Balancing Increasing Density with Resilience and Community Character Preservation

Derek Kilborn, Manager, Urban Planning and Historic Preservation Division, City of St. Petersburg

(727) 893-7872 | Derek.Kilborn@stpete.org
EXPAND ACCESSORY DWELLING UNITS:

EXPAND into NT-3 (Neighborhood Traditional) zoning

EXPAND into NS-1 and NS-2 (Neighborhood Suburban) zoning
  • On alleys
  • On corner lots
  • Minimum lot area of 10,000 square feet

ALLOW when single-family houses in multi-family districts

AMEND unit size 60% principal/40% accessory; max. 800 square feet

AMEND parking requirements
  • Waive within 1/8-mile of High Frequency Transit Routes
  • Delete paved parking requirement

DELETE floor area restriction when located in 2-story accessory building

NO CHANGES to maximum impervious surface ratio or building height

EXPAND SMALL-SCALE (2-4 UNIT) MF HOUSING

INCREASE MAXIMUM DENSITIES
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<table>
<thead>
<tr>
<th>ZONING</th>
<th>CURRENT DENSITY Market Rate + Work Force Housing Bonus</th>
<th>PROPOSED DENSITY Range for Max Density *</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCS-1</td>
<td>15 + 8 = 23</td>
<td>30-45 upa base</td>
</tr>
<tr>
<td>CCS-1 AC</td>
<td>60 + 10 = 70</td>
<td></td>
</tr>
<tr>
<td>CCS-2</td>
<td>40 + 10 = 50</td>
<td>45-60 upa base</td>
</tr>
<tr>
<td>CCS-2 AC</td>
<td>40 + 15 = 55</td>
<td>45-60 upa base</td>
</tr>
<tr>
<td>CCT-1</td>
<td>24 + 8 = 32</td>
<td>30-45 upa base</td>
</tr>
<tr>
<td>CCT-1 AC</td>
<td>36 + 8 = 44</td>
<td>45-60 upa base</td>
</tr>
<tr>
<td>CCT-2</td>
<td>40 + 6 = 46</td>
<td>45-60 upa base</td>
</tr>
<tr>
<td>CCT-2 AC</td>
<td>60 + 6 = 66</td>
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</tr>
<tr>
<td>CRS-1</td>
<td>15 + 6 = 21</td>
<td>30-45 upa base</td>
</tr>
<tr>
<td>CRS-2</td>
<td>24 + 8 = 32</td>
<td>30-45 upa base</td>
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<tr>
<td>CRT-1</td>
<td>24 + 8 = 32</td>
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</tr>
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<td>CRT-1 AC</td>
<td>60 + 8 = 68</td>
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* Proposed Work Force Housing Bonus 10-20 units per acre
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