

**St. Petersburg, Florida, Code of Ordinances >> PART II - ST. PETERSBURG CITY CODE >>
Chapter 16 - LAND DEVELOPMENT REGULATIONS >> SECTION 16.20.030. - NEIGHBORHOOD
SUBURBAN MULTI-FAMILY DISTRICTS ("NSM") >>**

SECTION 16.20.030. - NEIGHBORHOOD SUBURBAN MULTI-FAMILY DISTRICTS ("NSM")

Editor's note— Sections:

16.20.030.1. - Composition of Suburban Multi-Family Neighborhoods.
16.20.030.2. - Purpose and Intent.
16.20.030.3. - Permitted Uses.
16.20.030.4. - Introduction to NSM Districts.
16.20.030.4.1. - Neighborhood Suburban Multi-Family - 1 (NSM-1).
16.20.030.4.2. - Neighborhood Suburban Multi-Family - 2 (NSM-2).
16.20.030.5. - Maximum Development Potential.
16.20.030.6. - Building Envelope: Maximum Height and Minimum Setbacks.
16.20.030.7. - Roof Lines and Slopes.
16.20.030.8. - Towers and Turrets.
16.20.030.9. - Dormers.
16.20.030.10. - Setbacks Consistent with Established Neighborhood Patterns.
16.20.030.11. - Building Design.

16.20.030.1. - Composition of Suburban Multi-Family Neighborhoods.

The NSM districts allow medium-intensity suburban-style garden apartments reflecting the small and large apartment complexes constructed in the 1970's and 1980's. These uses can generally be found near 4th Street North, Gandy Boulevard, Pinellas Point Drive and other areas throughout the City.

(Ord. No. 876-G, § 4, 2-21-2008)

16.20.030.2. - Purpose and Intent.

The purpose of the NSM district regulations is to maintain the existing multi-family densities in the districts. The building design and landscaping requirements are intended to reinforce a suburban development pattern with safe and adequate accommodations for automobiles as well as bicycles and pedestrians. Parking areas are divided and landscaped to reduce the impacts of large areas of pavement. Emphasis is placed on creating a pedestrian network within these complexes.

(Ord. No. 876-G, § 4, 2-21-2008)

16.20.030.3. - Permitted Uses.

Uses in these districts shall be allowed as provided in the, Matrix: Use Permissions and Parking Requirements.

(Ord. No. 876-G, § 4, 2-21-2008)

16.20.030.4. - Introduction to NSM Districts.

The NSM districts are the NSM-1 and the NSM-2 districts.

(Ord. No. 876-G, § 4, 2-21-2008)

16.20.030.4.1. - Neighborhood Suburban Multi-Family - 1 (NSM-1).

This district allows multi-family structures. Additional density is possible when work force housing is provided. Building heights typically range between one and three stories.

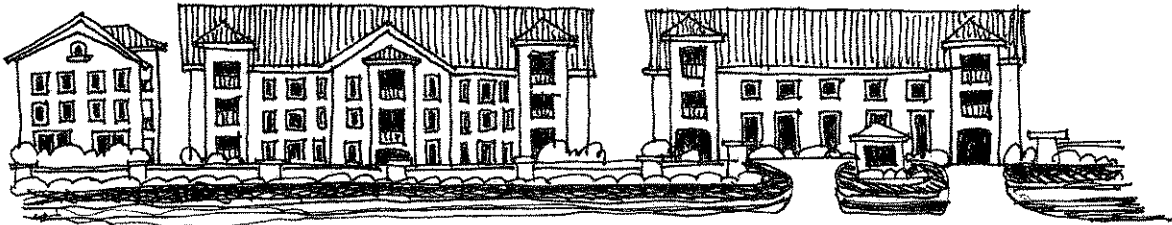


Typical Multi-family Uses in NSM-1

(Ord. No. 876-G, § 4, 2-21-2008)

16.20.030.4.2. - Neighborhood Suburban Multi-Family - 2 (NSM-2).

This district allows multi-family structures. Additional density is possible when work force housing is provided. Building heights typically range between two and four stories.



Typical Multi-Family Uses in NSM-2

(Ord. No. 876-G, § 4, 2-21-2008)

16.20.030.5. - Maximum Development Potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. 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, and building setbacks.

Minimum Lot Area, Maximum Density and Maximum Intensity

		NSM-1	NSM-2
Minimum Lot Area (square feet)		4,500	4,500
Maximum Residential Density (units per acre)	Residential Density	15	24
	Work Force Housing Density Bonus	6	6
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.60
Maximum Impervious Surface (site area ratio)		0.65	0.75
Workforce Housing Bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's Workforce Housing Program and shall			

Minimum Lot Area shall apply to previously unplatted property or replatted property. Refer to Technical Standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

(Ord. No. 876-G, § 4, 2-21-2008)

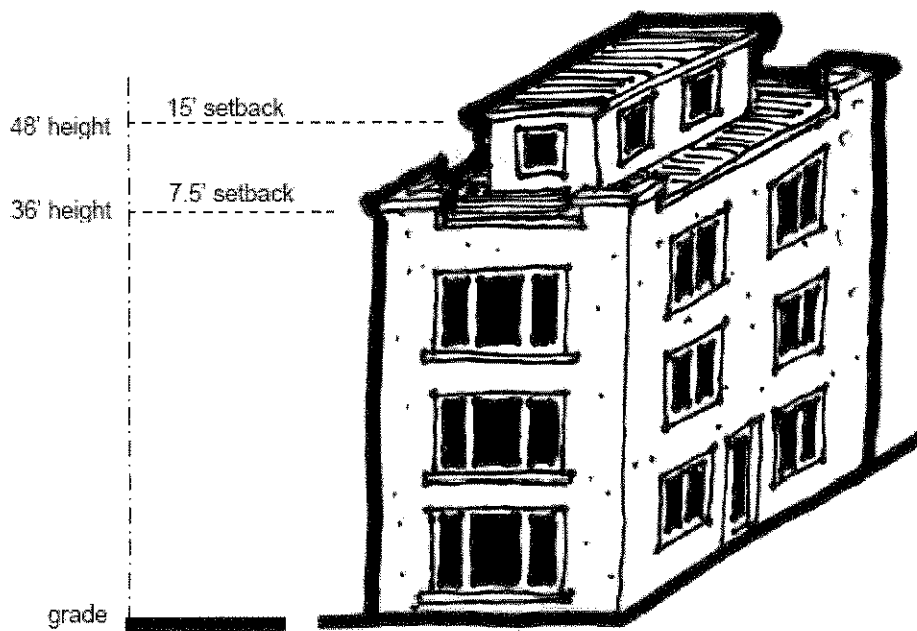
16.20.030.6. - Building Envelope: Maximum Height and Minimum Setbacks.

Maximum Building Height (All NSM districts)

Building Height	Beginning of Roofline	Top of Roof Peak
Primary Building	36'	48'
Accessory Building	30'	30'
Building containing Workforce Housing	48'	60'
Refer to Technical Standards regarding measurement of building height and height encroachments.		

Minimum Building Setbacks

Building Setbacks	NSM-1		NSM-2		
	If Building Height is Up to 36'	If Building Height is Over 36'	If Building Height is Up to 36'	If Building Height is Over 36'	
Front Yard	Stoop or Open Porch	15'	0'	15'	0'
	Building	20'	20'	20'	20'
Interior Side Yard	Abutting Residential	7.5'	15'	7.5'	15'
	Abutting Nonresidential	7.5'	10'	7.5'	10'
Street Side Yard	Abutting Residential	15'	15'	10'	10'
	Abutting Nonresidential	10'	10'	10'	10'
Rear Yard Principal Structure		20'	20'	20'	20'
Rear Yard Accessory Structure		10'	20'	10'	20'
Interior, Between Buildings		15'	15'	15'	15'
Refer to Technical Standards for yard types and setback encroachments. Enclosing porches in the front yard setback is regulated in the General Development Standards. Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.					



Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	NSM-1	NSM-2
All Yards (including waterfront)	35'	35'
Refer to Technical Standards for yard types.		

(Ord. No. 876-G, § 4, 2-21-2008; Ord. No. 893-G, § 4, 9-4-2008)

16.20.030.7. - Roof Lines and Slopes.

Required building setbacks increase above 36 feet in height except for towers, turrets and dormers as provided herein. At 36 feet, or below, a cornice line shall be provided and the roofline shall begin. The roof slope shall not exceed 45 degrees (12:12 pitch). The roof peak shall not exceed the maximum height of 48 feet. If a sloped roof is not characteristic of the design style, the wall shall be accentuated with a cornice line at or below 36 feet in height. Any portion of a wall exceeding 36 feet in height shall be set back at least twice the normally required side yard setback from the side property line.

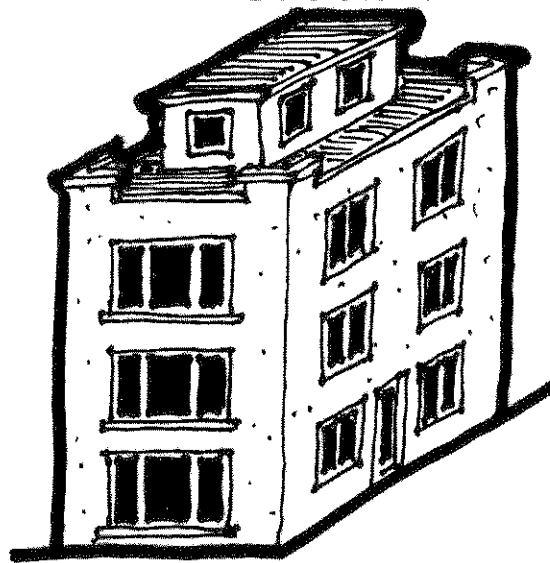
Sloped Roof Structure



Portions of buildings above 36' in height must be contained within a roof.

(Ord. No. 876-G, § 4, 2-21-2008)

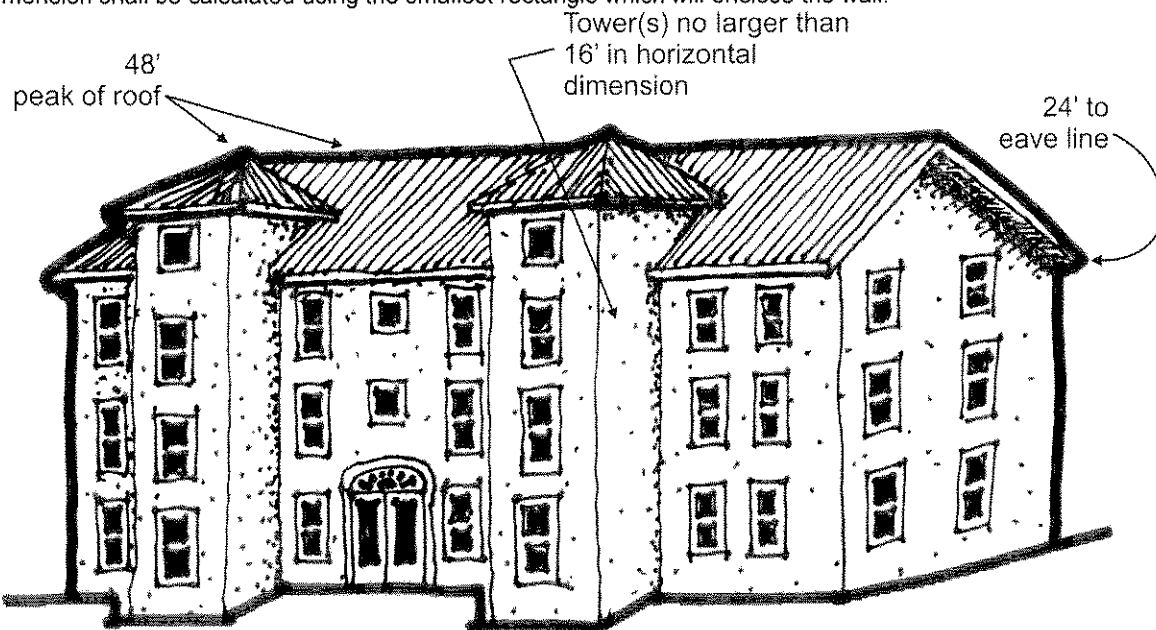
Flat Roofed Structure



Portions of a building above 36' must meet additional setbacks.

16.20.030.8. - Towers and Turrets.

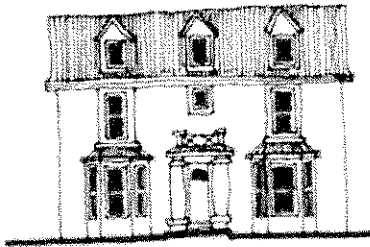
Many architectural styles feature towers and turrets. A tower or turret may exceed the roof slope, provided no horizontal wall dimension exceeds 16 feet and for a tower or turret with a non-straight (rounded) wall this dimension shall be calculated using the smallest rectangle which will enclose the wall.



(Ord. No. 876-G, § 4, 2-21-2008; Ord. No. 985-G, § 21, 7-15-2010)

16.20.030.9. - Dormers.

Many architectural styles feature dormers. A dormer may exceed the roof slope, provided the width of the dormer wall or the total width of the dormer walls, if more than one dormer, shall not exceed 50 percent of the roof width, or 16 feet of width, whichever is less. Dormers shall be compatible with the chosen architectural style.

**ACCEPTABLE***(Ord. No. 876-G, § 4, 2-21-2008)***ACCEPTABLE****NOT ACCEPTABLE****16.20.030.10. - Setbacks Consistent with Established Neighborhood Patterns.**

There are building setback characteristics of existing neighborhoods related to the rhythm of spacing between buildings (side yard setbacks), front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan approval shall be based on the following:

1. Front and side yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.
2. Evaluation of building setbacks will also consider the pattern of building setbacks on the block(s) adjacent to the block in which the development is proposed.

The property owner shall submit an application for variance to the Community Preservation Commission. If the request meets the requirements of this section, the application shall follow the procedures for streamline approval of variances. If the application does not meet the requirements of this section, the application shall be subject to the standard criteria for the granting of a variances.

*(Ord. No. 876-G, § 4, 2-21-2008)***16.20.030.11. - Building 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 which create a positive experience for the pedestrian. For a more complete introduction, see Section 16.10.010.

Site Layout and Orientation

The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and Parking Layout and Orientation.

1. New multi-building development shall relate to the development of the surrounding properties. This means there shall be no internally oriented buildings which cause, rear yards and rear façades to face toward abutting properties.
2. All service areas and loading docks shall be located behind the front façade line of the principal structure.
3. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street or that is elevated more than 18 inches above grade shall be screened with material compatible with the architecture of the principal structure.
4. Parking, retention ponds, and accessory structures shall be placed to the rear of the property.
5. When multi-family structures have driveways connecting to the street, driveways shall have a minimum depth of 20 feet from the sidewalk edge or if there is no sidewalk, 30 feet from the street

edge.

Vehicle Connections.

Access to parking shall be designed to take advantage of the first available alternative in the following prioritized list:

1. Access shall be from the alley or side street.
2. Where no alley or side street is present, access shall occur from the primary street.
3. For multi-family complexes, driveways shall service the entire complex, not individual units and shall not be wider than one lane in each direction.

Pedestrian Connections.

Each ground floor multi-family unit or commercial unit that abuts a primary street shall contain a primary entry, which faces the primary street. The primary entry shall include decorative door surrounds, porches, porticos or stoops or a combination thereof.

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.
2. 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.

Wall Composition.

Wall composition standards ensure that ground-level storefronts, and multi-family and single-family residential buildings, offer attractive features to the pedestrian. Wall composition also mitigates blank walls and ensures that all sides of a building have visual interest.

1. 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, architectural 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.

Transparency.

The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.

1. Windows on the street side façades shall be evenly distributed in a consistent pattern.
2. 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.

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.

1. 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.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

(Ord. No. 876-G, § 4, 2-21-2008)

