY WITH APPROVED PLANS REQUIRED; SECTION 18-1503.5 - DIVISION OF LOTS/UNITY OF TITLE DOCUMENTS; SECTION 18-1503.6 - USES TO BE CONDUCTED WITHIN ENCLOSED BUILDINGS; SECTION 18-1503.8 - MEASUREMENTS OF YARD SETBACKS ON LOTS ADJACENT TO RIGHTS-OF-WAY OF INSUFFICIENT WIDTH; SECTION 18-1503.9 - PERMITTED OBSTRUCTIONS IN REQUIRED SETBACKS; SECTION 18-1504.3(G)4 - SPECIAL YARD SETBACKS TO APPLY IN ALL ZONING DISTRICTS FOR ADDITIONS TO BUILDINGS IN EXISTENCE AS OF AUGUST 14, 1997; SECTION 18-1503.13 - EXCLUSION FROM HEIGHT LIMITS; SECTION 18-1503.18 - DEVELOPMENT AGREEMENTS; SECTION 18-1504.1 - STATEMENT OF INTENT; SECTION 18-1504. - NONCONFORMITIES; SECTION 18-1504.2 - NONCONFORMING USES; SECTION 18-1504.3 - NONCONFORMING BUILDINGS; SECTION 18-1504.4. - NONCONFORMING LOTS; SECTION 18-1505 - DISTRICT REGULATIONS; SECTION 18-1505.2 - ESTABLISHMENT OF ZONING DISTRICTS; SECTION 18-1505.3 - INTERPRETATION OF USES ALLOWED IN ZONING DISTRICTS; SECTION 18-1506 - "F" FARM DISTRICT; SECTION 18-1506.1. - STATEMENT OF INTENT; SECTION 18-1506.2 - DENSITY REGULATIONS; SECTION 18-1506.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1506.4. - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1507. - "RE" SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT; SECTION 18-1507.1. - STATEMENT OF INTENT; SECTION 18-1507.2 - DENSITY REGULATIONS; SECTION 18-1507.3. - PERMITTED AND CONDITIONAL USES; SECTION 18-1508. - "RR" RURAL RESIDENTIAL DISTRICT; SECTION 18-1508.1. - STATEMENT OF INTENT; SECTION 18-1508.2 - DENSITY REGULATIONS; SECTION 18-1508.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1509 - "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1509.1 - STATEMENT OF INTENT; SECTION 18-1509.2 - DENSITY REGULATIONS; SECTION 18-1509.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1510 - "R-2" SINGLE-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1510.1 - STATEMENT OF INTENT; SECTION 18-1510.2 - DENSITY REGULATIONS; SECTION 18-1510.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1511 - "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1511.1 - STATEMENT OF INTENT; SECTION 18-1511.2 - DENSITY REGULATIONS; SECTION 18-1511.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1512 - "R-4" DUPLEX RESIDENTIAL DISTRICT; SECTION 18-1512.1 - STATEMENT OF INTENT; SECTION 18-1512.2 - DENSITY REGULATIONS; SECTION 18-1512.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1513 - "R-5" MULTI-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1513.1 - STATEMENT OF INTENT; SECTION 18-1513.2 - DENSITY REGULATIONS; SECTION 18-1513.3 - PERMITTED AND**

CONDITIONAL USES; SECTION 18-1513.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1513.5 - ADDITIONAL REGULATIONS; SECTION 18-1514 - "R-6" MULTI-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1514.1 - STATEMENT OF INTENT; SECTION 18-1514.2 - DENSITY AND MIXED-USE REGULATIONS; SECTION 18-1514.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1514.4. - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1515 - "T-1" MANUFACTURED HOME SUBDIVISION DISTRICT; SECTION 18-1515.1 - STATEMENT OF INTENT; SECTION 18-1515.2. - DENSITY REGULATIONS; SECTION 18-1515.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1515.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1515.5 - ADDITIONAL REGULATIONS; SECTION 18-1515.6 - CRITERIA FOR ACCEPTANCE OF REZONING PETITIONS TO "T-1."; SECTION 18-1516 - "T-2" MANUFACTURED HOME PARK DISTRICT; SECTION 18-1516.1. - STATEMENT OF INTENT; SECTION 18-1516.2. - DENSITY REGULATIONS; SECTION 18-1516.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1516.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1516.6 - ADDITIONAL REGULATIONS; SECTION 18-1516.7 - EXPANSION OF EXISTING MANUFACTURED HOME PARKS; SECTION 18-1517 - "ROR" RESIDENTIAL/OFFICE/RETAIL DISTRICT; SECTION 18-1517.1 - STATEMENT OF INTENT; SECTION 18-1517.2 - DENSITY REGULATIONS; SECTION 18-1517.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1517.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1518 - "CN" NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 18-1518.1 - STATEMENT OF INTENT; SECTION 18-1518.2 - DENSITY REGULATIONS; SECTION 18-1518.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1518.4. - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1519 - "GO" GENERAL OFFICE DISTRICT; SECTION 18-1519.1. - STATEMENT OF INTENT; SECTION 18-1519.2 - DENSITY REGULATIONS; SECTION 18-1519.3. - PERMITTED AND CONDITIONAL USES; SECTION 18-1520 - "B-1" GENERAL COMMERCIAL DISTRICT; SECTION 18-1520.1 - STATEMENT OF INTENT; SECTION 18-1520.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1521 - "MXD" MIXED USE DISTRICT; SECTION 18-1521.1 - STATEMENT OF INTENT; SECTION 18-1521.2 - DENSITY REGULATIONS; SECTION 18-1521.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1522 - "TC" TOWN CENTER DISTRICT; SECTION 18-1522.1 - STATEMENT OF INTENT; SECTION 18-1522.2 - DENSITY REGULATIONS; SECTION 18-1522.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1523 - "CH" HEAVY COMMERCIAL DISTRICT; SECTION 18-1523.1 - STATEMENT OF INTENT; SECTION 18-1523.2 - DENSITY REGULATIONS; SECTION 18-1523.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1524 - "M-1" LIGHT INDUSTRIAL DISTRICT; SECTION 18-1524.1 - STATEMENT OF INTENT; SECTION 18-1524.2 - LAND USE AND DENSITY/INTENSITY REGULATIONS; SECTION 18-1524.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1525 - "IH" HEAVY INDUSTRIAL DISTRICT; SECTION 18-1525.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1526 - "P" PUBLIC DISTRICT; SECTION 18-1526.1 - STATEMENT OF INTENT; SECTION 18-1526.2 - DENSITY REGULATIONS; SECTION 18-1526.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1527 - "PRES" PRESERVATION DISTRICT; SECTION 18-1527.1 - STATEMENT OF INTENT; SECTION 18-1527.2 - DENSITY REGULATIONS; SECTION 18-1527.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1528 - "OS" OPEN SPACE DISTRICT; SECTION 18-1528.1 - STATEMENT OF INTENT; SECTION 18-1528.2 - DENSITY REGULATIONS; SECTION 18-1528.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1529 - PLANNED UNIT DEVELOPMENT DISTRICT ; SECTION 18-1529.8 - RESIDENTIAL PUD; SECTION 18-1529.12 - CHANGES AND AMENDMENTS; SECTION 18-1530 -

ACCESSORY USE AND SUPPLEMENTARY DISTRICT REGULATIONS; SECTION 18-1530.1 - ACCESSORY USE REGULATIONS; SECTION 18-1530.2 - ACCESSORY BUILDINGS NOT PERMITTED IN REQUIRED YARDS; SECTION 18-1530.9 - OTHER ANTENNAS; SECTION 18-1530.13 - REGULATIONS FOR THE SALE, DISPENSING AND CONSUMPTION OF ALCOHOLIC BEVERAGES; SECTION 18-1530.16 - OUTDOOR DISPLAY AND SALES OF GOODS AND MERCHANDISE; SECTION 18-1530.20 - DUMPSTERS; SECTION 18-1530.23 - EQUESTRIAN USES; SECTION 18-1530.25 - CARPORTS; SECTION 18-1531 - CONDITIONAL USE REGULATIONS; SECTION 18-1531.7 - WAIVERS, VARIANCES, MODIFICATIONS; SECTION 18-1531.10 - LIST OF CONDITIONAL USES AND REQUIREMENTS; SECTION 18-1532 - OFF-STREET PARKING AND LOADING REGULATIONS; SECTION 18-1532.1 - PURPOSE, INTENT AND APPLICABILITY; SECTION 18-1532.4 - SHARED AND OFF-SITE PARKING; SECTION 18-1532.6 - SPECIFICATIONS AND STANDARDS FOR PARKING LOT DEVELOPMENT; SECTION 18-1532.9 - MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS; SECTION 18-1533 - LANDSCAPING REGULATIONS; SECTION 18-1533.8 - LANDSCAPE REQUIREMENTS FOR SITES PROPOSING BUILDING OR VEHICULAR USE AREA EXPANSION; SECTION 18-1533.10 - TREE MATERIAL STANDARDS; SECTION 18-1533.15 - REQUIRED STREETScape BUFFERS; SECTION 18-1533.16 - REQUIRED PERIMETER LANDSCAPE BUFFERS; SECTION 18-1533.17 - INTERIOR VUA LANDSCAPING; SECTION 18-1533.20 - INSTALLATION AND MAINTENANCE REQUIREMENTS; SECTION 18-1536 - ADMINISTRATIVE EXCEPTIONS; SECTION 18-1536.1 - APPLICABILITY; SECTION 18-1536.2 - PROCEDURE; SECTION 18-1536.3 - TIME LIMITS; SECTION 18-1537 - VARIANCES; SECTION 18-1537.5 - APPEAL OF BOARD OF ADJUSTMENT DECISIONS; SECTION 18-1541 - FINAL SITE PLANS; SECTION 18-1541.2 - APPLICABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (LDC 2019-1)

## **SECOND READING AND SECOND PUBLIC HEARING (QUASI-JUDICIAL)**

**(Speaker - Ben Ziskal, Planning and Development Services Director)**

NOTE: In conjunction with the Comprehensive Plan update these amendments will provide consistency in the City's Land Development Code and Zoning Map, including density and intensity standards, future land use designations, zoning districts, uses and restrictive thresholds. These updates to the Land Development Code, identify and correct any scrivener's errors and omissions in existing regulations and update the lists of permitted and conditional uses. This will also provide consistency with the Fair Housing Act and the Americans with Disabilities Act, update on-site parking requirements, recommend to move uses from conditional to permitted when in the proper district, identify and correct inconsistencies with County Ordinances, State Statutes and Federal Regulations, and make recommendations on minimum lot sizes in multi-family, commercial and industrial districts to be consistent with market realities.

*P1 on 2/28/19 Council agenda.*

**ACTION:** (Pass - Deny) Ordinance No. 4079. Second reading and second public hearing (quasi-judicial).

